CITY OF ONTARIO

Regular City Council/Housing Authority Meeting
MARCH 1, 2022

City Hall
303 East B Street, Ontario, CA 91764

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

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

WELCOME TO A MEETING OF THE ONTARIO CITY COUNCIL

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

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

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

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

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

WEARING A MASK DURING THE PUBLIC MEETING IS STRONGLY ENCOURAGED.

If you need special assistance or accommodations to participate in this meeting, please contact the City Clerk's office at 909-395-2009. Notification of 48 hours prior to the meeting will help the

City make reasonable arrangements. Equipment for the hearing impaired is available in the Records Management Office.

ORDER OF BUSINESS

The regular City Council and Housing Authority meeting begins with Closed Session and Closed Session Comment at 6:00 p.m., Public Comment at 6:30 p.m. immediately followed by the Regular Meeting and Public Hearings. No agenda item will be introduced for consideration after 10:00 p.m. except by majority vote of the City Council. (EQUIPMENT FOR THE HEARING IMPAIRED AVAILABLE IN THE RECORDS MANAGEMENT OFFICE)

CALL TO ORDER *(OPEN SESSION)*

ROLL CALL

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

CLOSED SESSION PUBLIC COMMENT

The Closed Session Public Comment portion of the Council/Housing Authority meeting is limited to a maximum of 3 minutes for each speaker and comments will be limited to matters appearing on the Closed Session. Additional opportunities for further Public Comment will be given during and at the end of the meeting.

CLOSED SESSION

GC 54956.8, CONFERENCE WITH REAL PROPERTY NEGOTIATORS

Property: APN: 1048-562-01; 215 West C Street; City/Authority negotiator: Scott Ochoa or his designee; Negotiating parties: United Christian Church of Hacienda Heights; Under negotiation: Price and terms of payment.

ATTACHMENT: 20220301 Closed Session

PLEDGE OF ALLEGIANCE

Mayor pro Tem Wapner

INVOCATION

Pastor Taylor Kern, Ontario United Reformed Church

REPORT ON CLOSED SESSION

City Attorney

PUBLIC COMMENTS 6:30 p.m.

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

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

AGENDA REVIEW/ANNOUNCEMENTS

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

CONSENT CALENDAR

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

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

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1. APPROVAL OF MINUTES

Minutes for the regular meetings of the City Council and Housing Authority of February 1, 2022, approving same as on file in the Records Management Department.

ATTACHMENT: 20220201 Minutes (Not official until approved).pdf

2. BILLS & PAYROLL

Bills January 28, 2022 through February 10, 2022, and Payroll January 16, 2022 through February 10, 2022 when audited by the Finance Committee.

3. APPLICATION FOR CALIFORNIA OFFICE OF TRAFFIC SAFETY (OTS) FY22/23 SELECTIVE TRAFFIC ENFORCEMENT PROGRAM (STEP) GRANT

That City Council authorize the City Manager or his designee to execute all documents necessary to apply for and accept a 12-month grant in the amount of $822,400 from the

California Office of Traffic Safety (OTS) for participation in the FY22/23 Selective Traffic Enforcement Program (STEP) Grant.

4. APPLICATION FOR THE CALIFORNIA OFFICE OF TRAFFIC SAFETY (OTS) FY22/23 RIDE- TO-LIVE MOTORCYCLE TRAINING COURSE GRANT

That City Council authorize the City Manager or his designee to execute all documents necessary to apply for and accept a 12-month grant in the amount of $29,000 from the California Office of Traffic Safety (OTS) for participation in the FY22/23 Ride-to Live Motorcycle Safety Training Course Grant.

5. AUTHORIZE THE PURCHASE OF FLEET VEHICLES

That the City Council authorize the cooperative purchase and delivery of three (3) Autocar Automated Sideload trucks in the amount of $1,125,000 and two (2) Autocar Roll Off trucks in the amount of $570,000 for the Integrated Waste Department, consistent with the terms and conditions of the Sourcewell Cooperative Contract No. 060920-ATC.

6. PURCHASE OF CALSENSE IRRIGATION CONTROLLERS

That the City Council authorize the City Manager, or his designee, to execute the Goods and Services Agreement with SiteOne Landscape Supply of Cleveland, Ohio (on file in the Records Management Department) for the procurement of new Calsense Irrigation Controllers for citywide parks and medians in an amount not to exceed $296,817.

7. A RESOLUTION APPROVING AN IMPROVEMENT AGREEMENT AND IMPROVEMENT SECURITY FOR DEVELOPMENT PLAN NO. PDEV19-027 LOCATED AT THE SOUTHWEST CORNER OF SAN ANTONIO AVENUE AND STATE STREET

That the City Council adopt a Resolution approving an Improvement Agreement and Improvement Security for Development Plan No. PDEV19-027 located at the southwest corner of San Antonio Avenue and State Street.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING AN IMPROVEMENT AGREEMENT AND IMPROVEMENT SECURITY FOR DEVELOPMENT PLAN NO. PDEV19-027 LOCATED AT THE SOUTHWEST CORNER OF SAN ANTONIO AVENUE AND STATE STREET.

ATTACHMENT: 20220301 Development Plan No. PDEV19-027^01 EXH A
ATTACHMENT: 20220301 Development Plan No. PDEV19-027^02^RESO^RM

8. A RESOLUTION APPROVING ADDITIONAL FIRE DEPARTMENT CLASSIFICATIONS BE ADDED TO THE TERMS AND CONDITIONS FOR ONTARIO FIRE DEPARTMENT RESPONSES TO AND REIMBURSEMENTS FOR CALIFORNIA FIRE AND RESCUE MUTUAL AID SYSTEM REQUESTS

That the City Council adopt a Resolution approving additional fire department classifications to the terms and conditions for Fire Department responses to California Fire and Rescue Mutual Aid System requests to assist State of California and Federal Fire Agencies.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING THE TERMS AND CONDITIONS FOR FIRE DEPARTMENT RESPONSE AWAY FROM THEIR OFFICIAL DUTY STATION AND ASSIGNED TO AN EMERGENCY INCIDENT.

ATTACHMENT: 20220301 Adding Fire Resources to CFAA^01 RESO^RM

9. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, AUTHORIZING THE SUBMITTAL OF A NOTIFICATION OF INTENT TO COMPLY WITH SB 1383 REGULATIONS FOR CALRECYCLE APPROVAL

That the City Council adopt a Resolution authorizing the City Manager, or designee, to execute the Department of Resources Recycling and Recovery (CalRecycle) Notification of Intent to Comply with SB 1383 Regulations related documents, in a form approved by the City Attorney.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, ADOPTING A NOTIFICATION OF INTENT TO COMPLY WITH THE SB 1383 REGULATIONS.

ATTACHMENT: 20220301 Notification of Intent to Comply with SB 1383 Regulations RESO^RM

ATTACHMENT: 20220301 Notification of Intent to Comply with SB 1383 Regulations^02 EXH A

10. STATE LEGISLATIVE UPDATE

That the City Council receive and file this report on State Budget and proposed bills.

ATTACHMENT: 20220301 City of Ontario Bill List^01 EXH

PUBLIC HEARINGS

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

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11. A PUBLIC HEARING TO CONSIDER: (1) A GENERAL PLAN AMENDMENT (FILE NO. PGPA21-004) FOR THE HOUSING ELEMENT UPDATE TO THE POLICY PLAN (GENERAL PLAN) COMPONENT OF THE ONTARIO PLAN, ADDRESSING STATE MANDATES AND THE SIXTH CYCLE REGIONAL HOUSING NEEDS ALLOCATION (RHNA) AND TO MODIFY THE POLICY PLAN LAND USE PLAN (EXHIBIT LU-01) TO ESTABLISH AN AFFORDABLE HOUSING OVERLAY; (2) A ZONE CHANGE (FILE NO. PZC21-002) MODIFYING THE OFFICIAL ZONING MAP TO ESTABLISH AN "AH" (AFFORDABLE HOUSING) OVERLAY ZONING DISTRICT; AND, (3) A DEVELOPMENT CODE AMENDMENT (FILE NO. PDCA21-001) REVISING SECTION 6.01.035 FOR THE PURPOSE OF ADDING PROVISIONS TO ESTABLISH AN "AH" (AFFORDABLE HOUSING) OVERLAY DISTRICT.

That the City Council consider the following:

A. The adoption of a Resolution approving the use of an Addendum to The Ontario Plan Environmental Impact Report (State Clearinghouse No. 2008101140);
B. The adoption of a Resolution approving the General Plan Amendment, File No. PGPA21-004, for the Housing Element Update to the Policy Plan component of The Ontario Plan, addressing State mandates and the Sixth Cycle Regional Housing Needs Allocation (RHNA) and to modify the Policy Plan Land Use Plan (Exhibit LU-01), establishing the Affordable Housing Overlay;
C. The introduction and waiving of further reading of an Ordinance approving the Zone Change, File No. PZC21-002, revising the Zoning Map to establish the "AH" (Affordable Housing) Overlay zoning district; and
D. The introduction and waiving of further reading of an Ordinance approving the Development Code Amendment, File No. PDCA21-001, adding provision to establish the "AH" (Affordable Housing) Overlay zoning district.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING THE USE OF AN ADDENDUM TO THE ONTARIO PLAN ENVIRONMENTAL IMPACT REPORT FOR FILE NOS. PGPA21-004, PZC21-002, AND PDCA21-001, FOR WHICH AN INITIAL STUDY WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AS AMENDED, AND MAKING FINDINGS IN SUPPORT THEREOF.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING FILE NO. PGPA21-004, A GENERAL PLAN AMENDMENT UPDATING THE HOUSING ELEMENT OF THE POLICY PLAN AND AN AMENDMENT TO THE LAND USE ELEMENT OF THE POLICY PLAN, REVISING EXHIBIT LU-01, LAND USE PLAN, ESTABLISHING AN AFFORDABLE HOUSING OVERLAY, AND MAKING FINDINGS IN SUPPORT THEREOF (PART OF CYCLE 1 FOR THE 2022 CALENDAR YEAR).

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

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING FILE NO. PDCA21-001, A DEVELOPMENT CODE AMENDMENT REVISING SECTION 6.01.035, ADDING PROVISIONS TO ESTABLISH THE AH (AFFORDABLE HOUSING) OVERLAY DISTRICT, AND MAKING FINDINGS IN SUPPORT THEREOF.

ATTACHMENT: 20220301 File Nos PGPA21-004 PZC21-002 PDCA21-001 CC^01 EXH A-D

ATTACHMENT: 20220301 HCD Draft Housing Element Comment Letter 12-13-21^02 ATTACH B

ATTACHMENT: 20220301 File Nos PGPA21-004 PZC21-002 PDCA21-001 ^03 PC Backup.pdf

ATTACHMENT: 20220301 File Nos PGPA21-004 PZC21-002 PDCA21-002 CC^04 RESO-Addendum^RM

ATTACHMENT: 20220301 File Nos PGPA21-004 PZC21-002 PDCA21-001 CC^05 RESO Addendum- ATTACH A

ATTACHMENT: 20220301 File Nos PGPA21-004 PZC21-002 PDCA21-002 CC^06 RESO-GPA^RM

ATTACHMENT: 20220301 File Nos PGPA21-004 PZC21-002 PDCA21-002 CC^07 RESO-GPA- ATTACH

ATTACHMENT: 20220301 Attachment H-File Nos PGPA21-004 PZC21-002 PDCA21-002 CC^08^ORD^PZC^RM

ATTACHMENT: 20220301 Attachment I -File Nos PGPA21-004 PZC21-002 PDCA21-002 CC^09 ORD-DCA^RM

12. A PUBLIC HEARING TO CONSIDER 1) CERTIFICATION OF THE ENVIRONMENTAL IMPACT REPORT (STATE CLEARINGHOUSE NO. 2021010318), INCLUDING THE ADOPTION OF A MITIGATION MONITORING AND REPORTING PROGRAM AND A STATEMENT OF OVERRIDING CONSIDERATIONS; 2) A GENERAL PLAN AMENDMENT (FILE NO. PGPA19-004) TO MODIFY THE LAND USE PLAN (EXHIBIT LU-01) OF THE POLICY PLAN (GENERAL PLAN) OF THE ONTARIO PLAN TO CHANGE THE LAND USE DESIGNATIONS FOR 219.39 ACRES OF LAND FROM LOW-MEDIUM DENSITY RESIDENTIAL (5.1-11 DWELLING UNITS PER ACRE) AND BUSINESS PARK (0.6 FAR) TO BUSINESS PARK (0.6 FAR) AND INDUSTRIAL (0.55 FAR), AND MODIFY THE FUTURE BUILDOUT TABLE (EXHIBIT LU-03) TO BE CONSISTENT WITH THE LAND USE DESIGNATION CHANGES; AND 3) A SPECIFIC PLAN (FILE NO. PSP19-001 - SOUTH ONTARIO LOGISTICS CENTER SPECIFIC PLAN) TO ESTABLISH THE LAND USE DISTRICTS, DEVELOPMENT STANDARDS, DESIGN GUIDELINES, AND INFRASTRUCTURE IMPROVEMENTS FOR THE POTENTIAL DEVELOPMENT OF UP TO 5,333,518 SQUARE FEET OF INDUSTRIAL AND BUSINESS PARK LAND USES. THE PROJECT SITE IS BORDERED BY EUCALYPTUS AVENUE ON THE NORTH, MERRILL AVENUE ON THE SOUTH, EXISTING RIGHT-OF-WAY FOR THE FUTURE CAMPUS AVENUE EXTENSION ON THE WEST, AND GROVE AVENUE ON THE EAST (APNS: 1054-071-01, 1054-071-02, 1054-081-03, 1054-091-01, 1054-091-02, 1054-101-01, 1054-101-02, 1054-231-01, 1054-231-02, 1054-241-01, 1054-241-02, 1054-321-01, 1054-321-02, 1054-311-01, 1054-311-02, 1054-051-01, 1054-051-02, 1054-061-01, 1054-061-02, 1054-251-01, 1054-251-02, 1054-301-01, AND 1054-301-02.

That the City Council take the following actions:

A. Consider and adopt the Resolution certifying the Environmental Impact Report (State Clearinghouse No. 2021010318) prepared for the South Ontario Logistics Center Specific Plan, File No. PSP19-001, which includes the adoption of a Statement of Overriding Considerations and Mitigation Monitoring and Reporting Plan;

B. Consider and adopt the Resolution approving a General Plan Amendment (File No. PGPA19-004) modifying the Land Use Element of the Policy Plan component of The Ontario Plan (General Plan), changing the land use designations shown on the Land Use Plan Map (Exhibit LU-1) for 39 acres of land, from Low-Medium Density Residential (5.1-11 dwelling units per acre) and Business Park (0.6 FAR) to Business Park (0.6 FAR) and

Industrial (0.55 FAR), and modify the Future Buildout Table (Exhibit LU-03) to be consistent with the land use designation changes; and

C. Introduce and waive further reading of the Ordinance adopting the South Ontario Logistics Center Specific Plan (File No. PSP19-001).

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, ADOPTING ENVIRONMENTAL FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT AND CERTIFYING THE SOUTH ONTARIO LOGISTICS CENTER SPECIFIC PLAN FINAL ENVIRONMENTAL IMPACT REPORT (STATE CLEARINGHOUSE NO. 2021010318), ADOPTING FINDINGS OF OVERRIDING CONSIDERATIONS AND A MITIGATION MONITORING AND REPORTING PROGRAM FOR FILE NO. PGPA19-004, A GENERAL PLAN AMENDMENT, AND FILE NO. PSP19-001, THE SOUTH ONTARIO LOGISTICS CENTER SPECIFIC PLAN, LOCATED WITHIN ONTARIO RANCH AND GENERALLY BORDERED BY EUCALYPTUS AVENUE TO THE NORTH, GROVE AVENUE TO THE EAST, MERRILL AVENUE TO THE SOUTH, AND CAMPUS AVENUE TO THE WEST, AND MAKING FINDINGS IN SUPPORT THEREOF – APNS: 1054-071-01, 1054-071-02, 1054-081-03, 1054-091-01, 1054-091-02, 1054-101-01, 1054-101-02, 1054-231-01, 1054-231-02, 1054-241-01, 1054-241-02, 1054-321-01, 1054-321-02, 1054-311-01, 1054-311-02, 1054-051-01, 1054-051-02, 1054-061-01, 1054-061-02, 1054-251-01, 1054-251-02, 1054-301-01, AND 1054-301-02.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING FILE NO. PGPA19-004, AN AMENDMENT TO THE LAND USE ELEMENT OF THE POLICY PLAN (GENERAL PLAN), REVISING EXHIBIT LU-01 (OFFICIAL LAND USE PLAN) AND EXHIBIT LU-03 (FUTURE BUILDOUT), AFFECTING PROPERTY BORDERED BY EUCALYPTUS AVENUE TO THE NORTH, MERRILL AVENUE TO THE SOUTH, CAMPUS AVENUE TO THE WEST, AND GROVE AVENUE TO THE EAST, FROM APPROXIMATELY 157.1 ACRES OF LOW-MEDIUM DENSITY RESIDENTIAL (5.1-11 DWELLING UNITS PER ACRE) AND APPROXIMATELY 62.4 ACRES OF BUSINESS PARK (0.6 FAR) TO APPROXIMATELY 184.2 ACRES OF INDUSTRIAL (0.55 FAR) AND APPROXIMATELY 35.2 ACRES OF BUSINESS PARK (0.6 FAR), AND MAKING FINDINGS IN SUPPORT THEREOF—APNS: 1054-071-01, 1054-071-02, 1054-081-03, 1054-091-01, 1054-091-02, 1054-101-01, 1054-101-02, 1054-231-01, 1054-231-02, 1054-241-01, 1054-241-02, 1054-321-01, 1054-321-02, 1054-311-01, 1054-311-02, 1054-051-01, 1054-051-02, 1054-061-01, 1054-061-02, 1054-251-01, 1054-251-02, 1054-301-01, AND 1054-301-02. (SEE ATTACHMENTS 1 AND 2) (PART OF THE GENERAL PLAN AMENDMENT CYCLE ONE FOR THE 2022 CALENDAR YEAR.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING FILE NO. PSP19-001, THE SOUTH ONTARIO LOGISTICS CENTER SPECIFIC PLAN, TO ESTABLISH LAND USE DISTRICTS, DEVELOPMENT STANDARDS, DESIGN GUIDELINES, AND INFRASTRUCTURE IMPROVEMENTS FOR THE POTENTIAL DEVELOPMENT OF UP TO 5,333,518 SQUARE FEET OF INDUSTRIAL AND BUSINESS PARK LAND USES ON 219.39 ACRES OF LAND GENERALLY BORDERED BY EUCALYPTUS AVENUE ON THE NORTH, MERRILL AVENUE ON THE SOUTH, GROVE AVENUE ON THE EAST, AND CAMPUS AVENUE ON THE WEST, AND MAKING

FINDINGS IN SUPPORT THEREOF—APNS: 1054-071-01, 1054-071-02, 1054-081-03, 1054-091-01, 1054-091-02, 1054-101-01, 1054-101-02, 1054-231-01, 1054-231-02, 1054-241-01, 1054-241-02, 1054-321-01, 1054-321-02, 1054-311-01, 1054-311-02, 1054-051-01, 1054-051-02, 1054-061-01, 1054-061-02, 1054-251-01, 1054-251-02, 1054-301-01, AND 1054-301-02.

ATTACHMENT: 20220301 File No. PGPA19-004 PSP19-001 SOLC SP^01 EXH A - E
ATTACHMENT: 20220301 File No PGPA19-004 PSP19-001 SOLC SP^02 Exhibit F Public Comments_Redacted.pdf
ATTACHMENT: 20220301 File PGPA19-004_PSP19-001 ^03 PC Backup
ATTACHMENT: 20220301 File No PGPA19-004 PSP19-001 SOLC SP^04 EIR RESO^RM
ATTACHMENT: 20220301 File No. PGPA19-004 PSP19-001 SOLC SP^05 RES-EIR ATTACH A (FEIR w MMRP)
ATTACHMENT: 20220301 File No. PGPA19-004_PSP19-001 SOLC SP^06 RESO-GPA^RM
ATTACHMENT: 20220301 File No. PGPA19-004 PSP19-001 SOLC SP^07 ORD-SP^RM
ATTACHMENT: 20220301 File No. PGPA19-004 PSP19-001 SOLC SP^08 ORD-SP ATTACH A (SP Doc)

STAFF MATTERS

City Manager Ochoa

COUNCIL MATTERS

Mayor Leon
Mayor pro Tem Wapner
Council Member Bowman
Council Member Dorst-Porada
Council Member Valencia

ADJOURNMENT

CITY OF ONTARIO
CLOSED SESSION REPORT
City Council // Housing Authority // Other // *(GC 54957.1)*
March 1, 2022

ROLL CALL: Wapner _, Bowman _, Dorst-Porada _, Valencia _, Mayor / Chairman Leon _.

STAFF: City Manager / Executive Director __, City Attorney __

In attendance: Wapner _, Bowman _, Dorst-Porada _,Valencia _, Mayor / Chairman Leon _.

- GC 54956.8, CONFERENCE WITH REAL PROPERTY NEGOTIATORS
  Property: APN: 1048-562-01; 215 West C Street; City/Authority negotiator: Scott Ochoa or his designee; Negotiating parties: United Christian Church of Hacienda Heights; Under negotiation: Price and terms of payment.

No Reportable Action	Continue	Approved
/ /	/ /	/ /

Disposition: _____

Reported by:

_____
City Attorney / City Manager / Executive Director

ONTARIO CITY COUNCIL/
ONTARIO HOUSING AUTHORITY
MINUTES
FEBRUARY 1, 2022
(Not Official Until Approved)

JOINT MEETINGS

Pursuant to AB 361, the regular meetings of the Ontario City Council and Housing Authority were held on Tuesday February 1, 2022 on OntarioTV at www.ontarioca.gov/Agendas/CityCouncil.

CALL TO ORDER

Mayor Leon called the Joint City Council and Ontario Housing Authority meetings to order at 6:02 p.m.

ROLL CALL

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

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

CLOSED SESSION PUBLIC COMMENT

Mayor Leon inquired whether persons were present who wished to speak to the Closed Session item. Hearing no one, City Attorney Duran announced the matters for discussion, as listed on the agenda, and the City Council recessed to Closed Session at 6:04 p.m. for discussion of the following:

CLOSED SESSION

- GC 54957.6, LABOR NEGOTIATIONS: City Negotiator: City Manager or his designee; Bargaining Units: Ontario Police Officers Association

CALL TO ORDER – OPEN SESSION

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

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Council Member Dorst-Porada.

INVOCATION

In lieu of the invocation, Mayor Leon led a moment of silence.

REPORT ON CLOSED SESSION

City Attorney Duran announced there was no reportable action.

PUBLIC COMMENTS

Assistant City Clerk announced there were no emailed public comments.

Mayor Leon called upon the first caller:

Elizabeth Skrzat, General Manager with the Chino Basin Water Conservation District, invited City Council to upcoming events.

Giovanni Sanchez, inquired on the status of the Jesus Sanchez case.

Alexis Sanchez, inquired on the status of the Jesus Sanchez case.

Maria Romualdo, requested a letter be sent to Governor Newsom requesting assistance in solving the Jesus Sanchez case.

Cassandra Sanchez, inquired on the status of the Jesus Sanchez case.

Damaris Lopez, inquired on the status of the Jesus Sanchez case and requested more resources to support the Ontario Police Department in solving the pending case.

AGENDA REVIEW/ANNOUNCEMENTS

City Manager Ochoa made no announcements regarding the agenda. He noted he would have the Ontario Police Department continue to stay in contact with the Sanchez family.

CONSENT CALENDAR

Items pulled from Consent: Mayor pro Tem Wapner pulled Item No. 13 from the Consent Calendar for discussion.

MOTION: Moved by Council Member Dorst-Porada, seconded by Council Member Bowman and carried by unanimous roll call vote 5-0, to approve the Consent Calendar as presented, with the exception of Item No. 13.

1. APPROVAL OF MINUTES

The City Council approved minutes for the regular meetings of the City Council and Housing Authority of January 4, 2022, approving the same as on file in the Records Management Department.

2. BILLS & PAYROLL

Approved Bills from December 4, 2021 through January 13, 2022 in the amount of $17,290,245.61 and Payroll December 19, 2021 through January 1, 2022 in the amount of $3,849,012.73, when audited by the Finance Committee.

3. PURCHASE OF PORTABLE MASS SPECTROMETER

The City Council authorized the City Manager to execute the sole source purchase of portable mass spectrometer from 908 Devices Inc., of Boston, MA, in the amount of $103,247.

4. AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT FOR HAZARDOUS MATERIALS COLLECTION AND DISPOSAL

The City Council approved Amendment No. 2 to increase the contracted dollar amount with Environmental Logistics, Inc. of Bloomington, California by $159,450, which would increase the total not to exceed amount to $326,898.

5. AUTHORIZE ADDITIONAL PRINTING SERVICES AND POSTAGE FOR CITYWIDE EDUCATIONAL EFFORTS

The City Council authorized an increase to postage budget and duplicating expenses for expanded community outreach efforts to residents and businesses in the amount of $250,000.

6. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING A ZONE CHANGE (FILE NO. PZC21-001) AMENDING THE ZONING DESIGNATION ON 2.77 ACRES OF LAND FROM IL (LIGHT INDUSTRIAL) TO IG (GENERAL INDUSTRIAL), LOCATED AT 1948 SOUTH BON VIEW AVENUE; APN:1050-441-05.

The City Council considered and adopted an ordinance approving a Zone Change (File No. PZC21-001) amending the zoning designation on 2.77 acres of land located at 1948 South Bon View Avenue, from IL (Light Industrial) to IG (General Industrial). Introduction and first reading took place at a regular meeting on January 18, 2022.

ORDINANCE NO. 3203 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING FILE NO. PZC21-001, A ZONE

CHANGE ON 2.77 ACRES OF LAND FROM IL (LIGHT INDUSTRIAL) TO IG (GENERAL INDUSTRIAL), LOCATED AT 1948 SOUTH BON VIEW AVENUE, AND MAKING FINDINGS IN SUPPORT THEREOF—APN: 1050-441-05.

7. A COST SHARING AGREEMENT WITH CHAFFEY JOINT UNION HIGH SCHOOL DISTRICT FOR SCHOOL RESOURCE OFFICERS

The City Council approved and authorized the City Manager to execute a one-year cost sharing agreement with the Chaffey Joint Union High School District for three school resource officers in the amount of $244,000.

8. AMENDMENT TO PUBLIC WORKS CONTRACT FOR CONCRETE REPAIR AND MAINTENANCE AND INSTALLATION OR RECONTRUCTION OF WHEELCHAIR RAMPS SERVICES

The City Council authorized the City Manager to execute Amendment (Change Order) No. 12 in the amount of $159,136 to the existing Public Works Contract for Concrete Repair and Maintenance and Installation or Reconstruction of Wheelchair Ramps Services with CT&T Concrete Paving, Inc. of Diamond Bar, California, for Fiscal Year 2021-22.

9. DESIGN SERVICE AGREEMENT FOR CITYWIDE ON-CALL ARCHITECTURAL SERVICES

The City Council authorized the City Manager to add a contract threshold amount not to exceed $400,000 for On-Call Design Service Agreement with Robert Borders & Associates of Costa Mesa, California.

10. AMENDMENT TO THE MAINTENANCE SERVICES AGREEMENT WITH WEST COAST ARBORIST, INC. FOR TREE MAINTENANCE SERVICES

The City Council authorized the City Manager to execute Amendment No. 11 in the amount of $573,385 to the existing Public Works Contract to perform tree maintenance services with West Coast Arborist, Inc. of Anaheim, California for Fiscal Year 2021-22.

11. AGREEMENT TO PROVIDE FIRE DISPATCH SERVICES TO THE CITY OF CORONA

The City Council authorized the City Manager to execute an agreement with the City of Corona for the Ontario Fire Department to provide fire dispatch services and recover associated costs and fees from the City of Corona.

12. PURCHASE OF REPLACEMENT CARDIAC MONITORS

Authorized the cooperative purchase and delivery of cardiac monitors in the amount of $942,000 from Zoll Medical Corporation of Chelmsford, Massachusetts, consistent with the terms and conditions of NPPGov Contract No. PS20200.

14. DECLARATION OF MANDATORY WATER RESTRICTIONS - STAGE 2

The City Council implemented Stage 2 of the City's Municipal Code Water Conservation Plan.

ITEMS PULLED FOR DISCUSSION:

13. APPROVAL OF TWO-YEAR MEMORANDUM OF UNDERSTANDING(S) ESTABLISHING COMPENSATION AND RELATED BENEFITS FOR SPECIFIED REPRESENTED EMPLOYEE GROUPS INCLUDING AMENDMENTS TO THE COMPENSATION AND BENEFITS PROFILE FOR UNREPRESENTED EMPLOYEES; APPROVAL OF ONE YEAR EXTENSION FOR SPECIFIED PUBLIC SAFETY GROUPS; AND AUTHORIZE THE CITY MANAGER TO MAKE ANY NON-SUBSTNATIVE CHANGES WHICH MAY BE NECESSARY TO IMPLEMENTAITON.

The City Council approved two-year Memorandum of Understanding(s) regarding wages, hours, and other terms and conditions of employment between the City of Ontario and the American Federation of State, County, & Municipal Employees Local 3061 and the Association of Ontario Management Employees from July 1, 2021 through June 30, 2023; approve amendments to the Compensation and Benefits Profiles for Department Heads and Confidential/Specialized Confidential Employees effective July 1, 2021; and contingent upon ratification from specified groups, approve a one-year extension to the Memorandum of Understanding(s) regarding wages, hours, and other terms and conditions of employment between the City of Ontario and the Ontario Professional Firefighters Association and the Ontario Fire Management Group pursuant to actions of these two groups to be taken the morning of February 1, 2022.

Mayor pro Tem Wapner expressed his gratitude for the groups coming to a consensus so quickly.

Council Member Dorst-Porada also thanked the groups for coming to a consensus.

MOTION: Moved by Council Member Bowman, seconded by Council Member Dorst-Porada and carried by unanimous roll call vote 5-0, to approve a Two-Year Memorandum of Understanding(s) Establishing Compensation and Related Benefits.

STAFF MATTERS

City Manager Ochoa made no comments.

COUNCIL MATTERS

Council Member Dorst-Porada spoke on the upcoming windstorm and encouraged residents to stay safe.

Council Member Bowman made no comments.

Council Member Valencia spoke on the upcoming windstorm and encouraged residents to call 911 if they see any fallen electrical lines.

Mayor pro Tem Wapner made no comments.

Mayor Leon encouraged residents to stay safe during the windstorm.

ADJOURNMENT

Mayor Leon adjourned the meetings of the Joint Agencies at 6:57 p.m. and announced the next regular meeting to be held on Tuesday, February 15, 2022.

Respectfully submitted,

_____
SHEILA MAUTZ, CITY CLERK/SECRETARY

APPROVED:

_____
PAUL S. LEON, MAYOR/CHAIRMAN

CITY OF ONTARIO *Agenda Report* **March 1, 2022**	**SECTION:** **CONSENT CALENDAR**
Department: Police Department Prepared By: Nicole Alvarez Staff Member Presenting: Mike Lorenz, Chief of Police Approved By:	Submitted To: Council/OHA Approved: _____ Continued To: _____ Denied: _____ Item No: 3

SUBJECT: APPLICATION FOR CALIFORNIA OFFICE OF TRAFFIC SAFETY (OTS) FY22/23 SELECTIVE TRAFFIC ENFORCEMENT PROGRAM (STEP) GRANT

RECOMMENDATION: That City Council authorize the City Manager or his designee to execute all documents necessary to apply for and accept a 12-month grant in the amount of $822,400 from the California Office of Traffic Safety (OTS) for participation in the FY22/23 Selective Traffic Enforcement Program (STEP) Grant.

THE FOLLOWING COUNCIL GOALS ARE BEING ACHIEVED:
Maintain the Current High Level of Public Safety
Pursue City's Goals and Objectives by Working with Other Governmental Agencies

FISCAL IMPACT: Grant awards will be announced in July 2022 and the funds will be used for eligible costs incurred from October 1, 2022–September 30, 2023. These grants are reimbursable on a quarterly basis and fund police overtime, education, equipment, supplies, and training to conduct DUI saturation patrols, special traffic enforcement, field enforcement, street racing enforcement and training, education and sobriety checkpoints. The approximate grant funding reimbursement requested is $822,400, and the City is not required to provide matching funds for the grants. If awarded, the approved amount will be included as in a subsequent quarterly budget report to City Council.

BACKGROUND & ANALYSIS: The California Office of Traffic Safety (OTS), through the National Highway Traffic Safety Administration (NHTSA), offers local law enforcement agencies overtime grants to mitigate traffic safety program deficiencies, expand ongoing activities, develop new programs, and conduct sobriety checkpoints. The grant period includes two "National Impaired Driving Campaign" mobilization periods: the Winter Mobilization which occurs around Christmas and New Year's Eve and Summer Mobilization which occurs around Labor Day. Sobriety checkpoints, DUI saturation patrols and special traffic enforcement will be scheduled during each of the highly publicized mobilization periods. Additional operations will continue to be conducted outside the mobilization periods. Each overtime operation and checkpoint will be conducted according to each operation's specific needs, which may require supervisors, officers, technicians, and/or clerical/other staff members. The goal of the OTS grant program includes: (1) reducing the number of people killed in alcohol-involved crashes through the combined efforts of local law

enforcement agencies, California Highway Patrol, and OTS, (2) reduce the total number of traffic collisions that occur within the City, (3) through press releases, inform citizens of increased enforcement and educate drivers that the only way to “avoid” arrest, injury, and/or death is to drive sober, and (4) network with regional law enforcement agencies to conduct multiple joint operations to decrease alcohol related issues such as DUI’s and underage drinking.

CITY OF ONTARIO *Agenda Report* **March 1, 2022**	**SECTION:** **CONSENT CALENDAR**
Department: Police Department Prepared By: Nicole Alvarez Staff Member Presenting: Mike Lorenz, Chief of Police Approved By:	Submitted To: Council/OHA Approved: _____ Continued To: _____ Denied: _____ Item No: 4

SUBJECT: APPLICATION FOR THE CALIFORNIA OFFICE OF TRAFFIC SAFETY (OTS) FY22/23 RIDE- TO-LIVE MOTORCYCLE TRAINING COURSE GRANT

RECOMMENDATION: That City Council authorize the City Manager or his designee to execute all documents necessary to apply for and accept a 12-month grant in the amount of $29,000 from the California Office of Traffic Safety (OTS) for participation in the FY22/23 Ride-to Live Motorcycle Safety Training Course Grant.

THE FOLLOWING COUNCIL GOALS ARE BEING ACHIEVED:
Maintain the Current High Level of Public Safety
Pursue City's Goals and Objectives by Working with Other Governmental Agencies

FISCAL IMPACT: Grant awards will be announced in July 2022 and the funds will be used for eligible costs incurred from October 1, 2022 – September 30, 2023. These grants are reimbursable on a quarterly basis and fund police overtime, education, equipment, supplies, and training to conduct Motorcycle Safety Training courses. The approximate grant funding reimbursement requested is $29,000. The City is not required to provide matching funds for the grant. If awarded, the approved amount will be included in a subsequent quarterly budget report to City Council.

BACKGROUND & ANALYSIS: The California Office of Traffic Safety (OTS), through the National Highway Traffic Safety Administration (NHTSA), offers local law enforcement agencies overtime grants to mitigate traffic safety program deficiencies, expand ongoing activities and develop new programs. The goal is to help reduce the number of persons killed/injured in motorcycle crashes. In conjunction with our OTS STEP grant-funded motorcycle safety enforcement details, the Ontario Police Department Traffic Unit will host our motorcycle rider safety course called “Ride to Live”. This course is a free 8 hour, hands-on motorcycle riding safety class utilizing police motorcycle instructors/officers to teach civilian riders how to safely ride during low-speed motorcycle maneuvering; focusing on proper braking, turning, counter-steering techniques, safely entering traffic, and obstacle/collision avoidance. This training strategy is also designed to earn media attention; enhancing the overall impact of this safety program to the community.

CITY OF ONTARIO *Agenda Report* **March 1, 2022**	**SECTION:** **CONSENT CALENDAR**
Department: Integrated Waste Prepared By: Benjamin Mayorga Staff Member Presenting: Tito Haes, Executive Director Public Works Reviewed By: Bonnie Tam Approved By:	Submitted To: Council/OHA Approved: _____ Continued To: _____ Denied: _____ Item No: 5

SUBJECT: AUTHORIZE THE PURCHASE OF FLEET VEHICLES

RECOMMENDATION: That the City Council authorize the cooperative purchase and delivery of three (3) Autocar Automated Sideload trucks in the amount of $1,125,000 and two (2) Autocar Roll Off trucks in the amount of $570,000 for the Integrated Waste Department, consistent with the terms and conditions of the Sourcewell Cooperative Contract No. 060920-ATC.

THE FOLLOWING COUNCIL GOALS ARE BEING ACHIEVED:
Operate in a Businesslike Manner

FISCAL IMPACT: The total cost of the vehicles recommended for purchase is $1,695,000. If approved, appropriations for the purchase of vehicles of $1,320,000 in the Integrated Waste Fund and $375,000 in the Integrated Waste Impact DIF Fund will be included in the Fiscal Year 2021-22 Year-End Budget Update.

BACKGROUND & ANALYSIS: With continuous residential and commercial development throughout the city and CalRecycle legislative requirements, the Integrated Waste Department is proactively planning for an increase in refuse, recycling, and organics materials. To maintain an effective level of customer service, the proposed purchase of equipment ensures minimal service interruptions to the customers of Ontario and compliance with CalRecycle's legislative bills AB 341, SB 1383, and AB 1826.

QUANTITY	TYPE	DEPARTMENT	PRICE
3	Automated Side Loader	Integrated Waste	$1,125,000
2	Autocar Roll Off	Integrated Waste	$570,000
TOTAL			**TOTAL**
5			$1,695,000

CITY OF ONTARIO *Agenda Report* **March 1, 2022**	**SECTION:** **CONSENT CALENDAR**
Department: Parks & Maintenance Prepared By: Alfredo Banuelos Staff Member Presenting: Tito Haes, Executive Director Public Works Reviewed By: Bonnie Tam Approved By:	Submitted To: Council/OHA Approved: _____ Continued To: _____ Denied: _____ Item No: 6

SUBJECT: PURCHASE OF CALSENSE IRRIGATION CONTROLLERS

RECOMMENDATION: That the City Council authorize the City Manager, or his designee, to execute the Goods and Services Agreement with SiteOne Landscape Supply of Cleveland, Ohio (on file in the Records Management Department) for the procurement of new Calsense Irrigation Controllers for citywide parks and medians in an amount not to exceed $296,817.

THE FOLLOWING COUNCIL GOALS ARE BEING ACHIEVED:
Invest in the City's Infrastructure (Water, Streets, Sewers, Parks, Storm Drains and Public Facilities)

FISCAL IMPACT: The Fiscal Year 2021-22 Adopted Budget includes appropriations of $280,950 in Capital Projects Fund and $15,867 in General Fund for the purchase of Calsense irrigation controllers in the total amount of $296,817.

BACKGROUND & ANALYSIS: The Calsense irrigation controllers model 2000E went out of production at the end of 2021 and parts will no longer be produced. Replacement of the Calsense model 2000E with the 3000E model will give Staff better connectivity and maximize water management savings. It will also allow Staff the ability to access the central command center through their smart phones/tablets and desktop computers.

On December 15, 2021, the City solicited request for proposals (RFPs) for the purchase of Calsense irrigation controllers and received three (3) bids from the following companies:

COMPANY	LOCATION	BID AMOUNT
SiteOne Landscape Supply	Cleveland, Ohio	$296,816.35
Smith Pipe & Supply	Ontario, CA	$311,526.30
Technology International, Inc.	Lake Mary, Florida	$321,553.14

SiteOne Landscape Supply is being recommended based on their bid amount and the ability to deliver the materials in a timely manner.

CITY OF ONTARIO *Agenda Report* **March 1, 2022**	**SECTION:** **CONSENT CALENDAR**
Department: Engineering Prepared By: Antonio Alejos Staff Member Presenting: Scott Murphy, Executive Director Community Development Reviewed By: Raymond Lee, Khoi Do Approved By:	Submitted To: Council/OHA Approved: _____ Continued To: _____ Denied: _____ Item No: 7

SUBJECT: **A RESOLUTION APPROVING AN IMPROVEMENT AGREEMENT AND IMPROVEMENT SECURITY FOR DEVELOPMENT PLAN NO. PDEV19-027 LOCATED AT THE SOUTHWEST CORNER OF SAN ANTONIO AVENUE AND STATE STREET**

RECOMMENDATION: That the City Council adopt a Resolution approving an Improvement Agreement and Improvement Security for Development Plan No. PDEV19-027 located at the southwest corner of San Antonio Avenue and State Street.

THE FOLLOWING COUNCIL GOALS ARE BEING ACHIEVED:
Invest in the Growth and Evolution of the City's Economy
Focus Resources in Ontario's Commercial and Residential Neighborhoods
Invest in the City's Infrastructure (Water, Streets, Sewers, Parks, Storm Drains and Public Facilities)

FISCAL IMPACT: There is not a direct fiscal impact associated with this action. All public infrastructure improvements required for this development plan will be constructed by the Developer at its sole cost.

BACKGROUND & ANALYSIS: Development Plan No. PDEV19-027 ("Project"), consisting of a 104,078 square foot industrial building on approximately 5 acres of land, as shown on Exhibit A, has been submitted by the Developer, BC State Street, LLC, a Delaware Limited Liability Company. The Project was approved by the Development Advisory Board on November 18, 2019.

Improvements will include AC pavement, curb, gutter, sidewalk, landscaped parkways, fiber optic conduits, fire hydrants, sewer, water, storm drain, and streetlights. Improvements in the parkway will be consistent with current City approved drought measures.

The Developer has entered into an Improvement Agreement with the City for the Project and has posted adequate security to ensure construction of the required public improvements.

This development plan meets all conditions of the Ontario Municipal Code and has been reviewed

and approved by the City Engineer.

EXHIBIT A

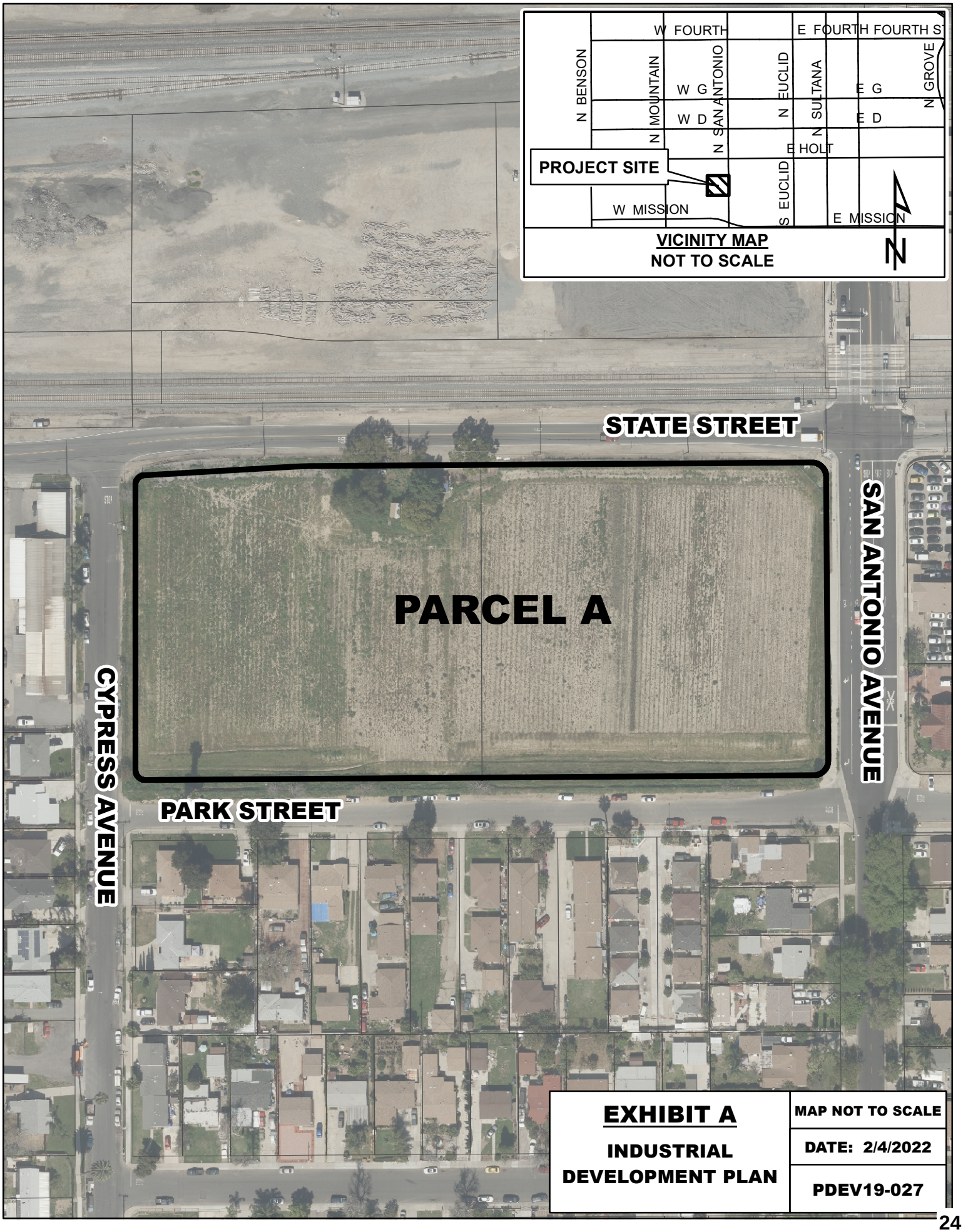


EXHIBIT A	MAP NOT TO SCALE
INDUSTRIAL DEVELOPMENT PLAN	DATE: 2/4/2022
	PDEV19-027

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING AN IMPROVEMENT AGREEMENT AND IMPROVEMENT SECURITY FOR DEVELOPMENT PLAN NO. PDEV19-027 LOCATED AT THE SOUTHWEST CORNER OF SAN ANTONIO AVENUE AND STATE STREET.

WHEREAS, Development Plan No. PDEV19-027 submitted for approval by BC State Street, L.L.C., was approved by the Development Advisory Board of the City of Ontario on November 18, 2019; and

WHEREAS, Development Plan No. PDEV19-027 a 104,078-square foot industrial building on 5.35 acres of land being Parcel "A" as described in the Certificate Compliance for Lot Line Adjustment No. LLA19-017 in the City of Ontario, County of San Bernardino, State of California per document recorded June 22, 2021 as Instrument No. 2021-0282497, both recorded in the County of San Bernardino, State of California; and

WHEREAS, to meet the requirements established as prerequisite to final approval of Development Plan No. PDEV19-027, BC State Street, L.L.C., a Delaware limited liability company has offered the Improvement Agreement together with good and sufficient improvement security, in conformance with the City Attorney's approved format, for approval and execution by the City; and

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

1. That said Improvement Agreement be, and the same is, approved and the City Manager is authorized to execute same on behalf of said City, and the City Clerk is authorized to attest thereto; and

2. That said Improvement Security is accepted as good and sufficient, subject to approval as to form and content thereof by the City Attorney; and

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

PASSED, APPROVED, AND ADOPTED this 1st day of March 2022.

_____
PAUL S. LEON, MAYOR

ATTEST:

_____
SHEILA MAUTZ, CITY CLERK

APPROVED AS TO LEGAL FORM:

_____
BEST, BEST & KREIGER, LLP
CITY ATTORNEY

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

I, SHEILA MAUTZ, City Clerk of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. 2022- was duly passed and adopted by the City Council of the City of Ontario at their regular meeting held March 1, 2022 by the following roll call vote, to wit:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

The foregoing is the original of Resolution No. 2022- duly passed and adopted by the Ontario City Council at their regular meeting held March 1, 2022.

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

CITY OF ONTARIO *Agenda Report* **March 1, 2022**	**SECTION:** **CONSENT CALENDAR**
Department: Fire Department Prepared By: Belinda Ramirez Staff Member Presenting: Ray Gayk, Fire Chief Reviewed By: Jordan T Villwock Approved By:	Submitted To: Council/OHA Approved: _____ Continued To: _____ Denied: _____ Item No: 8

SUBJECT: **A RESOLUTION APPROVING ADDITIONAL FIRE DEPARTMENT CLASSIFICATIONS BE ADDED TO THE TERMS AND CONDITIONS FOR ONTARIO FIRE DEPARTMENT RESPONSES TO AND REIMBURSEMENTS FOR CALIFORNIA FIRE AND RESCUE MUTUAL AID SYSTEM REQUESTS**

RECOMMENDATION: That the City Council adopt a Resolution approving additional fire department classifications to the terms and conditions for Fire Department responses to California Fire and Rescue Mutual Aid System requests to assist State of California and Federal Fire Agencies.

THE FOLLOWING COUNCIL GOALS ARE BEING ACHIEVED:
Operate in a Businesslike Manner
Pursue City's Goals and Objectives by Working with Other Governmental Agencies

FISCAL IMPACT: Approval of the proposed Resolution will ensure that the Ontario Fire Department recovers the maximum amount of reimbursable costs for certain mutual aid assignments. Absent this document, the City would be limited in the number of hours deemed reimbursable.

BACKGROUND & ANALYSIS: The intent of the California Fire Assistance Agreement (CFAA) is to compensate California Fire and Rescue Mutual Aid System Agencies for the cost of assisting the State of California and Federal Agencies. In 2015, it was established that, to be reimbursed from time of initial dispatch from their home base, to the time of return to home base (portal-to-portal), a MOU/MOA, governing body resolution or equivalent document must be on file with the Office of Emergency Services (Cal OES). Without this Agreement, reimbursement would be for actual hours worked while on the incident. In 2015, City Council approved Resolution R2015-039, which specified the positions of Fire Chief, Senior Deputy Fire Chief, Deputy Fire Chief, Battalion Chief, Fire Captain, Fire Engineer, Firefighter, and Nurse Administrator as eligible classifications to respond to these out-of-jurisdiction incidents. The Fire Department is requesting to add the following classifications to be eligible for portal-to portal reimbursement and to respond to out-of-jurisdiction incidents as Radio Operators: Fire Administrative Director, Emergency Manager, Fire Communications Manager, Fire Dispatch Supervisor, Senior Fire Dispatcher and Fire Dispatcher.

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING THE TERMS AND CONDITIONS FOR FIRE DEPARTMENT RESPONSE AWAY FROM THEIR OFFICIAL DUTY STATION AND ASSIGNED TO AN EMERGENCY INCIDENT.

WHEREAS the City of Ontario (Fire Department) is a public agency located in the County of San Bernardino, State of California; and

WHEREAS, it is the intent of the City of Ontario's desire to provide for fair and legal payment to all its employees for time worked; and

WHEREAS, the City of Ontario has in its employ, Fire Department response personnel including: Fire Administrative Director, Emergency Manager, Fire Communications Manager, Fire Dispatch Supervisor, Senior Fire Dispatcher, and Fire Dispatcher; and

WHEREAS, the City of Ontario will compensate its employees portal-to-portal while in the course of their employment and away from their official duty station and assigned to an emergency incident, in support of an emergency incident, or pre-positioned for emergency response; and

WHEREAS, the City of Ontario will compensate its employees' overtime, in accordance with their current Memorandum of Understanding (MOU), Personnel Rules and Regulations, and/or other directive, while in the course of their employment and away from their official duty station and assigned to an emergency incident, in supportof an emergency incident, or pre-positioned for emergency response.

NOW, THEREFORE, BE IT HEREBY RESOLVED, that the conditions set forth inthis resolution, as stated above, take effect upon adoption by the City of Ontario City Council.

NOW, THEREFORE, BE IT HEREBY RESOLVED, by the Ontario City Council that:

1. Personnel shall be compensated according to the MOU, Personnel Rules and Regulations, and/or other policy directive that identifies personnel compensation in the workplace.

2. For clarification, in the event where the MOU, Personnel Rules and Regulations, and/or other directive does not specify, personnel will be compensated (portal-to-portal) beginning at the time of dispatch to the return to jurisdiction when equipment and personnel are in service and available for agency response.

3. In the event a personnel classification does not have an assigned compensation rate, a "Base Rate" as set forth in an organizational policy, administrative directive, or similar document will be used to compensate such personnel.

4. The City of Ontario Fire Department will maintain a current salary survey or acknowledgement of acceptance of the "Base Rate" on file with the California Governor's Office of Emergency Services, Fire Rescue Division.

5. City of Ontario Fire Department response personnel include: Fire Administrative Director, Emergency Manager, Fire Communications Manager, Fire Dispatch Supervisor, Senior Fire Dispatcher, and Fire Dispatcher.

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

PASSED, APPROVED, AND ADOPTED this 1st day of March 2022.

_____
PAUL S. LEON, MAYOR

ATTEST:

_____
SHEILA MAUTZ, CITY CLERK

APPROVED AS TO FORM:

_____
BEST BEST & KRIEGER, LLP
CITY ATTORNEY

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

I, SHEILA MAUTZ, City Clerk of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. 2022- was duly passed and adopted by the City Council of the City of Ontario at their regular meeting held March 1, 2022 by the following roll call vote, to wit:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

The foregoing is the original of Resolution No. 2022- duly passed and adopted by the Ontario City Council at their regular meeting held March 1, 2022.

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

CITY OF ONTARIO *Agenda Report* **March 1, 2022**	**SECTION:** **CONSENT CALENDAR**
Department: Integrated Waste Prepared By: Benjamin Mayorga Staff Member Presenting: Tito Haes, Executive Director Public Works Reviewed By: Bonnie Tam Approved By:	Submitted To: Council/OHA Approved: _____ Continued To: _____ Denied: _____ Item No: 9

SUBJECT: **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, AUTHORIZING THE SUBMITTAL OF A NOTIFICATION OF INTENT TO COMPLY WITH SB 1383 REGULATIONS FOR CALRECYCLE APPROVAL**

RECOMMENDATION: That the City Council adopt a Resolution authorizing the City Manager, or designee, to execute the Department of Resources Recycling and Recovery (CalRecycle) Notification of Intent to Comply with SB 1383 Regulations related documents, in a form approved by the City Attorney.

THE FOLLOWING COUNCIL GOALS ARE BEING ACHIEVED:
Operate in a Businesslike Manner

FISCAL IMPACT: The adoption of the Resolution will assist the City in avoiding administrative civil penalties pursuant to Public Resources Code 145652.5 (a)(1) and (5). There is no fiscal impact associated with adopting the proposed Resolution.

BACKGROUND & ANALYSIS: Pursuant to Public Resources Code sections 145652.5 (a)(1) and (5) Cal Recycle is authorized to administer civil penalties for non-compliance with SB 1383. Due to the COVID-19 pandemic, CalRecycle adopted SB 619 to assist jurisdictions with the implementation of newly enacted regulations in order to avoid potential violations and administrative penalties.

Adoption of the proposed Resolution allows the City of Ontario to secure administrative civil penalty relief for non-compliance with SB 1383.

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, ADOPTING A NOTIFICATION OF INTENT TO COMPLY WITH THE SB 1383 REGULATIONS.

WHEREAS, the California Department of Resources Recycling and Recovery ("CalRecycle") adopted regulations to implement Senate Bill 1383 (Lara, Statutes of 2016) ("SB 1383 Regulations"), to achieve organic waste reduction goals established in Health and Safety Code Section 39730.6 through a 50 percent reduction in the level of the statewide disposal of organic waste from the 2014 level by 2020 and a 75 percent reduction in the level of the statewide disposal of organic waste from the 2014 level by 2025; and

WHEREAS, the City of Ontario ("City") is a local jurisdiction required to comply with the SB 1383 Regulations; and

WHEREAS, the City is or expects to be facing continuing violations of the SB 1383 Regulations during the 2022 calendar year; and

WHEREAS, Senate Bill 619 (Laird, Statutes of 2021) amended Public Resources Code Section 42652.5, created a mechanism called a Notification of Intent to Comply through which a local jurisdiction may secure administrative civil penalty relief from any continuing violations of the SB 1383 Regulations for the 2022 calendar year and may be eligible for a broader and longer-term regulatory compliance path, including suspended administrative civil penalties, through a corrective action plan; and

WHEREAS, the City is a local jurisdiction authorized by SB 619 to submit a Notification of Intent to Comply for CalRecycle approval; and

WHEREAS, CalRecycle shall approve a Notification of Intent to Comply that is duly adopted by the jurisdiction by formal written resolution and meets the requirements of SB 619.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ONTARIO AS FOLLOWS:

SECTION 1. The City Council hereby adopts the Notification of Intent to Comply attached as Exhibit "A," and authorizes and directs the City Clerk to submit the Notification of Intent to Comply to CalRecycle for approval.

SECTION 2. By submitting the Notification of Intent to Comply pursuant to SB 619, the City represents and certifies that it will implement the proposed actions to remedy the violations according to the proposed schedule as approved by CalRecycle and in accordance with SB 619 and the SB 1383 Regulations.

SECTION 3. The City agrees to comply with any maximum compliance deadline in any corrective action plan that CalRecycle, in its sole discretion, determines to be necessary and appropriate under the circumstances for the correction of any violation(s) of the SB 1383 Regulations identified in its Notification of Intent to Comply.

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

PASSED, APPROVED, AND ADOPTED this 1st day of March 2022.

_____
PAUL S. LEON, MAYOR

ATTEST:

_____
SHEILA MAUTZ, CITY CLERK

APPROVED AS TO FORM:

_____
BEST BEST & KRIEGER, LLP
CITY ATTORNEY

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

I, SHEILA MAUTZ, City Clerk of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. 2022- was duly passed and adopted by the City Council of the City of Ontario at their regular meeting held March 1, 2022 by the following roll call vote, to wit:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

The foregoing is the original of Resolution No. 2022- duly passed and adopted by the Ontario City Council at their regular meeting held March 1, 2022.

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

Exhibit “A” Notification of Intent to Comply

Notification of Intent to Comply

CalRecycle is providing this optional form as a convenience to assist jurisdictions (counties, cities, a county and city, or special districts providing solid waste collection services) for purposes of submitting a notification of intent to comply to CalRecycle [see Public Resources Code (PRC) section 42652.5(c)].

A jurisdiction may submit a notification of intent to comply if it is facing continuing violations of the Short-lived Climate Pollutants: Organic Waste Reductions requirements in Title 14 California Code of Regulations (14 CCR). The written notification of intent to comply, adopted by resolution of the jurisdiction's governing body, shall be sent to CalRecycle no later than **March 1, 2022,** to NOIC@CalRecycle.ca.gov.

A jurisdiction shall, at minimum, include the following in its notification:

1. A description, with specificity, of the continuing violations.
2. A detailed explanation of the reasons, supported by documentation, why the local jurisdiction is unable to comply.
3. A description of the impacts of the COVID-19 pandemic on compliance.
4. A description of the proposed actions the local jurisdiction will take to remedy the violations within the timelines established in 14 CCR section 18996.2 with a proposed schedule for doing so. The proposed actions shall be tailored to remedy the violations in a timely manner.

Upon approval by CalRecycle of a jurisdiction's notification and implementation of the intent to comply, a jurisdiction may be eligible for both of the following:

1. Administrative civil penalty relief for the 2022 calendar year pursuant to PRC section 42652.5(d).
2. A corrective action plan pursuant to 14 CCR section 18996.2.
    a. CalRecycle may address through a corrective action plan any violations disclosed in a jurisdiction's notification that will take more than 180 days to correct. In this situation, the proposed actions and schedule in the jurisdiction's approved notification will be in effect until a corrective action plan is issued.

CalRecycle will respond in writing to a jurisdiction within 45 business days of receiving its notification with an approval, disapproval, request for additional information, or timeline for a decision on approval or disapproval. CalRecycle will include details about why a jurisdiction did not meet the requirements for a Notification of Intent to Comply when disapproving the jurisdiction's notification.

Please clearly print or type responses. Attach additional pages as necessary.	
Jurisdiction Name: City of Ontario	County: San Bernardino
Person Completing the Form: Benjamin Mayorga	
First Name: Benjamin	Last Name: Mayorga
Title: Integrated Waste Division Manager	
Mailing Address: 1425 South Bon View Avenue	
City: Ontario	Zip Code: 91761
Email Address: BMayorga@ontarioca.gov	
Phone Number: (909) 395-2671	

1. Select using the check boxes below or write in the continuing violations for each applicable regulatory section. For each selection, please describe the specific violations related to the regulatory section.

   Example:

   ☒ (B) 14 CCR section 18984.1 Three-Container Organic Waste Collection Services

   i. Not implementing mandatory residential foodwaste collection for all residents. Note: City already provides mandatory greenwaste collection to all residents

   ii. Not implementing mandatory commercial organics collection for all businesses under 2 cubic yards. Note: City already provides mandatory commercial organics collection to all businesses 2 cubic yard or more.

Disclaimer: The list of possible continuing violations below is not inclusive of all potential violations of the regulations.

(A) 14 CCR section 18984 Combined Organic Waste Collection Services. *This requirement is not included since the requirements are further specified in sections 18984.1-18984.11.*

☐ (B) 14 CCR section 18984.1 Three-Container Organic Waste Collection Services
☐ (C) 14 CCR section 18984.2 Two-Container Organic Waste Collection Services
☐ (D) 14 CCR section 18984.3 Unsegregated Single Container Collection Services
☐ (E) 14 CCR section 18984.4 Recordkeeping Requirements for Compliance with Organic Waste Collection Services
■ (F) 14 CCR section 18984.5 Container Contamination Minimization
■ (G) 14 CCR section 18984.6 Recordkeeping Requirements for Container Contamination Minimization
☐ (H) 14 CCR section 18984.7 Container Color Requirements
☐ (I) 14 CCR section 18984.8 Container Labeling Requirements
☐ (J) 14 CCR section 18984.11 Waivers Granted by a Jurisdiction
☐ (K) 14 CCR section 18985.1. Organic Waste Recovery Education and Outreach.
☐ (L) 14 CCR section 18985.2. Edible Food Recovery Education and Outreach
☐ (M) 14 CCR section 18985.3. Recordkeeping Requirements for a Jurisdiction's Compliance with Education and Outreach Requirements
☐ (N) 14 CCR section 18988.1. Jurisdiction Approval of Haulers and Self-Haulers
☐ (O) 14 CCR section 18988.3. Self-haulers of Organic Waste
☐ (P) 14 CCR section 18988.4. Recordkeeping Requirements for Compliance with Jurisdiction Hauler Program
☐ (Q) 14 CCR section 18989.1. CALGreen Building Codes
☐ (R) 14 CCR section 18989.2 Model Water Efficient Landscape Ordinance

☐ (S) 14 CCR section 18991.1. Jurisdiction Edible Food Recovery Program
☐ (T) 14 CCR section 18991.2. Recordkeeping Requirements for Jurisdiction Edible Food Recovery Program
☐ (U) 14 CCR section 18992.1. Organic Waste Recycling Capacity Planning
☐ (V) 14 CCR section 18992.2. Edible Food Recovery Capacity
☐ (W) 14 CCR section 18993.1. Recovered Organic Waste Product Procurement Target
☐ (X) 14 CCR section 18993.2. Recordkeeping Requirements for Recovered Organic Waste Procurement Target
☐ (Y) 14 CCR section 18993.3. Recycled Content Paper Procurement Requirements
☐ (Z) 14 CCR section 18993.4. Recordkeeping Requirements for Recycled Content Paper Procurement
(AA) 14 CCR section 18994.2. Jurisdiction Annual Reporting
Note: This requirement is not included since jurisdictions are still expected to report to CalRecycle.
☐ (BB) 14 CCR section 18995.1. Jurisdiction Inspection Requirements
Note: Section 18995.1(a)(1) should not be included because a jurisdiction should already be completing this action due to the requirements of PRC Chapter 12.9 (commencing with Section 42649.8)
☐ (CC) 14 CCR section 18995.2. Implementation Record and Recordkeeping Requirements
(DD) 14 CCR section 18995.3. Jurisdiction Investigation of Complaints of Alleged Violations
Note: This requirement is not included since jurisdictions are still expected to investigate complaints.
☐ (EE) 14 CCR section 18995.4. Enforcement by a Jurisdiction

Use the check box(es) below to write in the continuing violations for any regulatory section(s) not reflected above and describe the specific violations related to the regulatory section.

Example:
☒ (1) (Type regulatory section number) (Type regulatory section title)
i. *Describe the specific violations related to the regulatory section*

■ (1) 14 CCR section 18984.5 Container Contamination Minimization

☐ (2) 14 CCR section 18984.6 Recordkeeping Requirements for Container Contamination Minimization

☐ (3)

☐ (4)

☐ (5)

2. A detailed explanation of the reasons why the jurisdiction is unable to comply, supported by documentation, if applicable.

The City is unable to comply with Section 18984.5 Container Contamination Minimization and Section 18984.6 Recordkeeping Requirements for Container Contamination Minimization due to the current personnel levels and necessities to create a new position to conduct route review for prohibited container contaminants on randomly selected containers in a manner that results in all collection routes being reviewed quarterly. Due to the lack of personnel the City is unable to maintain accurate recordkeeping requirements currently.

3. A description of the impacts of the COVID-19 pandemic on compliance.

Due to the impact of COVID -19 on staffing levels from March 2020 until present, we were unable to hire the Route Special position to address CCR section 18984.5 Container Contamination Minimization and 18984.6 Record-keeping Requirements for Container Contamination Minimization. We understand the importance of addressing container contamination and record-keeping throughout the process and expect to hire this position in the upcoming months in 2022 as COVID-19 continues to decrease. When we employ this position, we anticipate minimizing contamination rates effectively, and our record-keeping will be accounted for with our businesses, multi-families, and residents. Thorough route audits and proper documentation will occur throughout this process.

4. Provide a description of the proposed actions the jurisdiction will take to remedy the violations with a proposed schedule for completing each action. The proposed actions shall be tailored to remedy the violations in a timely manner. See optional format below.

14 CCR Section 18984.5 - Container Contamination Minimization

The City will implement the monitoring of contaminants being placed in a collection container by a generator through route reviews and audits.

14 CCR Section 18984.6 - Recordkeeping Requirements for Container Contamination Minimization

The City will implement a system to address the recordkeeping requirements for the prohibition of contaminants being placed in a collection container by a generator.

I hereby certify under penalty of perjury that the information provided herein is true and correct to the best of my knowledge.

Signature	Printed Name	Title	Date
Benjamin Mayorga	Benjamin Mayorga	Integrated Waste Division Manager	2/18/2022

Description of the proposed actions with proposed schedules the jurisdiction will take to remedy the violations. The proposed actions shall be tailored to remedy the violations in a timely manner.

Regulatory Requirement and Description	
Action	**Proposed Schedule**
TASK 1: Develop requisition for Route Auditor	Date to be completed: June 2022
TASK 2: Recruitment for the position of Route Auditor	Date to be completed: July 2022
TASK 3: Train on auditing process	Date to be completed: August 2022

Regulatory Requirement and Description	
Action	**Proposed Schedule**
TASK 1: Compile data from non-compliant and contaminated accounts	Date to be completed: September 2022
TASK 2: Research software programs, Funding request, and Data system implantation	Date to be completed: March 2023

Add Attachment

EXAMPLE

Regulatory Requirement: (B.i.) 14 CCR section 18984.1 Three-Container Organic Waste Collection Services **Description**: Not implementing mandatory residential foodwaste collection for all residents. Note: City already provides mandatory greenwaste collection to all residents	
Action	**Proposed Schedule**
TASK 1: *Purchase two additional collection trucks and modify collection routes*	Date to be completed: *4/7/2022*
TASK 2: *The city will work with its hauler to find a facility to accept mixed organic waste.*	Date to be completed: *4/14/2022*

Regulatory Requirement: (B.ii.) 14 CCR section 18984.1 Three-Container Organic Waste Collection Services **Description**: Not implementing mandatory commercial organics collection for all businesses under 2 cubic yards. Note: City already provides mandatory commercial organics collection to all businesses 2 cubic yard or more.	
Action:	**Proposed Schedule**
TASK 1: *Purchase two additional collection trucks and modify collection routes*	Date to be completed: *4/21/2022*
TASK 2: *The city will work with its hauler to acquire and distribute appropriate containers to all commercial accounts. The city will obtain monthly reports from the hauler to monitor full distribution of carts.*	Date to be completed: *4/28/2022*

CITY OF ONTARIO *Agenda Report* **March 1, 2022**	**SECTION:** **CONSENT CALENDAR**
Department: Communications and Community Relations Prepared By: Tricia Almiron Staff Member Presenting: Dan Bell, Communications and Community Relations Director Approved By:	Submitted To: Council/OHA Approved: _____ Continued To: _____ Denied: _____ Item No: 10

SUBJECT: STATE LEGISLATIVE UPDATE

RECOMMENDATION: That the City Council receive and file this report on State Budget and proposed bills.

THE FOLLOWING COUNCIL GOALS ARE BEING ACHIEVED:
Pursue City's Goals and Objectives by Working with Other Governmental Agencies

FISCAL IMPACT: There is no direct fiscal impact associated with the receiving and filing of this item.

BACKGROUND & ANALYSIS: The State Legislature returned to Sacramento in early January and began working on budget and policy issues. California is projected to have a sizable surplus of $45.7 billion. Of this, approximately $20.6 billion is labeled “discretionary” and is not otherwise required to be allocated to schools, pay off debt, or boost reserve accounts. City staff and advocates are working with our local delegation to request funding specifically for the City of Ontario.

As part of Governor Newsom’s January Budget proposal, he requested the Legislature act on several high priority items early in the year, including current year COVID-19 funding and an extension of paid sick leave.

The Budget proposes investing in the transportation system and other related zero-emission vehicles efforts. These items are also included in the Governor’s Five-Year State Infrastructure Package which includes accelerated funding for climate resilience, broadband, housing, clean energy, wildfire protection, drought, and zero-emission vehicles.

The Legislature had until February 18, 2022, to introduce new bills. Attachment A contains a list of legislative bills the City is tracking. Staff will continue to provide updates and positions as policy committees progress.

City of Ontario Bills 2/24/22

AB 84 **(Committee on Budget) Employment: COVID-19: supplemental paid sick leave.**

Status: 2/9/2022-Re-referred to Com. on B. & F.R.

Location: 2/9/2022-S. BUDGET & F.R.

Summary: Would, beginning January 1, 2022, until September 30, 2022, provide for COVID-19 supplemental paid sick leave for covered employees who are unable to work or telework due to certain reasons related to COVID-19, including that the employee is attending a COVID-19 vaccine or vaccine booster appointment for themselves or a family member, or is experiencing symptoms, or caring for a family member experiencing symptoms, related to a COVID-19 vaccine or vaccine booster. The bill would entitle a covered employee to 40 hours of COVID-19 supplemental paid sick leave if that employee either works full time or was scheduled to work, on average, at least 40 hours per week for the employer in the 2 weeks preceding the date the covered employee took COVID-19 supplemental paid sick leave. The bill would provide a different calculation for supplemental paid sick leave for a covered employee who is a firefighter subject to certain work schedule requirements and for a covered employee working fewer or variable hours, as specified.

Position

High Watch

AB 399 **(Salas D) Workers' compensation.**

Status: 1/27/2022-Read third time. Passed. Ordered to the Senate. In Senate. Read first time. To Com. on RLS. for assignment.

Location: 1/27/2022-S. RLS.

Summary: Would, if an employer objects to an injured employee's physician selection because they are outside of the medical provider network, authorize the injured employee to request the medical provider network name and identification number. The bill would require the employer to provide the medical provider network name and identification number to the injured employee within 5 business days of the employee's request.

Position

High Watch

AB 682 **(Bloom D) Planning and zoning: density bonuses: cohousing buildings.**

Status: 1/27/2022-Read third time. Passed. Ordered to the Senate. In Senate. Read first time. To Com. on RLS. for assignment.

Location: 1/27/2022-S. RLS.

Summary: Current law, commonly referred to as the Density Bonus Law, requires a city or county to provide a developer that proposes a housing development within the city or county with a density bonus and other incentives or concessions, as specified, if the developer agrees to construct, among other options, specified percentages of units for moderate-income, lower income, or very low income households and meets other requirements. This bill would additionally require that a density bonus be provided under these provisions to a developer who agrees to construct a housing development that is a cohousing building, as defined, that meets specified requirements and will contain either 10% of the total square footage for lower income households, as defined, or 5% of the total square footage for very low income households, as defined.

Position

High Watch

AB 916 **(Salas D) Zoning: accessory dwelling units: bedroom addition.**

Status: 1/27/2022-Read third time. Passed. Ordered to the Senate. In Senate. Read first time. To Com. on RLS. for assignment.

Location: 1/27/2022-S. RLS.

Summary: The Planning and Zoning Law authorizes the legislative body of any county or city to adopt ordinances that regulate the use of buildings, structures, and land as between industry, business, residences, open space, and other purposes.This bill would prohibit a city or county legislative body from adopting or enforcing an ordinance requiring a public hearing as a condition of adding space for additional bedrooms or reconfiguring existing space to increase the bedroom count within an existing house, condominium, apartment, or dwelling. The bill would include findings that ensuring adequate housing is a matter of statewide concern and is not a municipal affair, and that the provision applies to all cities, including charter cities. This bill contains other related provisions and other existing laws.

Position
High Watch

AB 937 **(Carrillo D) Immigration enforcement.**
Status: 9/10/2021-Failed Deadline pursuant to Rule 61(a)(15). (Last location was INACTIVE FILE on 9/10/2021)(May be acted upon Jan 2022)
Location: 9/10/2021-S. 2 YEAR
Summary: The California Values Act, prohibits a California law enforcement agency from providing a person's release date, or responding to a request for notification of a release date, unless that information is available to the public, and prohibits the transfer of an individual to immigration authorities, as specified, unless the person has been convicted of specified crimes or arrested for a serious or violent felony. This bill would prohibit any state or local agency from arresting or assisting with the arrest, confinement, detention, transfer, interrogation, or deportation of an individual for an immigration enforcement purpose, as specified. The bill would additionally prohibit state or local agencies or courts from using immigration status as a factor to deny or to recommend denial of probation or participation in any diversion, rehabilitation, mental health program, or placement in a credit-earning program or class, or to determine custodial classification level, to deny mandatory supervision, or to lengthen the portion of supervision served in custody.

Position
Oppose

AB 1014 **(McCarty D) Cannabis: retailers: delivery: vehicles.**
Status: 2/1/2022-In Senate. Read first time. To Com. on RLS. for assignment.
Location: 2/1/2022-S. RLS.
Summary: MAUCRSA establishes the Department of Cannabis Control for the administration and enforcement of its provisions. MAUCRSA requires the department to establish a track and trace program for reporting the movement of cannabis and cannabis products throughout the distribution chain that utilizes a unique identifier and is capable of providing specified information. MAUCRSA requires the track and trace program to include an electronic seed to sale software tracking system with data points for the different stages of commercial activity, including, but not limited to, cultivation, harvest, processing, manufacturing, distribution, inventory, and sale. This bill would also require the electronic seed to sale software tracking system to include delivery.

Position
High Watch

AB 1406 **(Lackey R) Law enforcement agency policies: carrying of equipment.**
Status: 2/1/2022-In Senate. Read first time. To Com. on RLS. for assignment.
Location: 2/1/2022-S. RLS.
Summary: Current law requires law enforcement agencies to maintain a policy on the use of force, as specified. Current law places certain restrictions on the use of force by law enforcement agencies, including prohibiting the use of a choke hold or carotid restraint. This bill would require a law enforcement agency that authorizes peace officers to carry an electroshock device, such as a taser or stun gun that is held and operated in a manner similar to a pistol, to require that device to be holstered or otherwise carried on the lateral side of the body opposite to the side that that officer's primary firearm is holstered.

Position
High Watch

AB 1551 **(Santiago D) Planning and zoning: development bonuses: mixed-use projects.**
Status: 1/27/2022-Read third time. Passed. Ordered to the Senate. In Senate. Read first time. To Com. on RLS. for assignment.
Location: 1/27/2022-S. RLS.
Summary: The Density Bonus Law requires a city or county to provide a developer that proposes a housing development within the city or county with a density bonus and other incentives or concessions, as specified, if the developer agrees to construct specified percentages of units for lower income, very low income, or senior citizen housing, among other things, and meets other requirements. Previously existing law, until January 1, 2022, required a city, county, or city and county to grant a commercial developer a development bonus, as specified, when an applicant for approval of a commercial development had entered into an agreement for partnered housing with an affordable housing developer to contribute affordable housing through a joint project or 2 separate projects encompassing affordable housing. This bill would reenact the above-described provisions regarding the granting of development bonuses to certain projects. The bill would require

a city or county to annually submit to the Department of Housing and Community Development information describing an approved commercial development bonus. The bill would repeal these provisions on January 1, 2028.

Position
High Watch

AB 1597 **(Waldron R) Shoplifting: increased penalties for prior crimes.**
Status: 1/14/2022-Referred to Com. on PUB. S.
Location: 1/14/2022-A. PUB. S.
Summary: Current law, as amended by Proposition 47, provides that a registered sex offender or a person with a prior conviction for certain serious or violent felonies, such as a sexually violent offense, who commits petty theft, is subject to imprisonment in the county jail for up to one year or in the state prison for 16 months, or 2 or 3 years. This bill would reinstate a provision of law that was repealed by Proposition 47 that provides that a person who has been convicted 3 or more times of petty theft, grand theft, or other specified crimes and who is subsequently convicted of petty theft is subject to imprisonment in a county jail not exceeding one year or in a county jail for 18 months or 2 or 3 years.

Position
High Watch

AB 1599 **(Kiley R) Proposition 47: repeal.**
Status: 1/14/2022-Referred to Com. on PUB. S.
Location: 1/14/2022-A. PUB. S.
Summary: The Safe Neighborhoods and Schools Act, enacted as an initiative statute by Proposition 47, as approved by the electors at the November 4, 2014, statewide general election, made various changes relating to theft and the possession of controlled substances, including by, among other things, generally reducing the penalty for those crimes, including reducing the penalty for possession of concentrated cannabis, establishing a procedure by which individuals convicted of those crimes prior to the passage of the act may petition for resentencing under the act, and creating the crime of shoplifting. This bill would repeal the changes and additions made by Proposition 47, except those related to reducing the penalty for possession of concentrated cannabis.

Position
High Watch

AB 1603 **(Salas D) Theft: shoplifting: amount.**
Status: 1/14/2022-Referred to Com. on PUB. S.
Location: 1/14/2022-A. PUB. S.
Summary: Proposition 47 requires shoplifting, defined as entering a commercial establishment with the intent to commit larceny if the value of the property taken does not exceed $950, to be punished as a misdemeanor. Under current law, entering a commercial establishment with the intent to take property exceeding $950 is burglary, punishable as a misdemeanor or a felony. This bill would amend Proposition 47 by reducing the threshold amount for petty theft and shoplifting from $950 to $400. The bill would provide that it shall become effective only when submitted to, and approved by, the voters of California.

Position
High Watch

AB 1641 **(Maienschein D) Sexually violent predators.**
Status: 1/20/2022-Referred to Com. on PUB. S.
Location: 1/20/2022-A. PUB. S.
Summary: Current law provides for the civil commitment of a person who is determined to be a sexually violent predator. Current law requires the Secretary of the Department of Corrections and Rehabilitation to refer certain people for evaluation by the State Department of State Hospitals if the secretary determines that the person may be a sexually violent predator. Current law requires, if the State Department of State Hospitals determines that a person is a sexually violent predator, the Director of State Hospitals to forward a request to a specified county for a petition to be filed for the person to be committed to a facility for mental health treatment. Existing law requires a judge of the superior court to review the petition and to determine whether there is probable cause to believe that the individual is likely to engage in sexually violent predatory criminal behavior upon release. This bill would authorize the use of documentary evidence of the commission of another sexual offense or offenses and the details underlying the commission of another sexual offense at

the probable cause hearing and would prohibit that documentary evidence from being excluded on the basis that it is hearsay evidence.

Position
High Watch

AB 1648 **(Maienschein D) Disaster preparedness: local government: animal wildfire evacuation plan.**
Status: 1/20/2022-Referred to Com. on E.M.
Location: 1/20/2022-A. EMERGENCY MANAGEMENT
Summary: The Office of Emergency Services, in coordination with all interested state agencies with designated response roles in the state emergency plan and interested local emergency management agencies, is required to jointly establish by regulation a standardized emergency management system for use by all emergency response agencies. Current law requires the office to approve and adopt, and incorporate the California Animal Response Emergency System (CARES) program developed under the oversight of the Department of Food and Agriculture into the standardized emergency management system. This bill would require a city or county that requires a kennel license or permit to operate a kennel within its jurisdiction, to require, as a condition for obtaining the kennel license or permit, that the kennel owner create and submit to the city or county an animal natural disaster evacuation plan for any kennel covered by the license or permit.

Position
High Watch

AB 1650 **(Cooper D) Sexually violent predators.**
Status: 1/14/2022-From printer. May be heard in committee February 13.
Location: 1/13/2022-A. PRINT
Summary: Current law authorizes a person who has been committed as a sexually violent predator to petition the court for conditional release, as specified, and if the conditional release is granted, requires the person to be placed in the person's county of domicile prior to the incarceration, except as specified. This bill would declare the intent of the Legislature to enact legislation relating to sexually violent predators.

Position
High Watch

AB 1653 **(Patterson R) Property crimes: regional property crimes task force.**
Status: 1/27/2022-Referred to Com. on PUB. S.
Location: 1/27/2022-A. PUB. S.
Summary: Current law, until January 1, 2026, requires the Department of the California Highway Patrol to coordinate with the Department of Justice to convene a regional property crimes task force to identify geographic areas experiencing increased levels of property crimes and assist local law enforcement with resources, such as personnel and equipment.This bill would specify theft of vehicle parts and accessories as a property crime for consideration by the regional property crimes task force.

Position
High Watch

AB 1674 **(Voepel R) Building standards: photovoltaic requirements: accessory dwelling units.**
Status: 1/27/2022-Referred to Coms. on H. & C.D. and NAT. RES.
Location: 1/27/2022-A. H. & C.D.
Summary: Would prohibit an accessory dwelling unit, as defined, from being considered to be a newly constructed building for purposes of a specified provision of the California Energy Code, which is part of the California Building Standards Code, regarding the photovoltaic requirements for newly constructed buildings that are low-rise residential buildings. The bill would require the State Energy Resources Conservation and Development Commission, commonly known as the Energy Commission, to study exempting accessory dwelling units from specified photovoltaic requirements and make recommendations to the California Building Standards Commission in time for consideration and adoption in the next regularly occurring California Building Standards Code adoption cycle.

Position
High Watch

AB 1685 **(Bryan D) Vehicles: parking violations.**

Status: 2/3/2022-Referred to Coms. on TRANS. and H. & C.D.

Location: 2/3/2022-A. TRANS.

Summary: Current law authorizes a parking citation processing agency, as defined, to collect an unpaid parking penalty by requesting the Department of Motor Vehicles to place a registration hold on the vehicle to which the citations have been issued, or by obtaining a civil judgment against the registered owner of the vehicle, as specified. Current law requires a processing agency to offer a payment plan for unpaid parking citations to qualified indigent persons. This bill would require a processing agency to forgive up to $1,500 in parking fines and fees for a qualified homeless person, as specified.

Position

High Watch

AB 1713 **(Boerner Horvath D) Vehicles: required stops: bicycles.**

Status: 2/3/2022-Referred to Com. on TRANS.

Location: 2/3/2022-A. TRANS.

Summary: Would, until January 1, 2026, require a person who is 18 years of age or older riding a bicycle, when approaching a stop sign at the entrance of an intersection, to yield the right-of-way to any vehicles that have either stopped at or entered the intersection, or that are approaching on the intersecting highway close enough to constitute an immediate hazard, and to pedestrians, as specified, and continue to yield the right-of-way to those vehicles and pedestrians until reasonably safe to proceed. The bill would require other vehicles to yield the right-of-way to a bicycle that, having yielded as prescribed, has entered the intersection. The bill would state that these provisions do not affect the liability of a driver of a motor vehicle as a result of the driver's negligent or wrongful act or omission in the operation of a motor vehicle.

Position

High Watch

AB 1737 **(Holden D) Children's camps: local registration and inspections.**

Status: 2/10/2022-Referred to Coms. on HEALTH and PUB. S.

Location: 2/10/2022-A. HEALTH

Summary: Current law requires the State Public Health Officer to establish rules and regulations establishing minimum standards for organized camps. Current law requires the State Fire Marshal to adopt minimum fire safety regulations for organized camps. Current law requires local health officers to enforce building standards relating to organized camps and the other rules and regulations adopted by the State Public Health Officer. Current law defines "organized camp," for these purposes. Current law requires the Director of Public Health to consider the Camp Standards of the American Camping Association when adopting rules and regulations pursuant to these provisions. This bill would make these provisions applicable to "children's camps" instead of organized camps and would define "children's camp" as a camp that offers daytime or overnight experiences administered by professional adults who provide social, cultural, educational, recreational, or artistic programming to more than 5 children between 3 and 17 years of age for 5 days or longer during at least one season, except as specified. The bill would make other conforming changes in this regard.

Position

High Watch

AB 1748 **(Seyarto R) Exempt surplus land: regional housing need.**

Status: 2/10/2022-Referred to Coms. on L. GOV. and H. & C.D.

Location: 2/10/2022-A. L. GOV.

Summary: Current law prescribes requirements for the disposal of surplus land by a local agency. Current law defines "surplus land" for these purposed to mean land owned in fee simple by any local agency for which the local agency's governing body takes formal action declaring that the land is surplus and is not necessary for the agency's use. Current law provides that an agency is not required to follow the requirements for disposal of surplus land for "exempt surplus land," except as provided. Currentlaw categorizes as "exempt surplus land," surplus land that a local agency is transferring to another local, state, or federal agency for the agency's use. This bill would add to the definition of "exempt surplus land," surplus land that is zoned for a density of up to 30 residential units and is owned by a city or county that demonstrates adequate progress in meeting its share of regional housing need in its annual report, as specified, has constructed an adequate number of housing units to meet its share of regional housing need in the immediately preceding or current housing element cycle, as specified, or is designated as prohousing by the department.

Position

High Watch

AB 1774 **(Seyarto R) California Environmental Quality Act: water conveyance or storage projects: judicial review.**

Status: 2/10/2022-Referred to Coms. on NAT. RES. and JUD.

Location: 2/10/2022-A. NAT. RES.

Summary: The California Environmental Quality Act (CEQA) requires a lead agency, as defined, to prepare, or cause to be prepared, and certify the completion of an environmental impact report (EIR) on a project that the lead agency proposes to carry out or approve that may have a significant effect on the environment or to adopt a negative declaration if it finds that the project will not have that effect. CEQA also requires a lead agency to prepare a mitigated negative declaration for a project that may have a significant effect on the environment if revisions in the project would avoid or mitigate that effect and there is no substantial evidence that the project, as revised, would have a significant effect on the environment. CEQA establishes a procedure by which a person may seek judicial review of the decision of the lead agency made pursuant to CEQA. This bill would require the Judicial Council to adopt rules of court applicable to actions or proceedings brought to attack, review, set aside, void, or annul the certification or adoption of an environmental impact report for water conveyance or storage projects, as defined, or the granting of project approvals, including any appeals to the court of appeal or the Supreme Court, to be resolved, to the extent feasible, within 270 days of the filing of the certified record of proceedings with the court to an action or proceeding seeking judicial review of the lead agency's action related to those projects.

Position

High Watch

AB 1835 **(Lackey R) Sexually violent predators: conditional release: placement location.**

Status: 2/18/2022-Referred to Com. on PUB. S.

Location: 2/18/2022-A. PUB. S.

Summary: Current law provides for the civil commitment of a person who is determined to be a sexually violent predator. Current law establishes a procedure by which a person committed as a sexually violent predator may petition for conditional release and requires the court, if it makes a specified determination, to place the person on conditional release. Current law generally requires that a person released on conditional release pursuant to these provisions be placed in the county of domicile and requires the State Department of State Hospitals, or its designee, to consider specified factors when recommending a specific placement for community outpatient treatment, including the concerns and proximity of the victim or the victim's next of kin and the age and profile of the victim or victims in the sexually violent offenses committed by the person subject to placement. This bill would also require, if reasonably possible, a person to be placed at a location within the person's city of domicile, if any, or within a close geographic location within the county of domicile in which the person has family, social ties, or economic ties, and access to reentry services, unless placement within that city or location would pose a risk to the person's victim or victim's next of kin.

Position

High Watch

AB 1836 **(Maienschein D) Peace officers: mental health.**

Status: 2/8/2022-From printer. May be heard in committee March 10.

Location: 2/7/2022-A. PRINT

Summary: Current law establishes the Commission on Peace Officer Standards and Training. Under existing law, the commission administers the Innovations Grant Program for the purpose of fostering innovations in training and procedures for law enforcement officers. Current law requires the grant program to develop and provide wellness programs for law enforcement officers, among other things.This bill would state the intent of the Legislature to draft legislation to establish a grant program for the purpose of addressing officer wellness and mental health support.

Position

High Watch

AB 1850 **(Ward D) Public housing: unrestricted housing.**

Status: 2/18/2022-Referred to Com. on H. & C.D.

Location: 2/18/2022-A. H. & C.D.

Summary: Would prohibit a city, county, city and county, joint powers authority, or any other political subdivision of a state or local government from acquiring unrestricted housing, as defined, unless each unit in the development meets specified criteria, including that the initial rent for the

first 12 months postconversion is at least 10% less than the average monthly rent charged for the unit over the 12-month period prior to conversion and at least 20% less than the small area fair market rent.

Position
High Watch

AB 1883 **(Quirk-Silva D) Public restrooms.**
Status: 2/18/2022-Referred to Com. on L. GOV.
Location: 2/18/2022-A. L. GOV.
Summary: Current law requires every public agency, as defined, that conducts an establishment serving the public or open to the public and that maintains restroom facilities for the public, to make every water closet available without cost or charge, as provided. Current law also requires publicly and privately owned facilities where the public congregates to be equipped with sufficient temporary or permanent restrooms to meet the needs of the public at peak hours. This bill would require each local government, as defined, to complete an inventory of public restrooms owned and maintained by the local government, either directly or by contract, that are available to the general population in its jurisdiction.

Position
High Watch

AB 1886 **(Cooper D) Public works: definition.**
Status: 2/18/2022-Referred to Com. on L. & E.
Location: 2/18/2022-A. L. & E.
Summary: Current law requires that, except as specified, not less than the general prevailing rate of per diem wages, determined by the Director of Industrial Relations, be paid to workers employed on public works projects. Current law defines the term "public works" for purposes of requirements regarding the payment of prevailing wages to include construction, alteration, demolition, installation, or repair work done under contract and paid for using public funds, except as specified. Existing law makes a willful violation of laws relating to the payment of prevailing wages on public works a misdemeanor.This bill would expand the definition of "public works" to include street sweeping maintenance performed for the preservation, protection, and keeping of any publicly owned or publicly operated street, road, or highway done under contract and paid for in whole or in part out of public funds.

Position
High Watch

AB 1910 **(Garcia, Cristina D) Publicly owned golf courses: conversion: affordable housing.**
Status: 2/18/2022-Referred to Coms. on H. & C.D. and L. GOV.
Location: 2/18/2022-A. H. & C.D.
Summary: Would, upon appropriation by the Legislature, require the Department of Housing and Community Development to administer a program to provide incentives in the form of grants to local agencies that enter into a development agreement to convert a golf course owned by the local agency into housing and publicly accessible open space, as specified. This bill would require the department to award funding in accordance with the number of affordable units a local agency proposes to construct.

Position
High Watch

AB 1932 **(Daly D) Public contracts: construction manager at-risk construction contracts.**
Status: 2/18/2022-Referred to Com. on L. GOV.
Location: 2/18/2022-A. L. GOV.
Summary: Current law authorizes, until January 1, 2023, a county, with approval of the board of supervisors, or a public entity, of which the members of the county board of supervisors make up the members of the governing body of that public entity, with the approval of its governing body, to utilize construction manager at-risk construction contracts for the erection, construction, alteration, repair, or improvement of any infrastructure, owned or leased by the county, subject to certain requirements, including that the method may only be used for projects that are in excess of $1,000,000.This bill would indefinitely extend those provisions, and would also make a nonsubstantive change.

Position
High Watch

AB 1944 **(Lee D) Local government: open and public meetings.**

Status: 2/18/2022-Referred to Com. on L. GOV.

Location: 2/18/2022-A. L. GOV.

Summary: Current law, the Ralph M. Brown Act, requires, with specified exceptions, that all meetings of a legislative body of a local agency, as those terms are defined, be open and public and that all persons be permitted to attend and participate. Current law, until January 1, 2024, authorizes a local agency to use teleconferencing without complying with those specified teleconferencing requirements in specified circumstances when a declared state of emergency is in effect, or in other situations related to public health. This bill would specify that if a member of a legislative body elects to teleconference from a location that is not public, the address does not need to be identified in the notice and agenda or be accessible to the public when the legislative body has elected to allow members to participate via teleconferencing.

Position

High Watch

AB 1993 **(Wicks D) Employment: COVID-19 vaccination requirements.**

Status: 2/11/2022-From printer. May be heard in committee March 13.

Location: 2/10/2022-A. PRINT

Summary: Would require an employer to require each person who is an employee or independent contractor, and who is eligible to receive the COVID-19 vaccine, to show proof to the employer, or an authorized agent thereof, that the person has been vaccinated against COVID-19. This bill would establish an exception from this vaccination requirement for a person who is ineligible to receive a COVID-19 vaccine due to a medical condition or disability or because of a sincerely held religious belief, as specified, and would require compliance with various other state and federal laws. The bill would require proof-of-vaccination status to be obtained in a manner that complies with federal and state privacy laws and not be retained by the employer, unless the person authorizes the employer to retain proof.

Position

High Watch

AB 2062 **(Salas D) Local law enforcement hiring grants.**

Status: 2/15/2022-From printer. May be heard in committee March 17.

Location: 2/14/2022-A. PRINT

Summary: Would, upon appropriation of funds for this purpose in the annual Budget Act and until January 1, 2029, require the Board of State and Community Corrections to establish a grant program to provide $50,000,000 in grants to local law enforcement agencies to incentivize peace officers to work in local law enforcement agencies that are in underserved communities and to live in the communities that they are serving. The bill would require grant funds to be used to provide a 5-year supplement to peace officer salaries in local law enforcement agencies that are in underserved communities that have had a homicide rate higher than the state average for the past 5 years or more and where the peace officer lives within 5 miles of the office in which they work. The bill would require local law enforcement agencies that receive grants to report specified information to the board annually and would require the board to report to the Legislature and the Governor's office on the efficacy of the program, as prescribed, on or before July 1, 2028.

Position

High Watch

AB 2063 **(Berman D) Density bonuses: affordable housing impact fees.**

Status: 2/15/2022-From printer. May be heard in committee March 17.

Location: 2/14/2022-A. PRINT

Summary: The Density Bonus Law requires a city or county to provide a developer that proposes a housing development in the city or county with a density bonus and other incentives or concessions for the production of lower income housing units, or for the donation of land within the development, if the developer agrees to, among other things, construct a specified percentage of units for very low income, low-income, or moderate-income households or qualifying residents, including lower income students. Current law requires the amount of a density bonus and the number of incentives or concessions a qualifying developer receives to be pursuant to a certain formula based on the total number of units in the housing development, as specified. Existing law prohibits affordable housing impact fees, including inclusionary zoning fees and in-lieu fees, from being imposed on a housing development's affordable units. This bill would prohibit affordable housing impact fees, including inclusionary zoning fees, in-lieu fees, and public benefit fees, from being imposed on a housing development's density bonus units.

Position
High Watch

AB 2094 **(Rivas, Robert D) General plan: annual report: extremely low-income housing.**
Status: 2/15/2022-From printer. May be heard in committee March 17.
Location: 2/14/2022-A. PRINT
Summary: The Planning and Zoning Law requires a city or county to adopt a general plan for land use development within its boundaries that includes, among other things, a housing element. Current law requires the planning agency of a city or county to provide an annual report to certain specified entities by April 1 of each year that includes, among other information, the city or county's progress in meeting its share of regional housing needs and local efforts to remove governmental constraints to the maintenance, improvement, and development of housing, as specified. This bill would additionally require a city or county's annual report to include the locality's progress in meeting the housing needs of extremely low income households, as specified.

Position
High Watch

AB 2097 **(Friedman D) Residential and commercial development: remodeling, renovations, and additions: parking requirements.**
Status: 2/15/2022-From printer. May be heard in committee March 17.
Location: 2/14/2022-A. PRINT
Summary: The Planning and Zoning Law requires each county and city to adopt a comprehensive, long-term general plan for its physical development, and the development of certain lands outside its boundaries, that includes, among other mandatory elements, a land use element and a conservation element. This bill would prohibit a public agency from imposing a minimum automobile parking requirement, or enforcing a minimum automobile parking requirement, on residential, commercial, or other development if the development is located on a parcel that is within one-half mile of public transit, as defined. When a project provides parking voluntarily, the bill would authorize a public agency to impose specified requirements on the voluntary parking. The bill would prohibit these provisions from reducing, eliminating, or precluding the enforcement of any requirement imposed on a new multifamily or nonresidential development to provide electric vehicle supply equipment installed parking spaces or parking spaces that are accessible to persons with disabilities.

Position
High Watch

AB 2179 **(Grayson D) Development fees and charges: deferral.**
Status: 2/15/2022-From printer. May be heard in committee March 18.
Location: 2/15/2022-A. PRINT
Summary: Current law prohibits a local agency that imposes fees or charges on a residential development for the construction of public improvements or facilities from requiring the payment of those fees or charges until the date of the final inspection or the date the certificate of occupancy is issued, whichever occurs first, except that the payment may be required sooner under specified circumstances. This bill would similarly prohibit a noncompliant local agency, as defined, that imposes any fees or charges on a qualified development, as defined, from requiring the payment of those fees or charges until 20 years from the date of the final inspection, or the date the certificate of occupancy is issued, whichever occurs first.

Position
High Watch

AB 2186 **(Grayson D) Housing Cost Reduction Incentive Program.**
Status: 2/15/2022-From printer. May be heard in committee March 18.
Location: 2/15/2022-A. PRINT
Summary: Existing law establishes, among other housing programs, the Multifamily Housing Program, pursuant to which the Department of Housing and Community Development provides financial assistance in the form of deferred payment loans to pay for the eligible costs of development for specified types of housing projects. Existing law, the Mitigation Fee Act, establishes procedures and limitations with respect to the establishment, increase, or imposition of fees, as defined, as a condition of approval of a development project by a local agency, including requiring the local agency to determine the reasonable relationship between the fee's use and the type of development project on which the fee is imposed.This bill would establish the Housing Cost Reduction Incentive Program, to be administered by the department, for the purpose of reimbursing

cities, counties, and cities and counties for development impact fee waivers or reductions provided to qualified rental housing developments. Upon appropriation, the bill would require the department to provide grants to applicants in an amount equal to 50% of the amount of development impact fee waived or reduced for a qualified rental housing development by issuing a Notice of Funding Availability for each calendar year in which funds are made available for the program, as provided. The bill would require an applicant that receives a grant under the program to use those funds solely for those purposes for which the development impact fee that was waived or reduced would have been used. The bill would require the department to adopt guidelines to implement the program and exempt those guidelines from the rulemaking provisions of the Administrative Procedure Act.

Position
High Watch

AB 2211 **(Ting D) Shelter crisis: homeless shelters.**
Status: 2/15/2022-From printer. May be heard in committee March 18.
Location: 2/15/2022-A. PRINT
Summary: Current law, among other things, exempts from the California Environmental Quality Act specified actions by a state agency or a city, county, or city and county relating to land owned by a local government to be used for, or to provide financial assistance to, a homeless shelter constructed pursuant to these provisions, and provides that homeless shelters constructed or allowed pursuant to these shelter crisis declarations are not subject to specified laws, including the Special Occupancy Parks Act. Current law defines a "homeless shelter" as a facility with overnight sleeping accommodations, the primary purpose of which is to provide temporary shelter for the homeless that is not in existence after the declared shelter crisis. Current law provides that a temporary homeless shelter community may include supportive and self-sufficiency development services and that a homeless shelter includes a parking lot owned or leased by a city, county, or city and county specifically identified as one allowed for safe parking by homeless and unstably housed individuals. Current law repeals these provisions as of January 1, 2026. This bill would remove the repeal date from these provisions. This bill would provide that a city, county, or city and county is in a shelter crisis if the number of unsheltered homeless persons that comprises the total homeless population within the jurisdiction of the city, county, or city and county is greater, as a percentage, than the combined average of the 49 states in the United States not including California, as determined by the Department of Housing and Community Development, as specified.

Position
High Watch

AB 2226 **(Cervantes D) California Main Street Program.**
Status: 2/15/2022-From printer. May be heard in committee March 18.
Location: 2/15/2022-A. PRINT
Summary: (1)Existing law authorizes the Governor's Office of Business and Economic Development to develop content for public dissemination to provide information and resources to inform the general public about place-based and other specified geographically targeted economic development programs.This bill would include among those specified programs the California Main Street Program, which is administered by the State Office of Historic Preservation, and cultural districts certified by the Arts Council. This bill contains other related provisions and other existing laws.

Position
High Watch

AB 2229 **(Rivas, Luz D) Peace officers: minimum standards: bias evaluation.**
Status: 2/15/2022-From printer. May be heard in committee March 18.
Location: 2/15/2022-A. PRINT
Summary: Current law requires peace officers in this state to meet specified minimum standards, including, among other requirements, that peace officers be evaluated by a physician and surgeon or psychologist and found to be free from any physical, emotional, or mental condition that might adversely affect the exercise of the powers of a peace officer. This bill would require that evaluation to include bias against race or ethnicity, gender, nationality, religion, disability, or sexual orientation.

Position
High Watch

AB 2233 **(Quirk-Silva D) Public Housing Loan Fund and Program: Public Housing Financing Authority.**

Status: 2/15/2022-From printer. May be heard in committee March 18.

Location: 2/15/2022-A. PRINT

Summary: Existing law establishes the California Health Facilities Financing Authority (CHFFA) for purposes of administering the California Health Facilities Financing Authority Act. Existing law authorizes, among other things, the authority to make secured or unsecured loans to, or purchase secured or unsecured loans of, any participating health institution in accordance with an agreement between the authority and the participating health institution to refinance indebtedness incurred by that participating health institution or a participating health institution that controls or manages, is controlled or managed by, is under common control or management with, or is affiliated with that participating health institution, in connection with projects undertaken or for health facilities acquired or for working capital.This bill would establish the Public Housing Loan Fund for purposes of establishing and administering, upon appropriation by the Legislature, the Public Housing Loan Program and making loans pursuant to that program. The bill would require CHFFA to administer the fund and program from January 1, 2023, to December 31, 2025, and would require the Public Housing Financing Authority (PHFA), as established on January 1, 2025, in the Treasurer's office by the bill, to administer the fund and program on and after January 1, 2026. The bill would authorize the CHFFA and PHFA to make and award loans from the fund for purposes of the program. This bill would require the CHFFA or PHFA, as applicable, to establish requirements for a local agency to be eligible to receive a loan under the program, including, but not limited to, requiring that the loan be used to cover construction costs for public housing on property owned by the local agency.

Position

High Watch

AB 2234 **(Rivas, Robert D) Planning and zoning: housing: post-entitlement phase permits.**

Status: 2/15/2022-From printer. May be heard in committee March 18.

Location: 2/15/2022-A. PRINT

Summary: (1)Existing law, the Permit Streamlining Act, which is part of the Planning and Zoning Law, requires each public agency to provide a development project applicant with a list that specifies the information that will be required from any applicant for a development project. The act requires public agencies to approve or disapprove of a development project within certain specified timeframes. Existing law requires a city, county, or special district to provide specified information, including a current schedule of fees, exactions, and affordability requirements applicable to a proposed housing development project, and an archive of impact fee nexus studies, cost of service studies, or equivalent studies, conducted by the city, county, or special district, on its internet website.This bill would require a public agency to create a list of information needed to approve or deny a post-entitlement phase permit, as defined, and to make that list available to all applicants for these permits no later than January 1, 2024. No later than January 1, 2024, the bill would require a public agency to require permits to be applied for, completed, and stored through a process on its internet website, and to accept applications and related documentation by electronic mail until that internet website is established. The bill would require the internet website or electronic mail to list the current processing status of the applicant's permit by the public agency, and would require that status to note whether it is being reviewed by the agency or action is required from the applicant. This bill contains other related provisions and other existing laws.

Position

High Watch

AB 2264 **(Bloom D) Pedestrian crossing signals.**

Status: 2/17/2022-From printer. May be heard in committee March 19.

Location: 2/16/2022-A. PRINT

Summary: Under current law, a pedestrian control signal showing a "WALK" or approved "Walking Person" symbol means a pedestrian may proceed across the roadway in the direction of the signal. Under current law, a pedestrian facing a flashing "DON'T WALK" or "WAIT" or approved "Upraised Hand" symbol with a "countdown" signal, as specified, means a pedestrian may start crossing the roadway in the direction of the signal but requires the pedestrian to finish crossing prior to the display of the steady "DON'T WALK" or "WAIT" or approved "Upraised Hand" symbol, as specified. This bill would require the Department of Transportation and local authorities to update all pedestrian control signals to operate giving a pedestrian a head start between 3 to 7 seconds to enter an intersection with a corresponding circular green signal, as specified.

Position

High Watch

AB 2319 **(Bonta, Mia D) Surplus land: former military base land.**

Status: 2/17/2022-From printer. May be heard in committee March 19.

Location: 2/16/2022-A. PRINT

Summary: Current law prescribes requirements for the disposal of surplus land by a local agency. Current law defines "surplus land" for these purposes to mean land owned in fee simple by any local agency for which the local agency's governing body takes formal action declaring that the land is surplus and is not necessary for the agency's use. Existing law provides that an agency is not required to follow the requirements for disposal of surplus land for "exempt surplus land" except as provided. Current law categorizes as "exempt surplus land" surplus land that a local agency is transferring to another local, state, or federal agency for the agency's use. This bill would add to the definition of "exempt surplus land," land that is a former military base conveyed by the federal government to a local agency, is subject to certain provisions governing the Alameda Naval Air Station and the Fleet Industrial Supply Center, and meets other specified conditions. This bill contains other related provisions.

Position

High Watch

AB 2328 **(Flora R) Local ordinances: home experience sharing.**

Status: 2/17/2022-From printer. May be heard in committee March 19.

Location: 2/16/2022-A. PRINT

Summary: Current law defines "hosting platform" as a marketplace that is created for the primary purpose of facilitating the rental of a residential unit, as specified. This bill would prohibit a city or county from prohibiting or effectively prohibiting the use of property as a home experience sharing unit. The bill would define "home experience sharing unit" as a privately owned, noncommercial property or residential dwelling unit that is rented partially for a fee for a period of fewer than 18 continuous hours and that does not provide sleeping accommodations to transients. The bill would authorize a city or county to reasonably regulate home experience sharing units to protect the public's health and safety, as specified. This bill contains other related provisions.

Position

High Watch

AB 2334 **(Wicks D) Density Bonus Law: affordability: incentives or concessions in low vehicle travel areas: parking standards: definitions.**

Status: 2/17/2022-From printer. May be heard in committee March 19.

Location: 2/16/2022-A. PRINT

Summary: Current law, referred to as the Density Bonus Law, requires a city or county to provide a developer that proposes a housing development within the city or county with a density bonus and other incentives or concessions, as specified, if the developer agrees to construct specified percentages of units for lower income, very low income, or senior citizen housing, among other things, and meets other requirements. Existing law requires that an applicant agree to, and the city, county, or city and county ensure, the continued affordability of all very low and low-income rental units that qualified the applicant for a density bonus, as provided. This bill, with respect to the affordability requirements applicable to 100% lower income developments, would instead require the rent for the remaining units in the development be set at an amount consistent with the maximum rent levels for lower income households, as those rents and incomes are determined by CTCAC. The bill, with regard to the enforcement of equity sharing agreements for for-sale units, would also permit the local government to defer to the recapture provisions of the public funding source. The bill would also make a technical change to the Density Bonus Law by deleting duplicative provisions relating to for-sale units subject to the above-described provisions.

Position

High Watch

AB 2339 **(Bloom D) Housing element: emergency shelters: regional housing need.**

Status: 2/17/2022-From printer. May be heard in committee March 19.

Location: 2/16/2022-A. PRINT

Summary: The Planning and Zoning Law requires the legislative body of each county and city to adopt a comprehensive, long-term general plan for the physical development of the county or city that includes a housing element. Current law requires that the housing element identify adequate sites for housing, including rental housing, factory-built housing, mobilehomes, and emergency shelters, and make adequate provision for the existing and projected needs of all economic segments of a community. Current law also requires that the housing element include an analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels. This bill would revise the requirements of the housing

element, as described above, in connection with zoning designations that allow residential use, including mixed use, where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit. The bill would prohibit a city or county from establishing overlay districts to comply with these provisions.

Position
High Watch

AB 2342 **(Cervantes D) Community Economic Resilience Fund Program.**
Status: 2/17/2022-From printer. May be heard in committee March 19.
Location: 2/16/2022-A. PRINT
Summary: Current law establishes the Community Economic Resilience Fund Program within the Workforce Services Branch of the Employment Development Department within the Labor and Workforce Development Agency. Current law requires the branch and the Inter-Agency Leadership Team, comprised of the Labor and Workforce Development Agency, the Office of Planning and Research, and the Governor's Office of Business and Economic Development, to administer the program. Current law makes the team jointly responsible for planning, oversight, and decisionmaking, as specified, and sets forth the specifics of the team's composition and duties. This bill would, among other things, require the Inter-Agency Leadership Team to include policies for grant funds to fund business and workforce investments in multiple sectors, state and federal recognized apprenticeship and preapprenticeship programs, and other workforce programs that support career pathways to high road jobs, require collaboratives to engage local and regional planning efforts, and require the Workforce Services Branch to make available copies of the reports on the internet websites of each agency of the Inter-Agency Leadership Team within 30 days of submitting the reports.

Position
High Watch

AB 2357 **(Ting D) Surplus land.**
Status: 2/17/2022-From printer. May be heard in committee March 19.
Location: 2/16/2022-A. PRINT
Summary: Current law requires the Department of Housing and Community Development to maintain on its internet website, an up-to-date listing of all notices of availability throughout the state. This bill would also require the department to maintain on its internet website a listing of all entities, including housing sponsors, that have notified the department of their interest in surplus land for the purpose of developing low- and moderate-income housing.

Position
High Watch

AB 2386 **(Bloom D) Planning and zoning: tenancy in common subject to an exclusive occupancy agreement.**
Status: 2/18/2022-From printer. May be heard in committee March 20.
Location: 2/17/2022-A. PRINT
Summary: Current law provides for the adoption and administration of zoning laws, ordinances, rules, and regulations by counties and cities, as specified. Current law authorizes the legislative body of any county or city to adopt ordinances that, among other things, regulate the use of buildings, structures, and land as between industry, business, residences, open space, including agriculture, recreation, enjoyment of scenic beauty, use of natural resources, and other purposes. This bill would specify that regulation, by ordinance, of the design and improvement of any multifamily property held under a tenancy in common subject to an exclusive occupancy agreement, as defined, is vested in the legislative body of the local agency.

Position
High Watch

AB 2428 **(Ramos D) Mitigation Fee Act: fees for improvements: timeline for expenditure.**
Status: 2/18/2022-From printer. May be heard in committee March 20.
Location: 2/17/2022-A. PRINT
Summary: The Mitigation Fee Act, requires a local agency that establishes, increases, or imposes a fee as a condition of approval of a development project to, among other things, determine a reasonable relationship between the fee's use and the type of development project on which the fee is imposed. The Mitigation Fee Act also imposes additional requirements for fees imposed to provide for an improvement to be constructed to serve a development project, or which is a fee for public improvements, as specified, including that the fees be deposited in a separate capital facilities

account or fund. This bill would require a local agency that requires a qualified applicant, as described, to deposit fees for improvements, as described, into an escrow account as a condition for receiving a conditional use permit or equivalent development permit to expend the fees within 5 years of the deposit.

Position
High Watch

AB 2449 **(Rubio, Blanca D) Open meetings: local agencies: teleconferences.**
Status: 2/18/2022-From printer. May be heard in committee March 20.
Location: 2/17/2022-A. PRINT
Summary: Current law, until January 1, 2024, authorizes a local agency to use teleconferencing without complying with specified teleconferencing requirements in specified circumstances when a declared state of emergency is in effect, or in other situations related to public health. This bill would authorize a local agency to use teleconferencing without complying with those specified teleconferencing requirements if at least a quorum of the members of the legislative body participates in person from a singular location clearly identified on the agenda that is open to the public and situated within the local agency's jurisdiction. The bill would impose prescribed requirements for this exception relating to notice, agendas, the means and manner of access, and procedures for disruptions. The bill would require the legislative body to implement a procedure for receiving and swiftly resolving requests for reasonable accommodation for individuals with disabilities, consistent with federal law.

Position
High Watch

AB 2485 **(Choi R) California Environmental Quality Act: exemption: emergency shelters and supportive housing.**
Status: 2/18/2022-From printer. May be heard in committee March 20.
Location: 2/17/2022-A. PRINT
Summary: CEQA includes exemptions from its environmental review requirements for numerous categories of projects. This bill would exempt from the requirements of CEQA emergency shelters and supportive housing, as defined.

Position
High Watch

AB 2531 **(Grayson D) Housing data: collection and reporting.**
Status: 2/18/2022-From printer. May be heard in committee March 20.
Location: 2/17/2022-A. PRINT
Summary: Current law requires a city, county, or special district that has an internet website to make specified information available on its internet website, as applicable, including a current schedule of fees, exactions, affordability requirements it has imposed that are applicable to a proposed housing development project, and an archive of impact fee nexus studies, cost of service studies, or equivalent, conducted by that city, county, or special district on or after January 1, 2018. Current law requires a city, county, or special district to update this information within 30 days of any changes. This bill would instead require a city, county, or special district that has an internet website to create a landing page with links to the specified information on its website, as applicable. This bill would also make a nonsubstantive change to these provisions.

Position
High Watch

AB 2536 **(Grayson D) Development fees: connection fees and capacity charges: studies.**
Status: 2/18/2022-From printer. May be heard in committee March 20.
Location: 2/17/2022-A. PRINT
Summary: Current law requires a local agency that conducts an impact fee nexus study to follow certain standards and practices, as specified. Current law also requires a local agency to hold at least one open and public meeting prior to levying a new fee or service charge, as specified. This bill would, on and after January 1, 2023, require a local agency that imposes fees for water connections or sewer connections, or imposes capacity charges, as provided, and that conducts a study to support the estimate of the reasonable cost of providing the service to follow certain standards and practices, as defined and specified.

Position
High Watch

AB 2625 **(Ting D) Surplus land: public park and recreational purposes: development.**

Status: 2/19/2022-From printer. May be heard in committee March 21.

Location: 2/18/2022-A. PRINT

Summary: Current law requires land retained or transferred for public park and recreational purposes by a local agency to be developed within 10 years and used for at least 25 years, following the retention or transfer for those purposes in accordance with the general plan for the city or county in which the land is located. Current law otherwise requires the land to be sold by the local agency and the funds received from the sale to be used for highway purposes. Existing law also provides that if the land originally had been transferred for those purposes, it shall revert to the original acquiring local agency for the sale. This bill would instead require land retained or transferred for public park and recreational purposes, in the above-described circumstances, to be developed within 5 years and used for at least 30 years following the retention or transfer for those purposes.

Position
High Watch

AB 2647 **(Levine D) Local government: open meetings.**

Status: 2/19/2022-From printer. May be heard in committee March 21.

Location: 2/18/2022-A. PRINT

Summary: The Ralph M. Brown Act requires the meetings of the legislative body of a local agency to be conducted openly and publicly, with specified exceptions. Current law makes agendas of public meetings and other writings distributed to the members of the governing board disclosable public records, with certain exceptions. Current law requires a local agency to make those writings distributed to the members of the governing board available for public inspection at a public office or location that the agency designates. This bill would instead require a local agency to make those writings distributed to the members of the governing board available for public inspection at a public office or location that the agency designates or post the writings on the local agency's internet website in a position and manner that makes it clear that the writing relates to an agenda item for an upcoming meeting.

Position
High Watch

AB 2668 **(Grayson D) Planning and zoning: housing: streamlined, ministerial approval.**

Status: 2/19/2022-From printer. May be heard in committee March 21.

Location: 2/18/2022-A. PRINT

Summary: Would prohibit a local government from determining that a development, including an application for a modification, is in conflict with the objective planning standards on the basis that application materials are not included, if the application contains sufficient information that would allow a reasonable person to conclude that the development is consistent with the objective planning standards. This bill contains other existing laws.

Position
High Watch

AB 2719 **(Fong R) California Environmental Quality Act: exemptions: highway safety improvement projects.**

Status: 2/19/2022-From printer. May be heard in committee March 21.

Location: 2/18/2022-A. PRINT

Summary: CEQA includes exemptions from its environmental review requirements for numerous categories of projects, including, among others, emergency projects undertaken, carried out, or approved by a public agency to maintain, repair, or restore an existing highway under specified circumstances. This bill would further exempt from the requirements of CEQA highway safety improvement projects, as defined, undertaken by the Department of Transportation or a local agency.

Position
High Watch

ACA 1 **(Aguiar-Curry D) Local government financing: affordable housing and public infrastructure: voter approval.**

Status: 4/22/2021-Referred to Coms. on L. GOV. and APPR.

Location: 4/22/2021-A. L. GOV.

Summary: The California Constitution prohibits the ad valorem tax rate on real property from

exceeding 1% of the full cash value of the property, subject to certain exceptions. This measure would create an additional exception to the 1% limit that would authorize a city, county, city and county, or special district to levy an ad valorem tax to service bonded indebtedness incurred to fund the construction, reconstruction, rehabilitation, or replacement of public infrastructure, affordable housing, or permanent supportive housing, or the acquisition or lease of real property for those purposes, if the proposition proposing that tax is approved by 55% of the voters of the city, county, or city and county, as applicable, and the proposition includes specified accountability requirements.

Position
High Watch

ACA 7 **(Muratsuchi D) Local government: police power: municipal affairs: land use and zoning.**
Status: 3/17/2021-From printer. May be heard in committee April 16.
Location: 3/16/2021-A. PRINT
Summary: Would provide that a county or city ordinance or regulation enacted under the police power that regulates the zoning or use of land within the boundaries of the county or city would prevail over conflicting general laws, with specified exceptions. The measure, in the event of the conflict with a state statute, would also specify that a city charter provision, or an ordinance or regulation adopted pursuant to a city charter, that regulates the zoning or use of land within the boundaries of the city is deemed to address a municipal affair and prevails over a conflicting state statute, except that the measure would provide that a court may determine that a city charter provision, ordinance, or regulation addresses either a matter of statewide concern or a municipal affair if it conflicts with specified state statutes. The measure would make findings in this regard and provide that its provisions are severable.

Position
High Watch

SB 841 **(Jones R) Sexually violent predators.**
Status: 2/7/2022-Art. IV. Sec. 8(a) of the Constitution dispensed with. (Ayes 31. Noes 6.) Joint Rule 55 suspended. (Ayes 31. Noes 6.)
Location: 1/19/2022-S. PUB. S.
Summary: Current law requires the State Department of State Hospitals to notify the sheriff or chief of police, or both, the district attorney, or the county's designated counsel, as specified, when the department makes a recommendation to the court for community outpatient treatment for a person committed as a sexually violent predator, or when a person who is committed as a sexually violent predator has petitioned a court for conditional release under supervision and treatment in the community pursuant to a conditional release program, or has petitioned a court for subsequent unconditional discharge, and a community placement is recommended or proposed. Current law requires a sexually violent predator who is conditionally released to be placed in the county that was the person's county of domicile prior to the person's incarceration, unless extraordinary circumstances exist requiring placement outside the county, as specified.

Position
High Watch

SB 849 **(Umberg D) Surplus land.**
Status: 2/7/2022-Art. IV. Sec. 8(a) of the Constitution dispensed with. (Ayes 31. Noes 6.) Joint Rule 55 suspended. (Ayes 31. Noes 6.)
Location: 1/14/2022-S. RLS.
Summary: Current law prescribes requirements for the disposal of surplus land by a local agency. Current law exempts from these requirements exempt surplus land, as defined.This bill would make nonsubstantive changes to those provisions.

Position
High Watch

SB 852 **(Dodd D) Climate resilience districts: formation: funding mechanisms.**
Status: 2/7/2022-Art. IV. Sec. 8(a) of the Constitution dispensed with. (Ayes 31. Noes 6.) Joint Rule 55 suspended. (Ayes 31. Noes 6.)
Location: 1/26/2022-S. GOV. & F.
Summary: Current law authorizes certain local agencies to form a community revitalization authority (authority) within a community revitalization and investment area, as defined, to carry out provisions of the Community Redevelopment Law in that area for purposes related to, among other things, infrastructure, affordable housing, and economic revitalization. Existing law provides for the financing of these activities by, among other things, the issuance of bonds serviced by

property tax increment revenues, and requires the authority to adopt a community revitalization and investment plan for the community revitalization and investment area that includes elements describing and governing revitalization activities. This bill would authorize a city, county, city and county, special district, or a combination of any of those entities to form a climate resilience district for the purposes of raising and allocating funding for eligible projects and the operating expenses of eligible projects. The bill would define "eligible project" for these purposes.

Position
High Watch

SB 897 **(Wieckowski D) Accessory dwelling units: junior accessory dwelling units.**
Status: 2/23/2022-Set for hearing March 24.
Location: 2/9/2022-S. HOUSING
Summary: Thee Planning and Zoning Law authorizes a local agency, by ordinance or ministerial approval, to provide for the creation of accessory dwelling units in areas zoned for residential use, as specified. Current law provides that an accessory dwelling unit may either be an attached or detached residential dwelling unit, and prescribes the minimum and maximum unit size requirements, height limitations, and setback requirements that a local agency may establish, including a 16-foot height limitation and a 4-foot side and rear setback requirement.This bill would increase the maximum height limitation that may be imposed by a local agency on an accessory dwelling unit to 25 feet.

Position
High Watch

SB 948 **(Becker D) Housing finance programs: development reserves.**
Status: 2/16/2022-Referred to Com. on HOUSING.
Location: 2/16/2022-S. HOUSING
Summary: Current law establishes various programs and funding sources administered by the Department of Housing and Community Development to enable the development of affordable housing, including the Building Homes and Jobs Act, the Multifamily Housing Program, the Housing for a Healthy California Program, and the Veterans Housing and Homeless Prevention Act of 2014. Under current law governing the State Community Development Block Grant Program, the department is required to distribute funds made available under the program in order to provide decent housing, a suitable living environment, and expand economic opportunities, consistent with federal requirements. Existing federal law also establishes the HOME Investment Partnership Program to, among other things, expand the supply of affordable housing. Existing law designates the department as the state agency responsible for administering the HOME Investment Partnership Act. This bill would prohibit the department from requiring a project-specific transition reserve, as defined, for any unit subject to a qualified project rental or operating subsidy. This bill would create the Pooled Transition Reserve Fund and would continuously appropriate moneys in that fund to the department for the purpose of maintaining a pooled transition reserve to mitigate the impacts on tenant rents from the loss or exhaustion of rental or operating subsidies. This bill would prescribe the sources from which the fund may receive moneys.

Position
High Watch

SB 1100 **(Cortese D) Open meetings: orderly conduct.**
Status: 2/23/2022-Referred to Coms. on GOV. & F. and JUD.
Location: 2/23/2022-S. GOV. & F.
Summary: Would authorize the members of the legislative body conducting a meeting to remove an individual for willfully interrupting the meeting. The bill, except as provided, would require removal to be preceded by a warning, either by the presiding member of the legislative body or a law enforcement officer, that the individual is disrupting the proceedings and a request that the individual curtail their disruptive behavior or be subject to removal. The bill would similarly require a warning before clearing a meeting room for willful interruptions by a group or groups. The bill would define “willfully interrupting” to mean intentionally engaging in behavior during a meeting of a legislative body that substantially impairs or renders infeasible the orderly conduct of the meeting in accordance with law. The term would include failure to comply with a reasonable regulation adopted in accordance with existing law after a warning and request in accordance with the bill, as applicable. By establishing new requirements for local legislative bodies, this bill would impose a state-mandated program.

Position
High Watch

SB 1117 **(Becker D) General plans: environmental justice element.**

Status: 2/23/2022-Referred to Coms. on GOV. & F. and E.Q.

Location: 2/23/2022-S. GOV. & F.

Summary: Existing law, the Planning and Zoning Law, requires the legislative body of a city or county to adopt a comprehensive general plan that includes various elements, including an environmental justice element. Existing law requires a city, county, or city and county to adopt or review the environmental justice element, or the environmental justice goals, policies, and objectives in other elements, upon the adoption or next revision of 2 or more elements concurrently on or after January 1, 2018.This bill would instead require a city, county, or city and county to adopt or review the environmental justice element, as described above, upon the adoption or next revision of one or more elements. By requiring a city, county, or city and county to adopt or review the environmental justice element upon the next revision, as specified, the bill would impose a state-mandated local program. This bill contains other related provisions and other existing laws.

Position

High Watch

SB 1194 **(Allen D) Public restrooms: building standards.**

Status: 2/18/2022-From printer.

Location: 2/17/2022-S. RLS.

Summary: This bill would authorize a city, county, or city and county to require, by ordinance or resolution, that public restrooms constructed within its jurisdiction comply with specified requirements instead of complying with the plumbing standards set forth in the California Building Standards Code. This bill would set bathroom requirements, including, among others, that the occupancy load for each sex be determined by dividing the total occupancy 1/2 , that single-user toilets and bathing rooms, including family or assisted-use toilet rooms and bathing rooms, be identified for use by either sex, that separate facilities be provided for each sex where plumbing fixtures are required, and that separate facilities not be required in specified circumstances.

Position

High Watch

SB 1252 **(Committee on Housing) Housing.**

Status: 2/18/2022-From printer.

Location: 2/17/2022-S. RLS.

Summary: Current law authorizes a city or county that created a subsequently dissolved redevelopment agency to elect to retain the housing assets and functions previously performed by the agency, which entity is referred to as a housing successor. Current law requires that if all or any portion of a redevelopment project was developed with low- or moderate-income housing units and those units were developed with any agency assistance or pursuant to specified provisions, the agency or its successor shall require, by contract, that the housing be made available for rent or purchase to the persons and families of low or moderate income displaced by the redevelopment project and to persons of low or moderate income who are descendants of the person displaced by the redevelopment project and who, at the time of displacement, were not living in the household or had not yet been born, as specified. This bill would additionally require that the housing be made available to those persons and families described above if they meet the income eligibility and other requirements for that housing, and would make other conforming changes.

Position

High Watch

SB 1292 **(Stern D) Accessory dwelling units: setbacks.**

Status: 2/22/2022-From printer.

Location: 2/18/2022-S. RLS.

Summary: The Planning and Zoning Law, among other things, provides for the creation of accessory dwelling units by local ordinance, or, if a local agency has not adopted an ordinance, by ministerial approval, in accordance with specified standards and conditions. Current law prohibits a local agency's accessory dwelling unit ordinance from imposing a setback requirement of more than 4 feet from the side and rear lot lines for an accessory dwelling unit that is not converted from an existing structure or a new structure constructed in the same location and to the same dimensions as an existing structure. This bill would remove the above-described prohibition on a local agency's accessory dwelling unit ordinance, and would instead provide that the rear and side yard setback requirements for accessory dwelling units may be set by the local agency. The bill would authorize an accessory dwelling unit applicant to submit a request to the local agency for an alternative rear and side yard setback requirement if the local agency's setback requirements make the building of

the accessory dwelling unit infeasible. The bill would prohibit any rear and side yard setback requirements established pursuant to these provisions from being greater than those in effect as of January 1, 2020. The bill would specify that if the local agency did not have an accessory dwelling unit ordinance as of January 1, 2020, the applicable rear and side yard setback requirement is 4 feet. This bill contains other related provisions and other existing laws.

Position
High Watch

SB 1333 **(Bates R) Sexually violent predators.**
Status: 2/22/2022-From printer.
Location: 2/18/2022-S. RLS.
Summary: Current law provides for the civil commitment of a person who is determined to be a sexually violent predator. Current law establishes a procedure by which a person committed as a sexually violent predator may petition for conditional release and requires the court, if it makes a specified determination, to place the person on conditional release. Current law requires that a person released on conditional release pursuant to these provisions be placed in the county of domicile unless certain conditions are satisfied. This bill would also require, as a condition to placing a person in a county other than their county of domicile, the proposed designated county of placement to be provided specified evidence prior to the court ordering the person to be placed in a county other than the county of domicile, and the designated county of placement to have a meaningful opportunity to seek appellate review in its appellate court district. This bill contains other related provisions and other existing laws.

Position
High Watch

SB 1354 **(Jones R) Design-build contracting: cities, counties, and cities and counties: compliance with the federal Americans with Disabilities Act of 1990.**
Status: 2/22/2022-From printer.
Location: 2/18/2022-S. RLS.
Summary: Would authorize a city, county, or city and county to use the design-build contracting process to award contracts for constructing projects that are necessary in order to comply with the federal Americans with Disabilities Act of 1990. By expanding design-build authority to include additional projects, the bill would expand the scope of the crime of perjury, thereby imposing a state-mandated local program.

Position
High Watch

SB 1369 **(Wieckowski D) Adaptive reuse projects: by-right: funding.**
Status: 2/22/2022-From printer.
Location: 2/18/2022-S. RLS.
Summary: The California Environmental Quality Act (CEQA) requires a lead agency, as defined, to prepare, or cause to be prepared, and certify the completion of, an environmental impact report on a project that it proposes to carry out or approve that may have a significant effect on the environment or to adopt a negative declaration if it finds that the project will not have that effect. CEQA does not apply to the approval of ministerial projects. This bill would make an adaptive reuse project a use by right in all areas regardless of zoning. The bill would define "adaptive reuse project" to mean any commercial, public, industrial, or office building or structure that has 25-percent occupancy or less, which is converted into a housing development project.

Position
High Watch

SB 1373 **(Kamlager D) Surplus land disposal.**
Status: 2/22/2022-From printer.
Location: 2/18/2022-S. RLS.
Summary: Current law prescribes requirements for the disposal of surplus land by a local agency, as defined. Current law provides that certain dispositions of real property by local agencies are subject to surplus land disposal procedures as they existed on December 31, 2019, without regard to specified amendments that took effect on January 1, 2020, if those dispositions comply with specified requirements and the disposition is completed not later than December 31, 2022. Current law extends the date that the disposition must be completed by to December 31, 2024, for specified properties, including properties related to the Metro North Hollywood Joint Development Project. Current law further extends the dates by which the disposition of property must be completed, as

specified. This bill extend the date by which the disposition of property must be completed to December 31, 2024, if the property is located in a local agency with a population of over 2,000,000 persons and the local agency has either an option agreement duly authorized by the local agency's governing body to purchase the property from the former redevelopment agency, or an exclusive negotiation agreement with a private entity to develop the subject property for economic development or housing purposes.

Position
High Watch

SB 1464 **(Pan D) Law enforcement: public health orders.**
Status: 2/22/2022-From printer.
Location: 2/18/2022-S. RLS.
Summary: Current law requires all sheriffs to execute all lawful orders of a department in their counties. Current law authorizes each sheriff to enforce all orders of the State Department of Public Health or of the local health officer issued for the purpose of preventing the spread of any contagious, infectious, or communicable disease. Current law authorizes each peace officer of every political subdivision of the county to enforce within the area subject to their jurisdiction all orders of the State Department of Public Health or of the local health officer issued for the purpose of preventing the spread of any contagious, infectious, or communicable disease. This bill would instead require those sheriffs and peace officers to enforce those orders.

Position
High Watch

SCA 2 **(Allen D) Public housing projects.**
Status: 1/26/2022-Read. Adopted. (Ayes 37. Noes 0.) Ordered to the Assembly. In Assembly. Read first time. Held at Desk.
Location: 1/26/2022-A. DESK
Summary: The California Constitution prohibits the development, construction, or acquisition of a low-rent housing project, as defined, in any manner by any state public body until a majority of the qualified electors of the city, town, or county in which the development, construction, or acquisition of the low-rent housing project is proposed approve the project by voting in favor at an election, as specified. This measure would repeal these provisions.

Position
High Watch

SCA 9 **(Gonzalez D) Personal rights: right to housing.**
Status: 2/22/2022-From printer. May be acted upon on or after March 21.
Location: 2/18/2022-S. RLS.
Summary: Would declare that the fundamental human right to housing exists in this state. The measure would specify that it is the shared obligation of state and local jurisdictions to respect, protect, and fulfill this right through progressively implemented measures, consistent with available resources, within an aggressive but reasonable timeframe.

Position
High Watch

Total Measures: 77
Total Tracking Forms: 77

CITY OF ONTARIO *Agenda Report* **March 1, 2022**	**SECTION:** **PUBLIC HEARINGS**
Department: Planning Prepared By: Thomas Grahn Staff Member Presenting: Scott Murphy, Executive Director Community Development Reviewed By: Kimberly Ruddins, Charles Mercier, Rudy Zeledon Approved By:	Submitted To: Council/OHA Approved: _____ Continued To: _____ Denied: _____ Item No: 11

SUBJECT: **A PUBLIC HEARING TO CONSIDER: (1) A GENERAL PLAN AMENDMENT (FILE NO. PGPA21-004) FOR THE HOUSING ELEMENT UPDATE TO THE POLICY PLAN (GENERAL PLAN) COMPONENT OF THE ONTARIO PLAN, ADDRESSING STATE MANDATES AND THE SIXTH CYCLE REGIONAL HOUSING NEEDS ALLOCATION (RHNA) AND TO MODIFY THE POLICY PLAN LAND USE PLAN (EXHIBIT LU-01) TO ESTABLISH AN AFFORDABLE HOUSING OVERLAY; (2) A ZONE CHANGE (FILE NO. PZC21-002) MODIFYING THE OFFICIAL ZONING MAP TO ESTABLISH AN "AH" (AFFORDABLE HOUSING) OVERLAY ZONING DISTRICT; AND, (3) A DEVELOPMENT CODE AMENDMENT (FILE NO. PDCA21-001) REVISING SECTION 6.01.035 FOR THE PURPOSE OF ADDING PROVISIONS TO ESTABLISH AN "AH" (AFFORDABLE HOUSING) OVERLAY DISTRICT.**

RECOMMENDATION: That the City Council consider the following:

A. The adoption of a Resolution approving the use of an Addendum to The Ontario Plan Environmental Impact Report (State Clearinghouse No. 2008101140);
B. The adoption of a Resolution approving the General Plan Amendment, File No. PGPA21-004, for the Housing Element Update to the Policy Plan component of The Ontario Plan, addressing State mandates and the Sixth Cycle Regional Housing Needs Allocation (RHNA) and to modify the Policy Plan Land Use Plan (Exhibit LU-01), establishing the Affordable Housing Overlay;
C. The introduction and waiving of further reading of an Ordinance approving the Zone Change, File No. PZC21-002, revising the Zoning Map to establish the "AH" (Affordable Housing) Overlay zoning district; and
D. The introduction and waiving of further reading of an Ordinance approving the Development Code Amendment, File No. PDCA21-001, adding provision to establish the "AH" (Affordable Housing) Overlay zoning district.

THE FOLLOWING COUNCIL GOALS ARE BEING ACHIEVED:
Invest in the Growth and Evolution of the City's Economy

Maintain the Current High Level of Public Safety
Operate in a Businesslike Manner
Pursue City's Goals and Objectives by Working with Other Governmental Agencies
Focus Resources in Ontario's Commercial and Residential Neighborhoods

FISCAL IMPACT: The proposed General Plan Amendment, Zone Change, and Development Code Amendment will have no direct fiscal impact to the City.

BACKGROUND & ANALYSIS: The proposed project is an update to the Housing Element and includes related applications to establish and implement an Affordable Housing Overlay to support the necessary residential densities to achieve the City's Regional Housing Needs Assessment ("RHNA").

GENERAL PLAN AMENDMENT (FILE NO. PGPA21-004) — This General Plan Amendment includes the Housing Element update to the Policy Plan (General Plan) component of The Ontario Plan ("TOP"), addressing State mandates, the 6th Cycle RHNA, and a modification to the Policy Plan Land Use Plan, Exhibit LU-01, ("TOP Map LU-01") to establish an Affordable Housing Overlay.

HOUSING ELEMENT UPDATE — The Housing Element is one of the seven mandated elements of the General Plan, which each city and county in the State is required to periodically adopt (generally every eight years). The Housing Element is required to adequately plan to meet the existing and projected housing needs of all economic segments of the community. This Housing Element Cycle (6th Cycle) covers the RHNA period from October 15, 2021 through October 15, 2029. The Housing Element is the only element of the general plan reviewed and certified by the State to ensure compliance with State law.

PUBLIC PARTICIPATION — The California Government Code requires that local governments make a diligent effort to solicit public participation from all economic segments of the community in the development of the draft Housing Element. The following provides a general timeline describing major milestones in preparing Ontario's draft 2021–2029 Housing Element Update:

- June 14, 2021 – Property Owner Open House – Staff hosted a virtual open house to provide an overview of the TOP 2050 Project and land use designation changes on specific properties as part of the City's housing strategy to fulfill the 6th RHNA Cycle site inventory obligation.
- June 28, 2021 – Community Workshop #1 – Staff hosted a virtual workshop to present the TOP 2050 update, including the City's housing strategy to receive comments, and answer questions from the public.
- July 29, 2021 – Community Workshop #2 – Staff hosted a virtual workshop to facilitate a guided discussion of the environmental justice, community health, and resiliency policies, and share the City's preferred land use plan and housing strategy. The intent of Community Workshop #2 was to further inform the community of policy updates and gather feedback regarding the preferred land use plan.
- August 31, 2021 – In compliance with Senate Bill 18 notification requirements (Tribal Consultation), the City mailed a separate project notice to 16 local tribes identified by the Native American Heritage Commission (NAHC). No consultation requests were received

during the requisite 90-day response period.

- October 14, 2021 – City staff posted the Ontario Housing Element 2021-2029 – Public Review Draft on Ontarioplan.org/TOP2050 and submitted the draft to California Department of Housing and Community Development ("HCD") for a 60-day review.
- December 20, 2021 – The Planning Commission held a duly noticed public hearing on the proposed Housing Element and adopted Resolution Nos. PC21-093, PC21-094, PC21-095, and PC21-096, recommending that City Council approve the Addendum to the Ontario Plan EIR, the General Plan Amendment, the Zone Change, and the Development Code Amendment. No members of the public attended the meeting and Staff did not receive any written or verbal statements. A copy of the Planning Commission staff report, meeting minutes and Resolution Nos. PC21-093, PC21-094, PC21-095, and PC21-096 are included (see Attachment A) .

REGIONAL HOUSING NEEDS ASSESSMENT — The Southern California Association of Governments ("SCAG") is responsible for oversight of the RHNA process for much of Southern California. For the 2021–2029 RHNA planning period, the City has been allocated 20,854 housing units to accommodate the estimated growth needed at various income levels. As required by California law, the Housing Element must identify the City's ability to accommodate this estimated growth through available sites and appropriate zoning. Ontario's 6th RHNA Cycle allocation includes the following:

City of Ontario 6th Cycle RHNA Allocation by Income Category

Income Category (Percent of Area Median Income "AMI")	RHNA Allocation
Very Low (31% to 50%)	5,640
Low (51% to 80%)	3,286
Moderate (81% to 120%)	3,329
Above Moderate (121% or more)	8,599
Total	**20,854**

Source: SCAG 2021

The proposed 2021–2029 Housing Element must demonstrate the City's ability to accommodate the RHNA housing allocation either through production or the availability of properly zoned land that can accommodate additional growth. If adequate sites cannot be identified through existing zoning, the City is required to rezone sites that can accommodate the remaining need at a minimum density of 30 dwelling units per acre, the default density set by the State Department of Housing and Community Development ("HCD"). The City is not required to build residential units in order to meet its RHNA allocation, only to identify potential sites and create the framework allowing the market the opportunity to develop these units.

The proposed 2021–2029 Housing Element Update explores opportunities to accommodate the RHNA through current production, entitled units, and the availability of properly zoned land that can accommodate additional growth. The proposed 2021–2029 Housing Element Update will further identify and address potential and actual governmental and non-governmental constraints on the development of housing for all income levels.

STATE MANDATES INCLUDED WITHIN THE HOUSING ELEMENT UPDATE — The following provides a brief summary of recently adopted State laws that went into effect and were included in the 2021–2029 Housing Element Update. Their overarching premise is to increase the housing supply within the State by permitting more housing in more places and in greater volume.

- SB 330 Housing Crisis Act: Prohibits the downzoning of any residential property without a corresponding increase in another location. Reduces the length of the entitlement process and provides greater certainty on development standards and fees. The offset upzoning must take place concurrently and provide no net loss in residential capacity.
- SB 35 Streamlined Approval for Housing Projects: Expedites the construction of affordable housing in places where the permitting or construction of housing is slower than compared to the RHNA. If housing production of above moderate RHNA is below the annual target, projects with 10 percent low-income housing are eligible for streamlining. If housing production of low-income RHNA is below the annual target, projects with 50 percent low-income housing are eligible for streamlining.
- SB 166 No Net Loss Zoning: Cities must build or maintain capacity for 100 percent of their RHNA requirement throughout the entire planning period.
- AB 1397 Non-Vacant Sites: Provides for increased scrutiny on the development potential for underutilized sites included in the RHNA land inventory.
- AB 72 Increased HCD Enforcement: HCD may revoke certification and report any violations to the Attorney General on a jurisdictions failure to comply.
- AB 686 Housing Discrimination (Affirmatively Furthering Fair Housing ("AFFH"): Jurisdictions must facilitate deliberate action to address, combat, and relieve disparities resulting from past patterns of segregation to foster more inclusive communities.
- AB 167 Housing Accountability Act: Prohibits reducing density, disapproving, or conditioning approvals of a lower/moderate income housing development project or emergency shelter if they comply with zoning and objective development standards.

2021-2029 ONTARIO HOUSING ELEMENT CONTENT — California Housing Element law prescribes the scope and content of the Housing Element. Pursuant to Section 65583 of the California Government Code, the Housing Element must contain a variety of detailed analyses, listed below.

- Analysis of demographic, social, and housing characteristics; current housing needs; and future housing needs due to population and employment growth and change;
- Assessment of Fair Housing ("AFH") consistent with the core elements of the analysis required by the federal Affirmatively Furthering Fair Housing (AFFH) Final Rule of July 16, 2015;
- Analysis of governmental and nongovernmental constraints that affect the development, maintenance, and improvement of housing for all income groups and people with disabilities;
- Inventory of resources available to address the City's housing needs, including available land for housing, financial resources, and administrative capacity to manage housing programs;
- Evaluation of the accomplishments of current housing programs and specific programs to address the development, improvement, and conservation of housing to meet current and

future needs;

- Documentation of public outreach for the Housing Element and the involvement of the public in shaping housing policies and programs for the 2021–2029 Housing Element; and
- Housing goals, policies, and programs to address the production, maintenance, and improvement of housing for all economic segments of the community commensurate with its needs.

The Housing Element encompasses all seven topical areas mentioned here, provides a brief synopsis of issues, and then follows with a complete set of goals, policies, and programs to be implemented over the planning period. The City also prepared a web format for ease of public distribution and use by policymakers and housing providers in implementing programs.

The Housing Element is prepared to be consistent with several policy and program plans mandated by the State. Most importantly, State law requires SCAG to determine the amount of housing needed within its six-county region and allocate a share of the regional housing need to each community. Housing Elements are required to incorporate the estimates of housing need reflected in regional housing plans. The Housing Element is also consistent with the City's Consolidated Plan.

STATE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT ("HCD") REVIEW — On December 13, 2021, HCD issued a letter (Attachment B) finding that while the draft Housing Element addressed many statuary requirements, revisions will be necessary to comply with State Housing Element law. HCD's review comments focused on the City's Assessment of Fair Housing, the Available Land Inventory, and various Housing Programs. The revised draft 2021–2029 Housing Element Update (Attachment G) is provided in a "Track Changes" version with the original text and additional and/or deleted text identified. State law requires the City Council to consider HCD's comments and make appropriate findings as part of the Housing Element adoption process. Following City Council adoption, the Housing Element will be submitted to HCD for additional review. HCD has 90 days to complete its review of the adopted Housing Element.

AFFORDABLE HOUSING OVERLAY — The proposed General Plan Amendment also proposes to modify the Policy Plan Land Use Plan ("TOP Land Use Map LU-01") to establish an Affordable Housing Overlay. The purpose of the Affordable Housing Overlay is to facilitate housing opportunities within the City through the implementation of the Housing Element. The Affordable Housing Overlay will only apply to those properties identified in Attachment C, Exhibits A – Proposed AH, Affordable Housing Overlay and Exhibit B – Revised LU-01 with AH, Affordable Housing Overlay; and those parcels listed in the Resolution of Approval for PGPA21-004, Attachment A: Housing Element Update, Appendix B: Housing Element Sites Inventory (Parcel List).

As shown in Attachment C, Exhibit B – Revised LU-01 with AH, Affordable Housing Overlay , the Affordable Housing Overlay will apply to those identified parcels generally located: (1) south of Riverside Drive, (2) along East Holt Boulevard between the Cucamonga Creek Channel and Corona Avenue, and (3) areas designated as MU-2 at the northeast corner of West Holt Boulevard and Mountain Avenue. The Affordable Housing Overlay is being established to ensure that there are adequate sites at sufficient residential densities to meet the City's RHNA housing obligation throughout the planning period.

ZONE CHANGE (PZC21-002) — The proposed Zone Change will modify the Zoning Map to establish an Affordable Housing Overlay. The purpose of the Affordable Housing Overlay is to facilitate housing opportunities within the City through the implementation of the Housing Element. The Affordable Housing Overlay will only apply to those properties identified in (Attachment C) Exhibits A – Proposed AH, Affordable Housing Overlay and Exhibit C – Revised Zoning Map with AH, Affordable Housing Overlay; and those parcels listed in the Resolution of Approval for PGPA21-004, Attachment A: Housing Element Update, Appendix B: Housing Element Sites Inventory (Parcel List).

As shown in Attachment C, Exhibit C – Revised Zoning Map with AH, Affordable Housing Overlay , the Affordable Housing Overlay will apply to those identified parcels generally located: (1) south of Riverside Drive, (2) along East Holt Boulevard, between the Cucamonga Creek Channel and Corona Avenue, and (3) areas designated as MU-2 at the northeast corner of West Holt Boulevard and Mountain Avenue. The Affordable Housing Overlay is being established to ensure that there are adequate sites at sufficient residential densities to meet the City's RHNA housing obligation throughout the planning period.

DEVELOPMENT CODE AMENDMENT (PDCA21-001) — The Development Code (Ontario Municipal Code Title 9) provides the legislative framework for the implementation of The Ontario Plan, which states long-term principles, goals, and policies for guiding the growth and development of the City in a manner that achieves Ontario's vision, and promotes and protects the public health, safety, comfort, convenience, prosperity, and welfare of its citizens. Staff has initiated an addition to the Development Code that is necessary to establish provisions of the Development Code as described below. The proposed changes, as they would appear in the Development Code, are included as Attachment C, Exhibit D: Proposed Development Code Amendment of this staff report.

The proposed Development Code Amendment will modify Section 6.01.035, by adding Subparagraph C.6 to establish an AH (Affordable Housing) Overlay District. The purpose of the AH Overlay District standards is to facilitate housing opportunities within the City through the implementation of Housing Element. The AH Overlay District will only apply to those properties identified in Attachment C, Exhibit A – Proposed AH, Affordable Housing Overlay, Exhibit B – Revised LU-01 with AH, Affordable Housing Overlay, Exhibit C – Revised Zoning Map with AH, Affordable Housing Overlay; and those parcels listed in the Resolution of Approval for PGPA21-004, Attachment A: Housing Element Update, Appendix B: Housing Element Sites Inventory (Parcel List).

Generally, the AH Overlay District will do three things:

- It removes the specific plan requirement from sites where that would otherwise be required to develop a specific plan;
- It satisfies new state requirements for sites that are part of the rezoning program by:
    - Allowing by-right development of residential projects if 20 percent of units are affordable to lower incomes.
    - Establishing a minimum density of 20 du/ac.
    - It raises the maximum density on MDR zoned sites from 25 to 30 du/ac, if 25 percent of units are affordable to lower incomes.

PLANNING COMMISSION REVIEW: On December 20, 2021, the Planning Commission conducted a

public hearing and voted (6-0) to recommend City Council approval of the Addendum to The Ontario Plan Environmental Impact Report (State Clearinghouse No. 2008101140), the General Plan Amendment, File No. PGPA21-004, the Zone Change, File No. PZC21-002 and the Development Code Amendment File No. PDCA21-001.

ENVIRONMENTAL REVIEW: The environmental impacts of this project were analyzed in the Addendum to The Ontario Plan Environmental Impact Report (State Clearinghouse No. 2008101140), certified by the City Council on January 27, 2010, and included as Attachment E to this report. This Application introduces no new significant environmental impacts. All previously adopted mitigation measures shall be a condition of project approval, as applicable, and are incorporated herein by this reference.

Exhibit A – Proposed AH, Affordable Housing Overlay Locations

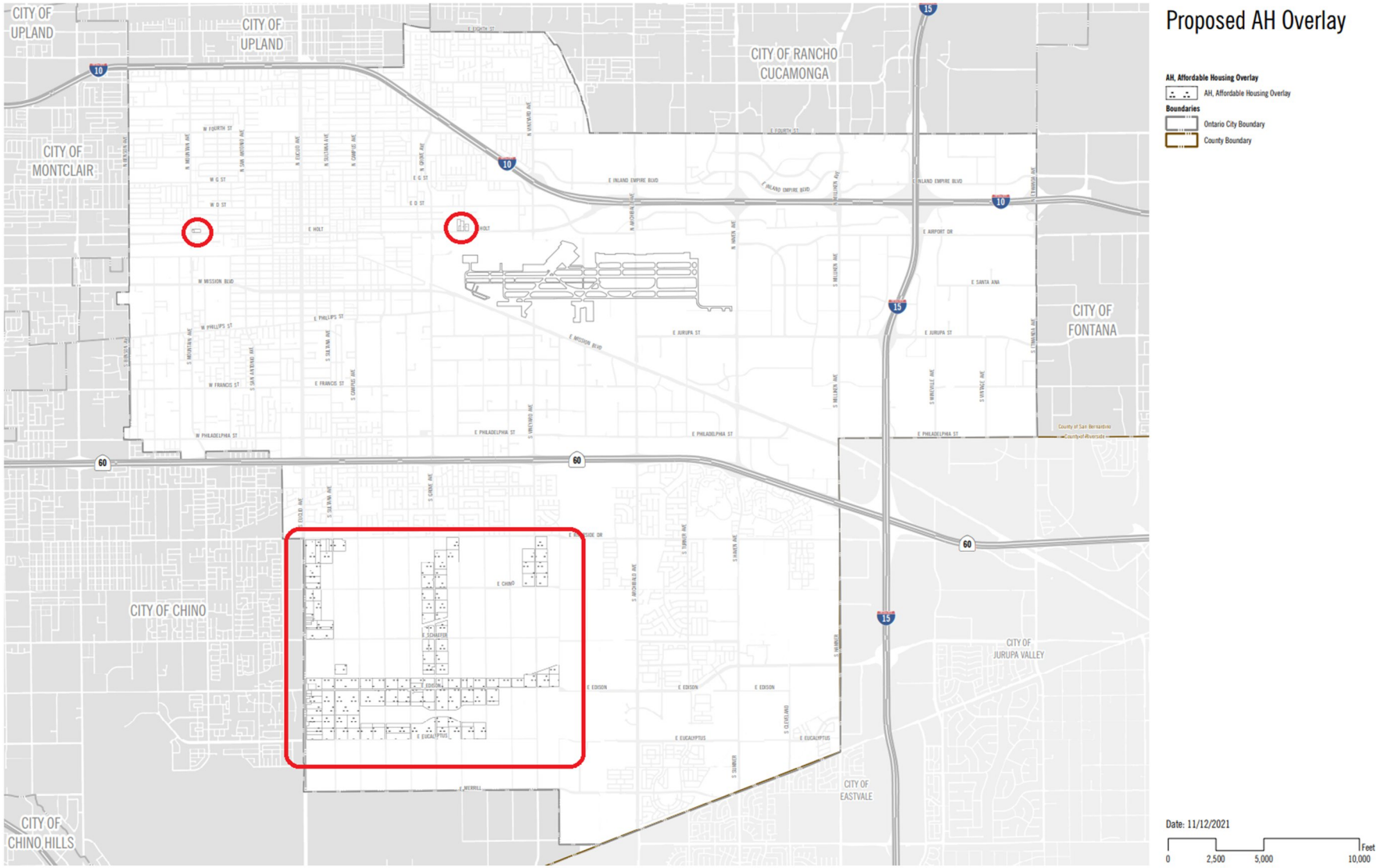


Exhibit B – Revised LU-01 with AH, Affordable Housing Overlay

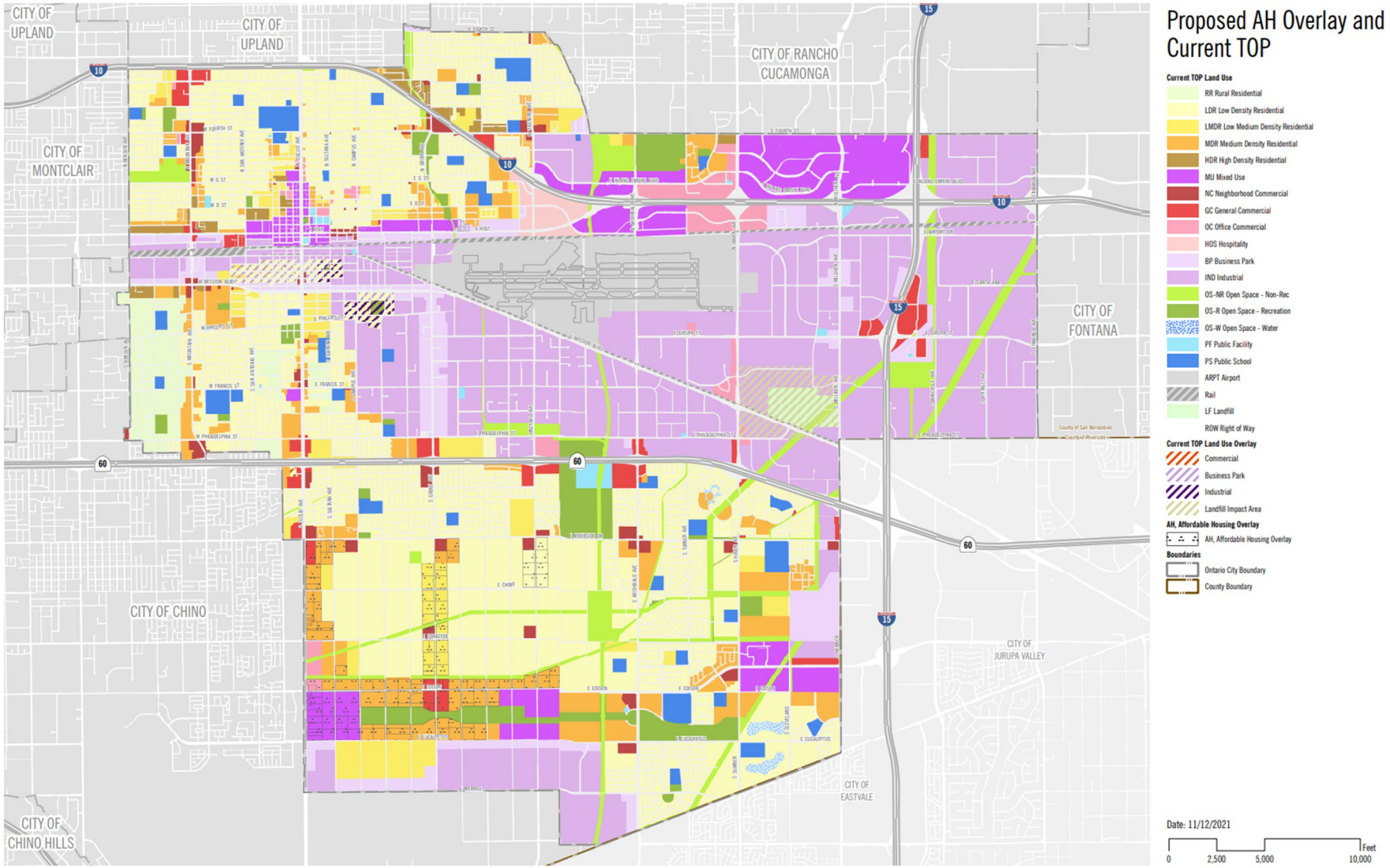


Exhibit C – Revised Zoning Map with AH, Affordable Housing Overlay

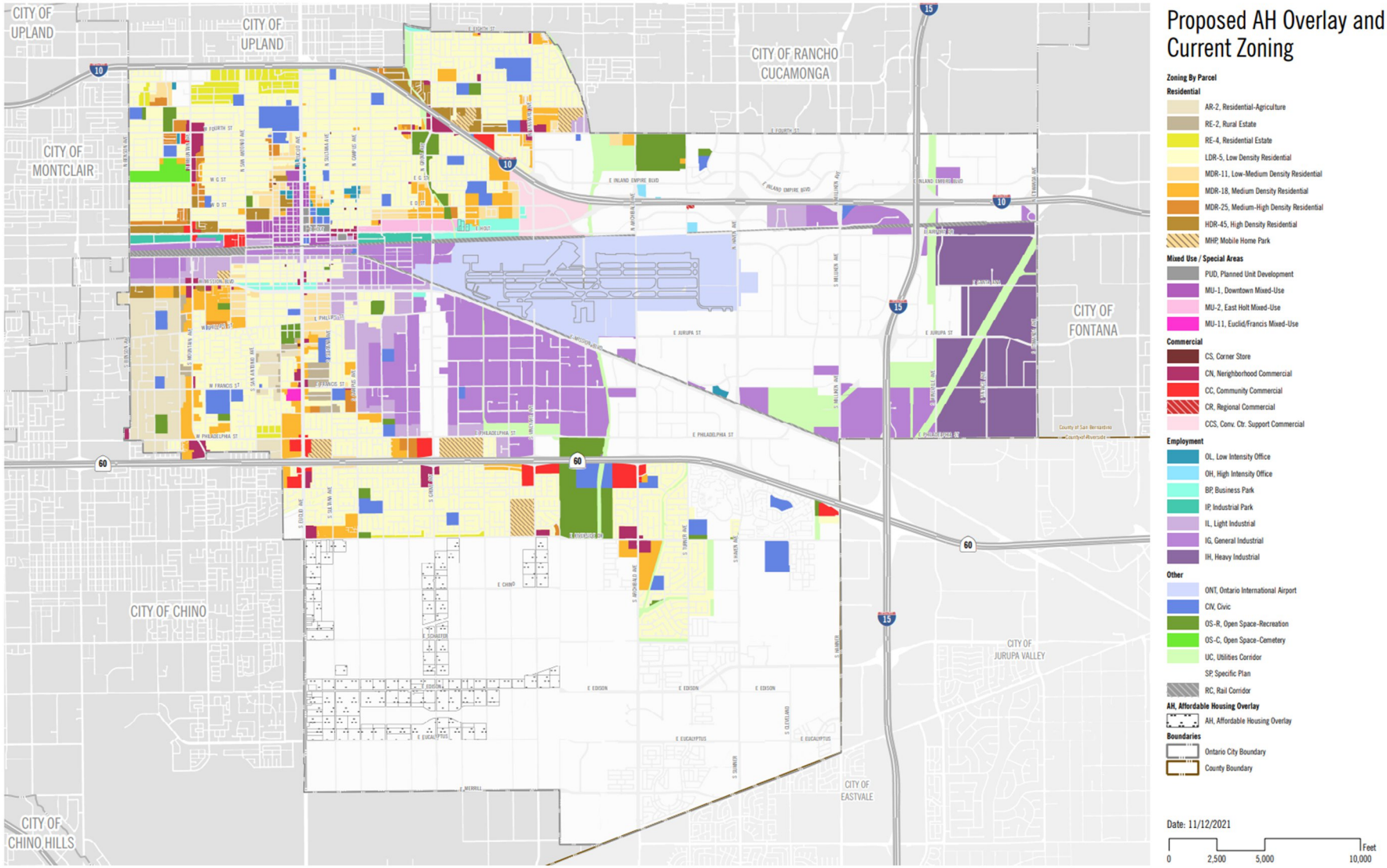


Exhibit D – Proposed Development Code Amendment
Draft DCA Section 6.01.035 (6. AH (Affordable Housing) Overlay District)

(Document follows this page)

Nonconforming Nonresidential Structure) of this Development Code and shall be developed consistent with the standards of the CC zoning district.

(3) *New Residential Development.* New residential development, which is proposed consistent with the Official Land Use Plan (Exhibit LU-01) of the Policy Plan component of The Ontario Plan, shall first require a zone change to the HDR-45 zoning district pursuant to Section 4.01.040 (Zone Changes) of this Development Code, and full compliance with the land use requirements, and development standards and guidelines of the HDR-45 zoning district.

(4) *Protection of ICC Overlay District Land Use and Development Rights.* All land use and development rights granted by the ICC Overlay District shall be transferable to any future owner(s) of property within the ICC Overlay District, and their assigns.

6. AH (Affordable Housing) Overlay District.

a. *Purpose.* The purpose of the AH Overlay District is to facilitate housing opportunities within the community via implementation of required rezone programs pursuant to the City's adopted Housing Element where required for compliance with State Housing Element law.

b. *Applicability.* The herein established rights and responsibilities applicable to the AH Overlay District shall apply to sites identified in the housing inventory, part of the City's Housing Element, located 1) south of Riverside Drive, 2) along East Holt Boulevard between the Cucamonga Creek Channel and Corona Avenue, and 3) areas designated as MU-2 at the northeast corner of West Holt Boulevard and Mountain Avenue.

c. *Definitions.*

(1) **Affordable Housing Project.** Affordable housing projects for the purposes of the affordable housing overlay are defined as follows:

(a) *Tier 1.* Any projects with a residential component with at least 20% of total units are designated as affordable to lower incomes via deed restriction or another mechanism to guarantee affordability for a minimum of 30 years.

(b) *Tier 2.* Any projects with a residential component with at least 25% of total units are designated as affordable to lower incomes via deed restriction or another mechanism to guarantee affordability for a minimum of 30 years.

d. *Development Standards.* The development standards applicable to proposed development in the Affordable Housing Overlay District shall be in accordance with the applicable base zone, other overlay zones, and all applicable provisions of The Development Code, unless otherwise indicated herein, or where necessary to comply with Federal and State law.

(1) **Minimum Density.** Within the AH Overlay District, all new residential development, regardless of affordability, requires a minimum density of 20 dwelling units per acre. The minimum density shall be calculated as an average over the entire project area on sites south of Riverside Drive.

(2) Affordable Housing Projects. Development of affordable housing projects, as defined for the purposes of the affordable housing overlay, shall be allowed by-right within the AH Overlay District and are encouraged in accordance with the following provisions:

(a) *Specific Plan Base Zoning.* Affordable housing projects with a base zoning designation of SP may develop as follows:

(i) *Tier 1 Affordable housing projects:*

- *Medium Density Residential.* Affordable housing projects on properties designated as MDR in the Policy Plan may be developed in accordance with either the SP zoning district or the MDR-25 zoning district.

- *Mixed Use.* Affordable housing projects on properties designated as MU in the Policy Plan may be developed in accordance with either the SP zoning district or a comparable existing zoning implementation tool that aligns with the density and intensity of the proposed project. The following exceptions would apply:

  - *Maximum Density.* The maximum density allowed is equivalent to the maximum density identified for the applicable Mixed-Use area in the Land Use Designations Summary Table (Table LU-02) of the Policy Plan component of The Ontario Plan.

- *Calculating Minimum Density.* If a project with a base designation of SP develops without a specific plan, minimum density shall be calculated as an average over the entire portion of the project area that is within the AH Overlay District.

(ii) *Tier 2 Affordable housing projects:*

- Same as Tier 1, with the following additions:

  - *Medium Density Residential.* Affordable housing projects on properties designated as MDR in the Policy Plan shall allow a maximum density of 25 to 30 dwelling units per acre.

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT
2020 W. El Camino Avenue, Suite 500
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(916) 263-2911 / FAX (916) 263-7453
www.hcd.ca.gov

December 13, 2021

Scott Murphy, Executive Director
Community Development Agency
City of Ontario
303 East B Street
Ontario, CA 91764

Dear Scott Murphy:

RE: City of Ontario's 6th Cycle (2021-2029) Draft Housing Element

Thank you for submitting the City of Ontario's (City) draft housing element received for review on October 14, 2021. Pursuant to Government Code section 65585, subdivision (b), the California Department of Housing and Community Development (HCD) is reporting the results of its review. Our review was facilitated by a conversation on December 10, 2021 with Thomas Grahn, Senior Planner; Kimberly Ruddins, Sustainability Program Manager; and your consultants Jennifer Gastelum, Halley Grundy, Nicole West, and Allison Holmstedt.

The draft element addresses many statutory requirements; however, revisions will be necessary to comply with State Housing Element Law (Article 10.6 of the Gov. Code. The enclosed Appendix describes the revisions needed to comply with State Housing Element Law.

As a reminder, the City's 6th cycle housing element was due on October 15, 2021. As of today, the City has not completed the housing element process for the 6th cycle. The City's 5th cycle housing element no longer satisfies statutory requirements. HCD encourages the City to revise the element as described above, adopt, and submit to HCD to regain housing element compliance.

For your information, pursuant to Assembly Bill 1398 (Chapter 358, Statutes of 2021), if a local government fails to adopt a compliant housing element within 120 days of the statutory deadline (October 15, 2021), then any rezoning to accommodate the regional housing needs allocation (RHNA), including for lower-income households, shall be completed no later than one year from the statutory deadline. Otherwise, the local government's housing element will no longer comply with State Housing Element Law, and HCD may revoke its finding of substantial compliance pursuant to Government Code section 65585, subdivision (i).

Public participation in the development, adoption and implementation of the housing element is essential to effective housing planning. Throughout the housing element process, the City should continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly available and considering and incorporating comments where appropriate.

Pursuant to Government Code section 65583.3, subdivision (b), the City must utilize standards, forms, and definitions adopted by HCD when preparing the sites inventory. Please see HCD's housing element webpage at https://www.hcd.ca.gov/community-development/housing-element/index.shtml for a copy of the form and instructions. The City can reach out to HCD at sitesinventory@hcd.ca.gov for technical assistance. Upon adoption of the housing element, the City must submit an electronic version of the sites inventory with its adopted housing element to sitesinventory@hcd.ca.gov.

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, the CalTrans Senate Bill (SB) 1 Sustainable Communities grant; the Strategic Growth Council and HCD's Affordable Housing and Sustainable Communities programs; and HCD's Permanent Local Housing Allocation consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With a compliant housing element, the City will meet housing element requirements for these and other funding sources.

For your information, some general plan element updates are triggered by housing element adoption. HCD reminds the City to consider timing provisions and welcomes the opportunity to provide assistance. For information, please see the Technical Advisories issued by the Governor's Office of Planning and Research at: http://opr.ca.gov/docs/OPR_Appendix_C_final.pdf and http://opr.ca.gov/docs/Final_6.26.15.pdf.

HCD appreciates the hard work and dedication the City's housing element team provided during the review. We are committed to assisting the City in addressing all statutory requirements of State Housing Element Law. If you have any questions or need additional technical assistance, please contact Reid Miller, of our staff, at Reid.Miller@hcd.ca.gov

Sincerely,

Paul McDougall

Senior Program Manager

Enclosure

APPENDIX
CITY OF ONTARIO

The following changes are necessary to bring the City's housing element into compliance with Article 10.6 of the Government Code. Accompanying each recommended change, we cite the supporting section of the Government Code.

Housing element technical assistance information is available on HCD's website at http://www.hcd.ca.gov/community-development/housing-element/housing-element-memos.shtml. Among other resources, the housing element section contains HCD's latest technical assistance tool, *Building Blocks for Effective Housing Elements (Building Blocks),* available at http://www.hcd.ca.gov/community-development/building-blocks/index.shtml and includes the Government Code addressing State Housing Element Law and other resources.

A. Review and Revision

Review the previous element to evaluate the appropriateness, effectiveness, and progress in implementation, and reflect the results of this review in the revised element. (Gov. Code, § 65588 (a) and (b).)

A thorough program-by-program review is necessary to evaluate City's performance in addressing housing goals. As part of this analysis, the element should describe the actual results of the prior element's programs, compare those results to the objectives projected or planned, and based on an evaluation of any differences between what was planned versus achieved, provide a description of how the objectives and programs of the updated element incorporate changes resulting from the evaluation. The element should be revised as follows:

Program 16 (Land Monitoring Program to Meet RHNA): The element should provide a date for when the rezones for the 5th cycle was completed, include information on how many acres were ultimately rezoned and at what densities. The analysis should also specify whether the rezones met all the lower-income RHNA shortfall requirements pursuant to Government Code section 65583.2, subdivisions (h) and (i).

Program 17 (Incentives): Analysis on this program should include whether and what types of incentives were offered to housing projects in the 5th cycle.

Program 18 (Land Acquisition): The element should quantify how many units were developed from the sale of the lands as a part of this program, and at what affordability level.

B. Housing Needs, Resources, and Constraints

1. *Affirmatively further[ing] fair housing in accordance with Chapter 15 (commencing with Section 8899.50) of Division 1 of Title 2…shall include an assessment of fair housing in the jurisdiction. (Gov. Code, § 65583, subd. (c)(10)(A).)*

Regional Patterns and Trends: The element generally describes local patterns and trends but must also analyze Ontario relative to the rest of the region regarding integration and segregation, racially and ethnically concentrated areas of poverty, disparities in access to opportunity and disproportionate housing needs, including displacement risks.

Disproportionate Housing Needs including Displacement Risks: The element includes some local data on cost burdened households (overpayment) and overcrowding (pp. H-84 to H-85). However, the element must evaluate patterns and trends for both within the City and in comparison to the region for overpayment, overcrowding, and substandard housing and must include data and evaluation on persons experiencing homelessness related to protected characteristics and access to opportunities. In addition, the element briefly and generically mentions displacement but must still provide data, analysis, and conclusions.

Contributing Factors: The element includes the contributing factors from the 2020 analysis of impediments to fair housing choice (AI). However, the element must prioritize contributing factors and relate factors to the analysis found in Affirmatively Furthering Fair Housing (AFFH) analysis.

Sites Inventory: The element discusses the proposed number of sites and units relative to income, but it must also address other components of the assessment of fair housing (e.g., R/ECAP, Disparities in Access to Opportunity, Disproportionate Housing Need, including Displacement). The accompanying analysis should address how the sites are identified to improve conditions (or if sites exacerbate conditions, how a program can address the impact) and whether the sites are isolated by income group. For example, the element includes sites within RECAP areas of the City. The element should talk about efforts to improve conditions in these areas. In addition, much of the lower-income need is concentrated the southwest undeveloped portions of the City. The element should discuss whether this strategy potentially isolates a significant number of the housing need for lower-income households and include actions as appropriate, such as additional zoning for a variety of housing choices.

Goals, Priorities, Metrics, and Milestones: The element must be revised to add or modify goals and actions based on the outcomes of a complete analysis. Goals and actions must specifically respond to the analysis and to the identified and prioritized contributing factors to fair housing issues and must be significant and meaningful enough to overcome identified patterns and trends. Actions must have specific commitment, metrics, and milestones as appropriate and must address housing mobility enhancement, new housing choices and affordability in high opportunity areas, place-based strategies for community preservation and revitalization and displacement protection.

For further information about AFFH requirements, please refer to HCD's https://www.hcd.ca.gov/community-development/affh/docs/affh_document_final_4-27-2021.pdf#page=7.

2. *Include an analysis of population and employment trends and documentation of projections and a quantification of the locality's existing and projected needs for all income levels, including extremely low-income households. (Gov. Code, § 65583, subd. (a)(1).)*

   Employment Trends: While the City does provide some analysis of employment trends on Page H-6, it could also provide an analysis of the largest employers in the City as well as the City's unemployment rate.

3. *Include an analysis and documentation of household characteristics, including level of payment compared to ability to pay, housing characteristics, including overcrowding, and housing stock condition. (Gov. Code, § 65583, subd. (a)(2).)*

   Housing Conditions: The element identifies the age of the housing stock (p. H-47). However, it must include analysis of the condition of the existing housing stock and estimate the number of units in need of rehabilitation and replacement. The analysis states a recent windshield survey was completed but could also discuss the results of that survey and identify how many units were found to be in need of rehabilitation and replacement.

4. *An inventory of land suitable and available for residential development, including vacant sites and sites having realistic and demonstrated potential for redevelopment during the planning period to meet the locality's housing need for a designated income level, and an analysis of the relationship of zoning and public facilities and services to these sites. (Gov. Code, § 65583, subd. (a)(3).)*

   The City has a regional housing need allocation (RHNA) of 20,854 housing units, of which 8,926 are for lower-income households. To address this need, the element relies on both vacant and nonvacant sites, including sites in Specific Plan Areas. To demonstrate the adequacy of these sites and strategies to accommodate the City's RHNA, the element must include complete analyses:

   Progress in Meeting the RHNA: The City's RHNA may be reduced by the number of new units built since July 1, 2021. The element indicates (p. H-176) 1,650 units toward the RHNA, but to count these units toward the City's 6th cycle RHNA allocation, the element must also demonstrate their availability in the planning period.

   Realistic Capacity: The element (pp. H-177 to H-205) provides assumptions to calculate residential capacity on identified sites and includes a few examples of recent developments and adjusts assumptions in specific plan areas based on infrastructure availability. However, the element should demonstrate what specific trends, factors, and other evidence led to the assumptions. The estimate of the number of units for each site must be adjusted as necessary, based on the land-use controls and site improvements, typical densities of existing or approved residential developments at a similar affordability level in that jurisdiction, and on the current or planned availability and accessibility of sufficient water, sewer, and dry utilities.

In addition, the element appears to assume residential development on sites with zoning that allows 100 percent non-residential uses, but to support this assumption, the element must analyze the likelihood of residential development in zoning where 100 percent nonresidential uses are allowed. The analysis should be based on factors such as development trends including nonresidential, performance standards requiring residential uses or other relevant factors such as enhanced policies and programs.

Suitability of Nonvacant Sites: The element identifies nonvacant sites to accommodate the regional housing need and provides minimal information on how the existing uses would not impede residential development. However, to demonstrate the potential for additional development on these sites, the element should include a discussion of trends and market conditions to support these assumptions. The element can summarize past experiences converting existing uses to higher density residential development and include current information on development trends and market conditions for redevelopment and relate those trends to the sites identified. In addition, the element should include information to support development at Ontario Hills Mall including identification of any impediments in developing the parking area due to any lease or parking agreements.

Small and Large Sites: Sites larger than ten acres in size or smaller than a half-acre in size is deemed inadequate to accommodate housing for lower-income households unless it is demonstrated, with sufficient evidence, that sites are suitable to accommodate housing for lower-income households. While the element included a few examples about developments with lot consolidation (p. H-180) and states there is recent examples of large greenfield sites developing (p H-201), it must also provide specific examples with the densities, affordability and, if applicable, circumstances leading to development. The element should relate these examples to the sites identified to accommodate the RHNA for lower-income households to demonstrate that these sites can adequately accommodate the City's lower-income housing need. Based on a complete analysis, the City should add or revise programs to include incentives for encouraging development on these sites.

Environmental Constraints: While the element generally describes a few environmental conditions within the City (p. H-192), it must relate those conditions to identified sites and describe any other known environmental or other constraints that could impact housing development on identified sites in the planning period. For example, the element mentions that liquefaction poses a potential environmental barrier to residential development, but it does not specify which sites (if any) in the sites inventory are affected by this constraint.

Zoning For a Variety of Housing Types (Accessory Dwelling Units (ADU)): After a cursory review of the City's ordinance, HCD discovered provisions which were not consistent with State ADU Law. Specifically, the ordinance seems to limit the development of ADU to only sites with an "existing" primary dwelling unit. However, pursuant to Government Code section 65852.2, local agencies must allow ADUs to be created on lots zoned for single-family residences with a proposed or existing single-family residence on the lot. As a result, the element should add a program to update the City's ADU ordinance to comply with state law. HCD will provide additional

information on provisions to address under separate cover. For more information, please consult HCD's ADU Guidebook, published in December 2020, which provides detailed information on new state requirements surrounding ADU development.

5. *An analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the types of housing identified in paragraph (1) of subdivision (c), and for persons with disabilities as identified in the analysis pursuant to paragraph (7), including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures... (Gov. Code, § 65583, subd. (a)(5).)*

   Processing and Permit Procedures: While the element includes information about processing times, it should also describe the procedures for typical single family and multifamily development. The analysis should address the approval body, the number of public hearings if any, approval findings and any other relevant information. The analysis should address impacts on housing cost, supply, timing, and approval certainty. For example, the element should identify and analyze approval findings for impacts on approval certainty, the presence of processes or guidelines to promote certainty and add or modify programs as appropriate. In particular, the element should analyze the role of the Development Advisory Board (DAB) which seems to duplicate efforts of planning staff and decision-making responsibilities of the planning commission. The element should describe how this process impacts timeframes for application approval and improves or reduces certainty in the process.

   Codes and their Enforcement: The element must describe and analyze which building code (e.g., 2019) is enforced, any local amendments to the building code and their enforcement for impacts on housing supply and affordability. For additional information and a sample analysis, see the Building Blocks at http://www.hcd.ca.gov/community-development/building-blocks/constraints/codes-and-enforcement-on-offsite-improvement-standards.shtml.

   "Community Oriented Policing" Program: In Program 7, the City states that it will continue to implement "Community Oriented Policing" which includes a Crime-Free Multifamily Housing Program. This Program could be potentially problematic for a number of reasons, and the City should provide further analysis on whether this program could constitute a constraint on providing housing for all income levels throughout the community. Such analysis should address:

   - how the program is enforced or implemented; what entity is charged with implementation and enforcement (e.g., police, code enforcement);
   - whether the program applies to both renters and homeowners;
   - whether the program is enforced against federally subsidized properties, or against housing that serves specific populations (e.g., people re-entering from contact with the criminal legal system or housing serving people with mental health or developmental disabilities);
   - whether the program requires or encourages property owners to conduct a criminal background check; and

- what conduct is covered by the policy, and what locations of alleged criminal activity the ordinance covers (e.g., on the premises or off premises)

6. *An analysis of potential and actual nongovernmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, the cost of construction, the requests to develop housing at densities below those anticipated in the analysis required by subdivision (c) of Government Code section 65583.2, and the length of time between receiving approval for a housing development and submittal of an application for building permits for that housing development that hinder the construction of a locality's share of the regional housing need in accordance with Government Code section 65584... (Gov. Code, § 65583, subd. (a)(6).)*

   Approval Time and Requests Lesser Densities: The element must include analysis of requests to develop housing at densities below those identified, the length of time between receiving approval for a housing development and submittal of an application for building permits that potentially. The element must address any hinderance on the development of housing and include programs as appropriate.

7. *Analyze any special housing needs such as elderly; persons with disabilities, including a developmental disability; large families; farmworkers; families with female-heads of households; and families and persons in need of emergency shelter. (Gov. Code, § 65583, subd. (a)(7).)*

   The element indicates on Page H-23 that there are 505 farmworkers employed in fulltime farming occupations in Ontario. However, farmworkers from the broader area and those employed seasonally may also have housing needs, including within the City's boundaries. As a result, the element should acknowledge the housing needs of permanent and seasonal farmworkers at a county-level (e.g., using USDA county-level farmworker data) and include programs as appropriate.

8. *Analyze existing assisted housing developments that are eligible to change to non-low-income housing uses during the next 10 years due to termination of subsidy contracts, mortgage prepayment, or expiration of use restrictions. (Gov. Code, § 65583, subd. (a)(9) through 65583(a)(9)(D).)*

   The element identifies properties at-risk of conversion to market-rate during the planning period (p. H-56). While the element includes most of the required analysis, it should also identify potential sources of funding to ensure the affordable units identified do not convert to market-rate.

C. Housing Programs

1. *Include a program which sets forth a schedule of actions during the planning period, each with a timeline for implementation, which may recognize that certain programs are ongoing, such that there will be beneficial impacts of the programs within the planning period, that the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the Housing Element*

through the administration of land use and development controls, the provision of regulatory concessions and incentives, and the utilization of appropriate federal and state financing and subsidy programs when available. The program shall include an identification of the agencies and officials responsible for the implementation of the various actions. (Gov. Code, § 65583, subd. (c).)

To have a beneficial impact in the planning period and address the goals of the housing element, programs must be revised with discrete timelines, including, but not limited to, Program 4 (CARES), Program 5 (Neighborhood Plans), and Program 11 (Ontario Ranch). In addition, Program 6 should include quantifiable metrics to measure the effectiveness of the Neighborhood Stabilization program

2. *Identify actions that will be taken to make sites available during the planning period with appropriate zoning and development standards and with services and facilities to accommodate that portion of the city's or county's share of the regional housing need for each income level that could not be accommodated on sites identified in the inventory completed pursuant to paragraph (3) of subdivision (a) without rezoning, and to comply with the requirements of Government Code section 65584.09. Sites shall be identified as needed to facilitate and encourage the development of a variety of types of housing for all income levels, including multifamily rental housing, factory-built housing, mobilehomes, housing for agricultural employees, supportive housing, single-room occupancy units, emergency shelters, and transitional housing.*
*(*Gov. Code, § *65583, subd. (c)(1).)*

   As noted in Finding B4, the element does not include a complete site analysis, therefore, the adequacy of sites and zoning were not established. Based on the results of a complete sites inventory and analysis, the City may need to add or revise programs to address a shortfall of sites or zoning available to encourage a variety of housing types.

   In addition, as mentioned in the element, buildout of the specific plans in the southwest area requires infrastructure improvements that will be provided throughout the planning period. The capacity assumptions for these areas are directly tied to assumptions of when these improvements will be provided. The element should include a program monitoring these provisions to ensure that infrastructure is being provided pursuant to these assumptions so that housing can be developed early in the planning period. The program should include provisions to amend the sites inventory or rezone additional sites should infrastructure not be provided pursuant to the timeframes stated.

3. *Address and, where appropriate and legally possible, remove governmental and nongovernmental constraints to the maintenance, improvement, and development of housing, including housing for all income levels and housing for persons with disabilities. The program shall remove constraints to, and provide reasonable accommodations for housing designed for, intended for occupancy by, or with supportive services for, persons with disabilities. (Gov. Code, § 65583, subd. (c)(3).)*

   As noted in Findings B5 and B6, the element requires a complete analysis of potential governmental and non-governmental constraints. Depending upon the results of that

analysis, the City may need to revise or add programs and address and remove or mitigate any identified constraints.

4. *Promote and affirmatively further fair housing opportunities and promote housing throughout the community or communities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics protected by the California Fair Employment and Housing Act (Part 2.8 (commencing with Section 12900) of Division 3 of Title 2), Section 65008, and any other state and federal fair housing and planning law. (Gov. Code, § 65583, subd. (c)(5).)*

   As noted in Finding B1, the element must include a complete analysis of AFFH. The element must be revised to add goals and actions based on the outcomes of a complete analysis. Goals and actions must specifically respond to the analysis and to the identified and prioritized contributing factors to fair housing issues and must be significant and meaningful enough to overcome identified patterns and trends. Actions must have specific commitment, metrics, and milestones as appropriate and must address housing mobility enhancement, new housing choices and affordability in high opportunity areas, place-based strategies for community preservation and revitalization and displacement protection.

5. *Develop a plan that incentivizes and promotes the creation of accessory dwelling units that can be offered at affordable rent, as defined in Section 50053 of the Health and Safety Code, for very low, low-, or moderate-income households. For purposes of this paragraph, "accessory dwelling units" has the same meaning as "accessory dwelling unit" as defined in paragraph (4) of subdivision (i) of Section 65852.2. (Gov. Code, § 65583, subd. (c)(7).)*

   Programs must be added or expanded to include incentives to promote the creation and affordability of ADUs. Examples include exploring and pursuing funding, modifying development standards and reducing fees beyond state law, increasing awareness, pre-approved plans and homeowner/applicant assistance tools. Additionally, as noted in Finding B5, the element should include a timeline for updating the City's ADU ordinance to bring it into compliance with state law.

D. Public Participation

Local governments shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the Housing Element, and the element shall describe this effort. (Gov. Code, § 65583, subd. (c)(8).)

While the element provides extensive information on the public participation strategy for the City's 2020-2024 Consolidated Plan, including the Public Outreach and Community Needs Survey, it does not indicate what type of public participation strategy was employed specifically on the housing element update. While there are many components of the consolidated plan and stakeholder consultation process that are applicable to the housing element update, it does not address all of the public outreach requirements under

state housing element law, such as how public outreach and comment impacted the composition of the sites inventory, the formulation of necessary housing element programs, and the uncovering of potential governmental and nongovernment constraints to residential development. This outreach process should be outlined in greater specificity and detail in the adopted element.

In addition, HCD understands the City made the element available to the public concurrent with its submittal to HCD. By not providing an opportunity for the public to review and comment on a draft of the element in advance of submission, the City has not yet complied with statutory mandates to make a diligent effort to encourage the public participation in the development of the element and it reduces HCD's ability to consider public comments in its review. The availability of the document to the public and opportunity for public comment prior to submittal to HCD is essential to the public process and HCD's review. The City must proactively make future revisions available to the public, including any commenters, prior to submitting any revisions to HCD and diligently consider and address comments, including revising the document where appropriate. HCD's future review will consider the extent to which the revised element documents how the City solicited, considered, and addressed public comments in the element. The City's consideration of public comments must not be limited by HCD's findings in this review letter.

CITY OF ONTARIO PLANNING DEPARTMENT

PLANNING COMMISSION STAFF REPORT

December 20, 2021

303 East B Street, Ontario, California 91764 Phone: 909.395.2036 / Fax: 909.395.2420

FILE NOS: PGPA21-004, PZC-21-002, and PDCA21-001

SUBJECT: A General Plan Amendment (File No. PGPA21-004) for the Housing Element update to the Policy Plan (General Plan) component of The Ontario Plan, addressing State mandates and the 6th Cycle Regional Housing Needs Allocation (RHNA) and to modify the Policy Plan Land Use Plan (Exhibit LU-01) to establish the following: 1) a Zone Change (File No. PZC21-002) to modify the Zoning Map to establish an AH (Affordable Housing) zoning district; 2) create an Affordable Housing Overlay; and 3) a Development Code Amendment (File No. PDCA21-001) revising section 6.01.035 for the purpose of adding provisions to establish an AH (Affordable Housing) Overlay District. Staff has prepared an Addendum to The Ontario Plan Environmental Impact Report (State Clearinghouse No. 2008101140), certified by City Council on January 27, 2010. This application introduces no new significant environmental impacts. The proposed project is located within the Airport Influence Area of Ontario International Airport and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP); **City Initiated. City Council action is required.**

Applicant: City of Ontario

RECOMMENDED ACTION: That the Planning Commission take the following actions:

(1) Adopt a resolution recommending the City Council approve the use of an Addendum to The Ontario Plan Environmental Impact Report (State Clearinghouse No. 2008101140);

(2) Adopt a resolution recommending the City Council approve the General Plan Amendment, File No. PGPA21-004, pursuant to the facts and reasons contained in the staff report and attached resolution;

(3) Adopt a resolution recommending the City Council approve the Zone Change, File No. PZC21-002, pursuant to the facts and reasons contained in the staff report and attached resolution; and

Case Planner:	Thomas Grahn
Planning Director Approval:	
Submittal Date:	

Hearing Body	*Date*	*Decision*	*Action*
DAB	N/A	N/A	N/A
PC	12-20-21	Approval	Recommend
CC	2-15-22		Final

(4) Adopt a resolution recommending the City Council approve the Development Code Amendment, File No. PDCA21-001, pursuant to the facts and reasons contained in the staff report and attached resolution.

PROJECT ANALYSIS: The proposed project is an update to the Housing Element and includes related applications to establish and implement an Affordable Housing Overlay to support the necessary residential densities to achieve the City's Regional Housing Needs Assessment ("RHNA").

(1) General Plan Amendment (File No. PGPA21-004) — This General Plan Amendment includes the Housing Element update to the Policy Plan (general plan) component of The Ontario Plan ("TOP"), addressing State mandates, the 6th Cycle RHNA, and a modification to the Policy Plan Land Use Plan (Exhibit LU-01) to establish an Affordable Housing Overlay.

(a) Housing Element Update — The Housing Element is one of the seven mandated elements of the general plan, which each city and county in the State is required to periodically adopt (generally every eight years). The Housing Element is required to adequately plan to meet the existing and projected housing needs of all economic segments of the community. This Housing Element Cycle (6th Cycle) covers the RHNA period from October 15, 2021 through October 15, 2029. The Housing Element is the only element of the general plan reviewed and certified by the State to ensure compliance with State law.

The City of Ontario ("City") has initiated a process to update its Housing Element, one of the elements of the Policy Plan. The proposed 2021–2029 Housing Element Update constitutes a "project" pursuant to CEQA, and therefore, the City prepared an Addendum to The Ontario Plan Environmental Impact Report ("TOP EIR").

(i) Public Participation — The California Government Code requires that local governments make a diligent effort to solicit public participation from all economic segments of the community in the development of the draft Housing Element. The following provides a general timeline describing major milestones in preparing Ontario's draft 2021-2029 Housing Element Update:

- June 14, 2021 – Property Owner Open House – Staff hosted a virtual open house to provide an overview of the TOP 2050 Project and land use designation changes on specific properties as part of the City's housing strategy to fulfill the 6th RHNA Cycle site inventory obligation.

- June 28, 2021 – Community Workshop #1 – Staff hosted a virtual workshop to present the TOP 2050 update, including the City's housing strategy to receive comments, and answer questions from the public.

- July 29, 2021 – Community Workshop #2 – Staff hosted a virtual workshop to facilitate a guided discussion of the environmental justice, community health, and resiliency policies, and share the City's preferred land use plan and housing strategy. The intent of Community Workshop #2 was to further inform the community of policy updates and gather feedback regarding the preferred land use plan.

- August 31, 2021 – In compliance with Senate Bill 18 notification requirements (Tribal Consultation), the City mailed a separate project notice to 16 local tribes identified by the Native American Heritage Commission (NAHC). No consultation requests were received during the requisite 90-day response period.

- October 14, 2021 – City staff posted the Ontario Housing Element 2021-2029 - Public Review Draft on Ontarioplan.org/TOP2050 and submitted the draft to California Department of Housing and Community Development ("HCD") for a 60-day review.

(ii) Regional Housing Needs Assessment (RHNA) — The Southern California Association of Governments ("SCAG") is responsible for oversight of the RHNA process for Southern California, which includes Ontario. For the 2021–2029 RHNA planning period, the City has been allocated 20,854 housing units to accommodate the estimated growth need at various income levels. As required by California law, the Housing Element must identify the City's ability to accommodate this estimated growth through available sites and appropriate zoning. Ontario's 6th RHNA Cycle allocation includes the following:

City of Ontario 6th Cycle RHNA Allocation by Income Category	
Income Category (Percent of Annual Mean Income)	**RHNA Allocation**
Very Low (31 to 50)	5,640
Low (51 to 80)	3,286
Moderate (81 to 120)	3,329
Above Moderate (121 or more)	8,599
Total	**20,854**

Source: SCAG 2021

The proposed 2021–2029 Housing Element must demonstrate the City's ability to accommodate the RHNA housing allocation either through production or the availability of properly zoned land that can accommodate additional growth. If adequate sites cannot be identified in the existing zoning, the City is required to rezone sites that can accommodate the remaining need at a minimum density of 30 dwelling units per acre, which is the default density set by HCD. The City is not required to build residential units in order to meet its RHNA allocation, only to identify potential sites and create the framework allowing the market the opportunity to develop these units.

The proposed 2021–2029 Housing Element Update explores opportunities to accommodate the RHNA through current production, entitled units, and the availability of properly zoned land that can accommodate additional growth. The proposed Housing Element Update will further identify and address potential and actual governmental and non-governmental constraints on the development of housing for all income levels.

(iii) State Mandates Included Within the Housing Element Update — The following provides a brief summary of recently adopted State laws that effect and were included in the 2021-2029 Housing Element Update. Their overarching premise is to increase the housing supply within the State by permitting more housing in more places and in greater volume.

- SB 330 Housing Crisis Act: Prohibits the downzoning of any residential property without a corresponding increase in another location. Reduces the length of the entitlement process and provides greater certainty on development standards and fees. The offset upzoning must take place concurrently and provide no net loss in residential capacity.

- SB 35 Streamlined Approval for Housing Projects: Expedites the construction of affordable housing in places were the permitting or construction of housing is slower than compared to the RHNA. If housing production of above moderate RHNA is below the annual target, projects with 10 percent low-income housing are eligible for streamlining. If housing production of low-income RHNA is below the annual target, projects with 50 percent low-income housing are eligible for streamlining.

- SB 166 No Net Loss Zoning: Cities must build or maintain capacity for 100 percent of their RHNA requirement throughout the entire planning period.

- AB 1397 Non-Vacant Sites: Provides for increased scrutiny on the development potential for underutilized sites included in the RHNA land inventory.

- AB 72 Increased HCD Enforcement: HCD may revoke certification and report any violations to the Attorney General on a jurisdictions failure to comply.

- AB 686 Housing Discrimination (Affirmatively Furthering Fair Housing ("AFFH")): Jurisdictions must facilitate deliberate action to address, combat, and relieve disparities resulting from past patterns of segregation to foster more inclusive communities.

- AB 167 Housing Accountability Act: Prohibits reducing density, disapproving, or conditioning approvals of a lower/moderate income housing development project or emergency shelter if they comply with zoning and objective development standards.

(iv) 2021-2029 Ontario Housing Element Content — California Housing Element law prescribes the scope and content of the Housing Element. Pursuant to Section 65583 of the California Government Code, the Housing Element must contain a variety of detailed analyses, listed below.

- Analysis of demographic, social, and housing characteristics; current housing needs; and future housing needs due to population and employment growth and change.

- Assessment of Fair Housing ("AFH") consistent with the core elements of the analysis required by the federal Affirmatively Furthering Fair Housing (AFFH) Final Rule of July 16, 2015.

- Analysis of governmental and nongovernmental constraints that affect the development, maintenance, and improvement of housing for all income groups and people with disabilities.

- Inventory of resources available to address the City's housing needs, including available land for housing, financial resources, and administrative capacity to manage housing programs.

- Evaluation of the accomplishments of current housing programs and specific programs to address the development, improvement, and conservation of housing to meet current and future needs.

- Documentation of public outreach for the Housing Element and the involvement of the public in shaping housing policies and programs for the 2021–2029 Housing Element.

- Housing goals, policies, and programs to address the production, maintenance, and improvement of housing for all economic segments of the community commensurate with its needs.

- The Housing Element encompasses all seven topical areas mentioned here, provides a brief synopsis of issues, and then follows with a complete set of goals, policies, and programs to be implemented over the planning period. The City also prepared a web format for ease of public distribution and use by policymakers and housing providers in implementing programs.

The Housing Element is prepared to be consistent with several policy and program plans mandated by the State. Most importantly, State law requires SCAG to determine the amount of housing needed within its six-county region and allocate a share of the regional housing need to each community. Housing Elements are required to incorporate

the estimates of housing need reflected in regional housing plans. The Housing Element is also consistent with the City's Consolidated Plan.

(v) HCD Review — The draft 2021-2029 Housing Element Update was submitted to HCD on October 14, 2021. HCD has 60-days to complete their review of a draft housing element and 90-days to review an adopted housing element. Comments from HCD on the draft Housing Element Update are expected to be received by December 13, 2021, which is after the date of this report being prepared; therefore, staff will provide an oral report on the status of HCD's review comments at the Planning Commission meeting.

(b) Affordable Housing Overlay — The proposed General Plan Amendment also proposes to modify the Policy Plan Land Use Plan (LU-01) to establish an Affordable Housing Overlay. The purpose of the Affordable Housing Overlay is to facilitate housing opportunities within the City through the implementation of the Housing Element. The Affordable Housing Overlay will only apply to those properties identified in Exhibits A – Proposed AH, Affordable Housing Overlay and Exhibit B – Revised LU-01 with AH, Affordable Housing Overlay; and those parcels listed in the Resolution of Approval for PGPA21-004, Attachment A: Housing Element Update, Appendix B: Housing Element Sites Inventory (Parcel List).

As shown in Exhibit B – Revised LU-01 with AH, Affordable Housing Overlay, the Affordable Housing Overlay will apply to those identified parcels generally located: (1) south of Riverside Drive, (2) along East Holt Boulevard between the Cucamonga Creek Channel and Corona Avenue, and (3) areas designated as MU-2 at the northeast corner of West Holt Boulevard and Mountain Avenue. As discussed in the RHNA analysis above (see Section (1)(a)(II)), the Affordable Housing Overlay is being established to ensure that there are adequate sites at sufficient residential densities to meet the City's RHNA housing obligation throughout the planning period.

(2) Zone Change (PZC-21-002) — The proposed Zone Change will modify the Zoning Map to establish an Affordable Housing Overlay. The purpose of the Affordable Housing Overlay is to facilitate housing opportunities within the City through the implementation of Housing Element. The Affordable Housing Overlay will only apply to those properties identified in Exhibits A – Proposed AH, Affordable Housing Overlay and Exhibit C – Revised Zoning Map with AH, Affordable Housing Overlay; and those parcels listed in the Resolution of Approval for PGPA21-004, Attachment A: Housing Element Update, Appendix B: Housing Element Sites Inventory (Parcel List).

As shown in Exhibit C – Revised Zoning Map with AH, Affordable Housing Overlay, the Affordable Housing Overlay will apply to those identified parcels generally located: (1) south of Riverside Drive, (2) along East Holt Boulevard, between the Cucamonga Creek Channel and Corona Avenue, and (3) areas designated as MU-2 at the northeast corner of West Holt Boulevard and Mountain Avenue. As discussed in the RHNA analysis above (see Section (1)(a)(II)), the Affordable Housing Overlay is being established to ensure that

there are adequate sites at sufficient residential densities to meet the City's RHNA housing obligation throughout the planning period.

(3) Development Code Amendment (PDCA21-001) — The Development Code (Ontario Municipal Code Title 9) provides the legislative framework for the implementation of The Ontario Plan, which states long-term principles, goals, and policies for guiding the growth and development of the City in a manner that achieves Ontario's vision, and promotes and protects the public health, safety, comfort, convenience, prosperity, and welfare of its citizens. Staff has initiated an alteration to the Development Code that is necessary to establish provisions of the Development Code, which are described below. The proposed changes, as they would appear in the Development Code, are included as Exhibit D (Proposed Development Code Amendment) of this staff report.

The proposed Development Code Amendment will modify Section 6.01.035, by adding Subparagraph C.6 to establish an AH (Affordable Housing) Overlay District. The purpose of the AH (Affordable Housing) Overlay District standards is to facilitate housing opportunities within the City through the implementation of Housing Element. The AH (Affordable Housing) Overlay District will only apply to those properties identified in Exhibit A – Proposed AH, Affordable Housing Overlay, Exhibit B – Revised LU-01 with AH, Affordable Housing Overlay, Exhibit C – Revised Zoning Map with AH, Affordable Housing Overlay; and those parcels listed in the Resolution of Approval for PGPA21-004, Attachment A: Housing Element Update, Appendix B: Housing Element Sites Inventory (Parcel List).

Generally, the AH (Affordable Housing) Overlay District will do three things:

(a) It removes the specific plan requirement from sites where there is no existing specific plan.

(b) It satisfies new state requirements for sites that are part of the rezoning program by:

(i) Allowing by-right development of residential projects if 20 percent of units are affordable to lower incomes.

(ii) Establishing a minimum density of 20 du/ac.

(c) It raises the maximum density on MDR zoned sites from 25 to 30 du/ac, if 25 percent of units are affordable to lower incomes.

COMPLIANCE WITH THE ONTARIO PLAN: The proposed project is consistent with the principles, goals and policies contained within the Vision, Governance, Policy Plan (General Plan), and City Council Priorities components of TOP. More specifically, the goals and policies of TOP that are furthered by the proposed project are as follows:

(1) City Council Goals.

- Invest in the Growth and Evolution of the City's Economy.
- Maintain the Current High Level of Public Safety.
- Operate in a Businesslike Manner.
- Pursue City's Goals and Objectives by Working with Other Governmental Agencies.
- Focus Resources in Ontario's Commercial and Residential Neighborhoods.
- Invest in the City's Infrastructure (Water, Streets, Sewers, Parks, Storm Drains and Public Facilities).
- Encourage, Provide or Support Enhanced Recreational, Educational, Cultural and Healthy City Programs, Policies and Activities.
- Ensure the Development of a Well Planned, Balanced, and Self-Sustaining Community in the New Model Colony.

(2) Vision.

Distinctive Development:

- Commercial and Residential Development.

➢ Development quality that is broadly recognized as distinctive and not exclusively tied to the general suburban character typical of much of Southern California.

(3) Governance.

Decision Making:

- Goal G1: Sustained decision-making that consistently moves Ontario towards its Vision by using TOP as a framework for assessing choices.

➢ G1-2 Long-term Benefit. We require decisions to demonstrate and document how they add value to the community and support the Ontario Vision.

(4) Policy Plan (General Plan).

Land Use Element:

- Goal LU1: A community that has a spectrum of housing types and price ranges that match the jobs in the City and that make it possible for people to live and work in Ontario and maintain a quality of life.

➢ LU1-1 Strategic Growth. We concentrate growth in strategic locations that help create place and identity, maximize available and planned infrastructure, and foster the development of transit.

➢ LU1-6 Complete Community. We incorporate a variety of land uses and building types in our land use planning efforts that result in a complete community where residents at all stages of life, employers, workers, and visitors have a wide spectrum of choices of where they can live, work, shop and recreate within Ontario. (Refer to Complete Community Section of Community Economics Element).

- Goal LU2: Compatibility between a wide range of uses.

Housing Element:

- Goal H2: Diversity of types of quality housing that are affordable to a range of household income levels, accommodate changing demographics, and support and reinforce the economic sustainability of Ontario.

➢ H2-4 New Model Colony. We support a premier lifestyle community in the Ontario Ranch distinguished by diverse housing, highest design quality, and cohesive and highly amenitized neighborhoods.

➢ H2-5 Housing Design. We require architectural excellence through adherence to City design guidelines, thoughtful site planning, environmentally sustainable practices, and other best practices.

- Goal H5: A full range of housing types and community services that meet the special housing needs for all individuals and families in Ontario, regardless of income level, age, or other status.

➢ H5-2 Family Housing. We support the development of larger rental apartments that are appropriate for families with children, including, as feasible, the provision of services, recreation, and other amenities.

Community Economics Element:

- Goal CE1: A complete community that provides for all incomes and stages of life.

➢ CE1-6 Diversity of Housing. We collaborate with residents, housing providers and the development community to provide housing opportunities for every stage of life; we plan for a variety of housing types and price points to support our workforce, attract business, and foster a balanced community.

- Goal CE2: A City of distinctive neighborhoods, districts, and corridors, where people choose to be.

➢ CE2-1 Development Projects. We require new development and redevelopment to create unique, high-quality places that add value to the community.

➢ CE2-2 Development Review. We require those proposing new development and redevelopment to demonstrate how their projects will create appropriately unique, functional, and sustainable places that will compete well with their competition within the region.

➢ CE2-4 Protection of Investment. We require that new development and redevelopment protect existing investment by providing architecture and urban design of equal or greater quality.

➢ CE2-5 Private Maintenance. We require adequate maintenance, upkeep, and investment in private property because proper maintenance on private property protects property values.

Safety Element:

- Goal S1: Minimized risk of injury, loss of life, property damage and economic and social disruption caused by earthquake-induced and other geologic hazards.

➢ S1-1 Implementation of Regulations and Standards. We require that all new habitable structures be designed in accordance with the most recent California Building Code adopted by the City, including provisions regarding lateral forces and grading.

Community Design Element:

- Goal CD1: A dynamic, progressive city containing distinct neighborhoods and commercial districts that foster a positive sense of identity and belonging among residents, visitors, and businesses.

➢ CD1-1 City Identity. We take actions that are consistent with the City being a leading urban center in Southern California while recognizing the diverse character of our existing viable neighborhoods.

➢ CD1-2 Growth Areas. We require development in growth areas to be distinctive and unique places within which there are cohesive design themes.

➢ CD1-3 Neighborhood Improvement. We require viable existing residential and non-residential neighborhoods to be preserved, protected, and enhanced in accordance with our land use policies.

- Goal CD2: A high level of design quality resulting in public spaces, streetscapes, and developments that are attractive, safe, functional and distinct.

➢ CD2-1 Quality Architecture. We encourage all development projects to convey visual interest and character through:

- Building volume, massing, and height to provide appropriate scale and proportion;
- A true architectural style which is carried out in plan, section and elevation through all aspects of the building and site design and appropriate for its setting; and
- Exterior building materials that are visually interesting, high quality, durable, and appropriate for the architectural style.

➢ CD2-2 Neighborhood Design. We create distinct residential neighborhoods that are functional, have a sense of community, emphasize livability and social interaction, and are uniquely identifiable places through such elements as:

- A pattern of smaller, walkable blocks that promote access, activity and safety;
- Variable setbacks and parcel sizes to accommodate a diversity of housing types;
- Traffic calming measures to slow traffic and promote walkability while maintaining acceptable fire protection and traffic flows;
- Floor plans that encourage views onto the street and de-emphasize the visual and physical dominance of garages (introducing the front porch as the "outdoor living room"), as appropriate; and
- Landscaped parkways, with sidewalks separated from the curb.

➢ CD2-7 Sustainability. We collaborate with the development community to design and build neighborhoods, streetscapes, sites, outdoor spaces, landscaping and buildings to reduce energy demand through solar orientation, maximum use of natural daylight, passive solar and natural ventilation, building form, mechanical and structural systems, building materials and construction techniques.

➢ CD2-8 Safe Design. We incorporate defensible space design into new and existing developments to ensure the maximum safe travel and visibility on pathways, corridors, and open space and at building entrances and parking areas by avoiding physically and visually isolated spaces, maintenance of visibility and accessibility, and use of lighting.

➢ CD2-9 Landscape Design. We encourage durable landscaping materials and designs that enhance the aesthetics of structures, create, and define public and private spaces, and provide shade and environmental benefits.

➢ CD2-13 Entitlement Process. We work collaboratively with all stakeholders to ensure a high degree of certainty in the efficient review and timely processing of all development plans and permits.

HOUSING ELEMENT COMPLIANCE: The proposed 2021-2029 Housing Element Update is mandated by Sections 65580 to 65589 of the California Government Code. State Housing

Element law requires that each city and county identify and analyze existing and projected housing needs within their jurisdiction and prepare goals, policies, and programs to further the development, improvement, and preservation of housing for all economic segments of their community commensurate with local housing needs.

AIRPORT LAND USE COMPATIBILITY PLAN (ALUCP) COMPLIANCE: The California State Aeronautics Act (Public Utilities Code Section 21670 et seq.) requires that an Airport Land Use Compatibility Plan be prepared for all public use airports in the State; and requires that local land use plans and individual development proposals must be consistent with the policies set forth in the adopted Airport Land Use Compatibility Plan. On April 19, 2011, the City Council of the City of Ontario approved and adopted the Ontario International Airport Land use Compatibility Plan ("ALUCP"), establishing the Airport Influence Area for Ontario International Airport, which encompasses lands within parts of San Bernardino, Riverside, and Los Angeles Counties, and limits future land uses and development within the Airport Influence Area, as they relate to noise, safety, airspace protection, and overflight impacts of current and future airport activity. The proposed project is located within the Airport Influence Area of Ontario International Airport and was evaluated and found to be consistent with the policies and criteria of the ALUCP. Any special conditions of approval associated with uses in close proximity to the airport are included in the conditions of approval provided with the attached Resolution.

ENVIRONMENTAL REVIEW: The environmental impacts of this project were analyzed in an Addendum to The Ontario Plan Environmental Impact Report (State Clearinghouse No. 2008101140), certified by the City Council on January 27, 2010, in conjunction with File No. PGPA06-001. This Application introduces no new significant environmental impacts. All previously adopted mitigation measures shall be a condition of project approval, as applicable, and are incorporated herein by this reference.

Exhibit A – Proposed AH, Affordable Housing Overlay Locations

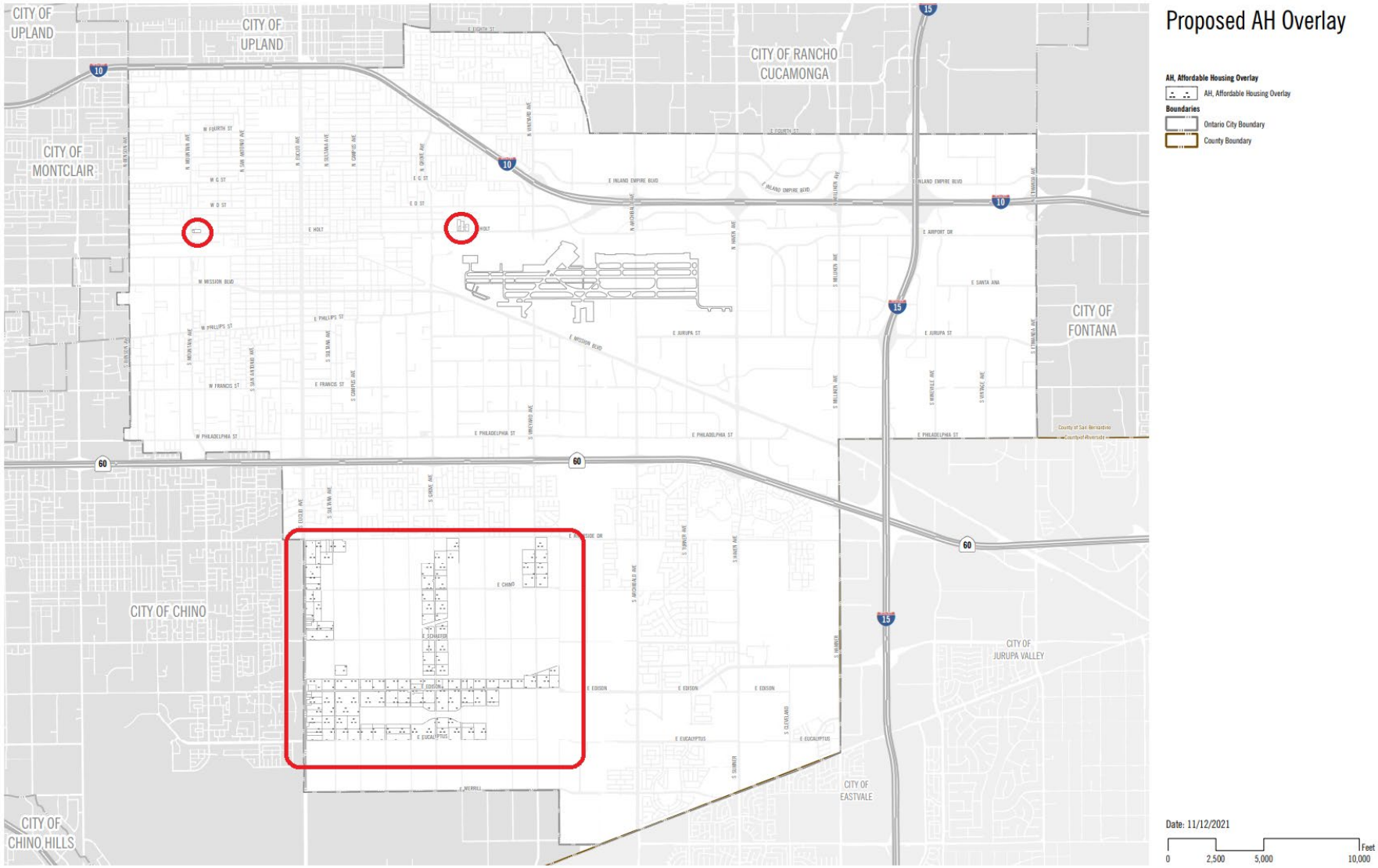


Exhibit B – Revised LU-01 with AH, Affordable Housing Overlay

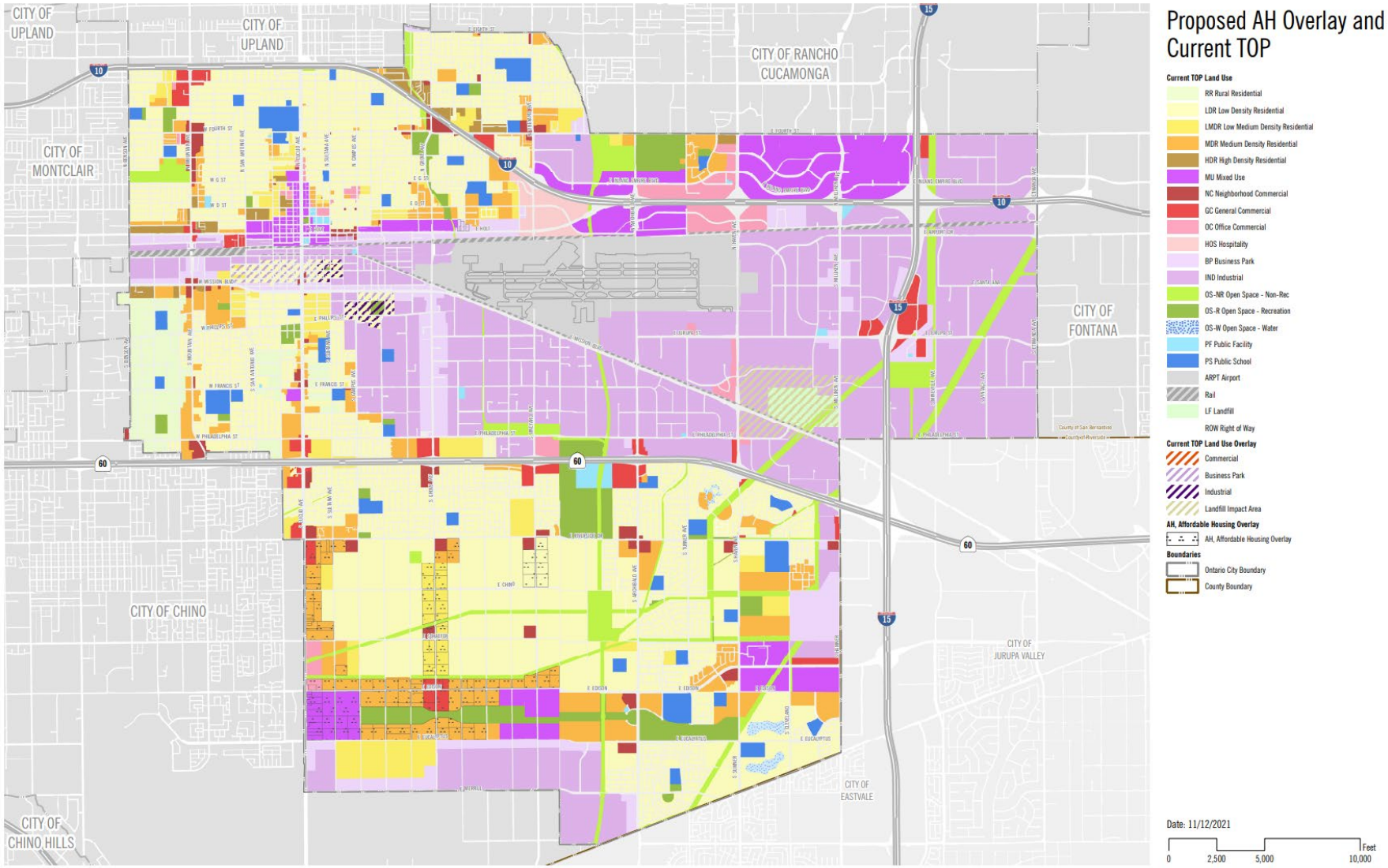


Exhibit C – Revised Zoning Map with AH, Affordable Housing Overlay

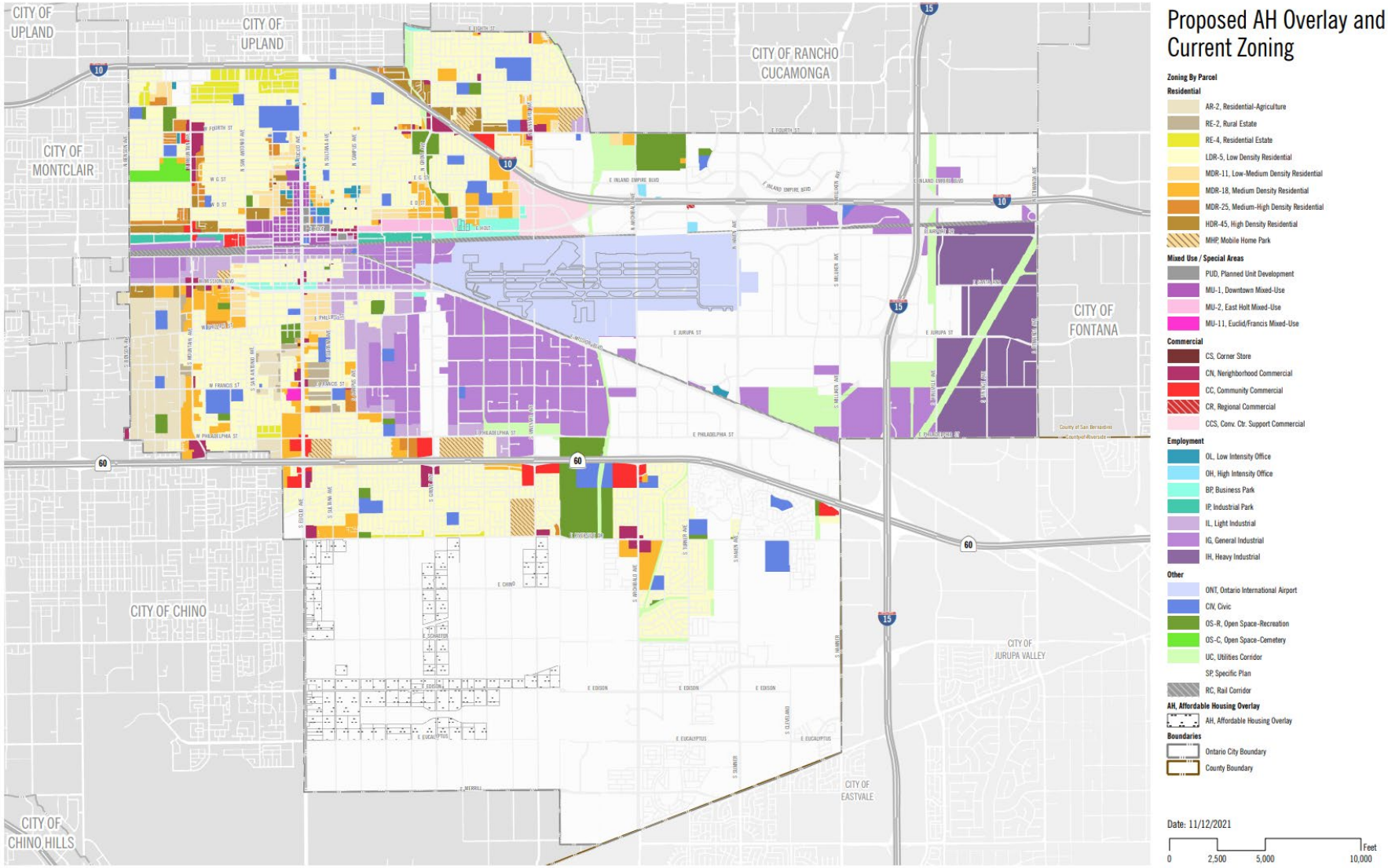


Exhibit D – Proposed Development Code Amendment
Draft DCA Section 6.01.035 (6. AH (Affordable Housing) Overlay District)

(Document follows this page)

Nonconforming Nonresidential Structure) of this Development Code and shall be developed consistent with the standards of the CC zoning district.

(3) *New Residential Development.* New residential development, which is proposed consistent with the Official Land Use Plan (Exhibit LU-01) of the Policy Plan component of The Ontario Plan, shall first require a zone change to the HDR-45 zoning district pursuant to Section 4.01.040 (Zone Changes) of this Development Code, and full compliance with the land use requirements, and development standards and guidelines of the HDR-45 zoning district.

(4) *Protection of ICC Overlay District Land Use and Development Rights.* All land use and development rights granted by the ICC Overlay District shall be transferable to any future owner(s) of property within the ICC Overlay District, and their assigns.

6. AH (Affordable Housing) Overlay District.

a. *Purpose.* The purpose of the AH Overlay District is to facilitate housing opportunities within the community via implementation of required rezone programs pursuant to the City's adopted Housing Element where required for compliance with State Housing Element law.

b. *Applicability.* The herein established rights and responsibilities applicable to the AH Overlay District shall apply to sites identified in the housing inventory, part of the City's Housing Element, located 1) south of Riverside Drive, 2) along East Holt Boulevard between the Cucamonga Creek Channel and Corona Avenue, and 3) areas designated as MU-2 at the northeast corner of West Holt Boulevard and Mountain Avenue.

c. *Definitions.*

(1) **Affordable Housing Project.** Affordable housing projects for the purposes of the affordable housing overlay are defined as follows:

(a) *Tier 1.* Any projects with a residential component with at least 20% of total units are designated as affordable to lower incomes via deed restriction or another mechanism to guarantee affordability for a minimum of 30 years.

(b) *Tier 2.* Any projects with a residential component with at least 25% of total units are designated as affordable to lower incomes via deed restriction or another mechanism to guarantee affordability for a minimum of 30 years.

d. *Development Standards.* The development standards applicable to proposed development in the Affordable Housing Overlay District shall be in accordance with the applicable base zone, other overlay zones, and all applicable provisions of The Development Code, unless otherwise indicated herein, or where necessary to comply with Federal and State law.

(1) **Minimum Density.** Within the AH Overlay District, all new residential development, regardless of affordability, requires a minimum density of 20 dwelling units per acre. The minimum density shall be calculated as an average over the entire project area on sites south of Riverside Drive.

(2) Affordable Housing Projects. Development of affordable housing projects, as defined for the purposes of the affordable housing overlay, shall be allowed by-right within the AH Overlay District and are encouraged in accordance with the following provisions:

(a) *Specific Plan Base Zoning.* Affordable housing projects with a base zoning designation of SP may develop as follows:

(i) *Tier 1 Affordable housing projects:*

- *Medium Density Residential.* Affordable housing projects on properties designated as MDR in the Policy Plan may be developed in accordance with either the SP zoning district or the MDR-25 zoning district.

- *Mixed Use.* Affordable housing projects on properties designated as MU in the Policy Plan may be developed in accordance with either the SP zoning district or a comparable existing zoning implementation tool that aligns with the density and intensity of the proposed project. The following exceptions would apply:

  - *Maximum Density.* The maximum density allowed is equivalent to the maximum density identified for the applicable Mixed-Use area in the Land Use Designations Summary Table (Table LU-02) of the Policy Plan component of The Ontario Plan.

- *Calculating Minimum Density.* If a project with a base designation of SP develops without a specific plan, minimum density shall be calculated as an average over the entire portion of the project area that is within the AH Overlay District.

(ii) *Tier 2 Affordable housing projects:*

- Same as Tier 1, with the following additions:

  - *Medium Density Residential.* Affordable housing projects on properties designated as MDR in the Policy Plan shall allow a maximum density of 25 to 30 dwelling units per acre.

RESOLUTION NO. PC21-093

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ONTARIO, CALIFORNIA, RECOMMENDING THE CITY COUNCIL ADOPT AN ADDENDUM TO THE ONTARIO PLAN ENVIRONMENTAL IMPACT REPORT FOR FILE NOS. PGPA21-004, PZC-21-002, AND PDCA21-001, FOR WHICH AN INITIAL STUDY WAS PREPARED, IN ACCORDANCE WITH THE REQUIREMENTS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AS AMENDED, AND MAKING FINDINGS IN SUPPORT THEREOF.

WHEREAS, CITY OF ONTARIO (hereinafter referred to as "Applicant") has filed an Application for the approval of File Nos. PGPA21-004, General Plan Amendment, PZC-21-002, Zone Change, and PDCA21-001, Development Code Amendment, as described in the title of this Resolution (hereinafter referred to as "Application" or "Project"); and

WHEREAS, THE ONTARIO PLAN ("TOP") Environmental Impact Report (State Clearinghouse No. 2008101140) was certified on January 27, 2010 (hereinafter referred to as "Certified EIR"), in which development and use of the Project site was discussed; and

WHEREAS, the Planning Director of the City of Ontario has prepared and approved for attachment to the certified Environmental Impact Report, an Addendum to the Certified EIR (hereinafter referred to as "EIR Addendum") in accordance with the requirements of the California Environmental Quality Act of 1970, together with State and local guidelines implementing said Act, all as amended to date (collectively referred to as "CEQA"); and

WHEREAS, the EIR Addendum concluded that implementation of the Project would not propose additional growth that was not evaluated under the 2010 Certified EIR or change the buildout evaluated under the Approved Project, and no substantial changes in circumstances under CEQA Guidelines Section 15162(a)(2) have occurred since the certification of the 2010 EIR that would indicate new significant impacts or substantially increase the severity of significant impacts previously identified and background environmental conditions have not significantly changed since the certification of the 2010 Certified EIR. Additionally, no information that was not known and could not have been known at the time of the 2010 Certified EIR preparation has been revealed that shows new or substantially greater significant impacts would result under Section 15162(a)(3). There are no new or different mitigation measures that would substantially reduce one or more significant impacts of the Approved Project but that are not adopted. The Proposed Project does not identify or require adoption of any further mitigation measures beyond those provided in the Certified EIR; and

WHEREAS, pursuant to State CEQA Guidelines Section 15164(a), a lead agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary to a project, but the preparation of a subsequent or supplemental EIR is not required; and

WHEREAS, the City determined that none of the conditions requiring preparation of a subsequent or supplemental EIR would occur from the Project, and that preparation of an Addendum to the Certified EIR was appropriate; and

WHEREAS, the City of Ontario is the lead agency on the Project, and the Planning Commission is the recommending authority for the requested approval to construct and otherwise undertake the Project; and

WHEREAS, the Planning Commission has reviewed and considered the EIR Addendum for the Project, has concluded that none of the conditions requiring preparation of a subsequent of supplemental EIR have occurred, and intends to take actions on the Project in compliance with CEQA and state and local guidelines implementing CEQA; and

WHEREAS, the EIR Addendum for the Project is on file in the Planning Department, located at 303 East B Street, Ontario, CA 91764, are available for inspection by any interested person at that location and are, by this reference, incorporated into this Resolution as if fully set forth herein; and

WHEREAS, Ontario Development Code Table 2.02-1 (Review Matrix) grants the Planning Commission the responsibility and authority to review and make recommendation to City Council on the subject Application; and

WHEREAS, City of Ontario Development Code Division 2.03 (Public Hearings) prescribes the manner in which public notification shall be provided and hearing procedures to be followed, and all such notifications and procedures have been completed; and

WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred.

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

SECTION 1: ***Environmental Determination and Findings.*** As the recommending body for the Project, the Planning Commission has reviewed and considered the information contained in the administrative record for the Project. Based upon the facts and information contained in the administrative record, including all written

and oral evidence presented to the Planning Commission, the Planning Commission finds as follows:

(1) The environmental impacts of this project were reviewed in conjunction with an Addendum to The Ontario Plan ("TOP") Environmental Impact Report— State Clearinghouse No. 2008101140 ("Certified EIR"), which was certified by the Ontario City Council on January 27, 2010, in conjunction with File Nos. PGPA21-004, PZC-21-002, and PDCA21-001; and

(2) The EIR Addendum and administrative record have been completed in compliance with CEQA, the State CEQA Guidelines, and the City of Ontario Local CEQA Guidelines; and

(3) The City's "Guidelines for the Implementation of the California Environmental Quality Act (CEQA)" provide for the use of a single environmental assessment in situations where the impacts of subsequent projects are adequately analyzed. This Application introduces no new significant environmental impacts; and

(4) The EIR Addendum contains a complete and accurate reporting of the environmental impacts associated with the Project, and reflects the independent judgment of the Planning Commission; and

(5) There is no substantial evidence in the administrative record supporting a fair argument that the project may result in significant environmental impacts; and

(6) The proposed project will introduce no new significant environmental impacts beyond those previously analyzed in the Certified EIR, and all mitigation measures previously adopted by the Certified EIR, are incorporated herein by this reference.

SECTION 2: ***Additional Environmental Review Not Required.*** Based on the Addendum, all related information presented to the Planning Commission, and the specific findings set forth in Section 1, above, the Planning Commission finds that the preparation of a subsequent or supplemental Environmental Impact Report is not required for the Project, as the Project:

(1) Does not constitute substantial changes to the Certified EIR that will require major revisions to the Certified EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and

(2) Does not constitute substantial changes with respect to the circumstances under which the Certified EIR was prepared, that will require major revisions to the

Certified EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of the previously identified significant effects; and

(3) Does not contain new information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the Certified EIR was certified/adopted, that shows any of the following:

(a) The Project will have one or more significant effects not discussed in the Certified EIR; or

(b) Significant effects previously examined will be substantially more severe than shown in the Certified EIR; or

(c) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the Project, but the City declined to adopt such measures; or

(d) Mitigation measures or alternatives considerably different from those analyzed in the Certified EIR would substantially reduce one or more significant effects on the environment, but which the City declined to adopt.

SECTION 3: ***Planning Commission Action.*** Based upon the findings and conclusions set forth in Sections 1 and 2, above, the Planning Commission hereby finds that based upon the entire record of proceedings before it, and all information received, that there is no substantial evidence that the Project will constitute substantial changes to the Certified EIR, and does hereby approve the EIR Addendum, attached hereto as "Attachment A," and incorporated herein by this reference.

SECTION 4: ***Custodian of Records.*** The documents and materials that constitute the record of proceedings on which these findings have been based are located at the City of Ontario City Hall, 303 East "B" Street, Ontario, California 91764. The custodian for these records is the City Clerk of the City of Ontario.

SECTION 5: ***Certification to Adoption.*** The Secretary shall certify to the adoption of the Resolution.

- - - - - - - - - - - - - -

The Secretary Pro Tempore for the Planning Commission of the City of Ontario shall certify as to the adoption of this Resolution.

I hereby certify that the foregoing Resolution was duly and regularly introduced, passed and adopted by the Planning Commission of the City of Ontario at a special meeting thereof held on the 20th day of December 2021, and the foregoing is a full, true and correct copy of said Resolution, and has not been amended or repealed.

Richard Gage
Planning Commission Chairman

ATTEST:

Rudy Zeledon
Planning Director and
Secretary to the Planning Commission

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

I, Gwen Berendsen, Secretary Pro Tempore of the Planning Commission of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. PC21-093, was duly passed and adopted by the Planning Commission of the City of Ontario at their special meeting held on December 20, 2021, by the following roll call vote, to wit:

AYES: Anderson, Dean, DeDiemar, Gage, Lampkin, Willoughby

NOES: None

ABSENT: Ricci

ABSTAIN: None

Gwen Berendsen
Secretary Pro Tempore

ATTACHMENT A:

Addendum to The Ontario Plan Environmental Impact Report

(Addendum to follow this page)

ADDENDUM TO THE ONTARIO PLAN EIR FINAL ENVIRONMENTAL IMPACT REPORT (STATE CLEARINGHOUSE NUMBER 2008101140)

BON VIEW PROJECT

Prepared For:

City of Ontario
303 East "B" Street
Ontario, California 91764

Prepared By:

Kimley-Horn and Associates, Inc.
3880 Lemon Street, Suite 420
Riverside, CA 92501

December 2021

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1 PURPOSE OF THE ADDENDUM

This Addendum has been prepared in accordance with the provisions of the California Environmental Quality Act (CEQA) (California Public Resources Code [PRC] Section 21000 et seq.); the CEQA Guidelines (Title 14, California Code of Regulations [CCR] Section 15000 et seq.); and the rules, regulations, and procedures for implementing CEQA as set forth by the City of Ontario (City). The City is the lead agency under the CEQA.

Section 15164(a) of the CEQA Guidelines states that "the lead agency or a responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary, but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred." Pursuant to Section 15162(a) of the CEQA Guidelines, a subsequent Environmental Impact Report (SEIR) or Negative Declaration is only required when:

(1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

(2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or

(3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the Negative Declaration was adopted, shows any of the following:

   (A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;

   (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;

   (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or

   (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

The Ontario Plan (Ontario General Plan [GP]) and Final Environmental Impact Report (Ontario GP EIR) was adopted by the City Council on January 27, 2010.[1] The Ontario GP is intended to guide the City's growth and development. While the document was not created with an expiration timeline, the information used

[1] City of Ontario. (2010). Monthly Activity Report—Actions Month of: January 2010. Page 2. Retrieved from: https://www.ontarioca.gov/sites/default/files/Ontario-Files/Planning/Monthly-Activity-Reports/january_2010.pdf (Accessed August 19, 2021)

in its creation and goals that were created were based on a 2035 horizon year. Since its certification, the Ontario GP and Ontario GP EIR have been the basis for growth metrics in the City and act as the guidelines for continued development within the City. The Ontario Plan includes six components which create a more comprehensive guideline.

1. **The Vision Component** provides a broad outlook at the City's character and the ideal direction of future growth. This component outlines the intention of the Ontario GP and the foundational concepts necessary for the creation of a prosperous community. These concepts include dynamic balance, a prosperous economy, distinctive development, and recognized leadership.

2. **The Governance Manual** contextualizes the Ontario GP as a business plan for the City. It explains how The Ontario Plan is a tool for decision making and communication.

3. **The Policy Plan** states long-term goals, principles, and policies for achieving Ontario's Vision. This component acts as the direct guide for continued growth and development within the City and fully defines each aspect of life within the City. The policy plan addresses each aspect of life within the City through seven elements:

    a. Land Use
    b. Community Design
    c. Community Economics
    d. Environmental Resources
    e. Safety
    f. Social Resources
    g. Mobility

4. **The City Council Priorities** consist of short term actions and objectives considered by the current City council. These goals span a single fiscal year with the current set of goals to be implemented in the 2020/2021 fiscal year.

5. **Implementation** describes the methods that the City intends to use in order to fully realize the goals of the Ontario GP. These methods include the formation of partnerships with other public or private entities and the adoption of master plans for physical developments or service systems including capital improvement programs and recreation master plans. Other methods relied upon to implement the City's goals include the creation of city initiatives, the consistent continuation of operational programs, and the facilitation of development projects.

6. **Tracking and Feedback** includes a system for public employees and private residents to adequately communicate with City departments and provide transparency in City operations.

2 DESCRIPTION OF PROPOSED PROJECT

2.1 Project Setting and Location

The Project site is located in the western portion of the City on the west side of Bon View Avenue approximately 130 feet north of the northwest corner of the intersection of Cedar Street and Bon View Avenue. **Exhibit 1, Regional Location Map** and **Exhibit 2, Project Vicinity Map** show the Project's location within the overall City as well as the Project's location within the surrounding community, respectively. Regional access to the site would be via California State Highway 60 (CA-60) approximately 0.5 miles south of the Project site with the nearest exit/entrance ramp located approximately 0.7 miles southeast of the Project, at CA-60's intersection with Grove Avenue.

The Project would occupy a 7.47 net acre site within the City and includes the following fifty-five (55) Assessor Parcel Numbers (APNs): 1050-441-05, 1050-441-09, 1050-441-11 through -62, and 1050-441-73. Note: The following APNs are condominium units via a previously recorded condominium plan, which will be removed prior to the Project's construction commencement: 1050-441-11 through -62.

Table 1: Assessor Parcel Numbers

1050-441-05	1050-441-09	1050-441-11	1050-441-12	1050-441-13	1050-441-14	1050-441-15
1050-441-16	1050-441-17	1050-441-18	1050-441-19	1050-441-20	1050-441-21	1050-441-22
1050-441-23	1050-441-24	1050-441-25	1050-441-26	1050-441-27	1050-441-28	1050-441-29
1050-441-30	1050-441-31	1050-441-32	1050-441-33	1050-441-34	1050-441-35	1050-441-36
1050-441-37	1050-441-38	1050-441-39	1050-441-40	1050-441-41	1050-441-42	1050-441-43
1050-441-44	1050-441-45	1050-441-46	1050-441-47	1050-441-48	1050-441-49	1050-441-50
1050-441-51	1050-441-52	1050-441-53	1050-441-54	1050-441-55	1050-441-56	1050-441-57
1050-441-58	1050-441-59	1050-441-60	1050-441-61	1050-441-62	1050-441-73	

The Project site is currently disturbed and developed with industrial uses and other improvements. The northern portion of the Project site contains two multi-tenant industrial buildings and surface lot improvements. The northeastern portion of the Project site includes three driveways connecting to Bon View Avenue. The remainder of the northern portion of the Project site consists of maintained grasses.

The southern portion of the Project site (APN 1050-441-05) contains four buildings, four shed structures, and one driveway connecting to Bon View Avenue. A residential building is located in the southeast corner of the Project site beside a large, shed structure. The southern portion of the Project, beside the residential property, is fully paved and used for parking and outdoor storage. Some trees are also present in both the northern and southern portions of the Project site.

Surrounding land uses include:

North/Northwest: Five (5) industrial warehouse buildings.

South: Non-Conforming residential building with ancillary industrial truck parking/outdoor storage

East: Bon View Avenue and two warehouse buildings.

West: Four (4) warehouse buildings.

The Project site's General Plan land use and zoning designations are as follows:

- General Plan Land Use: Industrial[2]
- Zoning: General Industrial (IG), Light Industrial (IL)[3]

While all the Project parcels have a General Plan land use designation of Industrial, only APN 1050-441-05 is zoned as Light Industrial (IL), while the remaining parcels are zoned General Industrial (IG).

2.2 Project Description

The Project proposes the development of one 174,603 square foot (sf) warehouse building containing 170,103 sf of refrigerated warehouse space and approximately 4,500 sf of two-story office space in the southeast corner of the proposed building. The Project site would have a floor area ratio (FAR) of 0.54 (0.55 FAR is the maximum allowed in Industrial land use areas) and the proposed building would have an approximate building height of 45' (maximum of 55' permitted). Project site improvements would also include surface parking, landscaping, and internal drive aisles. Access to the Project site would be established through two driveways along the eastern portion of the site connecting to Bon View Avenue. The Project is speculative in nature; the end user, their use of the potential refrigerated warehouse space, and their hours of operation are unknown at this time. However, to be conservative, it has been assumed that the building would operate 24 hours per day/7 days per week for the Addendum's Health Risk Assessment (Appendix C) referenced herein. **Exhibit 3, Conceptual Site Plan**, **Exhibit 4.1, Elevations,** and **Exhibit 4.2, Conceptual Elevations** visualizes the proposed Project's dimensions and planned improvements.

2.2.1 Access

Regional

Regional access to the Project site is provided via CA-60, approximately 0.5 mile south of the Project site, with exits at Grove Avenue and Euclid Avenue.

Local

Local access to the Project site is provided via Bon View Avenue which is an 88' Right of Way (ROW) collector street that trends in a north-south direction.

[2] City of Ontario. 2010. Exhibit LU-01 Land Use Plan. https://www.ontarioplan.org/wp-content/uploads/sites/4/2021/05/TOPLUP_Map24x3610_6_20210524_V_1.pdf (accessed August 2021).

[3] City of Ontario. Rev. 2021. Zoning Map. https://www.ontarioca.gov/sites/default/files/Ontario-Files/Planning/Documents/Zoning%20Map/Zoning_20210212.pdf (accessed August 2021).

Project Site

Project site main ingress and egress driveway would be provided via one 40-foot wide driveway (north) and one 30' – 6" wide driveway (south) located along the eastern border of the site along Bon View Avenue. The driveways would connect directly to Bon View Avenue and allow full access movement for both vehicles and trucks.

2.2.2 Parking

The Project would include the provision of 100 standard 9'x18' stalls and 19 12'x45' trailer parking stalls. Per City requirements, the Project is required to provide 98 standard stalls and six trailer stalls, and as such, provides sufficient parking.

2.2.3 Landscaping

The Project is anticipated to landscape approximately 10.14 percent (32,529 sf) of the Project site, which is greater than the minimum required 10 percent (32,529 sf) as required by the Ontario Development Code. For additional detail, please refer to **Exhibit 5, Conceptual Landscape Plan**.

2.2.4 Site Excavation and Grading Activities

The Project site is flat, sloping gently downward from north to the south and west to east, with change in ground surface elevation from approximately 872 feet to 864 feet. The soil cut would be 26,606 cubic yards (cy) and fill would also be 26,606 cy. As such, the Project site is anticipated to balance on-site and no need for soil import or export is anticipated; refer to **Exhibit 6, Conceptual Grading Plan**.

2.2.5 Site Drainage

There are five (5) onsite catch basins which convey stormwater via 12"-18" high-density polyethylene (HDPE) pipes into 206 underground infiltration chambers to treat the stormwater. Depending on the size of the storm event, the stormwater is either (1) entirely conveyed into the storm chambers where it is treated by percolating into the soil, or (2) the 85th percentile percolates into the soil with the excess being discharged directly onto Bon View Avenue (there is no existing public storm drain to tie-into) through two (2) 4'-5' parkway drains; refer to **Exhibit 6, Conceptual Grading Plan**.

2.3 Construction Schedule

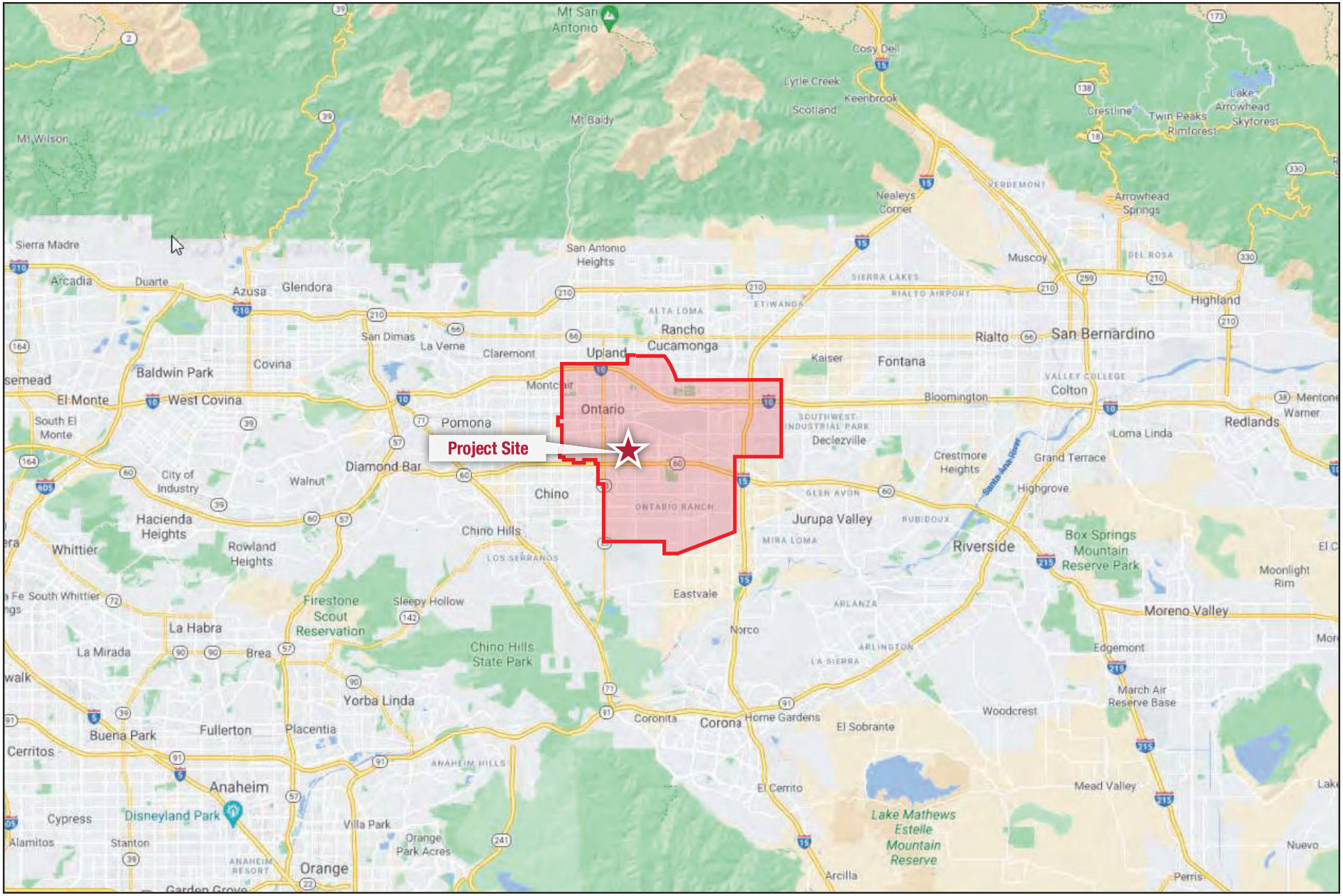
Construction is anticipated to begin in July 2022 and is anticipated to require nine (9) months, concluding in April 2023 (est.).

2.4 Project Approvals

The City is the Lead Agency as set forth in CEQA Statute Section 21067 and is responsible for reviewing and approving the Addendum to The Ontario Plan Ontario GP EIR. In addition to the Addendum, the City will consider the following discretionary approvals for the Project:

- **Development Plan** - Design of the proposed site and building improvements.

- **Lot Line Adjustment (LLA)** - Consolidation of three (3) parcels (currently 55 APN's due to an existing, recorded condominium plan that is to be removed prior to the Project's construction commencement) into one parcel.
- **Zone Change** – Rezone of southerly parcel totaling ±2.90 net acres (APN No. 1050-441-05) from Light Industrial (IL) to General Industrial (IG) to remove the existing "split" zoning on the Project site.
- **Certificate of Appropriateness** – Analysis of the approx. 1,008 square foot building located at 1948 S. Bon View Avenue (APN No. 1050-441-05) as a historic resource, and the required treatment thereof.



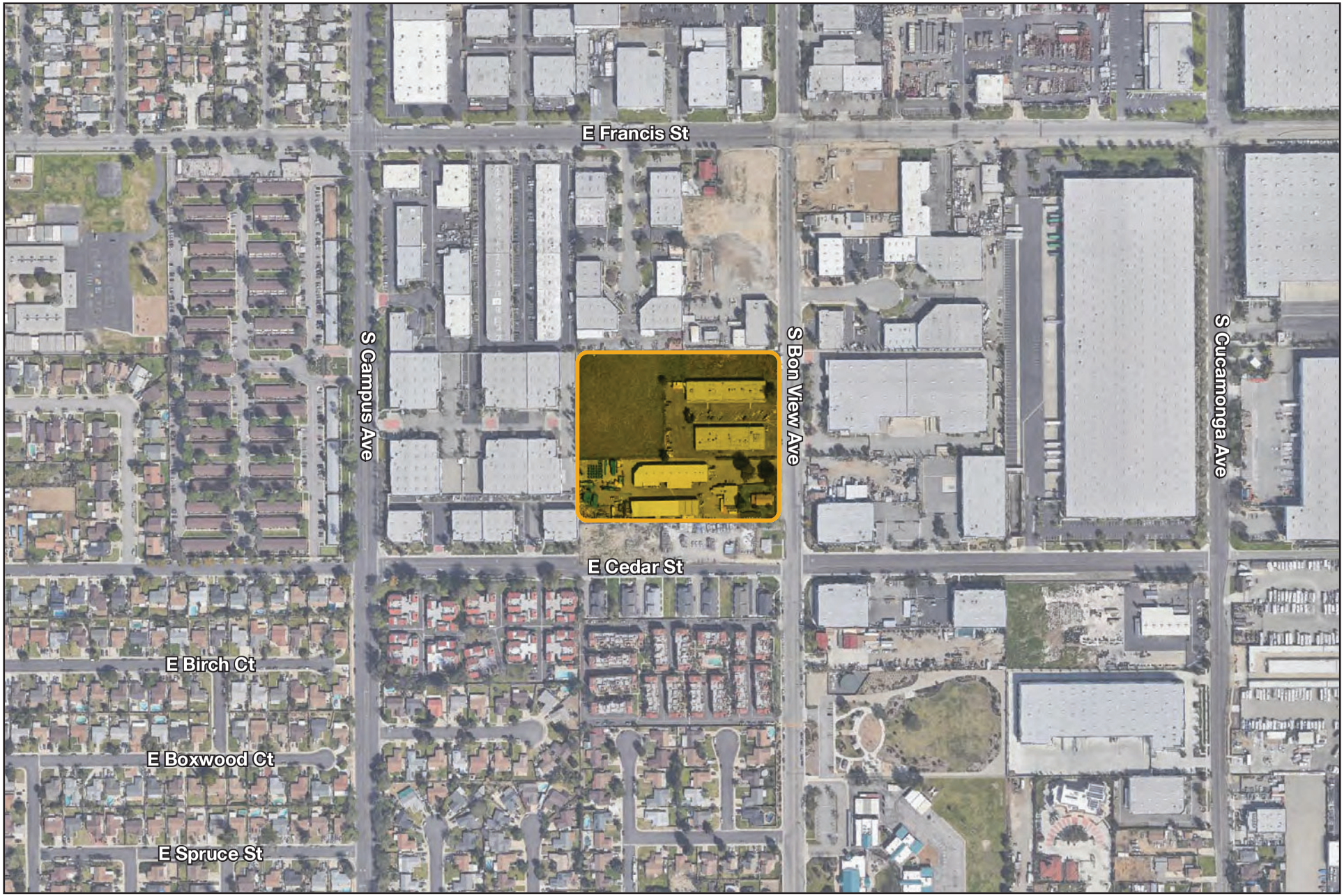
Source: Google Maps

Exhibit 1: Regional Location Map
Bon View Project
City of Ontario

Not to scale

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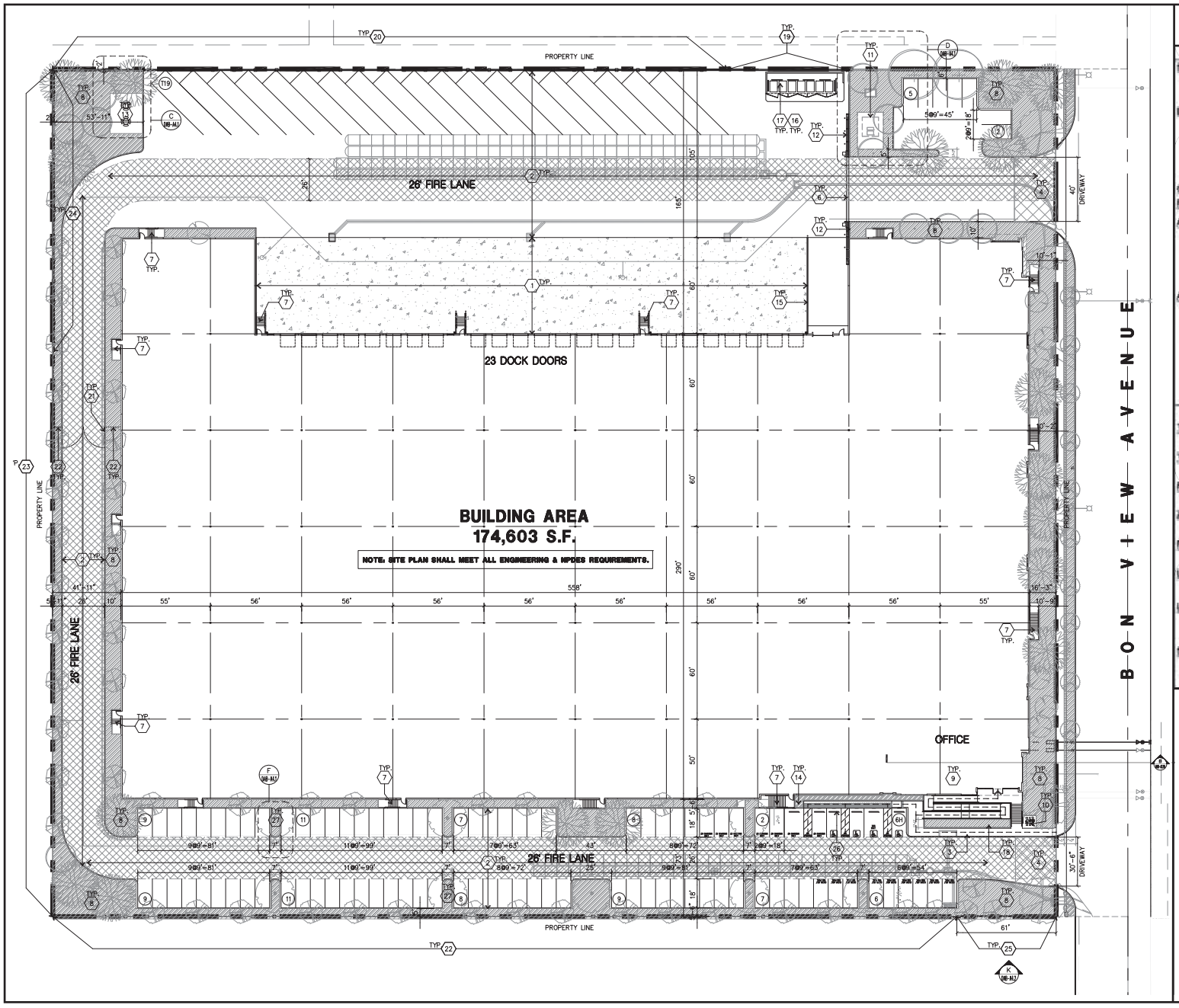
Source: Google Earth

Exhibit 2: Project Vicinity Map
Bon View Project
City of Ontario

Not to scale

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PROJECT INFORMATION

	BLDG 1
SITE AREA (GROSS & NET)	
In s.f.	325,286 s.f.
In acres	7.47 ac
BUILDING AREA	
Office - 1st floor	2,606 s.f.
Office - 2nd floor	1,894 s.f.
Warehouse	170,103 s.f.
TOTAL	174,603 s.f.
COVERAGE	53.1%
FLOOR AREA RATIO	0.54
AUTO PARKING REQUIRED	
Office: 1/250 s.f. (if exceed 10% of GFA)	n/a stalls
White 1st 20K @ 1/1,000 s.f.	20 stalls
above 20K @ 1/2,000 s.f.	77 stalls
TOTAL	97 stalls
AUTO PARKING PROVIDED	
Standard (9' x 18')	80 stalls
Van Accessible (12' x 18')	1 stalls
Standard Accessible (9' x 18')	3 stalls
Future Van Accessible EV (12' x 18')	1 stalls
Future Standard Accessible EV (9' x 18'	1 stalls
Future Standard EV (9' x 18')	5 stalls
Clean Air Vehicle (9' x 18')	9 stalls
Total	100 stalls
TRAILER PARKING REQUIRED	
1 per 4 dock doors	6 stalls
TRAILER PARKING PROVIDED	
Trailer (12' x45')	19 stalls
MAXIMUM FLOOR AREA RATIO	
FAR - .55	
ZONING ORDINACE FOR CITY	
Zoning - General Industrial (IG) & Light Industrial (IL)	
MAXIMUM BUILDING HIGHT ALLOWED	
Height - 55'	
LANDSCAPE REQUIREMENT	
10% of Interior Lot	32,529 s.f.
LANDSCAPE PROVIDED	
In s.f.	32,995 s.f.
Percentage	10.14%
SETBACKS	
Building	Landscape
Bon View Ave - 10' (Collector)	10'

Exhibit 3: Conceptual Site Plan

Bon View Project

City of Ontario

Not to scale

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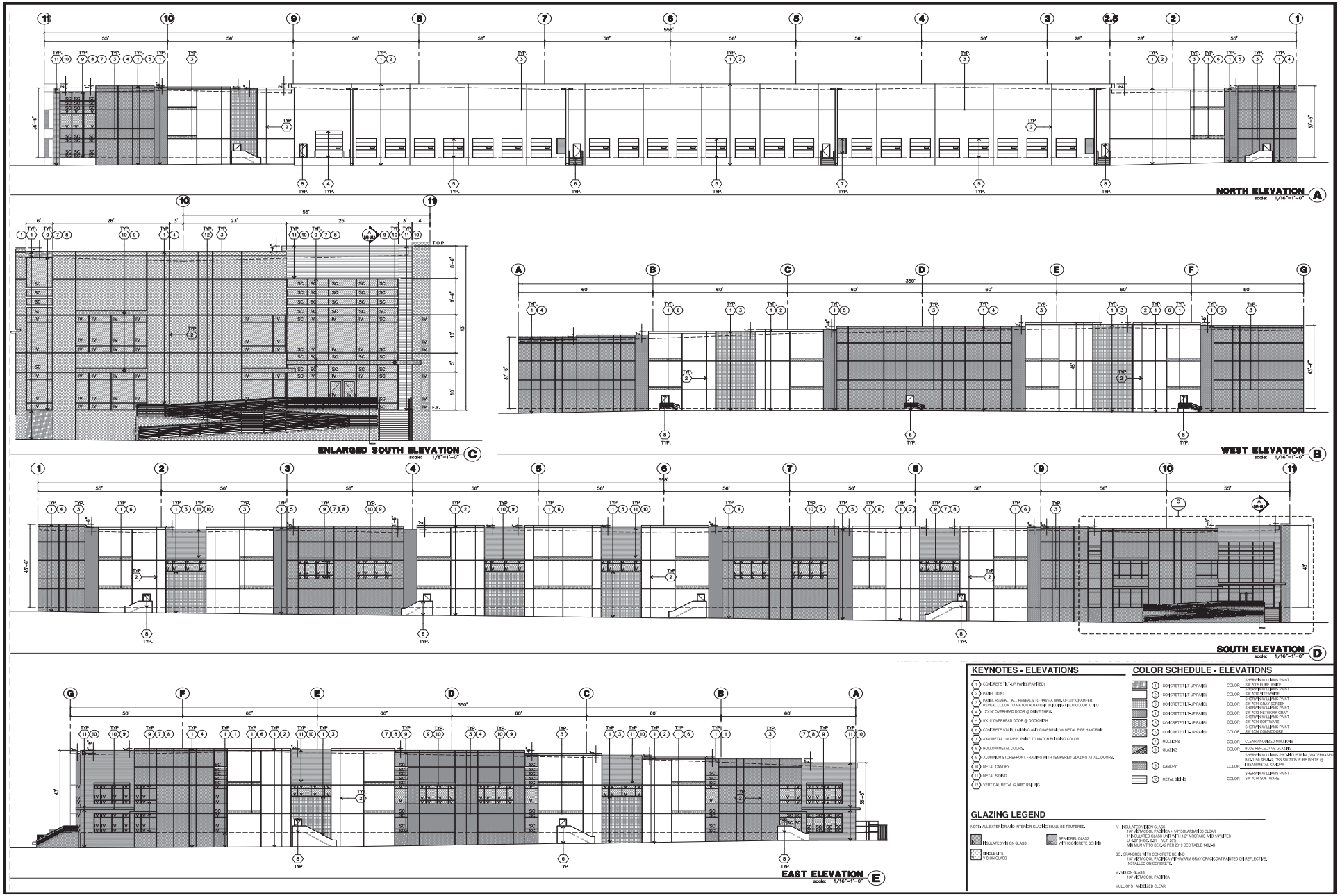


Exhibit 4.1: Elevations

Bon View Project

City of Ontario

Not to scale

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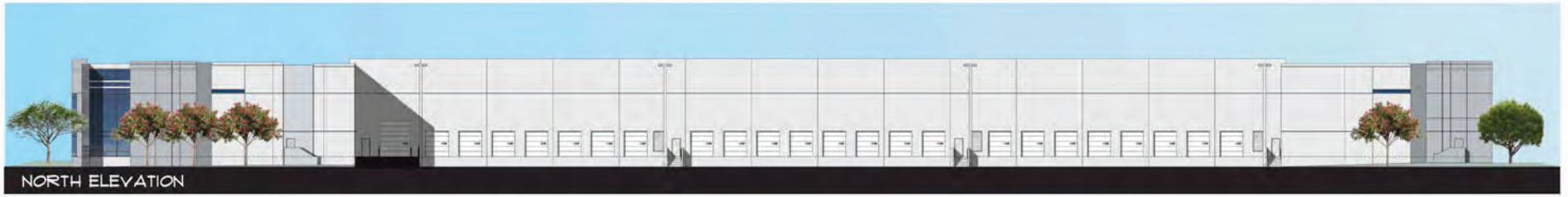








Exhibit 4.2: Conceptual Elevations

Bon View Project

City of Ontario

Not to scale

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PLANTING LEGEND

TREES

SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY	WUCOLS	REMARKS
	Heteromeles arbutifolia Toyon	15 Gal 24" Box	3 7	L	Multi
	Koelreuteria bipinnata Chinese Flame Tree	48" Box	4	M	Multi
	Cercis c. 'Forest Pansy' Eastern Red Bud	48" Box 36" Box	1 6	M M	Standard Standard
	Pistachia chinensis Chinese Pistache	24" Box	8	M	Standard
	Podocarpus gracilior YewPine	24" Box	8	L L	Multi Multi
	Platanus racemosa California Sycamore	36" Box 24" Box	4 13	M M	Multi Multi
	Tristania conferta Brisbane Box	15 Gal 24" Box	25 28	M	Standard
	City Street Tree Quercus lomentella	24" Box	10	M	Standard

SHRUBS

SYMBOL	BOTANICAL/COMMON NAME	SIZE	WUCOLS	REMARKS
	Arbutus unedo Strawberry Tree	5 Gal	L	
	Cistus sp. Rock Rose	5 Gal	L	
	Dietes bicolor Fortnight Lily	5 Gal	M	
	Ligustrum j. 'Texanum' Texas Privet	5 Gal	M	Screening
	Acca sellowiana Pineapple Guava	5 Gal	M	Screening
	Rhamnus californica Coffeeberry	5 Gal	L	Screening
	Rhaphiolepis i. 'Clara' Indian Hawthorn	5 Gal	M	
	Salvia greggii Autumn Sage	5 Gal	L	
	Westringia fruticosa Coast Rosemary	5 Gal	L	Screening
	Agave villmoriniana Agave	15 Gal	L	
	Aloe petricola Stone Aloe	5 Gal	L	
	Dasylirion wheeleri Desert Spoon	5 Gal	L	
	Hesperaloe parviflora Red Yucca	5 Gal	L	
	Agave 'Blue Glow' Blue Glow Agave	5 Gal	L	

GROUNDCOVER

SYMBOL	BOTANICAL/COMMON NAME	SIZE	SPACING	WUCOLS
	Baccharis pilularis 'Pigeon Point' Coyote Brush	1 Gal	24" O.C.	L
	Carex pansa Cluster Field Sedge	1 Gal	24" O.C.	L
	Rosmarinus o. 'Huntington Carpet' Huntington Carpet Rosemary	1 Gal	36" O.C.	L
	Muhlenbergia rigens Deer Grass	1 Gal	36" O.C.	L
	Acacia r. 'Low Boy' Low Boy Acacia	1 Gal	6' O.C.	L

Exhibit 5: Conceptual Landscape Plan
Bon View Project
City of Ontario

Not to scale

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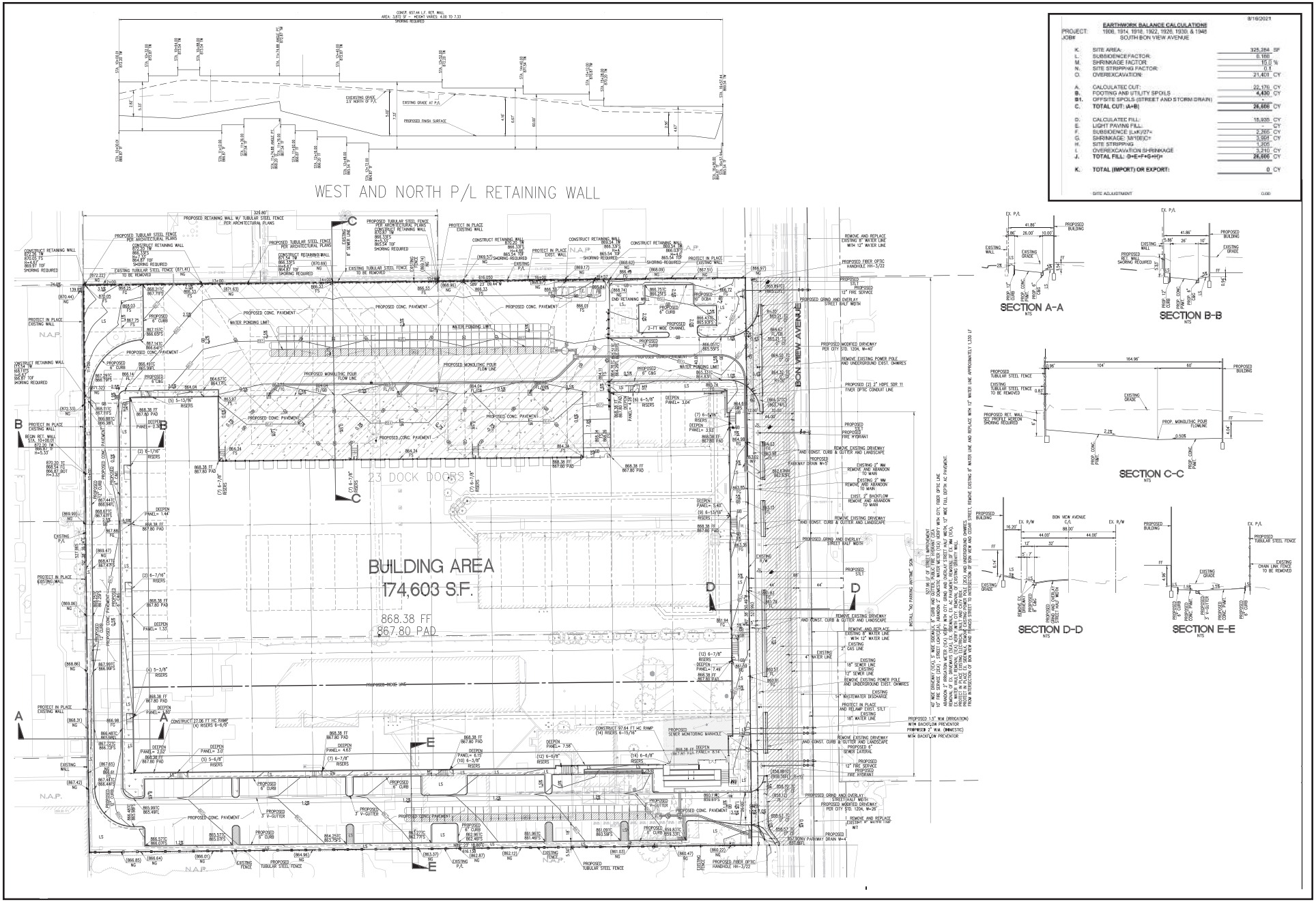


Exhibit 6: Conceptual Grading Plan

Bon View Project

City of Ontario

Not to scale

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3 THE ONTARIO PLAN EIR ENVIRONMENTAL IMPACT ANALYSIS SUMMARY

The environmental impact findings of the Ontario GP EIR are summarized below.

No Impact: The Ontario GP EIR determined that no impact would occur with respect to the following environmental topic areas below. These impacts were included in the Ontario GP EIR's "Effects Found Not To Be Significant (EFNTBS)" section (Section 8.0 of the Draft EIR).

- Aesthetics (EFNTBS I(b));
- Hazards and Hazardous Materials (EFNTBS VII(f)); and
- Noise (EFNTBS XI(f)).

Less Than Significant Impact: The Ontario GP EIR identified less than significant impacts in the following environmental topic areas:

- Aesthetics (Impacts 5.1.1 through 5.1.3);
- Air Quality (Impact 5.3-4);
- Biological Resources (Impacts 5.4-1 through 5.4-5);
- Cultural Resources (Impact 5.5-3);
- Geology and Soils (Impacts 5.7-1 through 5.7-3);
- Hazards and Hazardous Materials (Impacts 5.8-1 through 5.8-6);
- Hydrology and Water Quality (Impacts 5.9-1 through 5.9-6);
- Land Use and Planning (Impacts 5.10-1 through 5.10-3);
- Mineral Resources (Impact 5.11-1);
- Population and Housing (Impacts 5.13-1, 5.13-2);
- Public Services (Impacts 5.14-1 through 5.14-4);
- Recreation (Impacts 5.15-1, 5.15-2);
- Transportation/Traffic (Impacts 5.16-2 through 5.16-5); and
- Utilities and Service Systems (Impacts 5.17-2 through 5.17-5).

Less Than Significant Impact with Incorporation of Mitigation: The Ontario GP EIR identified impacts that could be mitigated to less than significant levels with incorporation of mitigation measures in the following environmental topic areas:

- Cultural Resources (Impact 5.5-2);
- Noise (Impact 5.12-4); and
- Utilities and Service Systems (Impact 5.17-1).

Significant and Unavoidable Impact: The Ontario GP EIR identified significant and unavoidable impacts in the following environmental topic areas:

- Agriculture Resources (Impacts 5.2-1 through 5.2-3);
- Air Quality (Impacts 5.3-1, 5.3-2, 5.3-3, 5.3-5, 5.3-6);

- Cultural Resources (Impact 5.5-1);
- Global Climate Change (Impact 5.6-1);
- Noise (Impact 5.12-1, 5.12-2, 5.12-3, 5.12-5, 5.12-6); and
- Transportation/Traffic (Impact 5.16-1).

4 BON VIEW AVENUE WAREHOUSE PROJECT ENVIRONMENTAL IMPACT ANALYSIS AND PROJECT APPROVALS

The scope of the City's review of the Project is set forth in CEQA and the CEQA Guidelines. This review is limited to evaluating the environmental effects associated with the Project when compared to the Ontario GP as set forth in the Ontario GP EIR. This Addendum also reviews new information, if any, of substantial importance that was not known and could not have been known with the exercise of reasonable due diligence at the time the Ontario GP EIR was certified. This evaluation includes a determination as to whether the changes proposed for the Project would result in any new significant impacts or more severe significant impact.

Although CEQA Guidelines Section 15164 does not stipulate the format or content of an Addendum, the topical areas identified in The Ontario Plan EIR were used as guidance for this Addendum. In addition, Section 15164(e) of the CEQA Guidelines states that "A brief explanation of the decision not to prepare a subsequent EIR pursuant to Section 15162 should be included in an addendum to an EIR, the lead agency's findings on the Project, or elsewhere in the record. The explanation must be supported by substantial evidence." This comparative analysis provides the City with the factual basis for determining whether any changes in the Project, any changes in circumstances, or any new information since the Ontario GP EIR was certified would require additional environmental review or preparation of an SEIR.

Pursuant to CEQA Guidelines Section 15162, the City has determined, on the basis of substantial evidence in the light of the whole record, that implementation of the Project does not propose substantial changes to the Ontario GP EIR, no substantial changes in circumstances would occur which would require major revisions to the Ontario GP EIR, and no new information of substantial importance has been revealed since the certification of Ontario GP EIR that would result in either new significant effects or an increase in the severity of previously analyzed significant effects.

A Mitigation Monitoring and Reporting Program (MMRP) was adopted as a part of the Ontario GP EIR that minimized impacts associated with implementation of the Ontario GP EIR. The previously adopted Ontario GP EIR mitigation measures applicable to the Project would be collectively imposed as the Project's MMRP, which is contained in Appendix A.

4.1 Aesthetics

4.1.1 Summary of Previous Environmental Analysis

The Ontario GP EIR concluded that further development of the City as proposed in the Ontario GP would not impact scenic vistas due to continued adherence to the applicable provisions of the Ontario Municipal Code (Ontario MC) and Ontario Development Code. The visual character of the City would be accentuated with the implementation of the Ontario GP and its associated Community Design Element as well as continued compliance with the Ontario MC and Ontario Development Code. Furthermore, the Ontario GP's continued adherence to the Ontario MC and Ontario Development Code was also anticipated to create a less than significant impact from the adverse generation of light and glare.

Impacts associated with scenic resources, long-term visual character, and light/glare were determined to be less than significant. No mitigation measures were deemed necessary.

4.1.2 Analysis of Proposed Project

Threshold (a) Have a substantial adverse effect on a scenic vista? [Ontario GP EIR Impact 5.1-1]

No New or More Severe Impacts: The Project would not have a more severe or substantial adverse effect on a scenic vista than what was originally analyzed in the Ontario GP EIR. The Ontario GP EIR cited the San Gabriel Mountains as the main scenic vista visible from the City. It was concluded that the inclusion of provisions requiring retention of significant natural features and open space preservation of views, contour grading, natural landscaping, and architectural design that blends with the natural terrain of the City would ensure that future development would not interfere with the views of the City's scenic vista.

The San Gabriel Mountains are visible north of the City and Project site. However, views of the San Gabriel Mountains are currently obstructed by existing development. As described in **Section 2.1, Project Setting and Location**, the Project would be developed within an area that has been previously developed for industrial and warehousing uses. This area is heavily developed with multiple warehousing buildings within the Project site as well as adjacent to the Project site to the north, south, east, and west.

Development of the Project would be required to comply with established City regulations regarding development and building dimensions. This includes those presented in Ontario Development Code Section 6.01.025 for industrial zoning districts. The Project would be within the acceptable threshold for building height, which would otherwise further impact views of the San Gabriel Mountains.

Accordingly, no new impacts relative to adverse effects on a scenic vista or a substantial increase in the severity of a previously identified significant impact evaluated in the Ontario GP EIR would occur. Additionally, no new information of substantial importance that was not known and could not have been known at the time the Ontario GP EIR was certified is available that would impact the prior finding of no significant impact.

Mitigation Program

Mitigation Measures from the Ontario GP EIR

None identified in the Ontario GP EIR.

Conclusion

The Project would result in no new or more severe impact on a scenic vista(s). A less than significant impact was identified in the Ontario GP EIR with respect to scenic vistas. The Project would be designed consistent with the applicable guidelines and standards within the Ontario GP, Ontario MC, and Ontario Development Code. Therefore, no new and/or modified mitigation measures are required for issues related to aesthetics.

Threshold (b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a scenic highway? [Not analyzed in Ontario GP EIR]

Threshold (c) Conflict with applicable zoning and other regulations governing scenic quality? [Ontario GP EIR Impact 5.1-2]

No New or More Severe Impact: The Project site is not within or adjacent to a scenic highway. No eligible or officially designated highways exist within the City.[4]

The Project would change the site appearance from hosting four warehousing structures, a residential building, and outdoor storage areas to a warehouse building. The Project site is surrounded by land zoned for industrial use with a General Plan land use designation for industrial use. Accordingly, no new impacts relative to adverse aesthetic impacts or a substantial increase in the severity of a previously identified significant impact evaluated in the Ontario GP EIR would occur. As previously stated, the Project would comply with policies presented in the Ontario GP Community Design element. Compliance with the provisions of this element would ensure that the Project would be developed with not only modern architectural design sensibilities and materials, but also consistent with the established visual character of the area.

Mitigation Program

Mitigation Measures from the Ontario GP EIR

None identified in the Ontario GP EIR.

Conclusion

The Project would result in no new or more severe impacts on the City's visual character or quality. A less than significant impact was identified in the Ontario GP EIR with respect to scenic vistas. The Project would be designed consistent with the applicable guidelines and standards within the Ontario GP, Ontario MC, and Ontario Development Code. Therefore, no new and/or modified mitigation measures are required for issues related to aesthetics.

[4] California Department of Transportation (CalTrans). (2018). *California State Scenic Highway System Map.* Retrieved from: https://caltrans.maps.arcgis.com/apps/webappviewer/index.html?id=465dfd3d807c46cc8e8057116f1aacaa (Accessed August 17, 2021)

Threshold (d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area? [Ontario GP EIR Impact 5.1-3]

No New or More Severe Impact: As stated in the Ontario GP EIR, impacts regarding light and glare would remain less than significant as long as future projects complied with Ontario Development Code Section 6.01.025 (cited as Section 9-1.3325 in the Ontario GP EIR).

Consistent with the Ontario Development Code, and as applicable, all exterior lighting shall be adequately controlled and shielded to prevent glare and undesirable illumination to adjacent properties or streets. Adequate lighting levels shall be provided to ensure a safe environment, while not creating areas of intense light or glare. Light fixtures and poles shall also be designed and placed in a manner consistent and compatible with overall site and building design, and high-intensity security lighting fixtures shall not be substituted for site or landscape lighting or general building exterior illumination, but shall be limited to loading and storage locations or other similar service areas. In addition, all lighting provided to illuminate parking areas or buildings shall be positioned so as to direct light away from adjoining properties.

These regulations are considered to be either design measures or existing regulations pursuant to CEQA standards. Incorporation of such features into the Project would ensure proper design, installation, and operation of all exterior lighting, thereby reducing the potential for glare effects or light spillover onto adjacent properties. As such, consistency with the Ontario MC and Ontario Development Code would ensure that potential impacts associated with light and glare would be less than significant. Consistent with the Ontario GP EIR, no mitigation measures are required.

Accordingly, no new or more severe impacts relative to adverse aesthetic impacts would occur. Additionally, no new information of substantial importance that was not known and could not have been known at the time the Ontario GP EIR was certified is available that would impact the prior finding of no significant impact.

Mitigation Program

Mitigation Measures from the Ontario GP EIR

None identified in the Ontario GP EIR.

Conclusion

The Project would result in no new or more severe impacts from light or glare. No significant impacts associated with light and glare are identified in the Ontario GP EIR. The Project would be designed consistent with the applicable guidelines and standards within the Ontario MC and Ontario Development Code. Therefore, no new and/or modified mitigation measures are required for issues related to aesthetics.

Overall Aesthetics Impact Conclusion

With regard to CEQA Statute Section 21166 and the CEQA Guidelines Section 15162(a), the Project would not result in any new or more severe impacts with respect to aesthetics. Therefore, the preparation of a SEIR is not warranted.

4.2 Agricultural and Forestry Resources

4.2.1 Summary of Previous Environmental Analysis

The City of Ontario GP EIR identified the potential of agricultural impacts upon implementation of the Ontario GP due to the lack of agriculturally designated parcels or land. Furthermore, it was identified that no limitations were present in the City's regulations that prevented agriculturally developed lands from transitioning to nonagricultural uses. Significant impacts were anticipated with the buildout of the Ontario GP due to conflicts with established Williamson Contracts and surrounding farms.

4.2.2 Analysis of Proposed Project

Threshold (a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? [Ontario GP EIR Impact 5.2-1]

Threshold (b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? [Ontario GP EIR Impact 5.2-2]

Threshold (c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? [Not analyzed in Ontario GP EIR] [Updated CEQA Appendix G Threshold]

Threshold (d) Result in the loss of forest land or conversion of forest land to non-forest use? [Not analyzed in Ontario GP EIR] [Updated CEQA Appendix G Threshold]

Threshold (e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to no-forest land? [Ontario GP EIR Impact 5.2-3]

No New or More Severe Impact: The Project would be developed in a portion of the City designated for industrial land uses. Furthermore, the parcels in which the Project would occupy are currently developed for industrial and warehousing uses. The parcels are also currently zoned for General Industrial (IG) and Light Industrial (IL) uses which do not include agriculture or forestry. Therefore, the Project site would not be suitable for designation as Prime Farmland, Unique Farmland, Farmland of Statewide Importance, or Williamson Contract agriculture. Furthermore, the developed state of the Project would not cause its redevelopment to affect surrounding farms as no agricultural or forestry uses are adjacent or nearby to the Project site.

As such, no impacts related to the loss of farmland would occur. This is a lower level of impact severity than was found in the Ontario GP EIR. Because of the lack of agricultural impacts, no mitigation measures are necessary.

Mitigation Program

Mitigation Measures from the Ontario GP EIR

None identified in the Ontario GP EIR.

Overall Agricultural and Forestry Resources Impact Conclusion

The Project would result in no new or more severe impact to agricultural or forestry resources. Despite the significant and unavoidable impacts identified in the Ontario GP EIR, no significant impacts to agricultural resources are identified in relation to Project implementation. The Project is located within a previously developed and active area designated for industrial land uses; therefore, no new and/or refined mitigation measures are required for issues related to agricultural or forestry resources.

With regard to CEQA Statute Section 21166 and CEQA Guidelines Section 15162(a), the changes proposed by the Project would not result in any new or more severe impacts with respect to agricultural and forestry resources. Therefore, preparation of a SEIR is not warranted.

4.3 Air Quality

4.3.1 Summary of Previous Environmental Analysis

The Ontario GP EIR concluded that implementation of the Ontario GP would conflict with the Air Quality Management Plan at full buildout. Similarly, in order to reach full buildout, developments would likely exceed South Coast Air Quality Management District (SCAQMD) thresholds established to minimize potential air quality degradation. Further, specific projects would potentially be located nearby developments and operations which produce subpar air quality emissions. Separately, impacts from transportation increases were not expected to generate significant air quality impacts.

4.3.2 Analysis of Proposed Project

Threshold (a) Conflict with or obstruct implementation of the applicable air quality plan? [Ontario GP EIR Impact 5.3-1]

Threshold (b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation. [Ontario GP EIR Impact 5.3-2, 5.3-3] [No longer included in CEQA Appendix G Thresholds]

A Health Risk Assessment (HRA) was conducted for the Project by Kimley-Horn and Associates in August 2021. The results of the HRA are summarized herein and included as Appendix C to this Addendum.

No New or More Severe Impact: The Project site is located in the South Coast Air Basin (Basin) which includes parts of San Bernardino, Los Angeles, and Riverside counties and all of Orange County. The SCAQMD and the California Air Resources Board (CARB) monitor air quality within the Basin.

Air quality plans describe air pollution control strategies and measures to be implemented by a city, county, region, and/or air district. The primary purpose of an air quality plan is to bring an area that does not attain Federal and State air quality standards into compliance with the requirements of the Federal Clean Air Act and California Clean Air Act. In addition, air quality plans are developed to ensure that an area maintains a healthful level of air quality based on the National Ambient Air Quality Standards (NAAQS) and the California Ambient Air Quality Standards (CAAQS). The Air Quality Management Plan (AQMP) is prepared by SCAQMD and the Southern California Association of Governments (SCAG). The AQMP provides policies and control measures that reduce emissions to attain both State and Federal ambient air quality standards.

According to the SCAQMD, a project is consistent with the AQMP if the project would not result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations or delay timely attainment of air quality standards or the interim emission reductions specified in the AQMP. The Basin is designated as attainment for criteria pollutants Nitrogen Dioxide (NO_2), Sulfur Dioxide (SO_2) and Lead. However, the Basin is currently in nonattainment for Ozone (O_3). Nitrogen Oxide (NO_x) emissions, a precursor to O_3, are far below the thresholds established by the SCAQMD. Compliance with SCAQMD Rule 1113 would ensure reactive organic gasses (ROG) emissions are below SCAQMD threshold levels. Rule 1113 requires manufacturers, distributors, and end-users of architectural and industrial maintenance coatings to reduce volatile organic compounds (VOC) emissions from the use of these coatings, primarily by placing limits on the VOC content of various coating categories. The Basin is

also in nonattainment for particulate matter 10 microns in diameter or less (PM_{10}) and particulate matter 2.5 microns in diameter or less ($PM_{2.5}$).

The SCAQMD's CEQA Handbook, identifies two key indicators of consistency with the AQMP:

1. Whether a project will result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations or delay timely attainment of air quality standards or the interim emission reductions specified in the AQMP.
2. Whether a project will exceed the assumptions in the AQMP based on the year of project buildout and phase.

The Project would be inconsistent with AQMP Criterion 1 since the Project would occupy an area that is currently developed and in use with industrial/warehousing activities and developments. Implementation of the Project would continue these uses at a seemingly larger scale. The larger size and subsequently larger operating activity would inevitably generate an increased rate of emissions. The Project would likely exceed the short-term construction standards as the construction activities would involve both construction of the Project structures and demolition of existing structures. Thus, the potential for significant impacts is anticipated due to the Project's inconsistency with the first criterion.

Concerning Consistency Criterion No. 2, the AQMP contains air pollutant reduction strategies based on SCAG's latest growth forecasts, and SCAG's growth forecasts were defined in consultation with local governments and with reference to local general plans. The Project is consistent with the land use designation and development density presented in the Ontario GP and therefore would not exceed the population or job growth projections used by the SCAQMD to develop the AQMP. Thus, a less than significant impact would occur, as the Project is consistent with the second criterion.

The Ontario GP EIR identified impacts during construction as a significant and unavoidable impact on air quality. Mitigation Measure 3-1 was identified in the Ontario GP EIR to reduce air emissions from implementation of the Ontario GP.

The Ontario GP EIR identified air quality operational impacts associated with the buildout of the Ontario GP as significant and unavoidable. It was concluded in the Ontario GP EIR that no mitigation measures proposed for Impact 5.3-1 would be feasible. As such, no mitigation is included.

Mitigation Program

Mitigation Measures from the Ontario GP EIR

Mitigation measures 3-1 and 3-2 were identified in the Ontario GP EIR.

3-1 ***The City of Ontario Building Department shall require that all new construction projects incorporate feasible mitigation measures to reduce air quality emissions. Potential measures shall be incorporated as conditions of approval for a project and may include:***

- ***Requiring fugitive dust control measures that exceed South Coast Air Quality Management District's Rule 403, such as:***
    - ***Requiring use of nontoxic soil stabilizers to reduce wind erosion.***
    - ***Applying water every four hours to active soil disturbing activities.***

- ***Tarping and/or maintaining a minimum of 24 inches of freeboard on trucks hauling dirt, sand, soil, or other loose materials.***

- ***Using construction equipment rated by the United States Environmental Protection Agency as having Tier 3 or higher exhaust emission limits.***
- ***Ensuring construction equipment is properly serviced and maintained to the manufacturer's standards.***
- ***Limiting nonessential idling of construction equipment to no more than five consecutive minutes.***
- ***Using Super-Compliant VOC paints for coating of architectural surfaces whenever possible. A list of Super-Compliant architectural coating manufactures can be found on the South Coast Air Quality Management District's website at: http://www.aqmd.gov/prdas/brochures/Super-Compliant_AIM.pdf.***

3-2 The City of Ontario shall evaluate new development proposals within the City and require all developments to include access or linkages to alternative modes of transportation, such as transit stops, bike paths, and/or pedestrian paths (e.g., sidewalks).

Conclusion

The Project would result in no new or more severe impact pertaining to conflict with or obstructing implementation of the AQMP. Impacts would remain significant and unavoidable similarly to the certified Ontario GP EIR with no mitigation found feasible. The Project's impacts would be consistent with development in the area and would follow applicable AQMP measures. Therefore, no new or more severe impacts relative to air quality emissions from the previously identified significant impact evaluated in the Ontario GP EIR would occur with implementation of the Project and identified mitigation measures from the Ontario GP EIR. Additionally, no new information of substantial importance that was not known and could not have been known at the time the Ontario GP EIR was certified is available that would change the significance determination in the Ontario GP EIR.

Threshold (c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable Federal or state ambient air quality standard? [Ontario GP EIR Impact 5.3-2, 5.3-3]

Construction Emissions

No New or More Severe Impact: Construction associated with the Project would generate short-term emissions of criteria air pollutants. The criteria pollutants of primary concern within the Project area include O_3-precursor pollutants (i.e., ROG and NOX) and PM10 and PM2.5. Construction-generated emissions are short term and of temporary duration, lasting only as long as construction activities occur, but would be considered a significant air quality impact if the volume of pollutants generated exceeds the SCAQMD's thresholds of significance. Construction associated with the Project would generate short-term emissions of criteria air pollutants. The criteria pollutants of primary concern within the Project area include O3-precursor pollutants (i.e., ROG and NO_X) and PM_{10} and $PM_{2.5}$. Construction-generated emissions are short term and of temporary duration, lasting only as long as construction activities occur, but would be considered a significant air quality impact if the volume of pollutants generated exceeds the SCAQMD's thresholds of significance.

Fugitive dust emissions may also present a substantial, temporary impact on local air quality. In addition, fugitive dust may be a nuisance to those living and working in the Project vicinity. Uncontrolled dust from construction can become a nuisance and potential health hazard to those living and working nearby. SCAQMD Rules 402 and 403 (prohibition of nuisances, watering of inactive and perimeter areas, track out requirements, etc.), are applicable to the Project. Rule 402 prohibits the discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health, or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property. This rule does not apply to odors emanating from agricultural operations necessary for the growing of crops or the raising of fowl or animals. Rule 403 requires fugitive dust sources to implement best available control measures for all sources, and all forms of visible particulate matter are prohibited from crossing any property line. This rule is intended to reduce PM_{10} emissions from any transportation, handling, construction, or storage activity that has the potential to generate fugitive dust.

Project operations-generated emissions would be primarily associated with motor vehicle use and area sources, such as the use of landscape maintenance equipment and architectural coatings. As previously stated, the Project would be required to comply with Rule 1113 in order to minimize emissions due to architectural coatings. Furthermore, the Project would be within the intended usage of the Project site as analyzed in the Ontario GP EIR. The Project's consistency with previously analyzed usage and the temporary nature of construction generated emissions would lead to a similarly significant environmental impact; consistent with the conclusions of the Ontario GP EIR. Despite the significant and unavoidable nature of this impact, mitigation measure 3-2 will continue to be applied.

Mitigation Program

Mitigation Measures from the Ontario GP EIR

See mitigation measure 3-1 and 3-2 from the Ontario GP EIR above.

Conclusion

Air quality impacts related to the Project are within the limit of impacts identified by the SCAQMD. No new impact relative to air quality or a substantial increase in the severity of a previously identified significant impact evaluated in the Ontario GP EIR would occur. Additionally, no new information of substantial importance that was not known and could not have been known at the time the Ontario GP EIR was certified is available that would alter the Ontario GP EIR's significance finding.

Threshold (d) Expose sensitive receptors to substantial pollutant concentrations. [Ontario GP EIR Impact 5.3-2, 5.3-4, 5.3-5]

No New or More Severe Impact: The State CEQA Guidelines indicate that a potentially significant impact could occur if a project would expose sensitive receptors to substantial pollutant concentrations. The Project's potential to expose sensitive receptors to harmful pollutant concentrations was analyzed in a Health Risk Assessment prepared by Kimley-Horn and Associates.[5]

[5] Kimley-Horn and Associates. (2021). Health Risk Assessment Bon View Warehouse City of Ontario, California. Pages 18 through 19.

Construction

The duration of construction activities for the Project is estimated to take approximately nine months. Construction-related activities would result in Project-generated emissions of diesel PM (DPM) from the exhaust of off-road, heavy-duty diesel equipment for site preparation (e.g., clearing, grading); paving; application of architectural coatings; on-road truck travel; and other miscellaneous activities. For construction activity, DPM is the primary toxic air contaminant of concern. On-road diesel-powered haul trucks traveling to and from the construction area to deliver materials and equipment are less of a concern because they would not stay on the site for long durations. Diesel exhaust from construction equipment operating at the site poses a health risk to nearby sensitive receptors. The closest sensitive receptors near the Project site are residential uses located to the south.

As noted above, maximum (worst case) PM_{10} exhaust construction emissions over the entire construction period were used in AERMOD to approximate construction DPM emissions. Risk levels were calculated based on the California Office of Environmental Health Hazard Assessment (OEHHA) guidance document, Air Toxics Hot Spots Program Risk Assessment Guidelines (February 2015). Results of this assessment are summarized in **Table 2, Construction Health Risk**.

Table 2: Construction Health Risk

Exposure Scenario	Pollutant Concentration ($\mu g/m^3$)[1] [2]	Maximum Cancer Risk (Risk per Million)	Chronic Noncancer Hazard	Acute Noncancer Hazard
Construction	0.00017	0.025	0.00003	0.00041
Threshold	N/A	10	1.0	1.0
Threshold Exceeded	**No**	**No**	**No**	**No**

[1] Refer to Appendix A of the Health Risk Assessment
[2] The maximum cancer risk would be experienced at the residences to south of the Project site along Cedar Street.

Results of this Health Risk Assessment indicate that the unmitigated maximum concentration of PM_{10} during construction would be 0.00017 $\mu g/m^3$ and resultant cancer risk of 0.025 in one million, which would not exceed the SCAQMD threshold of 10 in one million. Non-cancer hazards for DPM would be below SCAQMD threshold of 1.0, with a chronic hazard index computed at 0.00003 and an acute hazard index of 0.00041. Therefore, construction risk levels would be less than SCAQMD thresholds and impacts would be less than significant.

Operations

Vehicle DPM emissions were estimated using emission factors for PM_{10} generated with the EMFAC developed by CARB. Truck emissions were modeled with AERMOD to determine pollutant concentrations. As shown in **Table 3, Operational Health Risk**, the unmitigated calculated carcinogenic risk resulting from the Project is 0.88 per million, which would not exceed the SCAQMD threshold of 10 in one million residents. Therefore, the carcinogenic risk associated with the Project would be less than significant.

Table 3: Operational Health Risk

Exposure Scenario	Maximum Cancer Risk (Risk per Million) [1] [2]	Significance Threshold (Risk per Million)	Chronic Noncancer Hazard
Residents	0.88	10	No

[1] Refer to Appendix A of the Health Risk Assessment
[2] The maximum cancer risk would be experienced at the residences to the south of the Project site along Philadelphia Street based on worst-case exposure durations for the Project, 95th percentile breathing rates, and 30-year averaging time.

Non Carcinogenic Hazards

The significance thresholds for Toxic Air Contaminants (TAC) exposure also require an evaluation of non-cancer risk stated in terms of a hazard index. Non-cancer chronic impacts are calculated by dividing the annual average concentration by the Reference Exposure Level (REL) for that substance. The REL is defined as the concentration at which no adverse non-cancer health effects are anticipated. The potential for acute non-cancer hazards is evaluated by comparing the maximum short-term exposure level to an acute REL. RELs are designed to protect sensitive individuals within the population. The calculation of acute non-cancer impacts is similar to the procedure for chronic non-cancer impacts.

Acute and chronic impacts are shown in **Table 4, Chronic and Acute Hazards**. An acute or chronic hazard index of 1.0 is considered individually significant. The hazard index is calculated by dividing the acute or chronic exposure by the reference exposure level. The highest maximum chronic and acute hazard index from the Project would be 0.0002 and 0.0013, respectively. Therefore, non-carcinogenic hazards are calculated to be within acceptable limits and a less than significant impact would occur.

Table 4: Chronic and Acute Hazards

Emissions Sources	Chronic Hazard	Acute Hazard
Operational Trucks	0.0002	0.0013
SCAQMD Threshold	1.0	1.0
Threshold Exceeded	**No**	**No**
Refer to Appendix A of the Health Risk Assessment		

As described above, impacts related to cancer risk would be less than significant. Additionally, noncarcinogenic hazards are calculated to be within acceptable limits. It should be noted that the impacts assess the Project's incremental contribution to health risk impacts, consistent with the SCAQMD guidance and methodology. The SCAQMD has not established separate cumulative thresholds and does not require combining impacts from cumulative projects. The SCAQMD considers projects that do not exceed the project-specific thresholds to generally not be cumulatively significant. Therefore, impacts related to health risk from the Project would be less than significant.

Mitigation Program

Mitigation Measures from the Ontario GP EIR

Mitigation measures 3-1 and 3-3 were identified in the Ontario GP EIR. However, while mitigation measure 3-1 (shown above) is applicable to the Project, mitigation measure 3-3 would not apply to the Project because it is imposed solely upon the City, rather than the Project itself.

Conclusion

Air quality impacts related to the Project are within the limit of impacts identified by the SCAQMD. No new impact relative to air quality or a substantial increase in the severity of a previously identified significant impact evaluated in the Ontario GP EIR would occur. Additionally, no new information of substantial importance that was not known and could not have been known at the time the Ontario GP EIR was certified is available that would alter the Ontario GP EIR's significance finding.

Threshold (e) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people. [Ontario GP EIR Impact 5.3-6]

The SCAQMD CEQA Air Quality Handbook identifies certain land uses as sources of odors. These land uses include the following: agriculture, wastewater treatment plant, food processing plants, chemical plants, composting, refineries, landfills, diaries, and fiberglass molding. The Project is a warehouse facility and does not propose to include any odor-inducing uses on the Project site. The Project would not be a source of objectionable odors; no impact would occur.

Mitigation Program

Mitigation Measures from the Final EIR

None identified in the Ontario GP EIR.

Conclusion

There are no new potentially significant impacts associated with the Project; therefore, no new and/or refined mitigation measures are required for issues related to air quality.

Overall Air Quality Impact Conclusion

With regard to CEQA Statute Section 21166 and CEQA Guidelines Section 15162(a), the changes proposed by the Project would not result in any new impacts, or increase the severity of the previously identified impacts, with respect to air quality. Therefore, preparation of a SEIR is not warranted.

4.4 Biological Resources

4.4.1 Summary of Previous Environmental Analysis

The Ontario GP EIR concluded that while the City contains suitable habitats for multiple sensitive bird species, their potential for occurrence would be low due to the City's developed nature. However, no sensitive plant species were observed within the City and suitable sensitive species have a low probability of occurring. Additionally, no regional wildlife corridors were observed in the City. Furthermore, subsequent projects would be required to comply with Federal, State, and local policies and regulations. It was concluded that implementation of the Ontario GP would not affect surface or jurisdictional waters, though subsequent projects would be required to comply with Federal, State, and local policies and regulations. Finally, the Ontario GP EIR concluded that implementation of the Ontario GP would not conflict with established habitat plans and that subsequent projects would need to analyze their individual impacts for compliance with habitat conservation plans and programs.

4.4.2 Analysis of Proposed Project

Threshold (a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? [Ontario GP EIR Impact 5.4-1]

No New or More Severe Impact: The Project site is currently developed and in active use for industrial warehousing activities. These activities would inherently inhibit the potential for the formation of suitable habitat for both wildlife and sensitive vegetation. A large open grass area exists in the northwest portion of the Project site. However, this area is surrounding on all sides by ongoing industrial areas with consistent human activity. Furthermore, this area of grass would not suitably act as a nesting site for bird species since the few ornamental trees are located adjacent to areas with high human interaction.

According to Figure 5.4-1 of the Ontario GP EIR, the Project location falls outside of the San Bernardino Kangaroo Rat Critical Habitat, Delhi Sands Flower-Loving Fly Ontario Recovery Unit, Oakmont Industrial Group Habitat Conservation Plan for Protection of Delhi Sands Flower-Loving Fly, and California Natural Diversity Database Occurrences (Ontario and Guasti Quadrangles). There were no peregrine falcon or burrowing owl observances within the Project area. In the time since the Ontario GP EIR was certified, the Project site has been developed with industrial uses which would continue to inhibit the natural formation of habitats for special status species or plants. Therefore, impacts to sensitive species and their habitats would be less than significant.

Mitigation Program

Mitigation Measures from the Ontario GP EIR

None identified in the Ontario GP EIR.

Conclusion

The Project would result in no new or more severe impact on natural habitats and sensitive species. A less than significant impact was identified in the Ontario GP EIR with respect to natural habitats and sensitive

species. The Project would be designed consistent with the applicable guidelines and standards within the Ontario GP, Ontario MC, and Ontario Development Code. Therefore, no new and/or modified mitigation measures are required for issues related to biological resources.

Threshold (b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service? [Ontario GP EIR Impact 5.4-2]

Threshold (c) Have a substantial adverse effect on state or Federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? [Ontario GP EIR Impact 5.4-3]

No New or More Severe Impact: The Ontario GP EIR determined that development within the City would not adversely affect the City's surface waters, jurisdictional waters, wetlands, or riparian habitats as the areas that could be considered within these zones would be designated open space and allow for very limited development. Some areas noted as jurisdictional waters are owned and managed by the County. Areas under County management would not be subject to land use controls from the City.

The Project site is previously developed with industrial uses and does not contain wetland or riparian features. A majority of the Project site is developed with industrial uses which does not include natural or manmade surface waters. The undeveloped grassy area in the northwest portion of the Project site does not contain water features and is not located adjacent to any of the City's surface water features. Therefore, no new impacts relative to riparian habitat or other sensitive natural community would be caused due to the Project implementation.

Mitigation Program

Mitigation Measures from the Ontario GP EIR

None identified in the Ontario GP EIR.

Conclusion

The Project would result in no new or more severe impact on aquatic habitats and resources. A less than significant impact was identified in the Ontario GP EIR with respect to these resources. The Project would be designed consistent with the applicable guidelines and standards within the Ontario GP, Ontario MC, and Ontario Development Code. Therefore, no new and/or modified mitigation measures are required for issues related to biological resources.

Threshold (d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? [Ontario GP EIR Impact 5.4-4]

No New or More Severe Impact: Refer above to thresholds a and b above. The Ontario GP EIR concluded that the City does not function as a suitable wildlife movement corridor, since the City is mostly developed, with most of the land converted to industrial, commercial, and residential uses. No regional wildlife movement corridors have been identified in the City as most of the City is ill-suited for the purposes of wildlife movement. Local movement corridors would consist of flood control channels and SCE corridors.

As previously stated, the Project has been previously developed with industrial and warehousing uses with manmade landscaping improvements that would not be suitable for the nesting of sensitive species. Trees observed on the Project site were largely ornamental and adjacent to areas of high human traffic. Therefore, the Project site would remain ill-suited for wildlife movement.

Mitigation Program

Mitigation Measures from the Ontario GP EIR

None identified in the Ontario GP EIR.

Conclusion

The Project would result in no new or more severe impact on wildlife movement. A less than significant impact was identified in the Ontario GP EIR. The Project would be designed consistent with the applicable guidelines and standards within the Ontario GP, Ontario MC, and Ontario Development Code. Therefore, no new and/or modified mitigation measures are required for issues related to biological resources.

Threshold (e) Conflict with any local policies or ordinances related to protecting biological resources, such as a tree preservation policy or ordinance? [Ontario GP EIR Impact 5.4-5]

Threshold (f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? [Ontario GP EIR Impact 5.4-5]

No New or More Severe Impact: The Ontario GP EIR concluded that the majority of the City is outside of a conservation plan or areas of likelihood for sensitive species. According to the Ontario GP EIR, future Projects within established Habitat Conservation Plan areas should fully analyze potential impacts to natural species and special status species. One Habitat Conservation Plan exists within the City. The plan area is a 19-acre area near the intersection of Greystone Drive and the eastern City boundary established to protect the Delhi Sands Flower-Loving Fly (DSFLF). The Project would be outside of this area. Further, a portion of Critical Habitat Unit 4 for San Bernardino kangaroo rat (SBKR) exists in the northeastern corner of the City. The Project site would also be outside of this conservation area. Therefore, due to its existence outside of the City's established Habitat Conservation Plan areas, the Project would be unlikely to substantially affect established Habitat Conservation Plans. Due to the Project site's previously developed state, redevelopment activities would be unlikely to inhibit the goals of Habitat Conservation Plans as the area is currently developed for industrial uses.

Similarly, the Project would not conflict with any local policies or ordinances protecting biological resources. While the Project would remove common shrubs and trees found on site, the Project would comply with the Ontario Development Code Section 1.01.005(L) and 6.05.020. Consistent with the Ontario GP EIR, impacts in this regard are considered less than significant following compliance with the provisions of the Development Code. Additionally, no new information of substantial importance that was not known and could not have been known at the time the Ontario GP EIR was certified is available that would change the finding of less than significant impact under this threshold.

Mitigation Program

Mitigation Measures from the Ontario GP EIR

None identified in the Ontario GP EIR.

Conclusion

The Project would result in no new or more severe impact on conservation plans and policies. A less than significant impact was identified in the Ontario GP EIR. The Project would be designed consistent with the applicable guidelines and standards within the Ontario GP, Ontario MC, and Ontario Development Code. Therefore, no new and/or modified mitigation measures are required for issues related to biological resources.

Overall Biological Resources Impacts Conclusion

With regard to CEQA Section 21166 and CEQA Guidelines Section 15162(a), the changes proposed by the Project would not result in any new impacts, or increase the severity of the previously identified impacts, with respect to biological resources. Therefore, preparation of a SEIR is not warranted.

4.5 Cultural Resources

4.5.1 Summary of Previous Environmental Analysis

The Ontario GP EIR concluded that implementation of the Ontario GP would result in potential impacts to the City's historical resources. This is attributed to the potential demolition of Tier III resources, since the Ontario GP would strongly encourage the preservation of Tier II resources and require the preservation of Tier I resources. As well, the Ontario GP EIR found that while impacts to archeological resources would be low, there is the potential to encounter previously unknown paleontological resources. As well, Bellevue Cemetery was identified as a Native American burial site. Potential impacts to Native American resources were found to be potentially significant but not unavoidable with the proper use of mitigation.

4.5.2 Analysis of Proposed Project

A Cultural Resource Technical Report (CRTR) was created for the Project by Sapphos Environmental, Inc. in August 2021. The results of the CRTR are summarized herein and included as Appendix B to this Addendum.

Threshold (a) Cause a substantial adverse change in the significance of a historical resource pursuant Section 15064.5? [Ontario GP Impact 5.5-1]

Threshold (b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines Section 15064.5? [Ontario GP Impact 5.5-1 and 5.5-2]

No New or More Severe Impact: The Ontario GP found that despite the implementation of policies in the Ontario GP, there was still a present risk for future developments to significantly impact historical resources. These risks were concluded to remain significant and unavoidable even after mitigation. However, a CRTR was conducted for the Project which included both a field survey of the Project area as well as record searches of the California Historical Resources Inventory Database (CHRID), the National Register of Historic Places (NRHP), the California Register of Historic Resources (CRHR), California Historical Landmarks, California Points of Interest, the City of Sierra Madre Historical Landmarks, and the South Central Coastal Information Center (SCCIC). Literature reviews were also conducted to determine if the proposed Project would have the potential to have a significant impact on previously recorded historical resources.[6]

The field survey conducted for the CRTR encountered no cultural resources within the Project site that would be deemed substantial or significant. The Project site was observed as heavily disturbed, with piles of fill material, rubble and modern construction debris scattered across the property.[7] Similarly, the records search for the Project site found no significant cultural resources within the project site or 0.25-mile buffer study area.[8] Furthermore, Project implementation would include the preparation of a Tier 3 Determination for consideration by the Historic Preservation Subcommittee (HPSC) along with the necessary Certificate of Appropriateness entitlement application (see Section 2.4 for more detail). This process would further reduce the potential for substantial impacts.[9] Mitigation is also proposed in order

[6] Sapphos Environmental, Inc. (2021). *1948 S. Bon View Avenue, Ontario, California Cultural Resources Technical Report*. Page 21.
[7] Ibid. Page 22.
[8] Ibid. Page 24.
[9] Ibid Page 25.

to further minimize potential impacts. With mitigation implemented, impacts would be less than significant.

Mitigation Program

Mitigation Measures from the Ontario GP EIR

Mitigation measures 5-1 through 5-4 were proposed within the Ontario GP EIR to mitigate potential impacts. However, mitigation measure 5-1 is not applicable since the Project is not within a Focus area as demarcated by Figure 3-4 of the Ontario GP EIR. As well, mitigation measures 5-2 through 5-4 are not applicable to the Project, since neither a Specific Plan or General Plan Amendment are proposed as part of the Project and no signs of cultural or historical resources were identified in or around the Project site.

Conclusion

The Project would result in no new or more severe impact on a historic or archaeological resource. No new or more severe impact from previously identified significant impacts evaluated in the Ontario GP would occur. Furthermore, no new information of substantial importance that was not known and could not have been known at the time the Ontario GP was certified is available that would impact the prior finding of less than significant impact with mitigation under this threshold. The above-referenced mitigation measures from the Ontario GP EIR are applicable.

Threshold (c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature. [Ontario GP Impact 5.5-2] [No longer included in this section per the 2021 CEQA Appendix G Thresholds]

No new or More Significant Impact: Paleontological resources and geologic features are discussed discussion 4.6(f) below.

Threshold (d) Disturb any human remains, including those interred outside of formal cemeteries? [Ontario GP Impact 5.5-3]

No new or More Significant Impact: The CRTR found that no cemeteries or burial sites were observed as a result of the review of historic aerial photographs and historic topographic maps. As well, it was determined that the potential to encounter human remains were low based on the inherent characteristics and location of the Project area. However, tribal cultural resources may be encountered during ground moving activities. In order to minimize potential impacts, the Project would incorporate Standard Condition No. 1 from Public Resources Code Section 5097. This would allow impacts to remain less than significant.

Mitigation Program

Mitigation Measures from the Ontario GP EIR

No mitigation measures are proposed within the Ontario GP EIR. However, compliance with Public Resources Code Section 5097.98 (Standard Condition No. 1 shown below) is proposed in the Ontario GP EIR to ensure no significant impacts.

Standard Condition No. 1

> ***If the County Coroner determines that the remains are or are believed to be Native American, s/he shall notify the Native American Heritage Commission (NAHC) in Sacramento within 24 hours. In accordance with Section 5097.98 of the California PRC, the NAHC shall immediately notify the person(s) it believes to be the Most Likely Descendant of the deceased Native American. The descendants shall complete their inspection and make a recommendation within 48 hours of being granted access to the site. The designated Native American representative would then determine, in consultation with the Los Angeles County Metropolitan Transportation Authority (Metro), the disposition of the human remains. The Most Likely Descendant's recommendation shall be followed if feasible and may include scientific removal and non-destructive analysis of the human remains and any items associated with Native American burials. If Metro rejects the Most Likely Descendant's recommendations, the agency shall rebury the remains with appropriate dignity on the property in a location that will not be subject to further subsurface disturbance (14 California Code of Regulations §15064.5(e)).***

Conclusion

The Project would result in no new or more severe impact pertaining to the disturbance of human remains. The Project is consistent with the Ontario GP EIR. The CRTR did not find new potentially significant impacts associated with the Project regarding historical or archaeological resource, or human remains; therefore, no mitigation measures are required, but the Project must comply with the above referenced applicable FEIR mitigation measures.

Overall Cultural Resources Impacts Conclusion

With regard to CEQA Statute Section 21166 and CEQA Guidelines Section 15162(a), the changes proposed by the Project would not result in any new or more severe impacts with respect to cultural resources. Therefore, preparation of an SEIR is not warranted.

4.6 Geology and Soils

4.6.1 Summary of Previous Environmental Analysis

The Ontario GP EIR concluded that implementation of the Ontario GP would not result in significant impacts relative to geology and soils, and no mitigation was identified as necessary to reduce potential impacts.

4.6.2 Analysis of Proposed Project

Threshold (a) Directly or indirectly cause potential substantial adverse effects, including the risk loss, injury, or death involving:

(i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. [Ontario GP EIR Impact 5.7-1]

(ii) Strong seismic ground shaking? [Ontario GP EIR Impact 5.7-1]

(iii) Seismic-related ground failure, including liquefaction? [Ontario GP EIR Impact 5.7-1]

(iv) Landslides? [Not analyzed in the Ontario GP EIR]

Faulting and Seismicity

No New or More Severe Impact: The Alquist-Priolo Zones Special Studies Act defines active faults as those that have experienced surface displacement or movement during the last 11,000 years. The Ontario GP EIR identifies eight fault zones near the City. According to the Ontario GP EIR, none exist beneath the Project area boundaries. According to Figure 5.7-2 of the Ontario GP EIR the nearest fault line to the Project site is the Chino Central Valley Fault, located approximately five miles southwest of the Project site. Furthermore, all development would comply with the applicable Federal, State, and local regulations regarding seismicity and fault hazards such as the California Building Code (CBC) which was adopted on January 1, 2020. The CBC includes detailed design requirements related to structural design, soils and foundations, and grading to ensure that public safety risks due to seismic shaking are minimized to levels below significant.

Liquefaction and Landslides

No New or More Severe Impact: The general liquefaction susceptibility of the site was determined by research of the San Bernardino County Official Land Use Plan, General Plan, and Geologic Hazard Overlay. Map FH27C[10] for the Chino USGS quadrangle indicates that the Project site is not located within an area of liquefaction or landslide susceptibility. Based on the mapping performed by the County, liquefaction is not considered to be a design concern for this Project.

[10] San Bernardino County General Plan. 2007. *Geologic Hazard Overlays*. Available at http://www.sbcounty.gov/Uploads/lus/GeoHazMaps/FH27C_20100309.pdf. Accessed August 8, 2021

Mitigation Program

Mitigation Measures from the Ontario GP EIR

None identified in the Ontario GP EIR.

Conclusion

The Project would result in no new or more severe impact due to susceptibility to landslide, liquefaction, or seismic effects. A less than significant impact was identified in the Ontario GP EIR. The Project would be designed consistent with the applicable guidelines and standards within the Ontario GP, Ontario MC, and Ontario Development Code. Therefore, no new and/or modified mitigation measures are required for issues related to geological hazards.

Threshold (b) Result in substantial erosion or loss of topsoil? [Ontario GP EIR Impact 5.7-2]

Threshold (c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the Project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? [Ontario GP EIR Impact 5.7-2]

Threshold (d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code, creating substantial direct or indirect risks to life or property? [Ontario GP EIR Impact 5.7-2]

No New or More Severe Impact: The Ontario GP EIR concluded that soils within the City have the potential to generate hazards in the form of ground subsistence, erosion, and unstable soils. It was determined that future projects' compliance with the CBC would reduce impacts from unstable soils to insignificant levels. Further, future projects' adoption of National Pollutant Discharge Elimination System (NPDES) permits and accompanied Stormwater Pollution Prevention Plans (SWPPPs) would reduce potential risks of erosion.

The Project would not result in significant soil erosion or loss of topsoil because of the previously disturbed and developed nature of the Project site and the limited size and scope of the Project. Grading increases the potential for erosion by removing protective vegetation, changing natural drainage patterns, and constructing slopes. In addition, the City requires an erosion/dust control plan for projects located within this area. The Project would also be required to comply with all requirements set forth in the NPDES permit for construction activities (e.g., implementation of Best Management Practices [BMPs] through preparation of a SWPPP), reducing potential impacts to less than significant levels.

Additionally, the Project would also be required to comply with the CBC and undergo review of grading plans by the City Engineer who would ensure no significant impacts would occur.

Mitigation Program

Mitigation Measures from the Ontario GP EIR

None identified in the Ontario GP EIR.

Conclusion

The Project would result in no new or more severe impact due to susceptibility to hazards from land failure and erosion. A less than significant impact was identified in the Ontario GP EIR. The Project would be designed consistent with the applicable guidelines and standards within the Ontario GP, Ontario MC, and Ontario Development Code. Therefore, no new and/or modified mitigation measures are required for issues related to geological hazards.

Threshold (e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewer are not available for the disposal of waste water? [Ontario GP EIR Impact 5.7-3]

No New or More Severe Impact: The Ontario GP EIR notes that septic tanks are not used within the City as wastewater is serviced by the Inland Empire Utilities Agency (IEUA). Therefore, the Project would not require the support of septic tank usage. Further, the previous development which currently occupies the Project area would similarly utilize the IEUA instead of septic tanks. Furthermore, according to the Phase I study conducted for the Project, no underground storage tanks (USTs) were observed during reconnaissance of the Project site.[11] Therefore, the Project would not propose the development of septic tanks and would not require the removal of septic tanks or other underground tanks.

Mitigation Program

Mitigation Measures from the Ontario GP EIR

None identified in the Ontario GP EIR.

Conclusion

The Project would result in no new or more severe impact due to the presence of septic tanks. A less than significant impact was identified in the Ontario GP EIR. The Project would be designed consistent with the applicable guidelines and standards within the Ontario GP, Ontario MC, and Ontario Development Code. Therefore, no new and/or modified mitigation measures are required for issues related to soil hazards in relation to septic systems.

Threshold (f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? [Not analyzed in the Ontario GP EIR]

As previously stated, the Project site has been previously developed with residential and industrial uses which would have involved ground moving activities such as land clearing and grading during their construction. Redevelopment of the site would be unlikely to encounter new paleontological features. Similarly, unique geological features would be unlikely to be encountered due to the developed state of the Project site. Impacts are anticipated to be less than significant.

Mitigation Program

Mitigation Measures from the Ontario GP EIR

None identified in the Ontario GP EIR.

[11] Orion Environmental Inc. *Phase I Environmental Site Assessment South Bon View Avenue and East Cedar Street Ontario, California dated April 2021*. Page 4-4.

Conclusion

The Project would result in no new or more severe impact due to the presence of paleontological resources. A less than significant impact was identified in the Ontario GP EIR. The Project would be designed consistent with the applicable guidelines and standards within the Ontario GP, Ontario MC, and Ontario Development Code. Therefore, no new and/or modified mitigation measures are required for issues related to paleontological resources.

Overall Geology and Soils Impacts Conclusion

With regard to CEQA Section 21166 and CEQA Guidelines Section 15162(a), the changes proposed by the Project would not result in any new impacts, or increase the severity of the previously identified impacts, with respect to geology and soils. Therefore, preparation of a SEIR is not warranted.

4.7 Greenhouse Gas Emissions (Global Climate Change)

4.7.1 Summary of Previous Environmental Analysis

The Ontario GP EIR concluded that the buildout of the City would generate a significant and unavoidable impact due to greenhouse gas (GHG) emissions. This was based on both emissions from construction and operations of each land use type. However, the Ontario GP EIR maintained that the City would be compliant with the established policies within the Senate Bill (SB) 375 Sustainable Communities Strategies (SCS) and SCAG SCS. Therefore, impacts regarding climate change policies were concluded to be less than significant.

4.7.2 Analysis of Proposed Project

Threshold (a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment, based on any applicable threshold of significance. [Ontario GP EIR Impact 5.6-1]

Threshold (b) Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases. [Ontario GP EIR Impact 5.6-1]

A Health Risk Assessment (HRA) was conducted for the Project by Kimley-Horn and Associates in August 2021. The results of the HRA are summarized herein and included as Appendix C to this Addendum.

Background

Global climate change refers to changes in average climatic conditions on Earth as a whole, including temperature, wind patterns and precipitation. Global temperatures are moderated by naturally occurring atmospheric gases, including water vapor, carbon dioxide (CO_2), methane (CH_4), and nitrous oxide (N_2O), as well as hydrofluorocarbons (HFCs), perfluorocarbons (PFCs), and sulfur hexafluoride (SF_6). These GHGs allow solar radiation (sunlight) into the Earth's atmosphere but prevent radiative heat from escaping, thus warming the Earth's atmosphere. GHGs are emitted by both natural processes and human activities. Concentrations of GHG have increased in the atmosphere since the industrial revolution. Human activities that generate GHG emissions include combustion of fossil fuels (CO_2 and N_2O); natural gas generated from landfills, fermentation of manure and cattle farming (CH_4); and industrial processes such as nylon and nitric acid production (N_2O).

GHGs have varying global warming potential (GWP). The GWP is the potential of a gas or aerosol to trap heat in the atmosphere; it is the "cumulative radiative forcing effect of a gas over a specified time horizon resulting from the emission of a unit mass of gas relative to a reference gas." The reference gas for GWP is CO_2; therefore, CO_2 has a GWP factor of 1. The other main GHGs that have been attributed to human activity include CH_4, which has a GWP factor of 28, and N_2O, which has a GWP factor of 265. When accounting for GHGs, all types of GHG emissions are expressed in terms of CO_2 equivalents (CO_2e) and are typically quantified in metric tons (MT) or million metric tons (MMT).

Assembly Bill (AB) 32, the California Global Warming Solutions Act of 2006, established a State goal of reducing GHG emissions to 1990 levels by the year 2020, which would require a reduction of approximately 173 MMT net CO_2e below "business as usual" emission levels. SB 97, a companion bill, directed the California Natural Resources Agency (Resources Agency) to certify and adopt guidelines for

the mitigation of GHGs or the effects of GHG emissions. SB 97 was the State Legislature's directive to the Resources Agency to specifically establish that GHG emissions and their impacts are appropriate subjects for CEQA analysis. Executive Order (EO) S-3-05 was enacted in June 2005 and calls for an 80 percent reduction below 1990 levels by 2050. SB 32 was signed into law in 2016 and establishes an interim GHG emission reduction goal for the State to reduce GHG emissions to 40 percent below 1990 levels by the year 2030.

No New or Severe Impact: The Ontario Plan GP found that a significant unavoidable impact would occur from GHG emissions as a result of the Ontario GP implementation. It was calculated that through buildout, construction emissions in the City could average approximately 16,533 MT of CO_2e per year. This was found to be a cumulatively considerable amount of GHG emissions. Operations activities within the City at full buildout would be 13.6 MMT. Although no numeric threshold was adopted at the time of the Ontario GP EIR, the emissions generated were still considered significant.

The Project site would maintain its current land use designations which were adopted with the Ontario GP EIR. Therefore, the land uses would remain consistent with those analyzed for the Ontario GP and the existing developments on the Project site. Since the Project would involve the demolition of existing structures despite the continuation of existing land uses, it is anticipated that emissions would remain significant. However, the Project would be developed in consistency with the Ontario GP and Ontario MC. The provisions within these codes were found to suitably comply with applicable plans, policies, or regulations regarding GHG emissions. The Project would be required to comply with both Federal and State regulations regarding air quality and GHG emissions. Therefore, impacts would remain significant; consistent with the Ontario GP EIR.

Mitigation Program

Mitigation Measures from the Ontario GP EIR

Mitigation measures 6-1 through 6-6 are included in the Ontario GP EIR to mitigate impacts associated with climate change aggravating GHG emissions due to noncompliance with established policies and regulations. All of the Ontario GP EIR mitigation measures (6-1 through 6-5) are imposed solely upon the City, and are therefore not applicable to the Project.

Conclusion

The Project would result in no new or more severe impact on GHG emissions. A significant and unavoidable impact was identified in the Ontario GP EIR. The Project would be designed consistent with the applicable guidelines and standards within the Ontario GP, Ontario MC, and Ontario Development Code. Therefore, no new and/or modified mitigation measures are required for issues related to GHG emissions.

Overall Greenhouse Gas Emissions Impacts Conclusion

With regard to CEQA Section 21166 and CEQA Guidelines Section 15162(a), the changes proposed by the Project would not result in any new impacts, or increase the severity of the previously identified impacts, with respect to GHG emissions. Therefore, preparation of a SEIR is not warranted.

4.8 Hazards and Hazardous Materials

4.8.1 Summary of Previous Environmental Analysis

The Ontario GP EIR concluded that implementation of the Ontario GP would not generate significant impacts in relation to hazardous materials. Furthermore, no mitigation was deemed necessary for each impact.

4.8.2 Analysis of Proposed Project

Threshold (a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. [Ontario GP EIR Impact 5.8-1]

Threshold (b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. [Ontario GP EIR Impact 5.8-1]

Threshold (c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substance, or waste within one-quarter mile of an existing or proposed school. [Ontario GP EIR Impact 5.8-1]

A Phase I Environmental Site Assessment was conducted for the Project by Orion Environmental, Inc. in April 2021. The results of the Phase I Environmental Site Assessment are summarized herein and included as Appendix D to this Addendum.

No New or More Severe Impact: The proposed construction activities would involve the transport, use, and disposal of hazardous materials such as paints, solvents, oils, grease, and caulking which are typical with construction sites, including the construction of warehouse facilities. In addition, hazardous materials would be needed for fueling and servicing construction equipment on the site. These types of materials are not acutely hazardous, and all storage, handling, use, and disposal of these materials are regulated by Federal and State requirements, which the Project construction activities are required to strictly adhere to. These regulations include: the Federal Occupational Safety and Health Act and Hazardous Materials Transportation Act; Title 8 of the California Code of Regulations (CalOSHA), and the State Unified Hazardous Waste and Hazardous Materials Management Regulatory Program. As a result, routine transport and use of hazardous materials during construction would be less than significant. Furthermore, the risks related to upset or accident conditions involving the release of hazardous materials into the environment would be adequately addressed through compliance with existing Federal, State, and local regulations.

Project operations would involve warehouse/logistics type uses that may involve the use and storage of common hazardous materials such as oils, paints, solvents, and cleaning products. Also, building mechanical systems and grounds and landscape maintenance could also use a variety of products formulated with hazardous materials, including fuels, cleaners, lubricants, adhesives, sealers, and pesticides/herbicides. The routine transport, use, or disposal of hazardous materials would be limited to materials and solvents used for maintenance and operation of the facility, including the upkeep of landscaping and cleaning products. Furthermore, the use of these materials would not pose substantial risk to the surrounding population and would not affect nearby school, despite the nearby Bon View Elementary School located approximately 0.2 mile southeast of the Project site.

Furthermore, hazardous materials would be used and stored in accordance with applicable regulations and such uses would be required to comply with Federal and State laws to reduce the potential consequences of hazardous materials accidents. With the implementation of the most current industry BMPs, this would protect human health and the environment should any accidental spills or releases of hazardous materials occur during operation of the Project. No new impact or increase in the severity of an identified impact would therefore occur with implementation of the Project.

Mitigation Program

Mitigation Measures from the Ontario GP EIR

None identified in the Ontario GP EIR.

Conclusion

The Project would result in no new or more severe impact due to the transport or storage of hazardous materials. A less than significant impact was identified in the Ontario GP EIR. The Project would be designed consistent with the applicable guidelines and standards within the Ontario GP, Ontario MC, and Ontario Development Code. Therefore, no new and/or modified mitigation measures are required for issues related to hazardous materials.

Threshold (d) Be located on a site which is included on a list of hazardous materials compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? [Ontario GP EIR Impact 5.8-2]

No New or More Severe Impact: Project site reconnaissance conducted for the Phase I study found no physical signs of previous hazardous material spills. No documented historical occurrences of hazardous material spills were found. No USTs were identified on the Project site while aboveground storage tanks included multiple compressed gas tanks and cylinders. The compressed gas tanks included one empty 55-gallon drum and two empty canisters of acetone. Hazardous material storage on-site included cleaning solutions for general housekeeping, paints, solvents, and oils. The storage of these materials was found to be in good condition and had not led to spills or environmental contamination.[12]

Waste storage on the Project site included a containment pallet of four 55-gallon drums of hazardous waste oil. Waste collection on-site was observed to include the recycling of materials such as metals, cardboards, and plastics. No oil staining was observed around the storage containers or waste receptacles. Waste storage containers on-site were confirmed to be in good condition with no sign of leakage or damage to the surrounding environment.[13] The Phase I assessment found that the previous uses of the Project site are unlikely to pose an environmental risk from continued usage of the Project site. Surrounding uses nearby the Project site were found to be unlikely to pose environmental risks to the Project site based on various conditions (i.e., distance from Target Property, groundwater flow direction, and absence of reported environmental regulatory violations).[14]

According to the Ontario GP EIR, the City contains eight Leaking Underground Storage Tank (LUST) sites which could still be leaking hazardous materials. However, based on the updated Cortese site list

[12] Orion Environmental Inc. *Phase I Environmental Site Assessment South Bon View Avenue and East Cedar Street Ontario, California*. Page 4-4.
[13] Ibid Pages 4-4 through 4-5.
[14] Ibid. Pages 5-5 through 5-6.

maintained by the California Department of Toxic Substances Control (DTSC), the City does not contain any active hazardous waste substance sites.[15] Potential hazards to construction workers and the public may occur as a result of construction activities on existing sites that could be contaminated. Future development of any of these documented hazardous materials sites would require prior remediation and cleanup under the supervision of the DTSC in order to meet Federal, State, and local standards.

Furthermore, the Project site has been previously developed with industrial and warehousing uses which would be consistent with the proposed uses. Because the proposed uses would be similar to the existing uses, no new impacts are anticipated as part of the Project and no new mitigation measures are recommended. Impacts would remain less than significant without mitigation applied.

Mitigation Program

Mitigation Measures from the Ontario GP EIR

None identified in the Ontario GP EIR.

Conclusion

The Project would result in no new or more severe impact due to the hazardous waste site. A less than significant impact was identified in the Ontario GP EIR. The Project would be designed consistent with the applicable guidelines and standards within the Ontario GP, Ontario MC, and Ontario Development Code. Therefore, no new and/or modified mitigation measures are required for issues related to hazardous materials.

Threshold (e) For a Project located within an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or public use airport, result in a safety hazard or excessive noise for people residing or working the project area? [Ontario GP EIR Impact 5.8-3]

Threshold (f) For a project in the vicinity of a private airstrip, result in a safety hazard for people residing or working in the project area. [Ontario GP EIR Impact 5.8-4] [Not included in the updated CEQA Appendix G Thresholds]

No New or More Severe Impact: The Ontario GP EIR concluded that although the City contains portions of the Los Angeles/Ontario International Airport (LAONT) and Chino Airport land use compatibility zones, the established land use policies within each zone would limit risks from future development. The Project is outside of the Chino Airport compatibility area entirely. However, the Project remains inside of the LAONT compatibility area. Despite this, the Project is outside of the LAONT safety zones as established by the Ontario International Airport Land Use Compatibility Plan which was updated in June 2018.[16] The

[15] Department of Toxic Substances Control. (2021). EnviroStor. https://www.envirostor.dtsc.ca.gov/public/search.asp?page=5&cmd=search&business_name=&main_street_name=&city=&zip=&county=&status=ACT%2CBKLG%2CCOM&branch=&site_type=CSITES%2CFUDS&npl=&funding=&reporttitle=HAZARDOUS+WASTE+AND+SUBSTANCES+SITE+LIST+%28CORTESE%29&reporttype=CORTESE&Federal_superfund=&state_response=&voluntary_cleanup=&school_cleanup=&operating=&post_closure=&non_operating=&corrective_action=&tiered_permit=&evaluation=&spec_prog=&national_priority_list=&senate=&congress=&assembly=&critical_pol=&business_type=&case_type=&searchtype=&hwmp_site_type=&cleanup_type=&ocieerp=&hwmp=False&permitted=&pc_permitted=&inspections=&inspectionsother=&complaints=&censustract=&cesdecile=&school_district=&orderby=city (accessed August 8, 2021).

[16] The Ontario International Airport – Inter Agency Collaborative (ONT-IAC). (2018). Ontario International Airport Land Use Compatibility Plan (July 2018 Amendment) Map 2-2. Retrieved from: https://www.ont-iac.com/wp-content/uploads/2019/02/ONT-AIA-policy-map-2-2.pdf (Accessed August 9, 2021)

Project would therefore not conflict with the established airport land use plans and would not result in a safety hazard.

Mitigation Program

Mitigation Measures from the Ontario GP EIR

None identified in the Ontario GP EIR.

Conclusion

The Project would result in no new or more severe impact due to proximity to airports. A less than significant impact was identified in the Ontario GP EIR. The Project would be designed consistent with the applicable guidelines and standards within the Ontario GP, Ontario MC, and Ontario Development Code. Therefore, no new and/or modified mitigation measures are required for issues related to airport land use plans.

Threshold (g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. [Ontario GP EIR Impact 5.8-5]

No New or More Severe Impacts: The Ontario GP EIR concluded that the City's updated Local Hazard Mitigation Plan and regional emergency connections would provide proper emergency response and evacuation in cases of emergency. The City's Local Hazard Mitigation Plan establishes that interstates would serve as emergency evacuation routes.[17] The Project would not interfere with interstate capacity and would not include modifications to highway systems within the City. Furthermore, the Project would not modify the roadway in a way that would inhibit the traversal of emergency responders. Two driveways would be developed along Bon View Avenue to connect the Project site to the City's circulation network. This process would not impede the City's emergency response capacity and would allow for greater response to potential emergencies within the Project site.

As such, future development within Project boundaries would not interfere with an adopted emergency response plan and/or the emergency evacuation plan and less than significant impacts would occur. Accordingly, no new or more severe impact from a previously identified significant impact evaluated in the Ontario GP EIR would occur. Additionally, no new information of substantial importance that was not known and could not have been known at the time the Ontario GP EIR was certified is available that would change the impact finding.

Mitigation Program

Mitigation from the Ontario GP EIR

None identified in the Ontario GP EIR.

Conclusion

The Project would result in no new or more severe impact due to the inhibition of emergency access. A less than significant impact was identified in the Ontario GP EIR. The Project would be designed consistent

[17] City of Ontario. (2018). City of Ontario 2018 Hazard Mitigation Plan. Page 4-102. Retrieved from: https://www.ontarioca.gov/sites/default/files/Ontario-Files/Emergency-Management/ReadyOntario/city_of_ontario_2018_hmp.pdf (Accessed August 9, 2021)

with the applicable guidelines and standards within the Ontario GP, Ontario MC, and Ontario Development Code. Therefore, no new and/or modified mitigation measures are required for issues related to emergency response capabilities.

Threshold (h) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires. [Ontario GP EIR Impact 5.8-6]

No New or More Severe Impacts: The Project would not expose people or structures to a risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands. The Project site is located within an urbanized area and is surrounded by development on all sides. The Project site is not located within or adjacent to land designated as a very high fire hazard severity zone (VHFHSZ).[18] Impacts related to wildland fires would not be significant. Accordingly, no new or more severe impact from a previously identified significant impact evaluated in the Ontario GP EIR would occur. Additionally, no new information of substantial importance that was not known and could not have been known at the time the Ontario GP EIR was certified is available that would change the impact finding.

Mitigation Program

Mitigation from the Ontario GP EIR

None identified in the Ontario GP EIR.

Conclusion

The Project would result in less than significant impacts in relation to wildland fires. A less than significant impact was also identified in the Ontario GP EIR. The Project would be designed consistent with the applicable guidelines and standards within the Ontario GP, Ontario MC, and Ontario Development Code. Therefore, no new and/or modified mitigation measures are required for issues related to wildland fires.

Overall Hazards and Hazardous Materials-Related Impacts Conclusion

With regard to CEQA Section 21166 and CEQA Guidelines Section 15162(a), the changes proposed by the Project would not result in any new impacts, or increase the severity of the previously identified impacts, with respect to hazards and hazardous materials. Therefore, preparation of a SEIR is not warranted.

[18] CAL FIRE FRAP (2021). Fire Hazard Severity Zone Viewer. https://egis.fire.ca.gov/FHSZ/ (Accessed August 9, 2021).

4.9 Hydrology and Water Quality

4.9.1 Summary of Previous Environmental Analysis

The Ontario GP EIR concluded that implementation of the Ontario GP would not result in significant impacts relative to hydrology and water quality, and no mitigation is necessary to reduce potential impacts.

4.9.2 Analysis of Proposed Project

Threshold (a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality? [Ontario GP EIR Impact 5.9-4]

Threshold (i) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan? [Ontario GP EIR Impact 5.9-4]

No New or More Severe Impact: The Project would result in no new or more severe impacts as it pertains to any conflicts with water quality and groundwater plans. Based on the Ontario GP EIR findings, implementation of NPDES and SWPPP BMPS would effectively minimize impacts associated with water quality. As such, the Project would comply with Federal, State, and local regulations regarding the maintenance of water quality standards. This includes the development of an NPDES permit and the associated SWPPP. BMPs included in these permits may include actions such as:

- Site design standards that maximize permeable areas, use porous pavements, and focus on natural drainage systems;
- Structural source control that minimizes pollution of stormwater by such means as paving trash storage areas and fueling areas with impervious surfaces, and grading such areas to block run-off; and
- Treatment Control measures that Remove pollutants from stormwater by filtration, media absorption, or other means.

Therefore, no new and/or modified mitigation measures are required for issues related to potential water degradation through Project implementation.

Mitigation Program

Mitigation Measures from the Ontario GP EIR

None identified in the Ontario GP EIR.

Conclusion

The Project would result in no new or more severe impact due to water quality degradation. A less than significant impact was identified in the Ontario GP EIR. The Project would be designed consistent with the applicable guidelines and standards within the Ontario GP, Ontario MC, and Ontario Development Code. Therefore, no new and/or modified mitigation measures are required for issues related to water quality.

Threshold (b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin? [Ontario GP EIR Impact 5.9-2]

The majority of the Project area is developed and urbanized, therefore, development of the area would not cause a significant increase in impervious surfaces and therefore would not substantially impact groundwater supplies or interfere with groundwater recharge. The Project would not introduce a new inconsistent use to the Project area which would exceed the usages estimated with the land use designation associated with the Project. Therefore, the Project would not deplete or otherwise substantially degrade surface or groundwater quality, nor would it substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the Project may impede sustainable groundwater management of the basins.

The Project therefore would not result in new or more severe impacts related to groundwater. Additionally, no new information of substantial importance that was not known and could not have been known at the time the Ontario GP EIR was certified is available that would change the impact determination. Accordingly, the Project would not significantly impact local groundwater recharge. Impacts would be less than significant.

Mitigation Program

Mitigation Measures from the Ontario GP EIR

None identified in the Ontario GP EIR.

Conclusion

The Project would result in no new or more severe impact due to groundwater degradation. A less than significant impact was identified in the Ontario GP EIR. The Project would be designed consistent with the applicable guidelines and standards within the Ontario GP, Ontario MC, and Ontario Development Code. Therefore, no new and/or modified mitigation measures are required for issues related to groundwater.

Threshold (c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or through the addition of impervious surfaces in a manner which would result in a substantial erosion or siltation on- or off-site. [Not analyzed in the Ontario GP EIR]

Threshold (d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or through the addition of impervious surfaces in a manner which would substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite? [Ontario GP Impact 5.9-1]

Threshold (e) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or through the addition of impervious surfaces in a manner which would create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff. [Ontario GP Impact 5.9-1]

No New or More Severe Impact: As stated in the Ontario GP EIR, stormwater infrastructure would be designed to accommodate flows added through the implementation of the Ontario GP. As stated in **Section 4.6, Geology and Soils**, future projects including the Project would be required to attain an NPDES permit and associated SWPPP. These two processes and the associated BMPs would adequately minimize potential off-site water quality impacts. Construction-related BMPs would be identified based on site-specific conditions during preparation of a SWPPP for the future development project. Long term operational BMPs would be identified through issuance of an NPDES permit through the Regional Water Quality Control Board (RWQCB) and would include water quality features to ensure that runoff is treated prior to discharge into the storm drain or regional conveyance facilities. Furthermore, based on the state of the Project site and consistency with existing uses, it is anticipated that the Project would not violate any water quality standards or waste discharge requirements.

The Project would also result in no new or more severe impact from erosion or siltation. Based on the Ontario GP EIR findings, the Project site is not located in an area prone to the previously mentioned natural or manmade disasters. Thus, the Project would not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would create the above-mentioned disasters. A less than significant impact is anticipated from Project implementation. No new impact or increase in the severity of an identified impact would therefore occur with implementation of the Project.

Threshold (f) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or through the addition of impervious surfaces in a manner which would in flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation? [Ontario GP Impact 5.9-3, 5.9-10]

Threshold (g) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or through the addition of impervious surfaces in a manner which would impede or redirect flood flows? [Ontario GP Impact 5.9-3]

No New or More Severe Impact: According to Ontario GP EIR Figure 5.9-2, the Project site is not located within a Federal Emergency Management Agency (FEMA) designated 100-year floodplain. Further, the current FEMA Flood Insurance Rate Map (FIRM) for the Project area shows that it lies outside of known flood hazard zones. The Project involves the development of industrial warehousing facility in an area previously occupied by similar uses.

The Project would result in no new or more severe impacts as it pertains to flood hazard, tsunami, or seiche zones, or risk the release of pollutants due to Project inundation. Based on the Ontario GP EIR findings, the Project site is not located in an area prone to the previously mentioned natural or manmade disasters. Thus, no pollutants would be released due to inundation by seiche, tsunami, or mudflow. Therefore, the Project would not involve the development of residential structures or impede flood flows.

Mitigation Program

Mitigation Measures from the Ontario GP EIR

None identified in the Ontario GP EIR.

Conclusion

The Project would result in no new or more severe impact due to flood risks. A less than significant impact was identified in the Ontario GP EIR. The Project would be designed consistent with the applicable guidelines and standards within the Ontario GP, Ontario MC, and Ontario Development Code. Therefore, no new and/or modified mitigation measures are required for issues related to flooding.

Threshold (i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? [Ontario GP Impact 5.9-3] [Not included in the 2021 CEQA Appendix G Thresholds]

No New or More Severe Impact: According to the Ontario GP EIR Figure 5.9-2, the Project site is located within the San Antonio Creek Dam Failure Inundation area. This would leave the Project site potentially flooded to a depth of up to four feet. However, it is stated that dam failure for the San Antonio Creek Dam is very low due to the City's low potential for significant ground shaking earthquakes.[19] Furthermore, according to Ontario GP EIR Figure 5.9-2, in a case of dam failure, dam inundation would arrive at the Project site in approximately three to four hours, which would be enough to time to evacuate personnel and minimize human injury and hazards.

Mitigation Program

Mitigation Measures from the Ontario GP EIR

None identified in the Ontario GP EIR.

Conclusion

The Project would result in no new or more severe impact due to flood risks. A less than significant impact was identified in the Ontario GP EIR. The Project would be designed consistent with the applicable guidelines and standards within the Ontario GP, Ontario MC, and Ontario Development Code. Therefore, no new and/or modified mitigation measures are required for issues related to flooding.

Overall Hydrology and Water Quality-Related Impacts Conclusion

With regard to CEQA Section 21166 and CEQA Guidelines Section 15162(a), the changes proposed by the Project would not result in any new impacts, or increase the severity of the previously identified impacts, with respect to hydrology and water quality. Therefore, preparation of a SEIR is not warranted.

[19] City of Ontario. (2009). The Ontario Plan Draft EIR. 5.9 Hydrology. Page 5.9-23. Costa Mesa, CA: The Planning Center.

4.10 Land Use and Planning

4.10.1 Summary of Previous Environmental Analysis

According to the Ontario GP EIR, implementation of the Ontario GP would not divide an established community. The Ontario GP includes a range of industrial, commercial, public, and residential uses. The Ontario GP EIR concluded that implementation of the Ontario GP would not result in significant impacts relative to land use and planning, and no mitigation is necessary to reduce potential impacts.

4.10.2 Analysis of Proposed Project

Threshold (a) Physically divide an established community? [Ontario GP Impact 5.10-1]

No New or More Severe Impact: The Project site is largely developed with, and surrounded by, industrial warehousing uses (see Section 2.1 for more detail). Consistent with the Ontario GP EIR, the Project would not divide an established community. The Project proposes to implement a warehouse/logistics facility. The Project would be similar and consistent with surrounding uses. Existing development within the Project area is already divided by the existing local roadway network, including Bon View Avenue, and the Project is not anticipated to create additional physical barriers between these uses. Therefore, there are no new or more severe impacts.

Mitigation Program

Mitigation Measures from the Ontario GP EIR

None identified in the Ontario GP EIR.

Conclusion

The Project would result in no new or more severe land use impacts. A less than significant impact was identified in the Ontario GP EIR. The Project would be designed consistent with the applicable guidelines and standards within the Ontario GP, Ontario MC, and Ontario Development Code. Therefore, no new and/or modified mitigation measures are required for issues related to land use.

Threshold (b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect? [Ontario GP EIR Impact 5.10-2]

No New or More Severe Impact: No potentially significant impacts related to land use and planning are identified in the Ontario GP EIR. The Project would not require an amendment to the Ontario Plan EIR Land Use Element, because warehousing uses are permitted uses by right within industrial zones. As such, the Project would be consistent with applicable land use plans, including the Ontario GP. The Project does, however, propose the implementation of a Zone Change for the Project site's southern parcel (APN 1050-441-05) from zoning designation Light Industrial (IL) to General Industrial (IG). The Zone Change is intended to create a consistent zoning designation throughout the Project site. This change, however, is not expected to substantially affect established land use policies since both zoning designations allow for the Project's proposed uses. The Project would therefore not cause a significant

environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect.

Mitigation Program

Mitigation Measures from the Ontario GP EIR

None identified in the Ontario GP EIR.

Conclusion

The Project would result in no new or more severe land use impacts. A less than significant impact was identified in the Ontario GP EIR. The Project would be designed consistent with the applicable guidelines and standards within the Ontario GP, Ontario MC, and Ontario Development Code. Therefore, no new and/or modified mitigation measures are required for issues related to land use.

Threshold (c) Conflict with any applicable habitat conservation plan or natural community conservation plan. [Ontario GP EIR Impact 5.10-3] [Not included in the 2021 CEQA Appendix G Thresholds]

See Section 4.4, threshold (f) above.

Mitigation Program

Mitigation Measures from the Ontario GP EIR

None identified in the Ontario GP EIR.

Conclusion

The Project would result in no new or more severe land use impacts. A less than significant impact was identified in the Ontario GP EIR. The Project would be designed consistent with the applicable guidelines and standards within the Ontario GP, Ontario MC, and Ontario Development Code. Therefore, no new and/or modified mitigation measures are required for issues related to land use.

Overall Land Use and Planning Impacts Conclusion

With regard to CEQA Section 21166 and CEQA Guidelines Section 15162(a), the changes proposed by the Project would not result in any new impacts, or increase the severity of the previously identified impacts, with respect to land use and planning. Therefore, preparation of a SEIR is not warranted.

4.11 Mineral Resources

4.11.1 Summary of Previous Environmental Analysis

According to the Ontario GP EIR, two areas in the City are classified as Mineral Resource Zone (MRZ)-2: one is in the northwestern portion of the City and the second is along the eastern City boundary. These two areas total approximately 6,132 acres, or approximately 19 percent of the City's area; see Figure 5.11-1, Mineral Resource Zones of the Ontario GP EIR. The remainder of the City, approximately 81 percent of its area, is MRZ-3, where the significance of mineral deposits is unknown. Mineral resources in the City are limited to construction aggregates such as sand and gravel. There are currently no permitted mining operations in the City.

The Ontario GP EIR concluded that according to the Ontario Plan, it is not anticipated that the City would contain known deposits of precious gemstones, ores, or unique, or rare minerals within the Project vicinity and development projects would not result in significant impacts relative to mineral resources, and no mitigation measures were implemented.

4.11.2 Analysis of Proposed Project

Threshold (a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? [Ontario GP EIR Impact 5.11-1]

Threshold (b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan? [Ontario GP EIR Impact 5.11-1]

No New or More Severe Impact: Consistent with the Ontario GP EIR conclusions, the Project site is not located in an area known to contain mineral resources that would be of value to the region and the residents of the State.[20] Additionally, implementation of the Project would not result in the loss of availability of a locally important mineral resources recovery site delineated in the Ontario GP or on California Department of Conservation mapping. No new or more severe impact relative to mineral resources not already evaluated in the Ontario GP EIR would occur with implementation of the Project. A less than significant impact would occur.

Mitigation Program

Mitigation Measures from the Ontario GP EIR

None identified in the Ontario GP EIR.

Overall Mineral Resources Impacts Conclusion

With regard to CEQA Section 21166 and CEQA Guidelines Section 15162(a), the changes proposed by the Project would not result in any new impacts, or increase the severity of the previously identified impacts, with respect to mineral resources. Therefore, preparation of a SEIR is not warranted.

[20] California Department of Conservation. 2021. *Mineral Land Classification.* https://maps.conservation.ca.gov/cgs/informationwarehouse/index.html?map=mlc (accessed August 21, 2021).

4.12 Noise

4.12.1 Summary of Previous Environmental Analysis

The Ontario GP EIR considered noise from construction activities as well as noise from operations during full buildout of the Ontario GP, including vehicle traffic the potential exposure of nearby residents and other sensitive receptors to noise. With implementation of mitigation measures, all noise impacts were determined to remain significant and unavoidable, with the exception of Ontario GP EIR 5.12-4, whose impact was deemed less than significant. The potential for significant levels of groundborne vibrations and noise would be sufficiently mitigated to less than significant levels.

4.12.2 Analysis of Proposed Project

Threshold (a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? [Ontario GP EIR Impact 5.12-1, 5.12-2]

Threshold (c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project. [Ontario GP EIR Impact 5.12-1, 5.12-2] [Not included in the 2021 CEQA Appendix G Thresholds]

No New or More Severe Impact: The Ontario GP EIR found that the buildout of the Ontario GP would create increased traffic which would generate substantial amounts of noise within the City. This would also affect sensitive receptors due to the citywide increase of ambient noise levels.

Figure 5.12-1 of the Ontario GP EIR shows that existing noise levels in the Project area was between 60 to 65 decibels (dBA). The City projected that these noise levels would remain the same as shown in Figure 5.12-6 of the Ontario GP EIR. Noise levels for the Project would be similar to those currently generated at the Project site due to the similarity of the proposed uses with the existing uses. The Project does not include roadway improvements which would alter traffic patterns in the surrounding area. According to Figure 5.12-8 of the Ontario GP EIR, the Project site is not bounded by roadways which would experience increased noise levels. Because the Project would be consistent with the existing land use of the Project area, future noise impacts would be accounted for through the findings of the Ontario GP EIR. However, despite the significant impact identified in the Ontario GP EIR, the Project would occupy a specific area of the City which would not experience increased noise levels through the buildout of the Ontario GP.

Mitigation was found to not be suitable to reduce the significance of Impact 5.12-1 in the Ontario GP EIR, however, because the Project is unlikely to generate a significant amount of noise compared to the City's projections, mitigation is not required, and impacts would be less than significant. However, mitigation measure 12-1 was found suitable to reduce the significance of Impact 5.12-2 in the Ontario GP EIR.

Mitigation Program

Mitigation Measures from the Final EIR

Mitigation measure 12-1 was proposed in the Ontario GP EIR. However, mitigation measure 12-1 is not applicable to the Project because the Project (1) does not involve a noise-sensitive use and (2) is not located within the 65 dBA CNEL contour line.

Conclusion

The Project would result in no new or more severe land use impacts. A significant and unavoidable impact was identified in the Ontario GP EIR. The Project would be designed consistent with the applicable guidelines and standards within the Ontario GP, Ontario MC, and Ontario Development Code. Despite the significant impacts identified in the Ontario GP EIR, Project impacts would be less than significant and no new and/or modified mitigation measures are required for issues related to noise levels.

Threshold (b) Generation of excessive groundborne vibration or groundborne noise levels? [Ontario GP EIR Impact 5.12-3, 5.12-4]

No New or More Severe Impact: The Ontario GP EIR found that groundborne vibrations due to construction activities had the potential to create significant impacts at full buildout of the Ontario GP. Construction of the Project could generate varying degrees of groundborne vibration depending on the construction procedure and the construction equipment used.

According to Ontario MC Section 5.29-04, manufacturing and industrial noise limits are 70 dBA during the 7 am to 10 pm period, and 70 dBA during the 10 pm to 7 am period. Furthermore, the Ontario GP states that vibrational annoyance are likely to occur once decibel velocity (VdB) exceeds 78 VdB within 25 feet of the sensitive receptor and structural damage is likely to occur once Root Mean Square (RMS) velocity exceeds 0.2 inches per second (in/sec) within 25 feet of a sensitive receptor. The nearest sensitive receptors are the multi-family residential uses approximately 200 feet south of the Project boundary.

Noise levels can be calculated using the following equation: Lv(D) = Lv(25 feet) - (30 x log10(D/25 feet)). Vibrational levels can be calculated using the following equation: $PPV_{equip} = PPV_{ref} \times (25/D)^{1.5}$. For these equations, PPV_{equip} = the peak particle velocity in in/sec of the equipment adjusted for the distance; PPV_{ref} = the reference vibration level in in/sec, D = the distance from the equipment to the receiver, and L_v = the vibrational level.[21]

Table 7-4 of the Federal Transit Administration (FTA) Transit Noise and Vibration Impact Assessment Manual lists construction equipment noise and vibration levels at 25 feet (112 VdB). **Table 5, Typical Construction Equipment Noise and Vibration Levels** displays noise levels at 200 feet using the above noise and vibration equations.

[21] Federal Transit Administration. (2018). *Transit Noise and Vibration Impact Assessment Manual*. Page 185.

Table 5: Typical Construction Equipment Noise and Vibration Levels

Equipment	PPV at 25 Feet (in/sec)	PPV at 200 Feet (in/sec)	Exceed Threshold? (.2 in/sec)	Velocity at 25 Feet (VdB)	Velocity at 200 Feet (VdB)	Exceed Threshold? (78 VdB)
Pile Driver (Impact) Upper Range	1.518	0.0671	**NO**	112	84.9	**YES**
Pile Driver (Impact) Typical	0.644	0.0285	**NO**	104	76.9	**NO**
Pile Driver (Sonic) Upper Range	0.734	0.0324	**NO**	105	77.9	**NO**
Pile Driver (Sonic) Typical	0.17	0.0075	**NO**	93	65.9	**NO**
Clam shovel drop (Slurry Wall)	0.202	0.0089	**NO**	94	66.9	**NO**
Hydromill (Slurry Wall) in Soil	0.008	0.0004	**NO**	66	38.9	**NO**
Hydromill (Slurry Wall) in Rock	0.017	0.0008	**NO**	75	47.9	**NO**
Vibratory Roller	0.21	0.0093	**NO**	94	66.9	**NO**
Hoe Ram	0.089	0.0039	**NO**	87	59.9	**NO**
Large bulldozer	0.089	0.0039	**NO**	87	59.9	**NO**
Caisson drilling	0.089	0.0039	**NO**	87	59.9	**NO**
Loaded trucks	0.076	0.0034	**NO**	86	58.9	**NO**
Jackhammer	0.035	0.0015	**NO**	79	51.9	**NO**
Small Bulldozer	0.003	0.0001	**NO**	58	30.9	**NO**

Source: Federal Transit Administration. (2018). *Transit Noise and Vibration Impact Assessment Manual. Table 7-4*. Page 184.

The Project would generate vibrational levels well below the acceptable thresholds established by the FTA. Similarly, use of construction equipment would not generate noise levels beyond established levels except in the upper range of impact pile drivers. However, the upper range is not consistently used during construction activities and would occur in short-term temporary events. The typical range is more indicative of average equipment usage.

It is also acknowledged that construction activities would occur throughout the Project site and would not be concentrated at the point closest to the nearest residential structure. Therefore, vibration impacts associated with the Project would be less than significant.

Once operational, the Project would not be a source of groundborne vibration. Operations of the Project would include truck deliveries. Due to the rapid drop-off rate of ground-borne vibration and the short duration of the associated events, vehicular traffic-induced ground-borne vibration is rarely perceptible beyond the roadway right-of-way, and rarely results in vibration levels that cause damage to buildings in the vicinity. The nearest sensitive receptors are approximately 200 feet from the Project boundary. At 200 feet, impacts would be less than significant in this regard.

Mitigation Program

Mitigation Measures from the Final EIR

Mitigation measures 12-2 and 12-3 were proposed in the Ontario GP EIR. However, mitigation measures 12-2 and 12-3 are not applicable because the Project would not generate noise or vibrations above established thresholds and is not directly adjacent to the Union Pacific Railroad or Southern California Regional Rail Authority main lines.

Conclusion

No new impacts or a substantial increase in the severity of a previously identified significant impact evaluated in the Ontario GP EIR would occur. Additionally, no new information of substantial importance that was not known and could not have been known at the time the Ontario GP EIR was certified is available that would impact the prior finding of no significant impact under this issue area.

Threshold (d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? [Ontario GP EIR Impact 5.12-5] [Not included in the 2021 CEQA Appendix G Thresholds]

Construction

Construction-related activities would temporarily increase ambient noise levels in the Project vicinity. Construction-related noise levels at and near the Project site would fluctuate depending on the level and type of construction activity on a given day. The analysis performed in the Final EIR used conservative assumptions to calculate worst-case construction noise levels. Noise from Project construction activities could be audible at nearby residential uses. Construction noise would be intermittent and last for several days or a few weeks. Short-term noise impacts associated with excavation, earthmoving, and construction activities would be considered less than significant if: 1) construction activities are limited to daytime hours; 2) construction equipment is equipped with noise control filters, as appropriate; and 3) construction activity is monitored to ensure that noise reduction specifications and guidelines are met. Project construction would be implemented in accordance with these conditions. It is not anticipated that construction of the Project would result in new short-term noise impacts or increase the severity of impacts previously analyzed in the Final EIR. Additionally, the Project would be required to comply with Mitigation Measure 12-4. Therefore, no further environmental review is required.

Mitigation Program

Mitigation Measures from the Final EIR

Mitigation Measure 12-4 was identified in the Ontario GP EIR. However, mitigation measure 12-4 is not applicable to the Project since the analysis within this Addendum EIR provides suitable substantiation for the anticipation of less than significant noise impacts.

Conclusion

Mitigation Measure 12-4 would reduce construction noise levels. Additionally, no new information of substantial importance that was not known and could not have been known at the time the Ontario GP EIR was certified is available that would impact the prior finding of no significant impact under this issue area.

Threshold (e, f) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? [Ontario GP EIR Impact 5.12-6]

No New or More Severe Impact: The Ontario International Airport is located approximately 1.4 miles northeast of the Project site. As stated in Section 4.8 (threshold f) above, the Project site is located within the Airport Influence Area of the LAONT. However, the Project site is located within the 60- 65 dB CNEL

noise impact zone of the airport.[22] The Project's proximity would not likely be significantly affected by overhead aircraft noise. According to Table 2-3 of the LAONT land use plan, industrial uses are considered normally compatible for noise levels ranging from less than 60 dBA to 70 dBA.[23] Additionally, the Project site is not located within the vicinity of a private airstrip. Accordingly, no new impact or a substantial increase in the severity of a previously identified significant impact evaluated in the Ontario GP EIR would occur. Additionally, no new information of substantial importance that was not known and could not have been known at the time the Ontario GP EIR was certified is available that would change the impact finding.

Mitigation Program

Mitigation Measures from the Final EIR

Ontario GP EIR mitigation measure 12-1 would be used to minimize impacts. However, mitigation measure 12-1 is not applicable to the Project because the Project (1) does not involve a noise-sensitive use and (2) is not located within the 65 dBA CNEL contour line.

Conclusion

There are no new potentially significant impacts associated with the Project; therefore, no new and/or refined mitigation measures are required.

Overall Noise Impact Conclusion

With regard to CEQA Statute Section 21166 and CEQA Guidelines Section 15162(a), the changes proposed by the Project would not result in any new impacts, or increase the severity of the previously identified impacts, with respect to noise. Therefore, preparation of a SEIR is not warranted.

[22] The Ontario International Airport – Inter Agency Collaborative (ONT-IAC). (2018). Ontario International Airport Land Use Compatibility Plan (July 2018 Amendment) Map 2-3. Retrieved from: https://www.ont-iac.com/wp-content/uploads/2019/02/ONT-AIA-policy-map-2-3rev2-1.pdf (Accessed August 9, 2021)

[23] Ibid. Table 2-3. Retrieved from: https://www.ont-iac.com/wp-content/uploads/2019/02/ALUCP-Chap-2-Table-2-3-Noise-Criteria-Amendment-July-2018-Final-Doc.pdf (Accessed August 9, 2021)

4.13 Population and Housing

4.13.1 Summary of Previous Environmental Analysis

According to the Ontario GP EIR, buildout of the Ontario GP would not result in any significant impacts to existing residential units within the City. Should future development proposals result in the potential for displacement of residential uses, each development application would be reviewed on a case-by-case basis for impacts. As such, the Ontario GP EIR concluded that impacts in this regard would be less than significant and no mitigation measures were recommended.

4.13.2 Analysis of Proposed Project

Threshold (a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? [Ontario GP EIR Impact 5.13-1]

No New or More Severe Impact: The Ontario GP EIR concluded that the implementation of the Ontario GP would include population growth that exceeded SCAG projections. SCAG projections for 2035 were 337,095, and the Ontario GP anticipated a population of 360,851 persons. However, impacts were anticipated to be less than significant due to the creation of balanced land uses.

The Project would not induce population growth through the introduction of housing because no housing is associated with the development. Furthermore, the Project would not propose modifications to land uses and would involve similar activities to those currently conducted on the Project site. While the construction phase may temporarily generate employment, these jobs would not remain constant enough to generate population growth.

SB 330, the Housing Accountability Act, which is part of the Planning and Zoning Law, prohibits a local agency from disapproving, or conditioning approval in a manner that renders infeasible, a housing development project for very low, low-, or moderate-income households or an emergency shelter unless the local agency makes specified written findings based on a preponderance of the evidence in the record. In this instance, SB 330 is not applicable because as previously noted, the Project does not propose any housing and the Project site is not zoned for residential development. Due to the continuation of similar land uses, a less than significant impact would occur.

Mitigation Program

Mitigation Measures from the Final EIR

No mitigation measures were identified in the Ontario GP EIR.

Conclusion

There are no new potentially significant impacts associated with the Project; therefore, no new and/or refined mitigation measures are required.

Threshold (b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere? [Ontario GP EIR Impact 5.13-2]

No New or More Severe Impact: The Project involves the development of new industrial uses in an area that is currently occupied by industrial warehousing land uses. The Project would be consistent with the established land use designations of the Project area and therefore the Ontario GP. As the Project does not remove currently occupied housing, or reduce the City's capacity for housing, the provision of replacement housing would not be necessary. No impact would occur in this regard.

Mitigation Program

Mitigation Measures from the Final EIR

No mitigation measures were identified in the Ontario GP EIR.

Conclusion

There are no new potentially significant impacts associated with the Project; therefore, no new and/or refined mitigation measures are required.

Overall Population and Housing Impact Conclusion

With regard to CEQA Statute Section 21166 and CEQA Guidelines Section 15162(a), the changes proposed by the Project would not result in any new impacts, or increase the severity of the previously identified impacts, with respect to population and housing. Therefore, preparation of a SEIR is not warranted.

4.14 Public Services

4.14.1 Summary of Previous Environmental Analysis

The Ontario GP EIR concluded that there is potential for service needs to increase relative to fire protection, police protection, and schools with the implementation of the Ontario GP. However, these increases in population would still remain within the City's service capacity. The Ontario GP EIR also concluded that implementation of the Ontario GP would not significantly increase the demand for library services that would require construction of additional library facilities.

Threshold (a) Result in a substantial adverse physical impact associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for fire protection services, police protection services, school services, parks services, and other public facilities*?* [Ontario GP EIR Impact 5.14-1, 5.14-2, 5.14-3, 5.14-4]

No New or More Severe Impact: The Project does not include or require construction of any new or physically altered fire protection, police protection, school, or other public facilities. Prior to commencement of construction activities, the Project plans would be reviewed by applicable local agencies to ensure compliance with the Ontario MC and Ontario Development Code, as well as all applicable regulations to ensure adequate site signage, lighting, and other crime safety preventative measures. This includes fair use fees which are sourced from developers that are distributed to City services such as fire and police protection facilities. The nearest Ontario Fire Department (OFD) station is OFD Station 3 located approximately 0.8 miles northeast of the Project site. The nearest Ontario Police Department (OPD) is approximately 2.4 miles southeast of the Project site.

Construction of the Project would not result in adverse physical impacts associated with the provision of or need for new or physically altered public facilities, and would not adversely affect service ratios, response times, or other performance objectives. Compliance with applicable local regulations would ensure that Project construction would result in a less than significant impact to public services.

Since the Project site is already served by the existing fire station, and the Project would be constructed pursuant to existing California Fire Code regulations, the Project would not result in the need for new or physically altered police and/or fire department facilities that could cause significant environmental impacts.

The Project does not have a residential component and would therefore not directly introduce new residents to the City that would require public services.

No new information of substantial importance that was not known and could not have been known at the time the Ontario GP EIR was certified is available. Impacts to fire protection, police protection, schools, and other public facilities are anticipated to be less than significant. Lastly, the Project's payment of the General City Development Impact Fees, a portion of which is allocated to the fire department(s), would aid in offsetting any potential impacts.

Mitigation Program

Mitigation Measures from the Ontario GP EIR

No mitigation measures were identified in the Ontario GP EIR.

Overall Public Services Impact Conclusion

With regard to CEQA Statute Section 21166 and CEQA Guidelines Section 15162(a), the changes proposed by the Project would not result in any new or more severe impacts from the previously identified impacts, with respect to public services. Therefore, preparation of an SEIR is not warranted.

4.15 Recreation

4.15.1 Summary of Previous Environmental Analysis

The Ontario GP EIR concluded that future development associated with the Ontario GP would not result in a significant impact due to the inclusion of helpful policies. Although Project could create temporary employment opportunities through the construction phase, the overall use would be consistent with the established land use.

4.15.2 Analysis of Proposed Project

Threshold (a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? [Ontario GP EIR Impact 5.15-1]

Threshold (b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? [Ontario GP EIR Impact 5.15-1]

No New or More Severe Impact: The Ontario GP EIR concluded that the population growth included in the implementation of the Ontario GP would increase demand for parkland and open space beyond the preferred ratio of three acres per 1,000 residents and would necessitate a policy change to increase this ratio to 5 acres per 1,000 residents (currently Policy PR1-5). Policy PR1-6 also provides a minimum of two acres of developed private park space per 1,000 residents.

The Project does not include residential uses which would directly increase the City's population or demands on park facilities. Specifically, the Project is not anticipated to substantially increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated, nor would it include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.

Mitigation Program

Mitigation Measures from the Ontario GP EIR

No mitigation measures were proposed in the Ontario GP EIR.

Overall Recreation Impact Conclusion

With regard to CEQA Statute Section 21166 and CEQA Guidelines Section 15162(a), the changes proposed by the Project would not result in any new or more severe impacts from the previously identified impacts, with respect to recreation. Therefore, preparation of an SEIR is not warranted.

4.16 Transportation

4.16.1 Summary of Previous Environmental Analysis

The Ontario GP EIR identified one impact area which would create significant and unavoidable impacts. The Ontario GP EIR found that through the buildout of the Ontario GP, traffic would increase and lower the service levels of intersections within the City significantly. Mitigation is proposed in order to reduce this impact; however, the impact was determined to be significant and unavoidable regardless of mitigation. Other potential impacts due to the implementation of the Project were found to be less than significant without the need for mitigation.

4.16.2 Analysis of Proposed Project

Threshold (a, g) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities? [Updated to 2021 CEQA Appendix G Thresholds] [Ontario GP Impact 5.16-1 and 5.16-5]

Threshold (b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)? [Ontario GP Impact 5.16-1]

No New or More Severe Impact: The Ontario GP EIR did not study the intersections nearest to the Project site. However, the nearest major intersections would remain at a level of service (LOS) that is suitable and less than significant. These intersections include Campus Avenue and Philadelphia Street, Grove Avenue and Francis Avenue, and Grove Avenue and Philadelphia Street.

The Project would involve the development of a warehousing facility that is consistent with the land use designations and regulations of the Project area. Furthermore, the Project would be developed similarly to the current existing uses which consist of industrial structures and activities. The Project would not include roadway modification to adjacent streets (Cedar Street and Bon View Avenue) apart from the replacement of the five (5) existing driveways with two (2) proposed driveways to provide ingress and egress to/from the Project site. The similarity between the existing uses and the Project imply that traffic intensity would not substantially change. Further, the intersections studied by the Ontario GP EIR show a less than significant LOS through the implementation of the Ontario GP.

As well, The Project also does not include roadway improvements that would modify pedestrian, mass transit, or bicycle infrastructure. Roadways would continue to function under their current form.

Moreover, with respect to CEQA Guidelines section 15064.3 regarding the Project's vehicles miles traveled (VMT) impact, the Project is screened out from VMT due to its location within a low VMT generating zone. Therefore, impacts from the Project would be less than significant.

Mitigation Program

Mitigation Measures from the Ontario GP EIR

The Ontario GP EIR proposed mitigation measure 16-1 to minimize impacts to less than significant. However, mitigation measure 16-1 is imposed solely upon the City, and is therefore not applicable to the proposed Project.

Conclusion

The Project would not further exceed roadway usage capacities or traffic thresholds established within the City. No new impacts or a substantial increase in the severity of the previously identified significant impact evaluated in the Ontario GP EIR would occur. Additionally, no new information of substantial importance that was not known and could not have been known at the time the Ontario GP EIR was certified that would impact the prior finding under this issue area.

Threshold (c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? [Ontario GP EIR Impact 5.16-2] [Not included in the 2021 CEQA Appendix G Thresholds]

No New or More Severe Impact: The Project does not involve the modification of air traffic infrastructure, plans, or policies. No impact would occur.

Mitigation Program

None identified in the Ontario GP EIR.

Conclusion

No new impacts or a substantial increase in the severity of a previously identified significant impact evaluated in the Ontario GP EIR would occur. Additionally, no new information of substantial importance that was not known and could not have been known at the time the Ontario GP EIR was certified that would impact the prior finding of no significant impact under this issue area.

Threshold (d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment) [Ontario GP EIR Impact 5.16-3]

Threshold (e) Result in inadequate emergency access? [Ontario GP EIR Impact 5.16-3]

No New or More Severe Impact: The Project's geometric design features, including the entrances and internal driveway system, have been designed to meet the standards for the turning radii of large trucks with trailers. This is also beneficial for the access of emergency response equipment, including a ladder fire truck. The Project area is currently developed, and no agricultural activities occur in the Project area; therefore, there would be no incompatible use with farm equipment.

Furthermore, the Ontario GP EIR found that the surrounding intersections would operate at a sufficient LOS. Despite Bon View Avenue not being analyzed in the Ontario GP EIR, the replacement of the five (5) existing driveways with two (2) proposed driveways is not expected to create hazardous driving conditions. The Project would, therefore, generate a less than significant traffic hazard impact, and no mitigation would be required.

Project construction activities could require the restriction of public access in its duration. Standard construction safety measures would also be applied which would include appropriate signage and flagmen visible to approaching motorists and pedestrians indicating access options and warnings. Emergency access would also be maintained during Project operations through the dual driveway access connected to Bon View Avenue. Therefore, impacts would be less than significant.

Mitigation Program

Mitigation Measures from the Ontario GP EIR

None identified in the Ontario GP EIR.

Conclusion

The Project would result in no or more severe new impact as it pertains to geometric design feature or incompatible uses. No new impacts or a substantial increase in the severity of a previously identified significant impact evaluated in the Ontario GP EIR would occur. Additionally, no new information of substantial importance that was not known and could not have been known at the time the Ontario GP EIR was certified is available that would impact the prior finding of no significant impact under this issue area.

Threshold (f) Result in inadequate parking capacity? [Ontario GP EIR Impact 5.16-4] [Not included in the 2021 CEQA Appendix G Thresholds]

No New or More Severe Impact: Parking requirements for the Project site's land use designation require that for the development of warehousing, one parking space be provided for every 1,000 square feet for the initial 20,000 square feet of gross floor area, and one parking space provided for every 2,000 square feet thereafter. Additionally, the Project would be required to provide one (1) trailer parking space for every four (4) dock doors. Therefore, the proposed 174,603-square foot warehouse Project with twenty three (23) dock doors would be required to provide 97 auto parking stalls and 6 trailer stalls to maintain compliance with the Ontario Development Code. The Project is proposing 100 standard parking stalls and 19 trailer stalls, thereby exceeding the required parking for the Project site, and resulting in a less than significant impact.

Mitigation Program

Mitigation Measures from the Ontario GP EIR

None identified in the Ontario GP EIR.

Conclusion

The Project would result in no or more severe new impact as it pertains to parking capacity. No new impacts or a substantial increase in the severity of a previously identified significant impact evaluated in the Ontario GP EIR would occur. Additionally, no new information of substantial importance that was not known and could not have been known at the time the Ontario GP EIR was certified is available that would impact the prior finding of no significant impact under this issue area.

Overall Transportation Impact Conclusion

The Project would result in no or more severe new impact to transportation systems. With regard to CEQA Statute Section 21166 and CEQA Guidelines Section 15162(a), the changes proposed by the Project would not result in any new impacts, or increase the severity of the previously identified impacts, with respect to transportation. Therefore, preparation of an SEIR analysis is not warranted.

4.17 Utilities and Service Systems

4.17.1 Summary of Previous Environmental Analysis

The Ontario GP EIR concluded that implementation of the Ontario GP would not result in significant impacts relative to utilities and service systems. However, the implementation of the below referenced mitigation measures was recommended.

4.17.2 Analysis of Proposed Project

Threshold (a,e,h) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects? [Ontario GP EIR Impact 5.17-1, 5.17-3, 5.17-5]

Threshold (b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years? [Ontario GP EIR Impact 5.17-1]

No New or More Severe Impact: The Project is proposed for development in a manner that has been accounted for in the Ontario GP EIR, including the potential water and wastewater required for the site. The Project would generate a water demand of 2,290 gallons per day per acre (gpd/ac).[24] The 7.47 net acre Project site area would require approximately 17,106 gallons per day (gpd) or 19.16 acre-feet a year (AFY). This would have only comprised approximately 0.04 percent of the projected supply at the time of the Ontario GP EIR (47,741 acre-feet). Based on the updated Urban Water Management Plan (UWMP), this would comprise 0.05 percent of the 2015 existing water supply (36,153 acre-feet). The Project would also comprise 0.04 percent of the water supply in the year 2025 (43,709 acre-feet).

Because the Project's proposed warehousing use is consistent with the Project site's existing and proposed zoning districts (General Industrial (IG) and Light Industrial (IL)), the Project is anticipated to have a negligible impact on the previously mentioned resources. Additionally, the Ontario GP EIR determined that impacts to storm water drainage facilities would be less than significant. The Project would not create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems or provide additional sources of polluted runoff.

The Ontario GP EIR concluded that sufficient stormwater infrastructure exists to service the buildout of the Ontario GP while projecting the development of new stormwater facilities in undeveloped areas. The Project would occupy a portion of the City which has been previously developed with current industrial uses. The Project would not require the development of additional stormwater facilities. As discussed in **Section 4.9, Hydrology and Water Quality**, the Project would be required to comply with an adopted NPDES and associated SWPPP containing BMPs meant to minimize impacts from drainage.

Furthermore, as previously addressed, the Project would be required to prepare a SWPPP that details construction and post-construction measures to control surface runoff in a manner that is consistent with master planning efforts. Therefore, associated impacts are considered less than significant with mitigation

[24] Ontario Municipal Utilities Company (2016). 2015 Urban Water Management Plan. Appendix B. Page 16. Retrieved from: https://www.ontarioca.gov/sites/default/files/Ontario-Files/Municipal-Utilities-Company/2015_urban_water_management_plan_update_9-18-2018.pdf (accessed August 9, 2021)

applied. Accordingly, no new or more severe impact from a previously identified significant impact evaluated in the Ontario GP EIR would occur.

Mitigation Program

Mitigation Measures from the Ontario GP EIR

The Ontario GP EIR identified mitigation measures 17-1, 17-2, and 17-3 to reduce potential impacts. However all of these mitigation measures (17-1 through 17-3) are imposed solely on the City, and are therefore not applicable to the Project.

Conclusion

The Project would result in no new or more severe new impact as it pertains to placement of utilities and sewer systems. Additionally, no new information of substantial importance that was not known and could not have been known at the time the Ontario GP EIR was certified is available that would impact the prior finding of no significant impact.

Threshold (c) Would exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? [Ontario GP EIR Impact 5.17-2] [Not included the 2021 CEQA Appendix G Thresholds]

Threshold (d) Would result in a determination by the wastewater treatment provider which serves or may serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments? [Ontario GP EIR Impact 5.17-2]

No New or More Severe Impact: See discussion for Threshold (a) above. The City is a member agency of the IEUA, which provides the City contracting privileges with the IEUA for off-site collection, treatment, disposal, and reuse. The Ontario GP EIR concluded that the buildout of the Ontario GP would generate approximately 56.4 million gallons per day (mgd) of wastewater. The City has a total wastewater treatment capacity of 108 mgd.

The wastewater generated by the Project would be approximately 18,875 gallons per day or 0.019 mgd based on wastewater generation rates previously approved by IEUA (2,500 gallons per day per acre for industrial use). This represents a nominal increase in wastewater generation and is within the assumptions of the previous analysis contained within the Ontario GP EIR. No significant impacts are anticipated with respect to providing adequate wastewater facilities to serve the Project.

Mitigation Program

No mitigation was proposed for this impact in the Ontario GP EIR.

Conclusion

The Project would result in no new or more severe impact as it pertains to wastewater treatment capacity. Additionally, no new information of substantial importance that was not known and could not have been known at the time the Ontario GP EIR was certified is available that would impact the prior finding of no significant impact to wastewater treatment systems.

Threshold (f) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals? [Ontario GP EIR Impact 5.17-4]

Threshold (g) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste? [Ontario GP EIR Impact 5.17-4]

No New or More Severe Impact: The Ontario GP EIR determined that the Ontario GP would not result in significant impacts relative to solid waste. Implementation of the Project would be expected to generate additional waste during the temporary, short-term construction phase, as well as the long-term operational phase.

Solid waste service for the City is provided by the El Sobrante Landfill located southeast of the City. According to the California Department of Resources Recycling and Recovery (CalRecycle), the landfill has a maximum throughput of 16,054 tons per day. This landfill has a maximum permitted capacity of approximately 209.9 million cubic yards, and the landfill has a remaining capacity of approximately 144 million cubic yards. The landfill has an expected operational life through 2051.[25]

According to the Ontario GP EIR, trash is generated at a rate of 1.85 tons per employee per year (tons/employee/year). According to the SCAG Employment Density Study, warehouse uses in San Bernardino County generate employees at a rate of one employee every 2,111 square feet. For the 174,603 square foot warehouse that would amount to approximately 82 employees. These 82 employees would therefore generate approximately 153tons of solid waste. This amounts to approximately one percent of the El Sobrante daily throughput. Furthermore, the Project would occupy an area currently occupied by a similar use. The removal and replacement of that use would further minimize the additional solid waste generated by the Project.

Additionally, the Project, as with all other development in the City, would be required to adhere to City ordinances with respect to waste reduction and recycling. As a result, no impacts related to State and local statutes governing solid waste are anticipated and no mitigation is required. Consistent with the Ontario GP EIR, the Project would have a less than significant impact.

Mitigation Program

Mitigation Measures from the Ontario GP EIR

No mitigation was identified for the Ontario GP EIR.

Conclusion

The Project would result in no new or more severe impact as it pertains to conflict with solid waste standards and regulations. Additionally, no new information of substantial importance that was not known and could not have been known at the time the Ontario GP EIR was certified is available that would impact the prior finding of no significant impact to solid waste generation.

[25] CalRecycle. 2021. *El Sobrante Landfill.* https://www2.calrecycle.ca.gov/SolidWaste/SiteActivity/Details/2280?siteID=2402 (Accessed August 9, 2021).

Overall Utility and Service Systems Impact Conclusion

With regard to CEQA Statute Section 21166 and CEQA Guidelines Section 15162(a), the changes proposed by the Project would not result in any new or more severe impacts from the previously identified impacts with respect to utilities and service systems. Therefore, preparation of an SEIR is not warranted.

4.18 Tribal Cultural Resources

The revised CEQA Guidelines include a new separate discussion for Tribal Cultural Resources (TCRs). This section briefly examines potential impacts related to TCRs that could result from implementation of the Project. The analysis is based primarily on confidential cultural resource studies conducted for the Project. Public Resource Code (PRC) language relevant to the TCR thresholds is below:

PRC Section 21074 defines a TCR as follows:

(a) "Tribal cultural resources" are either of the following:

  (1) Sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either of the following:

    (A) Included or determined to be eligible for inclusion in the California Register of Historical Resources.

    (B) Included in a local register of historical resources as defined in subdivision (k) of Section 5020.1.

  (2) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Section 5024.1. In applying the criteria set forth in subdivision (c) of Section 5024.1 for the purposes of this paragraph, the lead agency shall consider the significance of the resource to a California Native American tribe.

(b) A cultural landscape that meets the criteria of subdivision (a) above is a tribal cultural resource to the extent that the landscape is geographically defined in terms of the size and scope of the landscape.

(c) A historical resource described in Section 21084.1, a unique archaeological resource as defined in subdivision (g) of Section 21083.2, or a "nonunique archaeological resource" as defined in subdivision (h) of Section 21083.2 may also be a tribal cultural resource if it conforms with the criteria of subdivision (a).

Subdivision (k) of PRC Section 5020.1 is as follows:

(k) "Local register of historical resources" means a list of properties officially designated or recognized as historically significant by a local government pursuant to a local ordinance or resolution.

Subdivision (c) of PRC Section 5024.1 is as follows:

(c) A resource may be listed as an historical resource in the California Register if it meets any of the following National Register of Historic Places criteria:

  (1) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.

  (2) Is associated with the lives of persons important in our past.

  (3) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.

  (4) Has yielded, or may be likely to yield, information important in prehistory or history.

4.18.1 Analysis of Proposed Project

Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

Threshold (a) **Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or**

Threshold (b) **A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?**

A Cultural Resource Technical Report (CRTR) was created for the Project by Sapphos Environmental, Inc. in August 2021. The CRTR creation included a cultural resources records search described in Section 4.5 above, reconnaissance-level pedestrian cultural resources survey, and Sacred Lands File (SLF) Search with the NAHC. The result of the SLF check conducted through the NAHC found that there were potential sacred lands within the USGS 7.5 Quadrangle that the Project was within. However, this area is expansive, and it was deemed unlikely that any sacred lands were within the specific Project area due to its small scale and developed nature.[26]

Assembly Bill (AB) 52, does not apply to this Project as the CEQA document is an Addendum to the Ontario GP EIR and not subject to the provisions of AB 52. Furthermore, record searches and the field survey did not reveal the presence of tribal cultural resources or burial sites within the area. [27]

Evidence collected during the creation of the CRTR indicated a lack of tribal cultural resources, thereby minimizing potential for the discovery of previously undocumented cultural resources within the Project area. However, Standard Condition No. 1 from Public Resources Code Section 5097.98 would be implemented to ensure that any tribal cultural resource encountered during Project development would be handled correctly and respectfully. Based on the above, a less than significant impact would occur.

Mitigation Program

Mitigation Measures from the Ontario GP EIR

No mitigation measures are proposed within the Ontario GP EIR. However, compliance with Public Resources Code Section 5097.98 (Standard Condition No. 1 shown below) is proposed in the Ontario GP EIR to ensure no significant impacts.

Conclusion

No new impact related to tribal cultural resources would occur.

[26] Sapphos Environmental, Inc. (2021). *1948 S. Bon View Avenue, Ontario, California Cultural Resources Technical Report*. Page 25.
[27] Ibid Page 26.

Overall Tribal Cultural Resources Impacts Conclusion

With regard to CEQA Statute Section 21166 and CEQA Guidelines Section 15162(a), the changes proposed by the Project would not result in any new or more severe impacts with respect to tribal cultural resources. Therefore, preparation of an SEIR is not warranted.

4.19 Energy

The revised CEQA Guidelines include a new separate discussion for energy resources. This section briefly examines potential impacts related to energy resources that could result from implementation of the Project.

Threshold (a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

Threshold (b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

Energy usage was analyzed in the Ontario Plan EIR Section 5.17, Utilities and Service Systems. The Ontario GP EIR concluded that although the buildout associated with the Ontario GP would inevitably increase energy demand within the City, energy demands would be able to be accommodated by existing service providers Southern California Edison (SCE) for electricity and Southern California Gas Company (SCG) for natural gas. As well, the construction of additional energy infrastructure within the City would be conducted by the City's energy providers.

The Project would redevelop a previously developed portion of the City with industrial warehousing uses. These uses would be consistent with the Ontario GP and the buildout analyzed in the Ontario GP EIR. As well, construction and operation of the Project would be required to comply with all relevant Federal, State, and local regulations involving energy usage, including the CBC.

The Project is not anticipated to result in an impact on the environment due to wasteful, inefficient, or unnecessary consumption of energy resources. A less than significant impact would occur from energy consumption from the Project implementation.

Mitigation Program

Mitigation Measures from the Ontario GP EIR

No mitigation measures were identified in the Ontario GP EIR.

Conclusion

No new or more significant impact from energy consumption would occur.

Overall Energy Impact Conclusion

With regard to CEQA Section 21166 and CEQA Guidelines Section 15162(a), the changes proposed by the Project would not result in any new impacts, or increase the severity of the previously identified impacts, with respect to energy. Therefore, preparation of a SEIR is not warranted.

4.20 Wildfire

The revised CEQA Guidelines include a new separate discussion for Wildfire hazards. This section briefly examines potential impacts related to wildfire hazards that could result from implementation of the Project.

4.20.1 Analysis of Proposed Project

Threshold (a) Substantially impair an adopted emergency response plan or emergency evacuation plan?

Threshold (b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?

Threshold (c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?

Threshold (d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

The Ontario GP EIR assessed that the City was at increased risk of wildfire hazards due to its location within Southern California. This risk was attributed to the region's lower rate of precipitation, topography, and native vegetation. However, the development modern fire-resistant materials and tools have greatly reduced these risks. As well, the City's continued compliance with State Fire Codes further reduce the risks of wildfire.

As stated in Impact discussion 4.8(h), the Project site is not located within or adjacent to land designated as a very high fire hazard severity zone.[28] Furthermore, the Project site is located in a flat/leveled area which does not include wild habitat and is not located near hillsides. The Project site is surrounded by a fully developed industrial area in all directions. Additionally, the Project site would not require the installation of additional roads, fuel breaks, emergency water sources, or other features that could result in fire risks.

Finally, as discussed in ***Section 4.6*** and ***Section 4.9***, the Project site is not exposed to flooding, landslides, runoff conditions. Therefore, a less than significant impact is expected to occur.

Mitigation Program

Mitigation Measures from the Ontario GP EIR

No mitigation measures were identified in the Ontario GP EIR.

Conclusion

No new or more significant impacts due to wildfire risks would occur.

[28] CAL FIRE FRAP (2021). Fire Hazard Severity Zone Viewer. https://egis.fire.ca.gov/FHSZ/ (Accessed August 9, 2021).

Overall Wildfire Impact Conclusion

With regard to CEQA Statute Section 21166 and CEQA Guidelines Section 15162(a), the changes proposed by the Project would not result in any new or more severe impacts with respect to Wildfire. Therefore, preparation of an SEIR is not warranted.

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5 DETERMINATION OF APPROPRIATE CEQA DOCUMENTATION

The following discussion lists the appropriate subsections of Sections 15162 and 15164 of the CEQA Guidelines and provides justification for the City to make a determination of the appropriate CEQA document for the Project, based on the environmental analysis provided above.

CEQA Guidelines Section 15162 – Subsequent EIRs and Negative Declarations

(a) When an EIR has been certified or a negative declaration adopted for a project, no subsequent EIR shall be prepared for that Project unless the lead agency determines, on the basis of substantial evidence in light of the whole record, one or more of the following:

(1) Substantial changes are proposed in the Project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

The City proposes to implement the Project within the context of the Ontario GP EIR, as described in this Addendum. As discussed in the Environmental Impact Analysis section of this Addendum, no new or more severe significant environmental effects beyond what was evaluated in the Ontario GP EIR would occur.

(2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

As documented herein, no circumstances associated with the location, type, setting, or operations of the Project have substantively changed beyond what was evaluated in the Ontario GP EIR; and none of the Project elements would result in new or more severe significant environmental effects than previously identified. No major revisions to the Ontario GP EIR are required.

(3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:

(A) The project will have one or more significant environmental effects not discussed in the previous EIR or negative declaration;

No new significant environmental effects beyond those addressed in the Ontario GP EIR were identified.

(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;

Significant Project-related effects previously examined would not be more severe than were disclosed in the Ontario GP EIR as a result of the Project. Impacts associated with all environmental resource areas would be the same as or less than disclosed in the adopted Ontario GP EIR. Implementation of the Project within the context of the Ontario GP would not substantially increase the severity of previously identified impacts.

(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or

No mitigation measures or alternatives were found infeasible in the certified Ontario GP EIR.

(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

No other mitigation measures or feasible alternatives have been identified that would substantially reduce significant impacts.

(b) If changes to a project or its circumstances occur or new information becomes available after adoption of a negative declaration, the lead agency shall prepare a subsequent EIR if required under subsection (a). Otherwise, the lead agency shall determine whether to prepare a subsequent negative declaration, an addendum, or no further documentation.

Subsequent to certification of the Ontario GP EIR in June 2009, additional technical analyses were performed for the Project and are the subject of this Addendum. Based on the analysis in this document, the Project would not result in any new significant environmental effects nor would it increase the severity of significant effects previously identified in the Ontario GP EIR. None of the conditions listed under subsection (a) would occur that would require preparation of a subsequent EIR.

(c) Once a project has been approved, the lead agency's role in project approval is completed, unless further discretionary approval on that project is required. Information appearing after an approval does not require reopening of that approval. If after the project is approved, any of the conditions described in subsection (a) occurs, a subsequent EIR or negative declaration shall only be prepared by the public agency which grants the next discretionary approval for the project, if any. In this situation, no other Responsible Agency shall grant an approval for the project until the subsequent EIR has been certified or subsequent negative declaration adopted.

None of the conditions listed in subsection (a) would occur as a result of the Project. No SEIR is required.

CEQA Guidelines Section 15164 – Addendum to an EIR or Negative Declaration

(a) The lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary, but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.

As described above, none of the conditions described in the CEQA Guidelines Section 15162 calling for the preparation of a SEIR have occurred.

(b) An addendum to an adopted negative declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred.

None of the conditions described in Section 15162 calling for preparation of a subsequent EIR would occur as a result of the Project. Therefore, an addendum to the certified Ontario GP EIR is the appropriate CEQA document for the Project.

(c) An addendum need not be circulated for public review but can be included in or attached to the Ontario GP EIR or adopted negative declaration.

This Addendum will be attached to the Ontario GP EIR and maintained in the administrative record files at the City.

(d) The decision-making body shall consider the addendum with the Ontario GP EIR or adopted negative declaration prior to making a decision on the project.

The City will consider this Addendum with the Ontario GP EIR prior to making a decision on the Project.

(e) A brief explanation of the decision not to prepare a subsequent EIR pursuant to Section 15162 should be included in an addendum to an EIR, the lead agency's required findings on the Project, or elsewhere in the record. The explanation must be supported by substantial evidence.

This document provides substantial evidence for City records to support the preparation of this Addendum for the Project.

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6 CONCLUSION

This Addendum has been prepared in accordance with the provisions of the CEQA Statute and the CEQA Guidelines to document the finding that none of the conditions or circumstances that would require preparation of a SEIR, pursuant to Section 15162 and Section 15164 of the CEQA Guidelines, exist in connection with the Project. No major revisions would be required to the Ontario GP EIR prepared for the Ontario GP as a result of the Project. No new significant environmental impacts have been identified. Since the certification of the Ontario GP EIR, there has been no new information showing that mitigation measures or alternatives once considered infeasible are now feasible or showing that there are feasible new mitigation measures or alternatives substantially different from those analyzed in the EIR that the City declined to adopt. Therefore, preparation of a SEIR is not required and the appropriate CEQA document for the Project is this Addendum to the Ontario GP EIR. This document will be maintained in the administrative record files at the City.

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APPENDIX A

MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measures	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
AIR QUALITY				

MM 3-1: The City of Ontario Building Department shall require that all new construction projects incorporate feasible mitigation measures to reduce air quality emissions. Potential measures shall be incorporated as conditions of approval for a project and may include:
• Requiring fugitive dust control measures that exceed South Coast Air Quality Management District's Rule 403, such as:
  ○ Requiring use of nontoxic soil stabilizers to reduce wind erosion.
  ○ Applying water every four hours to active soil disturbing activities.
  ○ Tarping and/or maintaining a minimum of 24 inches of freeboard on trucks hauling dirt, sand, soil, or other loose materials.
• Using construction equipment rated by the United States Environmental Protection Agency as having Tier 3 or higher exhaust emission limits.
• Ensuring construction equipment is properly serviced and maintained to the manufacturer's standards.
• Limiting nonessential idling of construction equipment to no more than five consecutive minutes.
• Using Super-Compliant VOC paints for coating of architectural surfaces whenever possible. A list of Super-Compliant architectural coating manufactures can be found on the South Coast Air Quality Management District's website at: http://www.aqmd.gov/prdas/brochures/Super-Compliant_AIM.pdf.
	Project Applicant	Ongoing during construction	City of Ontario Building Department	

MM 3-2: The City of Ontario shall evaluate new development proposals within the City and require all developments to include access or linkages to alternative modes of transportation, such as transit stops, bike paths, and/or pedestrian paths (e.g., sidewalks).	Project Applicant	Prior to Issuance of Building Permit	City of Ontario Building Department	

APPENDIX B

CULTURAL RESOURCE TECHNICAL REPORT

Bon View Project, Ontario, California

Cultural Resources Technical Report

Prepared for:

Bon View Land 10, LLC &
BV Investments 10, LLC
as tenants-in-common
2442 Dupont Drive
Irvine, CA 92612

Prepared by:

Sapphos Environmental, Inc.
430 North Halstead Street
Pasadena, CA 91107

August 25, 2021

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EXECUTIVE SUMMARY

The proposed project is located at 1948 S. Bon View Avenue in the City of Ontario (city), within San Bernardino County, California. The proposed project is located within the Ontario U.S. Geological Survey (USGS) 7.5-minute quadrangle map, on the center of the city. The site is operated as an industrial property.

The project proposes the development of one 175,047-square-foot (sf) building containing 170,547 sf of warehousing space and 4,500 sf of office space split between two floors. The office portion of the building would be located in its southeast corner. The project site has a proposed floor-area ratio (FAR) of 0.54, with a maximum of 0.55 allowed in Industrial land use areas. Project site improvements would also include surface parking, landscaping, and internal drive aisles. Access to the project site would be established through two driveways along the eastern portion of the site connecting to Bon View Avenue.

The purpose of this Cultural Resources Technical Report (CRTR) is to provide the client with a cultural resources assessment for the project such that construction, operation, and maintenance may be undertaken in a manner that avoids known or observed cultural resources afforded consideration pursuant to the California Environmental Quality Act (CEQA) to the maximum extent feasible and practicable. The term cultural resources within this report refers to a historical resource under CEQA, defined as "a resource listed in, or determined eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources or a resource included in a local register of historical resources," including built and archaeological resources.[1] Additionally, this CRTR addresses tribal cultural resources as required by CEQA. Where it is infeasible to avoid impacts, the consideration of mitigation measures and alternatives would be required.

Historical and Archaeological Resources

The consideration of potential impacts was based on an archives and records search; literature review; coordination with the Native American Heritage Commission (NAHC), and a site visit of the project area completed on August 12, 2021.

No (0) previously recorded historical resources or archaeological sites and no (0) previously recorded prehistoric or historic isolates have been identified in the study area. One locally eligible City of Ontario (City) Historic Landmark is located within the proposed project site, and no (0) designated City Landmarks are located within a 0.25-mile radius of the project site. The results of the Sacred Lands File search conducted by the Native American Heritage Commission were negative. No new archaeological resources were identified during the archaeological pedestrian survey.

[1] California Environmental Quality Act Statue and Guidelines 2021, Section 15054.5 (a)(1)(2).

Cemeteries and Human Remains

There are no formal cemeteries located within the proposed project area. In addition, there are no known human remains, grave goods, or funerary objects within the proposed project area.

Tribal Cultural Resources

As a result of the request for review of the Sacred Lands File (SLF) from the NAHC, it has been determined that there are no sacred lands recorded on the same 7.5-minute-scale quadrangle (approximately 50 square miles) as the project site.

Recommendations

This CRTR resulted in the determination that the proposed project would result in less than significant impacts to listed or eligible for listing cultural resources from construction, operation, and maintenance of the proposed project.

SECTION 1.0
INTRODUCTION

The subject property is located at 1948 S. Bon View Avenue, Ontario, San Bernardino County, California. This Cultural Resource Technical Report (CRTR) was prepared to demonstrate compliance with the California Environmental Quality Act (CEQA); specifically, Appendix G of the CEQA Guidelines for historical resources and tribal cultural resources (see Section 2.2, *Project Description* for full project description).

1.1 GOAL OF THE CULTURAL RESOURCES TECHNICAL REPORT

This CRTR has been prepared to provide a historical and tribal cultural resources assessment for the proposed project such that construction, operation, and maintenance may be undertaken in a manner that avoids known or observed cultural resources afforded consideration pursuant to CEQA to the maximum extent feasible and practicable. This analysis was undertaken to determine if the proposed project would result in significant impacts to cultural resources, requiring the consideration of mitigation measures or alternatives in accordance with CEQA regulations.[2]

1.2 METHODS

This report was prepared by Sapphos Environmental, Inc. The identification of existing resources and evaluation of potential impacts is based on information gathered from published and unpublished literature, South Central Coastal Information Center (SCCIC) June 2021 record search results, August 2021 Native American Heritage Commission results, California Office of Historic Resources Built Environment Directory, a review of current and historic maps and aerial photographs, and a site visit completed on August 12, 2021, to characterize the existing conditions relative to cultural and tribal cultural resources. In addition, an intensive pedestrian archaeological survey of any unpaved, or non-landscaped areas was performed by a qualified archaeologist on August 12, 2021.

1.3 SCOPE OF INVESTIGATION

The investigation covers the areas required by CEQA including historical resources, archaeological resources, human remains, and tribal cultural resources. Databases were reviewed for the project site and a 0.25-mile buffer.

[2] Section 15064.5 (b) CEQA Guidelines.

2.1 PROJECT LOCATION

The proposed project is located at 1948 S. Bon View Avenue, Ontario, San Bernardino County, California (Figure 2.1-1, *Vicinity Map*; Figure 2.1-2, *Project Area Map*). The property is bounded by E. Francis Avenue to the north; S. Bon View Avenue to the east; E. Cedar Street to the south, and properties on the east side of S. Campus Avenue to the west. The project site is situated in the central portion of the city and is surrounded by commercial and industrial development to the south, north, east, and west.

2.2 PROJECT DESCRIPTION

The project proposes the development of one 175,047-square-foot (sf) building containing 170,547 sf of warehousing space and 4,500 sf of office space split between two floors. The office portion of the building would be located in its southeast corner. The project site has a proposed floor-area ratio (FAR) of 0.54, with a maximum of 0.55 allowed in Industrial land use areas. Project site improvements would also include surface parking, landscaping, and internal drive aisles. Access to the project site would be established through two driveways along the eastern portion of the site connecting to Bon View Avenue. The project is speculative in nature; the end user and their hours of operation are unknown at this time. However, to be conservative, it has been assumed that the building would operate 24 hours per day/7 days per week.

Regional access to the project site is provided via CA-60, approximately 0.48 mile south of the project site with exits at Grove Avenue and Euclid Avenue. Local access to the project site is provided via Bon View Avenue which an 88-foot-wide right-of-way (ROW) collector street that trends in a north-south direction. Project site main ingress and egress driveway would be provided via one 40-foot-wide, and one 30-foot-wide driveway located along the eastern border of the site along Bon View Avenue. The driveways would connect directly to Bon View Avenue and allow full access movement for both vehicles and trucks.

The project would include the provision of 100 standard 9-foot by 18-foot stalls and 17 trailer parking stalls. A project of this size would be required to provide 98 standard stalls and 6 trailer stalls. The project is anticipated to landscape approximately 10.02 percent (32,596 sf) of the project site which is higher the minimum required 10 percent (32,529 sf) as required by the City's zoning code.

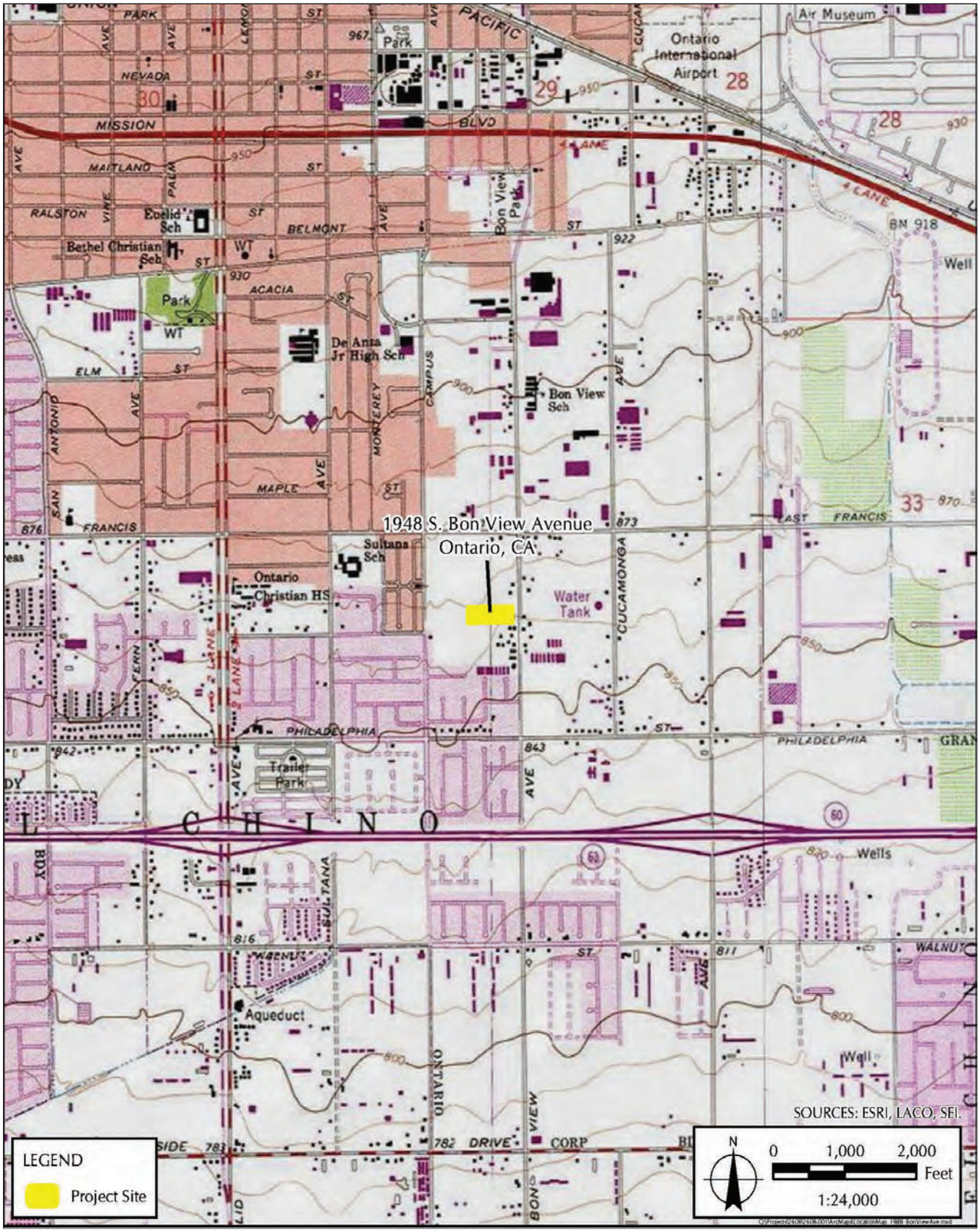


FIGURE 2.1-1
Vicinity Map



FIGURE 2.1-2
Project Area Map

SECTION 3.0
REGULATORY FRAMEWORK

This section of the report identifies the primary state laws and regulations that govern the conservation and protection of cultural resources that must be considered during the decision-making process for projects that have the potential to adversely affect cultural resources.

California Environmental Quality Act

Pursuant to CEQA, a *historical resource* is a resource listed in, or eligible for listing in, the California Register of Historical Resources (California Register). In addition, resources included in a local register of historic resources or identified as significant in a local survey conducted in accordance with state guidelines are also considered historical resources under CEQA, unless a preponderance of the facts demonstrates otherwise. According to CEQA, the fact that a resource is not listed in or determined eligible for listing in the California Register or is not included in a local register or survey shall not preclude a Lead Agency, as defined by CEQA, from determining that the resource may be a historical resource as defined in California Public Resources Code Section 5024.1.

CEQA applies to archaeological resources when (1) the archaeological resource satisfies the definition of a historical resource or (2) the archaeological resource satisfies the definition of a "unique archaeological resource." A *unique archaeological resource* is an archaeological artifact, object, or site that has a high probability of meeting any of the following criteria:

1. The archaeological resource contains information needed to answer important scientific research questions and there is a demonstrable public interest in that information.

2. The archaeological resource has a special and particular quality such as being the oldest of its type or the best available example of its type.

3. The archaeological resource is directly associated with a scientifically recognized important prehistoric or historic event or person.

Appendix G of the CEQA Guidelines[3] provides a set of sample questions that guide the evaluation of potential impacts with regard to cultural resources.

Would the proposed project:

(a) Cause a substantial adverse change in the significance of an historical resource as defined in §15064.5?

(b) Cause a substantial adverse change in the significance of an archaeological resource as defined in §15064.5?

[3] California Code of Regulations, Title 14, Chapter 3. Amended 6 October 2005. Guidelines for the Implementation of the California Environmental Quality Act, Appendix G.

(c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

(d) Disturb any human remains, including those interred outside of formal cemeteries?

California Register of Historical Resources

Created in 1992 and implemented in 1998, the California Register is "an authoritative guide in California to be used by state and local agencies, private groups, and citizens to identify the State's historical resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse change." Certain properties, including those listed in or formally determined eligible for listing in the National Register of Historic Places (National Register) and California Historical Landmarks (CHLs) numbered 770 and higher, are automatically included in the California Register. Other properties recognized under the California Points of Historical Interest program, identified as significant in historic resources surveys, or designated by local landmarks programs may be nominated for inclusion in the California Register. A resource, either an individual property or a contributor to a historic district, may be listed in the California Register if the State Historical Resources Commission determines that it meets one or more of the following criteria, which are modeled on National Register criteria:

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.

Criterion 2: It is associated with the lives of persons important in our past.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction; represents the work of an important creative individual; or possesses high artistic values.

Criterion 4: It has yielded, or may be likely to yield, information important in history or prehistory.

Resources nominated to the California Register must retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance. It is possible that a resource whose integrity does not satisfy National Register criteria may still be eligible for listing in the California Register. A resource that has lost its historic character or appearance may still have sufficient integrity for the California Register if, under Criterion 4, it maintains the potential to yield significant scientific or historical information or specific data. Resources that have achieved significance within the past 50 years also may be eligible for inclusion in the California Register, provided that enough time has lapsed to obtain a scholarly perspective on the events or individuals associated with the resource.[4]

[4] Office of Historic Preservation. Undated. "Technical Assistance Bulletin 6: California Register and National Register, A Comparison (for purposes of determining eligibility for the California Register)." Available at: www.ohp.parks.ca.gov

California Historical Landmarks[5]

CHLs are buildings, structures, sites, or places that have anthropological, cultural, military, political, architectural, economic, scientific or technical, religious, experimental, or other value and that have been determined to have statewide historical significance by meeting at least one of the criteria listed below. The resource must also be approved for designation by the County Board of Supervisors (or the City or Town Council in whose jurisdiction it is located), be recommended by the State Historical Resources Commission, and be officially designated by the Director of California State Parks. The specific standards in use now were first applied in the designation of CHL No. 770. CHLs No. 770 and above are automatically listed in the California Register. To be eligible for designation as a Landmark, a resource must meet at least one of the following criteria:

- The first, last, only, or most significant of its type in the state or within a large geographic region (Northern, Central, or Southern California)
- Associated with an individual or group having a profound influence on the history of California
- A prototype of, or an outstanding example of, a period, style, architectural movement or construction or one of the more notable works or the best surviving work in a region of a pioneer architect, designer, or master builder

California Points of Historical Interest[6]

California Points of Historical Interest are sites, buildings, features, or events that are of local (city or county) significance and have anthropological, cultural, military, political, architectural, economic, scientific or technical, religious, experimental, or other value. Points of Historical Interest designated after December 1997 and recommended by the State Historical Resources Commission are also listed in the California Register. No historical resource may be designated as both a Landmark and a Point. If a Point is later granted status as a Landmark, the Point designation will be retired. In practice, the Point designation program is most often used in localities that do not have a locally enacted cultural heritage or preservation ordinance. To be eligible for designation as a Point of Historical Interest, a resource must meet at least one of the following criteria:

- The first, last, only, or most significant of its type within the local geographic region (city or county)
- Associated with an individual or group having a profound influence on the history of the local area
- A prototype of, or an outstanding example of, a period, style, architectural movement or construction or one of the more notable works or the best surviving work in the local region of a pioneer architect, designer, or master builder

[5] Office of Historic Preservation, Department of Parks and Recreation, State of California. "California Historical Landmarks Registration Programs." Available at: www.ohp.parks.ca.gov

[6] Office of Historic Preservation, Department of Parks and Recreation, State of California. "California Points of Historical Interest Registration Programs." Available at: www.ohp.parks.ca.gov

Native American Heritage Commission, Public Resources Code Sections 5097.9–5097.991

Section 5097.91 of the Public Resources Code established the NAHC, whose duties include the inventory of places of religious or social significance to Native Americans and the identification of known graves and cemeteries of Native Americans on private lands. Under Section 5097.9, a state policy of noninterference with the free expression or exercise of Native American religion was articulated along with a prohibition of severe or irreparable damage to Native American sanctified cemeteries, places of worship, religious or ceremonial sites or sacred shrines located on public property. Section 5097.98 specifies a protocol to be followed when the NAHC receives notification of a discovery of Native American human remains from a county coroner. Section 5097.5 defines as a misdemeanor the unauthorized disturbance or removal of archaeological, historic, or paleontological resources located on public lands.

California Native American Graves Protection and Repatriation Act of 2001

Codified in the California Health and Safety Code Sections 8010–8030, the California Native American Graves Protection and Repatriation Act (Cal NAGPRA) is consistent with the federal NAGPRA. Intended to "provide a seamless and consistent state policy to ensure that all California Native American human remains and cultural items be treated with dignity and respect," Cal NAGPRA also encourages and provides a mechanism for the return of remains and cultural items to lineal descendants. Section 8025 established a Repatriation Oversight Commission to oversee this process. The Act also provides a process for non-federally recognized tribes to file claims with agencies and museums for repatriation of human remains and cultural items.

Assembly Bill (AB) 52

AB 52 requires lead agencies to consult with California Native American Tribes that request such consultation prior to the agency's release of a Notice of Preparation of an Environmental Impact Report or Notice of Intent of a Mitigated Negative Declaration on or after July 1, 2015.

Health and Safety Code, Sections 7050 and 7052

Health and Safety Code, Section 7050.5, declares that, in the event of the discovery of human remains outside a dedicated cemetery, ground disturbance must cease, and the county coroner must be notified. Section 7052 establishes a felony penalty for mutilating, disinterring, or otherwise disturbing human remains, except by relatives.

Penal Code, Section 622.5

Penal Code, Section 622.5, provides misdemeanor penalties for injuring or destroying objects of historic or archaeological interest located on public or private lands but specifically excludes the landowner.

City of Ontario

Section 9-1.2615 established Historic Landmark eligibility criteria as follows:

Historic Landmarks. Historic Landmarks shall include any property designated as an Historic Landmark prior to September 1, 2003 or any Historical Resource designated under this ordinance as an Historic Landmark.

Any Historical Resource may be designated an Historic Landmark by the City Council pursuant to Section 9-1.2620 if:

1. It meets the criteria for listing in the National Register of Historic Places; or
2. It meets the criteria for listing in the California Register of Historic Resources; or
3. It meets one or more of the following criteria:
    a. It exemplifies or reflects special elements of the City's history;
    b. It is identified with persons or events significant in local, state, or national history;
    c. It is representative of the work of a notable builder, designer, architect, or artist;
    d. It embodies distinguishing architectural characteristics of a style, type, period, or method of construction;
    e. It is a noteworthy example of the use of indigenous materials or craftsmanship;
    f. It embodies elements that represent a significant structural, engineering, or architectural achievement or innovation;
    g. It has a unique location, a singular physical characteristic, or is an established and familiar visual feature of a neighborhood, community or the City; or,
    h. It is one of the few remaining examples in the City, region, state, or nation possessing distinguishing characteristics of an architectural or historical type or specimen.

This section of the report characterizes the baseline conditions for cultural resources. This section includes information on prehistoric period context, regional ethnography, and regional and local historic context.

4.1 PREHISTORIC CONTEXT

This section of the report characterizes the baseline conditions for cultural resources and historic properties. The current project area lies at the geographic and cultural intersection of three prominent ethnohistoric territorial ranges. These include the Gabrielino, the Serrano, and the Cahuilla. Therefore, this section includes information on prehistoric period context, the three regional ethnographies, and regional and local historic context.

4.2 PREHISTORY

It is generally agreed that human occupation of Southern California began at least 10,000 years before present (BP). The archaeological record indicates that between approximately 10,000 and 6,000 years BP, a predominantly hunting and gathering economy existed, characterized by archaeological sites containing numerous projectile points and the remains of butchered large animals. The most heavily exploited species were likely those species still alive today. Bones of extinct species have been found in the region but, unlike other regions of the continent, are not definitively associated with cultural artifacts in California. Although small animal bones and plant grinding tools are rarely found within archaeological sites of this period, small game and vegetal foods were likely exploited on a widespread basis. A lack of intact stratified cultural deposits from this period suggests small groups practiced high residential mobility during this.

The three major periods of prehistory for the greater Southern California region have been refined by research using radiocarbon dates from archaeological sites in coastal Southern California:[7,8]

- Millingstone Period (6,000–1,000 B.C., or about 8,000–3,000 years ago)
- Intermediate Period (1,000 B.C.–A.D. 650, or 3,000–1,350 years ago)
- Late Prehistoric Period (A.D. 650–about A.D. 1800, or 1,350–200 years ago)

Around 6,000 years BP, a shift in focus from hunting toward a greater reliance on vegetal resources occurred. Archaeological evidence of this trend consists of a much greater number of milling tools (e.g., metates and manos) for processing seeds and other vegetable matter. This period, known to archaeologists as the Millingstone Period, was a long period of time characterized by small, mobile groups that likely relied on a seasonal round of settlements that included both inland and coastal residential bases. Seeds from sage and grasses, rather than acorns, provided calories and carbohydrates. Faunal remains from sites dating to this period indicate the same animals were still

[7] Koerper, Henry C., Roger D. Mason, and Mark L. Peterson. 2002. "Complexity, Demography, and Change in Late Holocene Orange County." In *Catalysts to Complexity: Late Holocene Societies of the California Coast*, ed. M. Erlandson and Terry L. Jones. *Perspectives in California Archaeology*. Vol. 6. Los Angeles, CA: University of California, Los Angeles, Institute of Archaeology.

[8] Mason, R.D., and M.L. Peterson. 1994. Newport Coast Archaeological Project: Newport Coast Settlement Systems, Analysis, and Discussion. On file at South Central Coastal Archaeological Center, California State University, Fullerton.

being hunted during this era. Inland Millingstone sites are characterized by numerous manos, metates, and hammerstones. Shell middens are common at coastal Millingstone sites. Coarse-grained lithic materials, such as quartzite and rhyolite, are more common than fine-grained materials in flaked stone tools from this time. Projectile points are found in archaeological sites from this period, but they are far fewer in number than from sites dating to before 6,000 years BP. An increase in the size of groups and the stability of settlements is indicated by deep, extensive middens at some sites from this period.[9]

In sites post-dating roughly 3,000 years BP, archaeological evidence indicates the reliance on both plant gathering and hunting continued and was more specialized and locally adapted to particular environments. Mortars and pestles were added to metates and manos for grinding seeds and other vegetable material. Chipped-stone tools became more refined and specialized, and bone tools were more common. During this period, new peoples from the Great Basin began entering Southern California. These immigrants, who spoke an Uto-Aztecan language, seem to have displaced or absorbed the earlier population of Hokan-speaking peoples. The exact time of their entry into the region is not known; however, they were present in Southern California during the final phase of prehistory. During this period, population densities were higher than before; and settlement became concentrated in villages and communities along the coast and interior valleys.[10,11] During the Intermediate Period, mortars and pestles appeared, indicating the beginning of acorn exploitation. Use of the acorn, a high-calorie, storable food source, probably allowed greater sedentism and facilitated an increased level of social organization. Large projectile points from archaeological sites of this period indicate that the bow and arrow, a hallmark of the Late Prehistoric Period, had not yet been introduced; and hunting was likely accomplished using the *atlatl* (spear thrower) instead. Settlement patterns during this time are not well understood. The semi-sedentary settlement pattern characteristic of the Late Prehistoric Period may have begun during the Intermediate Period, although territoriality may not yet have developed partially because of lower population densities. Regional subcultures also started to develop, each with its own geographical territory and language or dialect. [12,13,14] These were most likely the basis for the groups encountered by the first Europeans during the 18th century.[15] Despite the regional differences, many material culture traits were shared among groups, indicating a great deal of interaction.[16] The Late Prehistoric Period is better understood than earlier periods largely through ethnographic analogy made possible by ethnographic and anthropological research of the descendants of these groups in in the late 19th and early 20th centuries.

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9 Wallace, William J. 1986. "Archaeological Research at Malaga Cove." In *Symposium: A New Look at Some Old Sites*, ed. G.S. Breschini and T. Haversat. Salinas, CA: Coyote Press.

10 Erlandson, J.M., D.J. Kennett, B.L. Ingram, D.A. Guthrie, D.P. Morris, M.A. Tveshov, G.J. West, and P.L. Walker. 1996. "An Archaeological and Paleontological Chronology for Daisy Cave (CA-SMI-261), San Miguel Island, California." *Radiocarbon, 38*: 355–373.

11 McCawley, W. 1996. *The First Angelinos: The Gabrielino Indians of Los Angeles*. Banning, CA: Malki Museum Press, 128–131.

12 Kroeber, Alfred L. 1925. *Handbook of the Indians of California*. Bureau of American Ethnology Bulletin 78. Washington, DC: Smithsonian Institution.

13 McCawley, W. 1996. *The First Angelinos: The Gabrielino Indians of Los Angeles*. Banning, CA: Malki Museum Press, 128–131.

14 Moratto, M.J. 1984. *California Archaeology*. New York, NY: Academic Press, 103–13.

15 Erlandson, J.M., D.J. Kennett, B.L. Ingram, D.A. Guthrie, D.P. Morris, M.A. Tveshov, G.J. West, and P.L. Walker. 1996. "An Archaeological and Paleontological Chronology for Daisy Cave (CA-SMI-261), San Miguel Island, California." *Radiocarbon, 38*: 355–373.

16 McCawley, W. 1996. *The First Angelinos: The Gabrielino Indians of Los Angeles*. Banning, CA: Malki Museum Press, 128–131.

4.3 GABRIELENO ARCHAEOLOGY AND ETHNOGRAPHY

The Shoshonean migration marks the arrival of Uto-Aztecan speakers to Southern California. The Gabrieleno, a branch of Shoshonean, arrived around 500 BC. Their language has been identified as Cupon language which is part of the larger Uto-Aztecan.[17]

At the time of Spanish contact, the Gabrieleno inhabited a rich coastal and inland region of Southern California consisting of present-day Los Angeles and Orange Counties and extending into western Riverside County, including San Nicolas, San Clemente and Santa Catalina Islands.[18] Second only to the Chumash, the Gabrielino were the wealthiest, most populous, and most powerful ethnic group in Southern California.[19] Settlement pattern studies concluded there is a presence of both primary villages that were occupied year-round and secondary temporary camps inhabited at various times of the season. Both primary and temporary settlements seemed to be located near water sources.[20]

Their culture was very similar to that of the Chumash despite marked differences in language, mortuary practices, and the manufacture and use of pottery. The Gabrieleno influenced cultures as far north as the San Joaquin Valley Yokuts, as far east as the Colorado River, and south into Baja California.

The majority of Gabrieleno artifacts reflect an ornate craftsmanship with everyday use items often decorated with asphaltum and shell inlaid, paintings and rare minerals. The Gabrieleno established a well-versed economic system focusing on trading goods, food reserves, and disturbed resources. The Gabrieleno quarried steatite from Santa Catalina Island and often traded with neighboring tribes. Steatite items are highly diagnostic of the Gabrieleno, and it was used to make pipes, animal carvings, cooking vessels, and ornaments.[21]

The Gabrieleno houses were circular structures thatched with tule, fern, or *carrizo* (weeds). Some houses were recorded as large as 60 feet in diameter. Sweathouses, menstrual huts, and ceremonial enclosures were other common structures found in villages.[22] Unfortunately, most of the

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17 Johnson, J.R., T.W. Stafford Jr., H.O. Ajie, and D.P. Morris. 2002. "Arlington Springs Revisited." In *Proceedings of the Fifth California Islands Symposium*. ed. D. Browne, K. Mitchell, and H. Chaney. Santa Barbara, CA: USDI Minerals Management Service and The Santa Barbara Museum of Natural History, 541–5.

18 Bean, L.J. and C.R. Smith. 1978. "Gabrielino." In *Handbook of North American Indians*. Vol. 8. California, ed. R.F. Heizer. Washington, DC: Smithsonian Institution.

19 Erlandson, J.M., D.J. Kennett, B.L. Ingram, D.A. Guthrie, D.P. Morris, M.A. Tveshov, G.J. West, and P.L. Walker. 1996. "An Archaeological and Paleontological Chronology for Daisy Cave (CA-SMI-261), San Miguel Island, California." *Radiocarbon, 38*: 355–373.

20 Johnson, J.R., T.W. Stafford Jr., H.O. Ajie, and D.P. Morris. 2002. "Arlington Springs Revisited." In *Proceedings of the Fifth California Islands Symposium*. ed. D. Browne, K. Mitchell, and H. Chaney. Santa Barbara, CA: USDI Minerals Management Service and The Santa Barbara Museum of Natural History, 541–5.

21 Johnson, J.R., T.W. Stafford Jr., H.O. Ajie, and D.P. Morris. 2002. "Arlington Springs Revisited." In *Proceedings of the Fifth California Islands Symposium*. ed. D. Browne, K. Mitchell, and H. Chaney. Santa Barbara, CA: USDI Minerals Management Service and The Santa Barbara Museum of Natural History, 541–5.

22 Johnson, J.R., T.W. Stafford Jr., H.O. Ajie, and D.P. Morris. 2002. "Arlington Springs Revisited." In *Proceedings of the Fifth California Islands Symposium*. ed. D. Browne, K. Mitchell, and H. Chaney. Santa Barbara, CA: USDI Minerals Management Service and The Santa Barbara Museum of Natural History, 541–5.

Gabrielenos were gone long before systematic ethnographic studies could be completed. As a result, knowledge of their cultural and lifeways is sparse.[23]

4.4 SERRANO ARCHAEOLOGY AND ETHNOGRAPHY

The Serrano language is classified as being within the Takik language family.[24] The Serrano lived in the San Bernardino Mountains east of the Cajon Pass to as far east as present-day Twentynine Palms and as far south as the Yucaipa Valley.[25] The Serrano had exogamous moieties made up of exogamous, patrilineal clans. Lineage and clan leaders were hereditary ceremonial leaders who controlled sacred bundles and lived in ceremonial houses.[26]

The Serrano were organized into local lineages occupying favored territories but rarely claiming any territory far from the lineage's home base.[27] The estimated population of the Serrano before European contact was between 1,500 and 2,500. It is difficult to estimate the number of Serranos living in each village; however, it is likely that the villages held only as many Serranos as could be accommodated by water sources.[28]

The Serrano lived in dwellings which were circular, domed structures built over an excavated area. These structures were built with fire pits and primarily served as sleeping areas. Ceremonial houses were the only other buildings in the villages and were normally occupied by the village priest.[29]

In the Serrano artifact assemblage, it is noted to be similar to that of the neighboring Cahuilla and includes musical instruments such as rattles and flutes; utensils and ornaments such as fire drills, mortars, metates, pipes, beads, awls, and projectile points from wood, shell, bone, and stone. The Serrano were talented pottery and basket makers. Their pots were made of coiled clay smoothed out with a paddle and set in the sun to dry before being fired in a pit. Serrano Brown ware was sometimes decorated with designs of circles and lines of either red or black.[30]

The Serrano were also known for their petroglyphs. Abstract and geometric designs are often seen with representational figures of sheep, lizards (zoomorphs) and human beings (anthropomorphs).

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[23] Johnson, J.R., T.W. Stafford Jr., H.O. Ajie, and D.P. Morris. 2002. "Arlington Springs Revisited." In *Proceedings of the Fifth California Islands Symposium*. ed. D. Browne, K. Mitchell, and H. Chaney. Santa Barbara, CA: USDI Minerals Management Service and The Santa Barbara Museum of Natural History, 541–5.

[24] Bean, Lowell J. 1972. *Mukat's People: The Cahuilla Indians of Southern California*. Berkeley, CA: University of California Press.

[25] Johnson, J.R., T.W. Stafford Jr., H.O. Ajie, and D.P. Morris. 2002. "Arlington Springs Revisited." In *Proceedings of the Fifth California Islands Symposium*. ed. D. Browne, K. Mitchell, and H. Chaney. Santa Barbara, CA: USDI Minerals Management Service and The Santa Barbara Museum of Natural History, 541–5.

[26] Johnson, J.R., T.W. Stafford Jr., H.O. Ajie, and D.P. Morris. 2002. "Arlington Springs Revisited." In *Proceedings of the Fifth California Islands Symposium*. ed. D. Browne, K. Mitchell, and H. Chaney. Santa Barbara, CA: USDI Minerals Management Service and The Santa Barbara Museum of Natural History, 541–5.

[27] Johnson, J.R., T.W. Stafford Jr., H.O. Ajie, and D.P. Morris. 2002. "Arlington Springs Revisited." In *Proceedings of the Fifth California Islands Symposium*. ed. D. Browne, K. Mitchell, and H. Chaney. Santa Barbara, CA: USDI Minerals Management Service and The Santa Barbara Museum of Natural History, 541–5.

[28] Stickel, E.G. and L.J. Weinman-Roberts. 1980. *An Overview of the Cultural Resources of the Western Mojave Desert*. Bureau of Land Management Cultural Resources Publications.

[29] Bean, Lowell J. 1972. *Mukat's People: The Cahuilla Indians of Southern California*. Berkeley, CA: University of California Press.

[30] Bean, Lowell J. 1972. *Mukat's People: The Cahuilla Indians of Southern California*. Berkeley, CA: University of California Press.

Researchers have proposed that the petroglyphs were records of important events, rough maps, and artistic representations of native life.[31]

4.5 CAHUILLA ARCHAEOLOGY AND ETHNOGRAPHY

The Cahuilla occupied a roughly 2,400-square-mile territory that covered a wide ecological range extending from the San Jacinto Mountains to the desert to the Salton Sea and was divided into geographical areas claimed by corporate groups called a *Sib*, composed of several lineages and villages.[32] The territory was in a strategic location that provided access to resources through trade, as it was bisected by the major trade route, the Coco-Maricopa Trail. In addition, the territory was located at the periphery of two other routes, the Santa Fe Trail (which connected what is now the city of Needles to Cajon Pass) and the Yuman Trail which crossed the Borrego Desert, beginning in the city of Yuma and ending in San Diego.[33] The Cahuilla, although separated from neighboring tribes by geographical features, still interacted with groups such as the Serrano, with whom the Cahuilla shared a similar ecological base, subsistence system, social and political structure, and belief system. They also regularly interacted with the Gabrieleno, a group essential in the diffusion of ideas and natural resources from the coast to inland.[34]

Cahuilla settlements were occupied year-round, with portions of the population, (sometimes up to one-half or two-thirds) practicing residential mobility patterns. This residential mobility was marked by faction groups leaving the main settlements for days or weeks at a time to engage in hunting, gathering, and trading activities. The settlements were located near ecological and geographical features, such as rivers, springs, or caves and canyons to maximize availability of resources. Hunting and gathering resources such as acorns, mesquite, pinyon, cacti, tubers, and wild game remained the primary lifeway through this time. Agriculture was minimally practiced and did not have a profound effect on settlement or subsistence patterns. The Cahuilla maximized food storage with the use of large granaries near households and ceremonial structures.[35]

The first extensive contact with Europeans occurred when the Juan Bautista de Anza expedition passed through the area, setting up a trade route to provide resources to the missions by land. While the first contact was hostile, later interaction included baptisms (at the surrounding missions) and, eventually, the adoption by the Cahuilla of Euro-American cattle and agricultural practices. The Cahuilla managed to maintain their political and economic autonomy through the Spanish period, Mexican period, and into the American pioneer period. A smallpox epidemic in 1863

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31 Bean, Lowell J. 1972. *Mukat's People: The Cahuilla Indians of Southern California*. Berkeley, CA: University of California Press.

32 Bean, Lowell J. 1972. *Mukat's People: The Cahuilla Indians of Southern California*. Berkeley, CA: University of California Press, 68-69, 70-75.

33 Bean, Lowell J. 1972. *Mukat's People: The Cahuilla Indians of Southern California*. Berkeley, CA: University of California Press, 68-69, 70-75.

34 Johnson, J.R., T.W. Stafford Jr., H.O. Ajie, and D.P. Morris. 2002. "Arlington Springs Revisited." In *Proceedings of the Fifth California Islands Symposium*. ed. D. Browne, K. Mitchell, and H. Chaney. Santa Barbara, CA: USDI Minerals Management Service and The Santa Barbara Museum of Natural History, 541–5.

35 Johnson, J.R., T.W. Stafford Jr., H.O. Ajie, and D.P. Morris. 2002. "Arlington Springs Revisited." In *Proceedings of the Fifth California Islands Symposium*. ed. D. Browne, K. Mitchell, and H. Chaney. Santa Barbara, CA: USDI Minerals Management Service and The Santa Barbara Museum of Natural History, 541–5.

decimated a large part of the population and weakened their sovereignty. The Cahuilla remained (for the most part) on their own lands until 1877 when reservations were established.[36]

4.6 HISTORIC CONTEXT

Regional History

Euro-American settlement began in the area in the early 1800s as persons seeking land and fortunes made their way west from the mid-west and east coast of the United States (U.S.) or north from what is now known as Mexico. The Catholic missionaries were a catalyst in the expansion of Euro-American influences in this region. A group of missionaries, Native Americans, and soldiers from the San Gabriel Mission named San Bernardino in honor of the feast day of San Bernardino of Sienna when they entered the valley on May 10, 1810.[37] The Mission San Gabriel initially attempted to expand its influence in the San Bernardino Valley when Father Dumetz was sent to the valley in 1810 to establish the mission station known as Politana. An earthquake in 1812 followed by raids from neighboring Native American tribes caused a lull of interest in the Politana by the Mission San Gabriel. [38] Beginning in the 1830s, the Mission San Gabriel established a branch at the Asistencia (California Historical Landmark No. 42).[39] The Asistencia is currently located in the Mission District in eastern Loma Linda.[40] During the years 1822 through 1827, the Mission Fathers traveled the San Bernardino-Sonora Road, also known as the Emigrant or Mormon Trail, (California Point of Historical Interest No. 96), which traversed Redlands, Old San Bernardino, Colton, and Agua Mansa, from the Mission San Gabriel to the San Bernardino Asistencia.[41] After Mexico achieved independence from Spain in 1821, the Mexican government seized ownership of church properties through the Secularization Act of 1833, and lands were redistributed as ranchos through a tribute system.[42] This land redistribution by the Mexican government fostered the development of ranchos in what is now known as California.

As a result of the Mexican government seizing control of church properties, the Asistencia was largely abandoned by the late 1830s. The Lugo family, under leadership of Jose del Carmen Lugo, moved into the former Asistencia buildings in order to establish a colony.[43] Slover Mountain, also known as El Cerrito Solo, was the natural landmark used for establishing the boundaries of the Lugos' land grant within the San Bernardino Rancho.[44] What became known as San Bernardino County originally consisted of the following ranchos: Canon de Santa Ana, Jurupa and El Rincon,

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36 Johnson, J.R., T.W. Stafford Jr., H.O. Ajie, and D.P. Morris. 2002. "Arlington Springs Revisited." In *Proceedings of the Fifth California Islands Symposium*. ed. D. Browne, K. Mitchell, and H. Chaney. Santa Barbara, CA: USDI Minerals Management Service and The Santa Barbara Museum of Natural History, 541–5.

37 Federal Writers' Project of the Works Project Administration for the State of California. 1939. *California: A Guide to the Golden State*. New York, NY: Hastings House Publishers, 616, 455, 456.

38 Scott, M.B. 1976. "Development of Water Facilities in the Santa Ana River Basin, California, 1810-1968."

39 State of California Office of Historic Preservation, 2009b.

40 Loma Linda, City of. 2008. "Chapter 17.82 Historic Mission Overlay District; Loma Linda Municipal Code. Accessed March 5, 2009. Available at: http://ordlink.com/codes/lomalinda/index.htm

41 State of California Resources Agency. 31 January 1973. "Point of Historical Interest, San Bernardino-Sonora Road, Ontario."

42 Van Horn, Kurt. 1974. "Tempting Temecula. The Making and Unmaking of a Southern California Community." *The Journal of San Diego History*. Winter, Volume 20, Number 1.

43 Scott, M.B. 1976. "Development of Water Facilities in the Santa Ana River Basin, California, 1810-1968."

44 State of California Resources Agency. 31 January 1973. "Point of Historical Interest, Slover Mountain."

Cucamonga, Santa Ana del Chino, San Bernardino, and Muscupiabe.[45] The ranchos largely subsisted on cattle ranching and raising crops which were irrigated from the Mill Creek Zanja and other irrigation ditches.

In an effort to gain territory, the U.S. seized the territory of Texas from the Mexican government, which resulted in the Mexican-American War. The State of California was annexed by the U.S. in 1848 through the Treaty of Guadalupe Hidalgo which ended the Mexican-American War (California Point of Historical Interest No. 151).[46] The end of the war further paved the way for Euro-American settlement from the east. Ontario was sectioned as part of the public land survey system and was not owned as a rancho.

City of Ontario

The following historic context is quoted from the City of Ontario's "History."[47]

> *It was in the first week of August 1881 when George Chaffey, a Canadian engineer, viewed the wastes known as the Cucamonga Desert and decided that this patch of land, if properly watered, could become productive and profitable. George and his brother William bought the "San Antonio lands," 6,218 acres with water rights for $60,000. This was the nucleus of their new model colony. They subsequently expanded to the Southern Pacific Railroad tracks on the south. On the north, they took in the Kincaid Ranch at San Antonio Canyon, an all-important source of water.*



[45] Schuiling, Walter C. 1984. *San Bernardino County: Land of Contrasts*. Brightwaters, NY: Windsor Publications.

[46] State of California Office of Historic Preservation. 2009. California Historical Landmarks: Los Angeles County Accessed January 12, 2009. Available at: http://www.ohp.parks.ca.gov/?page_id=21476

[47] City of Ontario. "Facts and History." Available at: https://www.ontarioca.gov/FactsAndHistory

The Ontario Colony lands were quickly surveyed and went on sale in November 1882. The centerpiece was Euclid Avenue, eight miles long and two hundred feet wide, the twin "driveways" separated by a parkway which was seeded in grass and lined with pepper trees. George named Euclid Avenue after the great Greek mathematician whose book Elements of Geometry had been a favorite subject for George in school.



The primary requirement, which had to be met before the land could be utilized, was that water had to be found and brought to the town. Chaffey laid miles of cement pipe for this purpose and later the San Antonio Water Co. drove a tunnel into the head of the canyon to tap the underground flow—then an innovation in the field. The need for electric power to lift water from deep wells led to the establishment of the Ontario Power Co.

Another innovation in the settlement of Ontario was the provision, whereby, purchasers of land automatically received shares in the water company. This would ensure purchasers that a share of water proportional to their acreage would be piped to their land. This eliminated many problems that faced settlers elsewhere, where land rights and water rights were kept separate.



The results of George Chaffey's labors showed what could be achieved. All too soon, however, the Chaffey brothers went off to Australia to attempt a repeat performance of their success as city planners here.

Charles Frankish became the guiding force during Ontario's early years. No matter what the activity he undertook, Frankish always threw himself into his work and was determined to do the best possible job.

In 1887, Ontario's unique "gravity mule car" made its first run on Euclid Avenue. Charles Frankish and Godfrey Stamm established the Ontario and San Antonio Heights R.R. Co. Engineer John Tays of Upland added the pull-out trailer that allowed the mules to coast downhill after each laborious pull from Holt to Twenty–Fourth Street. The mule car served until 1895, when it was replaced by an electric streetcar and returned temporarily when a flood damaged the electrical generator in the powerhouse.



On Dec 10th, 1891, Ontario was incorporated as a city of the sixth class under the California Constitution. It adopted a City Council-City Manager form of government. The mayor was at first called the "President of the Board," and was chosen by the Council, or the Board of Trustees as it was then called, from among their number. Subsequently, the law was changed to allow the people to elect the mayor directly.



Ontario first developed as an agricultural community, largely but not exclusively devoted to citrus. A few of the lovely Victorian "grove houses" still survive, relics of the days when growers could pretend that they were living the graceful lives of the old Spanish dons—until it came time for harvest.

Chaffey College, which was located where the Chaffey brothers put it until 1960, originally emphasized agricultural subjects to give the growers a hand. It was there that Prof. George Weldon developed the Babcock peach, an adaptation to California's mild winters. The college has moved to Rancho Cucamonga now, but Chaffey High School is still on what was originally a joint campus

.

Even though the groves have gone from the West End, Ontario is still close to the "ton-mile center" of the industry. In addition to oranges, the production of peaches, walnuts, lemons and grapes was also important to the growth of Ontario and the adjoining city of Upland.



In 1923, Judge Archie Mitchell, Waldo Waterman, and some other airplane enthusiasts established Latimer Field. From that time on, the town became increasingly aviation conscious. Urban growth pushed the fliers progressively east, until they took up their present location, the Ontario International Airport. During World War II, this was a busy training center for pilots of the hot Lockheed P-38 "Lightning" twin-boom fighter.

Since World War II, Ontario has become a much more diversified community. The mean temperature of 61 degrees and the average rainfall of 18.4" continues to attract more residents. The city has expanded from the 0.38 square mile area incorporated back in 1891, up to almost 50 square miles. The economy now reflects an industrial and manufacturing base. Ten thousand acres are zoned for industrial use. With three major railroads, the San Bernardino, Pomona, and Devore Freeways (10, 60, and 15), and the Ontario International Airport. Ontario is well provided with major transportation resources. Its proximity to Los Angeles ensures that Ontario will continue to grow in the years ahead.

Ontario's official song is "Beautiful Ontario," written by Paul Coronel in 1960. The official flower is the Charlotte Armstrong rose, developed by local nurseryman John Armstrong and named for his first wife. At different times, Ontario has adopted as its slogan or motto each of the following: The Model Colony; The Model City; The City That Charms; Ontario Offers Opportunity; Pulse of the Inland Empire; Stop and Grow with Ontario; Gateway to the Inland Empire; A Balanced Community; The Gateway to Southern California; and Southern California's Next Urban Center.

SECTION 5.0
METHODS

This section of the report describes the methods employed in the characterization and evaluation of cultural and tribal cultural resources within the proposed project study area. The study methods were designed to provide the substantial evidence required to address the scope of analysis recommended in Section 15064.5 of the CEQA regulations related to cultural resources, Native American sacred sites, and human remains.

5.1 RECORDS SEARCH

Cultural Resources Records Search

A background records search was conducted to identify previously documented cultural resources within or near the project site. A record search was conducted at the South Central Coastal Information Center, located at California State University, Fullerton, by staff on June 9, 2021. A Sacred Lands File search was conducted by the Native American Heritage Commission on August 24, 2021. The California Office of Historic Preservation Built Environment Resource Directory and City of Ontario California Historical Resources Inventory Database (CHRID) were reviewed on August 17, 2021. National, state, and local inventories of cultural resources were examined to identify significant events and personages, development patterns, and unique interpretations of architectural styles. The following inventories were consulted:

- National Register of Historic Places (2021)
- California Register of Historical Resources (2021)
- California Historical Landmarks
- California Points of Historical Interest
- City of Sierra Madre Historical Landmarks (Historical Landmarks)

Staff conducted a record search at SCCIC on June 9, 2021 and included a 0.25-mile radius around the project site. The purpose of the literature search was to identify cultural resources previously recorded within and around the project site.

5.2 LITERATURE REVIEW

A literature review was completed to determine if the proposed project would have the potential to have a significant impact on previously recorded historical resources, thus requiring the consideration of avoidance and minimization measures, in accordance with CEQA Regulations. Research included the examination of published and unpublished literature, local libraries, historic context statements, databases of previously completed surveys in the area, and a review of current and historic maps and aerial photographs. Historic aerial photographs were available and reviewed for the years 1952, 1953, 1954, 1964, 1972, 1977, 1978, 1980, 1994, 2002, 2003, 2005, 2009, 2010, 2012, 2014, 2016, and 2018. Additionally, historic topographic maps were available and reviewed for the years 1894, 1896, 1898, 1900, 1904, 1907, 1910, 1913, 1915, 1920, 1927, 1928, 1931, 1933, 1940, 1941, 1947, 1958, 1964, 1967, 1974, 1988, 1994, 1999, 2012, 2015, and 2018.

5.3 ARCHAEOLOGICAL FIELD SURVEY

All cultural resource work was carried out under the direct supervision of qualified archaeologists who meet the Secretary of the Interior's *Professional Qualification Standards* for Archaeology and History, and in accordance with the procedures for compliance with CEQA. Key cultural resources personnel who conducted the field survey and prepared the technical report include Sapphos Environmental, Inc.'s Mr. Daniel Woodward, MA, (RPA #989900) who is on the Riverside County Planning Department Cultural Consultant List as Professional Archaeologist.

Sapphos Environmental, Inc. archaeologists, Mr. Woodward conducted pedestrian archaeological field survey of the project area on August 12, 2021, to document the existing conditions of the portion of open land in the project area. The project area was surveyed using transects spaced no greater than 15 meters apart. Mr. Woodward were equipped with a sub-meter accurate GPS unit recording spatial data and documented the survey area and all findings with a high-resolution digital camera. The area surveyed was open area in the SW portion of the project and consisted of approximately 0.8 acre of surface area. The overall ground visibility during the pedestrian survey was fair (approximately 30 percent). The project area is heavily disturbed, with piles of fill material, rubble and modern construction debris scattered across the property (Figure 5.3-1, *Overview of Project Area*). Sapphos Environmental archaeologists followed the Secretary of the Interior's *Standards and Guidelines for Archaeology and Historic Preservation*[48] during the fieldwork.

The archaeologist examined exposed ground surface for artifacts (e.g., flaked stone tools, tool-making debris, milling tools, ceramics), faunal remains (e.g., marine shell and bone), soil discoloration that might indicate the presence of a cultural midden, and features indicative of the former presence of structures or buildings (e.g., standing exterior walls, postholes, foundations) or historic debris (e.g., metal, glass, ceramics). Exposed subsurface soils resulting from rodent and other animal burrows were consistently identified and were visually inspected for cultural resources.

Appropriate personal protective equipment (i.e., snake gaiters, safety glasses, high-visibility safety vests, and appropriate boots) were used during the survey. Weather was ideal for survey; clear and sunny with a light breeze and a relative 85 degrees Fahrenheit. Survey methods included close-interval 5-meter systematic transects and examination of all rodent spoil piles, exposed soil profiles, and disturbances. Extra time and effort were given to the examination of these disturbances in areas of decreased ground visibility, thereby supplementing the typical pedestrian survey methods with more intensive efforts.

[48] Federal Register. 29 September 1983. *Volume 48, Number 190, 44716.*



Figure 5.3-1. Overview of Project Area
SOURCE: *Sapphos Environmental, Inc., 2021*

This section of the report characterizes the baseline conditions for cultural resources; evaluates the potential for the proposed project to result in significant direct, indirect, or cumulative impacts, and identifies feasible measures capable of avoiding or reducing the significant impacts to cultural resources that would result from reasonably foreseeable development of the proposed project.

6.1 SUMMARY OF FINDINGS

A records search was conducted at the SCCIC on June 9, 2021. Results of the records search indicated that there have been zero (0) resources identified within the project site or 0.25-mile buffer study area. A search of the BERD indicated zero (0) properties were identified within the project site; however, one (1) property is located within the 0.25-mile buffer study area. One (1) report was identified within the 0.25-mile buffer study area (Table 6.1-1, *Previous Surveys within the Study Area*).

TABLE 6.1-1
PREVIOUS SURVEYS WITHIN THE STUDY AREA

Report No.	Year	Report Title	Within Project Site	Author
SB-03901	2003	Cultural Resource Assessment: Cingular Wireless Facility #SB 245-01, Ontario, San Bernardino County, CA.	No	Caprice Harper

6.2 CULTURAL RESOURCES

The 2021 SCCIC records search indicated that there are no previously recorded cultural resources located within the project site or 0.25-mile buffer study area.

A review of the BERD indicated 840 E. Francis Street was previously indicated and assigned a status code of 7N, or "Needs to be reevaluated - formerly coded as may become NR eligible with specific conditions." No additional resources were identified in the records and database searches (Table 6.2-1, *Resources within the Study Area*).

TABLE 6.2-1
RESOURCES WITHIN THE STUDY AREA

Primary No.	Address	Property Type	Status Code	Within Project Site
36-015808	840 E. Francis Street	Building	7N	N

Local Agencies

City of Ontario

The results of the City of Ontario California Historical Resource Inventory Database (CHRID) review were negative for the project site and a 0.25-mile search radius.

6.3 RESULTS OF THE PHASE I ARCHAEOLOGICAL RESOURCES SURVEY

The pedestrian archaeological resources survey was completed for the proposed project site on August 12, 2021. No cultural resources were identified during the survey.

6.4 NATIVE AMERICAN SACRED SITES AND HUMAN REMAINS

The results of the request for review of the SLF from the NAHC are negative; therefore, there are no sacred land within the project footprint. The record searches, supplemental research, and field surveys did not reveal any known cemeteries or burial sites within the action area.

6.5 IMPACT ANALYSIS

Based on the desktop review, record search results, site visit, and a review of Section 15064.5 (b) of the CEQA Guidelines, Sapphos Environmental, Inc. has determined that there would be a less than significant impact to cultural resources as a result of the proposed project.

Section 15064.5 (b) states "a project with an effect that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment. Substantial adverse change in the significance of an historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired."[49]

A Statement of Overring Considerations was adopted with The Ontario Plan (General Plan) Environmental Impact Report (EIR) for the demolition of Tier 3 historic properties. Tier 1 and 2 historic properties require preparation of an EIR. The subject property is not currently on the Historic Resource Inventory, but staff will recommend the addition to the Historic Preservation Subcommittee- HPSC (the keeper) and will prepare a Tier 3 Determination for consideration. This process will be initiated with submittal of entitlement applications and the Certificate of Appropriateness for demolition application. Thus, a finding of less than significant impacts is recommended for the proposed project.

[49] Section 15064.5 (b)(1) CEQA Guidelines, 177. 2021.

SECTION 7.0
CONCLUSION AND RECOMMENDATIONS

This section of the report provides the conclusions and recommendations for minimizing potential impacts to cultural resources from the proposed project.

There are no previously recorded cultural resources on file with the SCCIC within the proposed project area or 0.25-mile buffer. The subject property is a Tier 3 property per The Ontario Plan and mitigation measures were previously approved through the Statement of Overriding Consideration.

Based on the negative archaeological resource survey, and because no archaeological resources were identified through the SCCIC records search, there is a low probability to encounter archaeological resources based on the inherent characteristics and location of the project area.

There were no cemeteries or burial sites observed as a result of the review of historic aerial photographs and historic topographic maps. There is a low probability to encounter human remains based on the inherent characteristics and location of the project area based on this review. Through the implementation of project design features, impacts to cultural resources are anticipated to be less than significant. Therefore, the proposed project would not result in a substantial adverse change to a historical resource (Section 15064.5(b) of the CEQA Guidelines.

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APPENDIX C

HEALTH RISK ASSESSMENT

Health Risk Assessment
Bon View Project
City of Ontario, California

Kimley»Horn
Expect More. Experience Better.

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August 2021

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APPENDIX
Appendix A: Modeling Data

LIST OF ABBREVIATED TERMS

A	absorption factor from inhalation
ACES	Advanced Collaborative Emissions Study
ASF	age sensitivity factor
AB	Assembly Bill
APN	Assessor's Parcel Number
APS	auxiliary power system
AT	averaging time
ATCM	Air Toxic Control Measure
CARB	California Air Resources Board
CCAA	California Clean Air Act
CEQA	California Environmental Quality Act
CPF	cancer potency factor
C_{air}	air concentration from model
C_i	air concentration of substance
DBR	daily breathing rate
DOORS	Diesel Off-Road Reporting System
DPM	Diesel Particulate Matter
DRRP	Diesel Risk Reduction Plan
Dose-air	does through inhalation
EMFAC	Emissions Factor Model
ED	exposure duration
EF	exposure frequency
°F	Fahrenheit
FCAA	Federal Clean Air Act
FAH	fraction of time spent at home
GVWR	gross vehicle weight rating
HAP	hazardous air pollutant
HQ	health quotient
HRA	health risk assessment
kg	kilograms
L	liter
MATES	Multiple Air Toxics Exposure Study
MICR	Maximum Individual Cancer Risk
mg	milligrams
$\mu g/m^3$	micrograms per cubic meter
MSAT	Mobile Source Air Toxic
NAAQS	National Ambient Air Quality Standards
NED	National Elevation Dataset
NESHAP	National Emissions Standards for Hazardous Air Pollutants
NO_2	nitrogen dioxide
NO_X	nitrogen oxides
O_3	ozone
OEHHA	Office Environmental Health Hazard Assessment

LIST OF ABBREVIATED TERMS (CONTINUED)

PM	particulate matter
PM_{10}	particulate matter less than 10 microns in diameter
$PM_{2.5}$	particulate matter less than 2.5 microns in diameter
PERP	Portable Equipment Registration Program
REL	Reference Exposure Level
REL_i	Reference Exposure Level of substance
$Risk_{inh\text{-}res}$	residential inhalation cancer risk
SB	Senate Bill
SCAB	South Coast Air Basin
SCAQMD	South Coast Air Quality Management District
T-BACT	toxics best available control technology
TAC	Toxic Air Contaminant
EPA	United States Environmental Protection Agency
VMT	vehicle miles traveled
VOC	volatile organic compound

1 INTRODUCTION

The purpose of this Health Risk Assessment (HRA) is to evaluate potential health risks associated with Toxic Air Contaminants (TAC) including Diesel Particulate Matter (DPM) resulting from the implementation of the proposed the Bon View Project (Project). This HRA was prepared in accordance with the requirements of the South Coast Air Quality Management District (SCAQMD) and guidance from the Office of Environmental Health Hazard Assessment (OEHHA) to determine if health risks are likely to occur from the Project. Technical data is included as see Appendix A: Modeling Data.

1.1 Project Location and Setting

The Project site is located at the northwest corner of South Bon View Avenue and East Cedar Street in the City of Ontario, California (City), County of San Bernardino (County), California. The site is generally located in the western portion of the City, approximately 0.50-mile north of State Route 60 (SR-60) and 0.65-mile east of Euclid Avenue (SR-83). Local access to the site is provided via Cedar Street to the south and Bon View Avenue to the east; refer to Exhibit 1: Regional Location Map and Exhibit 2: Project Vicinity Map.

The Project site is a rectangular lot that contains vacant parcels**.** The site's existing land use designation is Industrial; the existing zoning is Light Industrial (IL) and General Industrial (IG). Immediate surrounding properties consist of industrial uses to the north, east, south, and west; multi-family residential uses are located further to the south of the Project site along Cedar Street.

1.2 Project Description

The proposed Project would involve the construction of a 175,047 square-foot (sf) warehouse building on an approximately 7.47-acre site, with associated facilities and improvements including approximately 4,500 square feet of office space, vehicle parking, loading dock doors, trailer parking, onsite landscaping, and related on-site and off-site improvements; refer to Exhibit 3: Conceptual Site Plan. The building height would be a approximately 45 feet and have a Floor Area Ratio (FAR) of 0.54.

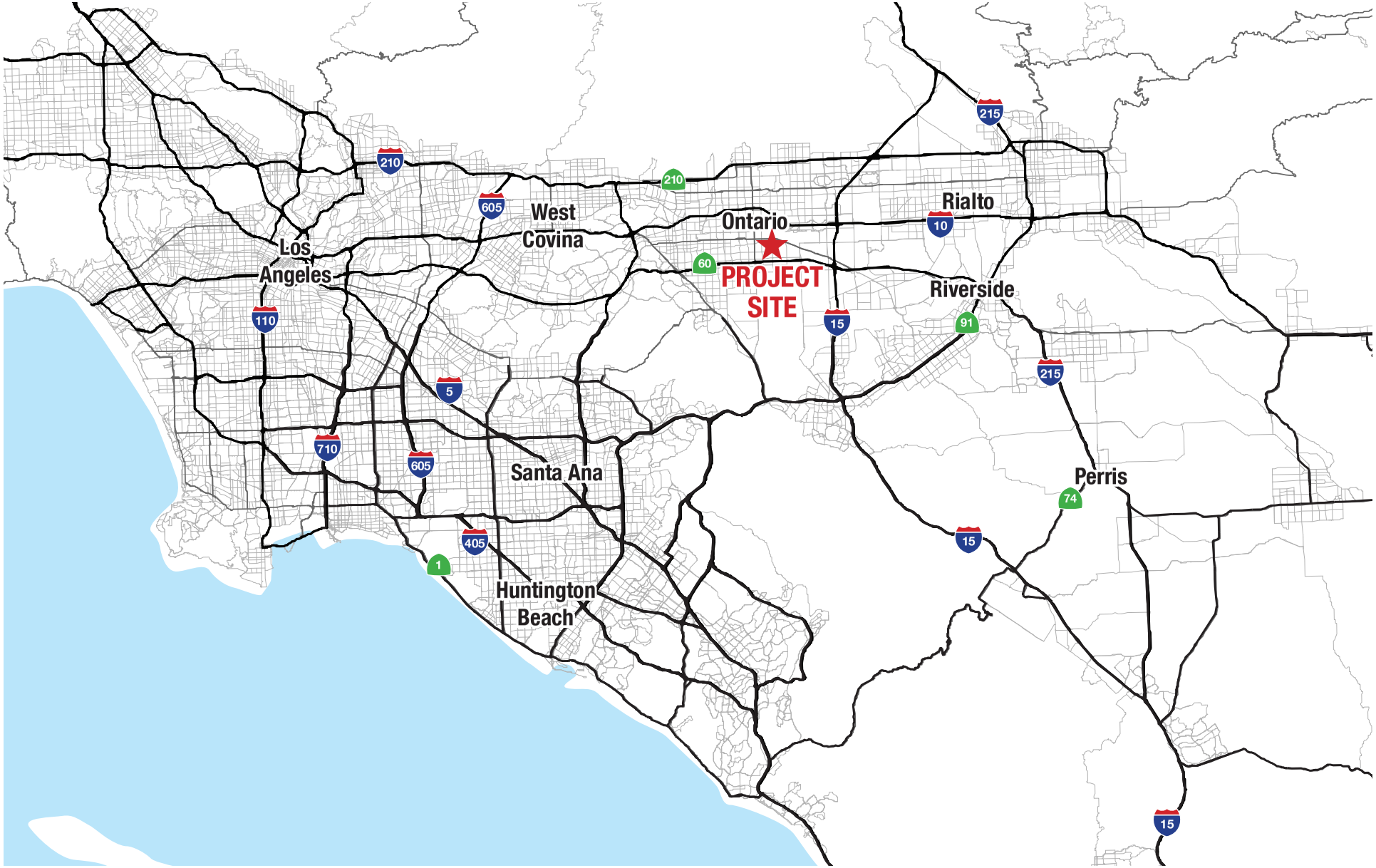


EXHIBIT 1: Regional Location Map

Bon View Project

City of Ontario

Not to Scale

Kimley»Horn

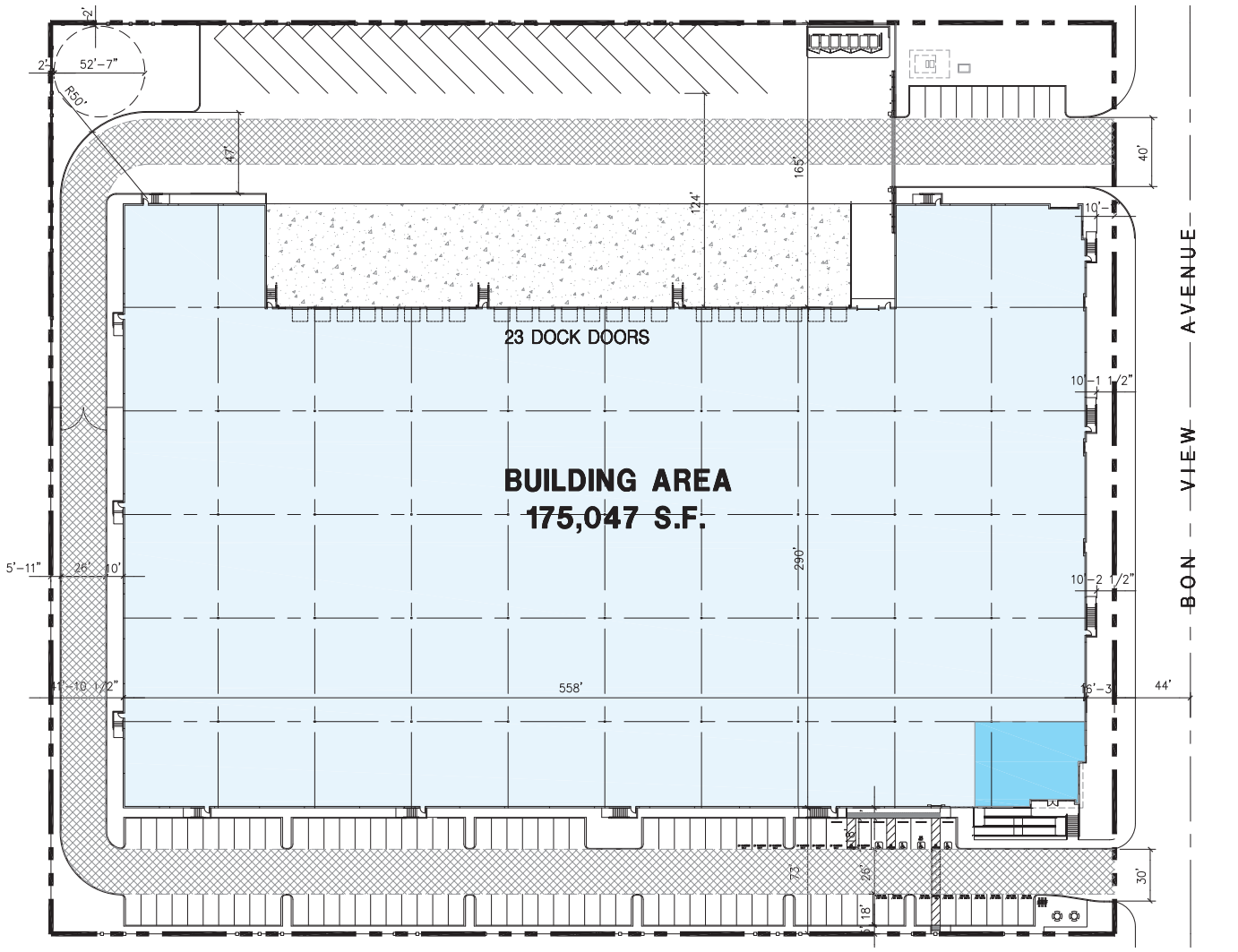
Expect More. Experience Better.



EXHIBIT 2: Project Vicinity Map
Bon View Project
City of Ontario

Not to Scale

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Legend

- WAREHOUSE
- POTENTIAL OFFICE WITH 2ND FLOOR
- ▼ DRIVE THRU DOOR

Tabulation

	BLDG.1	
SITE AREA (GROSS & NET)		
In s.f.	325,285	s.f.
In acres	7.47	ac
BUILDING AREA		
Office - 1st floor	2,606	s.f.
Office - 2nd floor	1,894	s.f.
Warehouse	170,547	s.f.
TOTAL	175,047	s.f.
COVERAGE	53.2%	
FLOOR AREA RATIO	0.54	
AUTO PARKING REQUIRED		
Office: 1/250 s.f. (if exceed 10% of GFA)	n/a	stalls
Whse: 1st 20K @ 1/1,000 s.f.	20	stalls
above 20K @ 1/2,000 s.f.	78	stalls
TOTAL	98	stalls
AUTO PARKING PROVIDED		
Standard (9' x 18')	89	stalls
Van Accessible (12' x 18')	1	stalls
Standard Accessible (9' x 18')	3	stalls
Future Van Accessible EV (12' x 18')	1	stalls
Future Standard Accessible EV (9' x 18'	1	stalls
Future Standard EV (9' x 18')	5	stalls
Clean Air Vehicle (9' x 18')	9	stalls
Total	109	stalls
TRAILER PARKING REQUIRED		
1 per 4 dock doors	6	stalls
TRAILER PARKING PROVIDED		
Trailer (12' x45')	17	stalls
MAXIMUM FLOOR AREA RATIO		
FAR - .55		
ZONING ORDINACE FOR CITY		
Zoning - General Industrial (IG) & Light Industrial (IL)		
MAXIMUM BUILDING HEIGHT ALLOWED		
Height - 55'		
LANDSCAPE REQUIREMENT		
Percentage - 10% interior lot	32,529	s.f.
LANDSCAPE PROVIDED		
in s.f.	32,900	s.f.
Percentage	10.11%	
SETBACKS		
Building	Landscape	
Bon View Ave - 10' (Collector)	10'	

Note: This is a conceptual plan. It is based on preliminary information which is not fully verified and may be incomplete. It is meant as a comparative aid in examining alternate development strategies and any quantities indicated are subject to revision as more reliable information becomes available.

1" = 30'

0 30 60 90

EXHIBIT 3: Conceptual Site Plan
Bon View Project
City of Ontario

Not to scale

Kimley»Horn
Expe t More. Experien e Better.

2 ENVIRONMENTAL SETTING

2.1 Climate

The general region lies in the semi-permanent high-pressure zone of the eastern Pacific. The climate is mild and tempered by cool sea breezes. The usually mild climatological pattern is interrupted infrequently by periods of extremely hot weather, winter storms, or Santa Ana winds. The extent and severity of the air pollution problem in the South Coast Air Basin (SCAB) is a function of the area's natural physical characteristics (weather and topography), as well as man-made influences (development patterns and lifestyle). Factors such as wind, sunlight, temperature, humidity, rainfall, and topography all affect the accumulation and/or dispersion of pollutants throughout the SCAB. These factors along with applicable regulations are discussed below.

The average annual temperature varies little throughout the SCAB, averaging 75 degrees Fahrenheit (°F). However, with a less-pronounced oceanic influence, the eastern inland portions of the SCAB show greater variability in annual minimum and maximum temperatures. All portions of the SCAB have had recorded temperatures over 100°F in recent years.

2.2 Meteorology

Although the SCAB has a semi-arid climate, the air near the surface is moist due to the presence of a shallow marine layer. Except for infrequent periods when dry, continental air is brought into the SCAB by offshore winds, the ocean effect is dominant. Periods with heavy fog are frequent, and low stratus clouds, occasionally referred to as "high fog," are a characteristic climate feature. Annual average relative humidity is 70 percent at the coast and 57 percent in the eastern part of the SCAB. Precipitation in the SCAB is typically nine to 14 inches annually and is rarely in the form of snow or hail due to typically warm weather. The frequency and amount of rainfall is greater in the coastal areas of the SCAB.

A temperature inversion is defined as an increase in temperature with height, or to the layer within which such an increase occurs. The height of the inversion is important in determining pollutant concentration. When the inversion is approximately 2,500 feet above sea level, the sea breezes carry the pollutants inland to escape over the mountain slopes or through the passes. At a height of 1,200 feet, the terrain prevents the pollutants from entering the upper atmosphere, resulting in a settlement in the foothill communities. Below 1,200 feet, the inversion puts a tight lid on pollutants, concentrating them in a shallow layer over the entire SCAB. Usually, inversions are lower before sunrise than during the day. Mixing heights for inversions are lower in the summer and more persistent, being partly responsible for the high levels of ozone (O_3) observed during summer months in the SCAB. Smog in southern California is generally the result of these temperature inversions combining with coastal day winds and local mountains to contain the pollutants for long periods of time, allowing them to form secondary pollutants by reacting with sunlight. The SCAB has a limited ability to disperse these pollutants due to typically low wind speeds.

The area in which the Project is located offers clear skies and sunshine yet is still susceptible to air inversions. These inversions trap a layer of stagnant air near the ground, where it is then further loaded with pollutants. These inversions cause haziness, which is caused by moisture, suspended dust, and a variety of chemical aerosols emitted by trucks, automobiles, furnaces, and other sources.

2.3 Toxic Air Contaminants

Toxic Air Contaminants (TACs) are airborne substances capable of causing short-term (acute) and long-term (chronic or carcinogenic, i.e. cancer causing) adverse human health effects (i.e. injury or illness). TACs include both organic and inorganic chemical substances. They may be emitted from a variety of common sources including gasoline stations, automobiles, dry cleaners, industrial operations, and painting operations. The current California list of TACs includes approximately 200 compounds, including particulate emissions from diesel-fueled engines.

Hazardous Air Pollutants (HAP) is a term used by the Federal Clean Air Act (FCAA) that includes a variety of pollutants generated or emitted by industrial production activities. Identified as TACs under the California Clean Air Act (CCAA), ten have been singled out through ambient air quality data as being the most substantial health risk in California. Direct exposure to these pollutants has been shown to cause cancer, birth defects, damage to the brain and nervous system, and respiratory disorders. The California Air Resources Board (CARB) provides emission inventories for only the larger air basins.

TACs do not have ambient air quality standards because no safe levels of TACs can be determined. Instead, TAC impacts are evaluated by calculating the health risks associated with a given exposure. The requirements of the Air Toxic "Hot Spots" Information and Assessment Act (Assembly Bill [AB] 2588) apply to facilities that use, produce, or emit toxic chemicals. Facilities subject to the toxic emission inventory requirements of the act must prepare and submit toxic emission inventory plans and reports, and periodically update those reports.

Toxic contaminants often result from fugitive emissions during fuel storage and transfer activities, and from leaking valves and pipes. For example, the electronics industry, including semiconductor manufacturing, uses highly toxic chlorinated solvents in semiconductor production processes. Sources of air toxics go beyond industry, however. Automobile exhaust also contains toxic air pollutants such as benzene and 1,3-butadiene. In California, on-road diesel-fueled engines contribute approximately 24 percent of the statewide total, with an additional 71 percent attributed to other mobile sources such as construction and mining equipment, agricultural equipment, and transport refrigeration units. Stationary sources contribute about 5 percent of total DPM. It should be noted that CARB has developed several plans and programs to reduce diesel emissions such as the Diesel Risk Reduction Plan (DRRP), the Statewide Portable Equipment Registration Program (PERP), and the Diesel Off-Road Reporting System (DOORS). The PERP and DOORS programs allow owners or operators of portable engines and certain other types of equipment can register their units in order to operate their equipment throughout California without having to obtain individual permits from local air districts.

Diesel exhaust and many individual substances contained in it (including arsenic, benzene, formaldehyde, and nickel) have the potential to contribute to mutations in cells that can lead to cancer. Long-term exposure to diesel exhaust particles poses the highest cancer risk of any TAC evaluated by OEHHA. CARB estimates that about 70 percent of the cancer risk that the average Californian faces from breathing toxic air pollutants stems from diesel exhaust particles.

In its comprehensive assessment of diesel exhaust, OEHHA analyzed more than 30 studies of people who worked around diesel equipment, including truck drivers, railroad workers, and equipment operators. The studies showed these workers were more likely to develop lung cancer than workers not exposed to diesel emissions. These studies provide strong evidence that long-term occupational exposure to diesel exhaust increases the risk of lung cancer. Using information from OEHHA's assessment, CARB estimates that diesel

particle levels measured in California's air in 2000 could cause 540 "excess" cancers in a population of 1 million people over a 70-year lifetime. Other researchers and scientific organizations, including the National Institute for Occupational Safety and Health, have calculated cancer risks from diesel exhaust similar to those developed by OEHHA and CARB.

Exposure to diesel exhaust can have immediate health effects. Diesel exhaust can irritate the eyes, nose, throat, and lungs, and it can cause coughs, headaches, lightheadedness, and nausea. In studies with human volunteers, diesel exhaust particles made people with allergies more susceptible to the materials to which they are allergic, such as dust and pollen. Exposure to diesel exhaust also causes inflammation in the lungs, which may aggravate chronic respiratory symptoms and increase the frequency or intensity of asthma attacks.

Diesel engines are a major source of fine particulate pollution. The elderly and people with emphysema, asthma, and chronic heart and lung disease are especially sensitive to fine-particle pollution. Numerous studies have linked elevated particle levels in the air to increased hospital admissions, emergency room visits, asthma attacks, and premature deaths among those suffering from respiratory problems. Because children's lungs and respiratory systems are still developing, they are also more susceptible than healthy adults to fine particles. Exposure to fine particles is associated with increased frequency of childhood illnesses and can also reduce lung function in children. In California, diesel exhaust particles have been identified as a carcinogen.

2.4 Sensitive Receptors

Sensitive populations are more susceptible to the effects of air pollution than is the general population. Sensitive receptors that are in proximity to localized sources of toxics are of particular concern. Land uses considered sensitive receptors include residences, schools, playgrounds, childcare centers, long-term health care facilities, rehabilitation centers, convalescent centers, and retirement homes. Sensitive land uses surrounding the Project consist of multi-family and single-family residences. The nearest sensitive land uses nearest to the Project are shown in Table 1: Sensitive Receptors.

Table 1: Sensitive Receptors

Receptor Description	Distance and Direction from the Project
Multi-Family Residences	155 feet to the south
Single-Family Residences	480 feet to the southwest
Multi-Family Residences	730 feet to the west

Source: Google Earth, 2021.

3 REGULATORY SETTING

3.1 Federal

Federal Clean Air Act

The FCAA was amended in 1990 to address the numerous air pollutants that are known to cause or may reasonably be anticipated to cause adverse effects to human health or adverse environmental effects. 188 specific pollutants and chemical groups were initially identified as HAPs, and the list has been modified over time. The FCAA Amendments included new regulatory programs to control acid deposition and for the issuance of stationary source operating permits.

In 2001, the United States Environmental Protection Agency (EPA) issued its first Mobile Source Air Toxics Rule, which identified 21 mobile source air toxic (MSAT) compounds as being HAPs that required regulation. A subset of six of these MSAT compounds were identified as having the greatest influence on health and included benzene, 1,3-butadiene, formaldehyde, acrolein, acetaldehyde, and DPM. More recently, the EPA issued a second MSAT Rule in February 2007, which generally supported the findings in the first rule and provided additional recommendations of compounds having the greatest impact on health. The rule also identified several engine emission certification standards that must be implemented. Unlike the criteria pollutants, toxics do not have National Ambient Air Quality Standards (NAAQS) making evaluation of their impacts more subjective.

National Emissions Standards for Hazardous Air Pollutants (NESHAPs) were incorporated into a greatly expanded program for controlling toxic air pollutants. The provisions for attainment and maintenance of the NAAQS were substantially modified and expanded. Other revisions included provisions regarding stratospheric ozone protection, increased enforcement authority, and expanded research programs.

Section 112 of the FCAA Amendments governs the federal control program for HAPs. NESHAPs are issued to limit the release of specified HAPs from specific industrial sectors. These standards are technology-based, meaning that they represent the best available control technology an industrial sector could afford. The level of emissions controls required by NESHAPs are not based on health risk considerations because allowable releases and resulting concentrations have not been determined to be safe for the general public. The FCAA does not establish air quality standards for HAPs that define legally acceptable concentrations of these pollutants in ambient air.

Federal Emissions Standards for On-Road Trucks

To reduce emissions from on-road, heavy-duty diesel trucks, the U.S. EPA established a series of increasingly strict emission standards for new engines, starting in 1988. The U.S. EPA promulgated the final and cleanest standards with the 2007 Heavy-Duty Highway Rule.[1] The PM emission standard of 0.01 gram per horsepower-hour (g/hp-hr) is required for new vehicles beginning with model year 2007. Also, the NO_X and nonmethane hydrocarbon (NMHC) standards of 0.20 g/hp-hr and 0.14 g/hp-hr, respectively, were phased in together between 2007 and 2010 on a percent of sales basis: 50 percent from 2007 to 2009 and 100 percent in 2010.

[1] United States Environmental Protection Agency (U.S. EPA), *Control of Air Pollution from New Motor Vehicles: Heavy-Duty Engine and Vehicle Standards and Highway Diesel Fuel Sulfur Control Requirements*, Final Rule. 40 Code of Federal Regulations, Parts 69, 80, and 86. January 18, 2001.

Emission Standards for Nonroad Diesel Engines

To reduce emissions from off-road diesel equipment, the U.S. EPA established a series of cleaner emission standards for new off-road diesel engines. Tier 1 standards were phased in from 1996 to 2000 (year of manufacture), depending on the engine horsepower category. Tier 2 standards were phased in from 2001 to 2006. Tier 3 standards were phased in from 2006 to 2008. Tier 4 standards, which generally require add-on emission control equipment to attain them, are being phased in from 2008 to 2015.

3.2 State of California

California Air Resources Board

CARB's statewide comprehensive air toxics program was established in 1983 with AB 1807 the Toxic Air Contaminant Identification and Control Act (Tanner Air Toxics Act of 1983). AB 1807 created California's program to reduce exposure to air toxics and sets forth a formal procedure for CARB to designate substances as TACs. Once a TAC is identified, CARB adopts an airborne toxics control measure (ATCM) for sources that emit designated TACs. If there is a safe threshold for a substance at which there is no toxic effect, the control measure must reduce exposure to below that threshold. If there is no safe threshold, the measure must incorporate toxics best available control technology (T-BACT) to minimize emissions.
CARB also administers the state's mobile source emissions control program and oversees air quality programs established by state statute, such as AB 2588. Under AB 2588, TAC emissions from individual facilities are quantified and prioritized by the air quality management district or air pollution control district. High priority facilities are required to perform a health risk assessment and, if specific thresholds are exceeded, required to communicate the results to the public in the form of notices and public meetings. In September 1992, the AB 2588 was amended by Senate Bill (SB) 1731 which required facilities that pose a significant health risk to the community to reduce their risk through a risk management plan.

Diesel Risk Reduction Plan

The identification of DPM as a TAC in 1998 led CARB to adopt the Risk Reduction Plan to Reduce Particulate Matter Emissions from Diesel-Fueled Engines and Vehicles (DRRP) in October 2000. The DRRP's goals include an 85 percent reduction in DPM by 2020 from the 2000 baseline.[2] CARB estimates that emissions of DPM in 2035 will be less than half those in 2010, further reducing statewide cancer risk and non-cancer health effects.[3] The DRRP includes regulations to establish cleaner new diesel engines, cleaner in-use diesel engines (retrofits), and cleaner diesel fuel.

Truck and Bus Regulation Reducing Emissions from Existing Diesel Vehicles

On December 12, 2008, CARB approved the Truck and Bus Regulation to significantly reduce particulate matter (PM) and oxides of nitrogen (NO_X) emissions from existing diesel vehicles operating in California. The regulation requires diesel trucks and buses that operate in California to be upgraded to reduce emissions. Heavier trucks were required to be retrofitted with PM filters beginning January 1, 2012, and

[2] California Air Resources Board, *Risk Reduction Plan to Reduce Particulate Matter Emissions from Diesel-Fueled Engines and Vehicles*, October 2000.
[3] California Air Resources Board, *Overview: Diesel Exhaust & Health*, available at: https://ww2.arb.ca.gov/resources/overview-diesel-exhaust-and-health, accessed May 10, 2021.

older trucks were required to be replaced starting January 1, 2015. By January 1, 2023, nearly all trucks and buses would need to have 2010 model year engines or equivalent.

The regulation applies to most privately and federally-owned diesel fueled trucks and buses and to privately and publicly owned school buses with a gross vehicle weight rating (GVWR) greater than 14,000 pounds. Small fleets with three or fewer diesel trucks can delay compliance for heavier trucks and there are several extensions for low-mileage construction trucks, early PM filter retrofits, adding cleaner vehicles, and other situations. Privately and publicly owned school buses have different requirements.

Heavy-Duty Vehicle Idling Emission Reduction Program

The purpose of the CARB ATCM to Limit Diesel-Fueled Commercial Motor Vehicle Idling is to reduce public exposure to diesel particulate matter and criteria pollutants by limiting the idling of diesel-fueled commercial vehicles. The driver of any vehicle subject to this ATCM is prohibited from idling the vehicle's primary diesel engine for greater than five minutes at any location and is prohibited from idling a diesel-fueled auxiliary power system (APS) for more than five minutes to power a heater, air conditioner, or any ancillary equipment on the vehicle if it has a sleeper berth and the truck is located within 100 feet of a restricted area (homes and schools).

CARB Final Regulation Order, Requirements to Reduce Idling Emissions from New and In-Use Trucks, beginning in 2008, would require that new 2008 and subsequent model-year heavy-duty diesel engines be equipped with an engine shutdown system that automatically shuts down the engine after 300 seconds of continuous idling operation once the vehicle is stopped, the transmission is set to "neutral" or "park", and the parking brake is engaged.

CalEnviroScreen

The California Office of Environmental Health Hazard Assessment (OEHHA) has developed CalEnviroScreen 3.0, which is a mapping tool that helps identify California communities that are most affected by many sources of pollution, and where people are often especially vulnerable to pollution's effects. CalEnviroScreen uses environmental, health, and socioeconomic information to produce scores for every census tract in the State. The scores are mapped so that different communities can be compared. An area with a high score is one that experiences a much higher pollution burden than areas with low scores.

According to CalEnviroScreen, the Project site is located within Census Tract 6071001813, which is within the 95-100th percentile. The residential uses to the south of the Project site are located within Census Tract 6071001810, which is within the 80-85th percentile. It should be noted that the CalEnviroScreen scores are not an expression of health risk, and do not provide quantitative information on increases in cumulative impacts for specific sites or projects. Further, as a comparative screening tool, the results do not provide a basis for determining when differences between scores are significant in relation to public health or the environment.

CARB Advanced Clean Truck Regulation

CARB adopted the Advanced Clean Truck Regulation in June 2020 requiring truck manufacturers to transition from diesel trucks and vans to electric zero-emission trucks beginning in 2024. By 2045, every new truck sold in California is required to be zero-emission. This rule directly addresses disproportionate

risks and health and pollution burdens and puts California on the path for an all zero-emission short-haul drayage fleet in ports and railyards by 2035, and zero-emission "last-mile" delivery trucks and vans by 2040. The Advanced Clean Truck Regulation accelerates the transition of zero-emission medium-and heavy-duty vehicles from Class 2b to Class 8. The regulation has two components including a manufacturer sales requirement, and a reporting requirement:

- Zero-Emission Truck Sales: Manufacturers who certify Class 2b through 8 chassis or complete vehicles with combustion engines are required to sell zero-emission trucks as an increasing percentage of their annual California sales from 2024 to 2035. By 2035, zero-emission truck/chassis sales need to be 55 percent of Class 2b – 3 truck sales, 75 percent of Class 4 – 8 straight truck sales, and 40 percent of truck tractor sales.

- Company and Fleet Reporting: Large employers including retailers, manufacturers, brokers and others would be required to report information about shipments and shuttle services. Fleet owners, with 50 or more trucks, would be required to report about their existing fleet operations. This information would help identify future strategies to ensure that fleets purchase available zero-emission trucks and place them in service where suitable to meet their needs.

3.3 REGIONAL

South Coast Air Quality Management District

The CCAA provides the SCAQMD with the authority to manage transportation activities at indirect sources and regulate stationary source emissions. Indirect sources of pollution are generated when minor sources collectively emit a substantial amount of pollution. An example of this would be the motor vehicles at an intersection, a mall, and on highways. As a State agency, CARB regulates motor vehicles and fuels for their emissions.

Air Toxics Control Plan

The Air Toxics Control Plan (March 2000, revised March 26, 2004) is a planning document designed to examine the overall direction of the SCAQMD's air toxics control program. It includes development and implementation of strategic initiatives to monitor and control air toxics emissions. Control strategies that are deemed viable and are within the SCAQMD's jurisdiction will each be brought to the SCAQMD Board for further consideration through the normal public review process. Strategies that are to be implemented by other agencies will be developed in a cooperative effort, and the progress will be reported back to the Board periodically.

Multiple Air Toxics Exposure Study

The SCAQMD conducted an in-depth analysis of the toxic air contaminants and their resulting health risks for all of Southern California. The Multiple Air Toxics Exposure Study in the SCAB (MATES IV) shows that cancer risk has decreased more than 50 percent between MATES III (2008) and MATES IV (2015).

MATES IV is the most comprehensive dataset documenting the ambient air toxic levels and health risks associated with the SCAB emissions. Therefore, MATES IV study represents the baseline health risk for a cumulative analysis. MATES IV estimates the average excess cancer risk level from exposure to TACs is less than 400 in one million basin-wide. These model estimates were based on monitoring data collected at

ten fixed sites within the SCAB. None of the fixed monitoring sites are near the Project site. However, MATES IV has extrapolated the excess cancer risk levels throughout the SCAB by modeling the specific grids. MATES IV modeling predicted an excess cancer risk of 772 in one million for the Project area.[4] DPM is included in this cancer risk along with all other TAC sources. DPM accounts for 68 percent of the total risk shown in MATES IV. The SCAQMD is currently preparing MATES V, which will be the latest comprehensive study of levels of toxic air pollutants the region, MATES V will include an advanced monitoring component with a focus on refinery emissions.

Assembly Bill 617 – Community Air Protection Program

Passed by the California legislature in 2017, AB 617 is a law that focuses on reducing air pollution in environmental justice communities throughout the State. AB 617 requires a statewide strategy with focused actions for communities heavily impacted by air pollution. These actions include developing community air monitoring plans (CAMPs) and/or community emissions reduction plans (CERPs) to reduce emissions of toxic air contaminants (TACs) and criteria pollutants. The San Bernardino/Muscoy area was among three communities chosen for the program. The project site is approximately 17 miles west of the CERP's boundary and approximately 16.5 miles west of the emissions study area boundary.

The San Bernardino/Muscoy CERP outlines the actions and commitments to reduce air pollution for the San Bernardino/Muscoy community. Implementation of the CERP is estimated to reduce NO_X emissions by 40 to 50 tons per year and PM emissions by 0.5 to 0.6 tons per year. The CERP's goal is to cut NO_X and PM emissions 10 percent by 2024 and 21 percent and 15 percent, respectively, by 2029.

CERP implementation is to take place over approximately five years. Once adopted, the CERP would allow the SCAQMD to provide incentive funds to accelerate the replacement of old trucks with technology that is cleaner than required, focus enforcement to ensure rule compliance, develop new rules to reduce emissions, work with land use agencies to develop emissions reducing policies, and implement school programs to reduce indoor levels of pollution. The CERP does not includes project-specific requirements but would allow the SCAQMD and CARB to implement emissions reducing measures. Therefore, no further analysis is warranted.

[4] South Coast Air Quality Management District, *MATES IV Estimated Risk*, https://scaqmd-online.maps.arcgis.com/apps/webappviewer/index.html?id=470c30bc6daf4ef6a43f0082973ff45f

4 SIGNIFICANCE CRITERIA AND METHODOLOGY

4.1 Health Risk Analysis Thresholds

Project health risks are determined by examining the types and levels of air toxics generated and the associated impacts on factors that affect air quality. While the final determination of significance thresholds is within the purview of the lead agency pursuant to the State CEQA Guidelines, the SCAQMD recommends that the following air pollution thresholds be used by lead agencies in determining whether the impacts from the Project are significant. If the lead agency finds that the Project has the potential to exceed the air pollution thresholds, the Project should be considered significant. The thresholds for air toxic emissions are as follows:

- **Cancer Risk:** Emit contaminants that exceed the maximum individual cancer risk of 10 in one million.
- **Non-Cancer Risk:** Emit contaminants that exceed the maximum hazard quotient of 1 in one million.

Cancer risk is expressed in terms of expected incremental incidence per million population. The SCAQMD has established an incidence rate of 10 persons per million as the maximum acceptable incremental cancer risk due to DPM exposure. This threshold serves to determine whether or not a given project has a potentially significant development-specific and cumulative impact. The 10 in one million standard is a health-protective significance threshold. A risk level of 10 in one million implies a likelihood that up to 10 persons, out of one million equally exposed people would contract cancer if exposed continuously (24 hours per day) to the levels of toxic air contaminants over a specified duration of time. This risk would be an excess cancer that is in addition to any cancer risk borne by a person not exposed to these air toxics. To put this risk in perspective, the risk of dying from accidental drowning is 1,000 in a million which is 100 times more than the SCAQMD's threshold of 10 in one million.

The SCAQMD has also established non-carcinogenic risk parameters for use in HRAs. Noncarcinogenic risks are quantified by calculating a "hazard index," (HI) expressed as the ratio between the ambient pollutant concentration and its toxicity or Reference Exposure Level (REL). An REL is a concentration at or below which health effects are not likely to occur. A hazard index less than 1.0 means that adverse health effects are not expected. Within this analysis, non-carcinogenic exposures less than 1.0 are considered less than significant.

4.2 Methodology

This HRA evaluates potential health risks associated with the emission of diesel particulate matter resulting from the implementation of the proposed Project. Construction equipment and associated heavy-duty truck traffic generate diesel exhaust, which is a known TAC. Diesel exhaust from construction equipment operating at the site poses a health risk to nearby sensitive receptors. Operational activities would also include the use of heavy-duty diesel trucks.

Construction Sources

Construction would generate DPM emissions from the use of off-road diesel equipment required for demolition, grading and excavation, paving, and other construction activities. For construction activity, DPM is the primary toxic air contaminant of concern. On-road diesel-powered haul trucks traveling to and

from the construction area to deliver materials and equipment were included in the analysis, although they are typically less of a concern because they would not stay on the site for long durations. Diesel exhaust from construction equipment operating at the site potentially poses a health risk to nearby sensitive receptors. The closest sensitive receptors to the Project site are residences located 155 feet away from the south boundary of the Project site.

Health-related risks associated with diesel-exhaust emissions are primarily linked to long-term exposure and the associated risk of contracting cancer. The use of diesel-powered construction equipment would be episodic and would occur throughout the Project site. Construction activities would limit idling to no more than five minutes, which would further reduce nearby sensitive receptors' exposure to temporary and variable DPM emissions. Furthermore, even during the most intense period of construction, emissions of DPM would be generated from different locations on the Project Site rather than in a single location because different types of construction activities (e.g., site preparation and building construction) would not occur at the same place at the same time.

Operational Sources

Due to the increased truck traffic from the Project, the resulting emissions could also result in pollutant concentrations at existing sensitive receptors. Average daily trips from truck traffic to the Project were obtained from the Project Traffic Impact Study (May 2021). Emission rates for vehicle running and idling for PM_{10} (DPM) was calculated using trip data and CARB 2017 EMission FACtor model version 1.0.2 (EMFAC)[5] data for San Bernardino County; refer to Appendix A. The emissions rate was calculated using 2022 emissions factors since Project construction would be completed in late-2021. The third trimester exposure used opening year (2022) emissions factors, 2-year factors (for infant exposure) reflect years 2023 and 2024 using 2023 emissions factors, 14-year average factors (for child exposure during years 2-16) reflect emissions during the first 14 years of operation after infancy (2025 to 2038) using 2025 emissions factors, and the second 14 years of exposure (years 2039-2052) using 2039 emissions factors were used for assessment of exposure during years 16 to 30 and were derived for the South Coast Portion of San Bernardino County. The analysis includes onsite idling and truck traffic on the following roadways and vehicle speeds are:

- Bon View Avenue (25 to 40 miles per hour)
- Philadelphia Street (40 miles per hour)
- Euclid Avenue (40 miles per hour)
- Grove Avenue (40 miles per hour)
- Onsite Truck Traffic (15 miles per hour)

Dispersion Modeling

The air dispersion modeling for the HRA was performed using the U.S. EPA AERMOD dispersion model. AERMOD is a steady-state, multiple-source, Gaussian dispersion model designed for use with emission sources situated in terrain where ground elevations can exceed the stack heights of the emission sources (not a factor in this case). AERMOD requires hourly meteorological data consisting of wind vector, wind speed, temperature, stability class, and mixing height. Surface and upper air meteorological data is provided by the SCAQMD. Surface and upper air meteorological data from the Fontana Monitoring Station was selected as being the most representative for meteorology based on proximity to the Project site.

[5] California Air Resources Board, *EMFAC 2017 Web Database,* www.arb.ca.gov/emfac/2017/, accessed February 2021.

The AERMOD emission source for construction are line volume sources (comprised of smaller adjacent volume sources)[6] throughout the Project site. Heavy duty vehicle emissions were assigned a release height (i.e., average stack height) of 12 feet (3.6 meters), and a plume height of 20.4 feet (6.22 meters). AERMOD was run to obtain the 1-hour and annual average concentration in micrograms per cubic meter ($\mu g/m^3$) of PM_{10} at the nearby sensitive receptors. According to the SCAQMD's Supplemental Guidelines for Preparing Risk Assessments for AB 2588, air dispersion modeling is required to estimate annual average concentrations to calculate the Maximum Individual Cancer Risk (MICR), the maximum chronic HI, the zones of impact, and excess cancer burden, as well as peak hourly concentrations to calculate the health impact from substances with acute non-cancer health effects. To achieve these goals, a receptor grid was placed over the Project site to cover the zone of impact. According to the SCAQMD, in order "to identify the maximum impacted receptors (i.e. peak cancer risk and peak hazard indices) a grid spacing of 100 meters or less must be used" (see page 16 of SCAQMD's Supplemental Guidelines). Due to the size of the Project site, receptors were modeled with a 50-meter grid spacing. In addition, National Elevation Dataset (NED) terrain data was imported into AERMOD for the Project. The modeling and analysis were prepared in accordance with the SCAQMD Modeling Guidance for AERMOD.[7]

Note that the concentration estimate developed using this methodology is conservative and is not a specific prediction of the actual concentrations that would occur at the Project site any one point in time. Actual 1-hour and annual average concentrations are dependent on many variables, particularly the number and type of vehicles and equipment operating at specific distances during time periods of adverse meteorology. A health risk computation was performed to determine the risk of developing an excess cancer risk calculated on these worst-case exposure duration scenarios. The chronic and carcinogenic health risk calculations are based on the standardized equations contained in the OEHHA Guidance Manual. Only the risk associated with the worst-case location of the Project was assessed.

Health Risk Computation

A health risk computation was performed to determine the risk of developing an excess cancer risk calculated on a 30-year exposure scenario using CARB's Risk Assessment Stand Alone Tool (RAST). The chronic and carcinogenic health risk calculations are based on the standardized equations contained in the U.S. EPA *Human Health Evaluation Manual* (1991) and the OEHHA Guidance Manual (2015).

Risk and Hazard Assessment

Cancer Risk

Based on the OEHHA methodology, residential inhalation cancer risk from annual average DPM and benzene concentrations are calculated by multiplying the daily inhalation dose, cancer potency factor, age sensitivity factor (ASF), frequency of time spent at home, and exposure duration divided by averaging time, yielding the excess cancer risk. These factors are discussed in more detail below. It is important to note that exposure duration is based on continual heavy truck operation along nearby roadways. Exposure through inhalation (Dose-air) is a function of breathing rate, exposure frequency, and concentration of

[6] Construction emissions would occur from heavy-duty equipment operating throughout the Project site. These sources were characterized as multiple volume sources (modeled as adjacent line volume sources that cover the disturbed areas of the project site) to represent construction equipment.

[7] South Coast Air Quality Management District, *SCAQMD Modeling Guidance for AERMOD*, http://www.aqmd.gov/home/air-quality/meteorological-data/modeling-guidance, accessed February 17, 2020.

substance in the air. To estimate cancer risk, the dose was estimated by applying the following formula to each ground-level concentration:

$$\text{Dose-air} = C_{air}*(BR/BW)*A*EF*10^{-6}$$

Dose-air =	dose through inhalation (mg/kg/day)
C_{air} =	air concentration (µg/m^3) from air dispersion model
(DBR/BW) =	daily breathing rate normalized to body weight (L/kg bodyweight-day)
A =	inhalation absorption factor (unitless)
EF =	exposure frequency (approximately 350 days per year for residential)
10^{-6} =	conversion factor (micrograms to milligrams, liters to cubic meters)

OEHHA developed ASFs to consider the increased sensitivity to carcinogens during early-life exposure. Fraction of time at home (FAH) during the day is used to adjust exposure duration and cancer risk from a specific facility's emissions, based on the assumption that exposure to the facility's emissions are not occurring away from home. The factors used in the health risk assessment are shown in Table 2: Default Age Sensitivity Factors, Fraction of Time at Home, And Daily Breathing Rates.

Table 2: Default Age Sensitivity Factors, Fraction of Time at Home, and Daily Breathing Rates

Age	Default Age Sensitivity Factor[1] (ASF)	Fraction of Time at Home (FAH)	Daily Breathing Rate (L/kg BW-day[2])
Third trimester	10	100%	361
0 to 2 years	10	100%	1,090
Ages 2 through 15 years	3	100%	745
Ages 16 and greater	1	73%	335

1. Accounts for potential increased sensitivity to carcinogens during childhood.
2. 95th percentile daily breathing rate normalized to body weight (L/kg body weight - day)

Source: California Office of Environmental Health Hazard Assessment, *Air Toxics Program Guidance Manual for the Preparation of Health Risk Assessments*, February 2015.

To estimate the cancer risk, the dose is multiplied by the cancer potency factor, the ASF, the exposure duration divided by averaging time, and the frequency of time spent at home (for residents only):

$$Risk_{inh\text{-}res} = (Dose_{air}*CPF*ASF*(ED/AT)*FAH)$$

$Risk_{inh\text{-}res}$ =	residential inhalation cancer risk (potential chances per million)
$Dose_{air}$ =	daily dose through inhalation (mg/kg-day)
CPF =	inhalation cancer potency factor (mg/kg-day^{-1})
ASF =	age sensitivity factor for a specified age group (unitless)
ED =	exposure duration (years)
AT =	averaging time of lifetime cancer risk (years)
FAH =	fraction of time spent at home (unitless)

Chronic Non-Cancer Hazard

Non-cancer chronic impacts are calculated by dividing the annual average concentration by the REL for that substance. The REL is defined as the concentration at which no adverse non-cancer health effects are anticipated. The following equation was used to determine the non-cancer risk:

$$\text{Hazard Quotient} = C_i/REL_i$$

C_i = concentration in the air of substance i (annual average concentration in µg/m^3)
REL_i = chronic noncancer Reference Exposure Level for substance (µg/m^3)

Acute Non-Cancer Hazard

The potential for acute non-cancer hazards is evaluated by comparing the maximum short-term exposure level to an acute REL. RELs are designed to protect sensitive individuals within the population. The calculation of acute non-cancer impacts is similar to the procedure for chronic non-cancer impacts. The equation is as follows:

Acute HQ = Maximum Hourly Air Concentration (µg/m^3) / Acute REL (µg/m^3)

Health Risk Computation

A health risk computation was performed to determine the risk of developing an excess cancer risk calculated on a 30-year exposure scenario using CARB's Risk Assessment Stand Alone Tool (RAST). Health risk were analyzed at the point of maximum impact and are a conservative estimate. The pollutant concentrations are then used to estimate the long-term cancer health risk to an individual as well as the non-cancer chronic health index.

The off-site impacts would occur from the diesel trucks accessing the proposed Project. The cancer and chronic health risks are based on the annual average concentration of PM_{10} (used as a proxy for DPM). As DPM does not have short-term toxicity values, acute risks were conservatively evaluated using hourly PM_{10} concentrations and the REL for acrolein. The chronic and carcinogenic health risk calculations are based on the standardized equations contained in the U.S. EPA *Human Health Evaluation Manual* (1991) and the OEHHA Guidance Manual (2015).

5 POTENTIAL HEALTH RISK IMPACTS

CARB identified DPM as a TAC in 1998. Mobile sources (including trucks, buses, automobiles, trains, ships, and farm equipment) are by far the largest source of diesel emissions. The exhaust from diesel engines includes hundreds of different gaseous and particulate components, many of which are toxic. Diesel exhaust is emitted from a broad range of on- and off-road diesel engines. As the Project is proposed near existing residences, an analysis of DPM was performed using the EPA-approved AERMOD model.

5.1 Construction Health Risk Analysis

The duration of construction activities for the Project is estimated to take approximately nine months. Construction-related activities would result in Project-generated emissions of diesel PM from the exhaust of off-road, heavy-duty diesel equipment for site preparation (e.g., clearing, grading); paving; application of architectural coatings; on-road truck travel; and other miscellaneous activities. For construction activity, diesel PM is the primary toxic air contaminant of concern. On-road diesel-powered haul trucks traveling to and from the construction area to deliver materials and equipment are less of a concern because they would not stay on the site for long durations. Diesel exhaust from construction equipment operating at the site poses a health risk to nearby sensitive receptors. The closest sensitive receptors near the Project site are residential uses located to the south.

As noted above, maximum (worst case) PM_{10} exhaust construction emissions over the entire construction period were used in AERMOD to approximate construction DPM emissions. Risk levels were calculated based on the California Office of Environmental Health Hazard Assessment (OEHHA) guidance document, Air Toxics Hot Spots Program Risk Assessment Guidelines (February 2015). Results of this assessment are summarized in Table 3: Construction Risk.

Table 3: Construction Risk

Exposure Scenario	Pollutant Concentration ($\mu g/m^3$)[1,2]	Maximum Cancer Risk (Risk per Million)	Chronic Noncancer Hazard	Acute Noncancer Hazard
Construction	0.00017	0.025	0.00003	0.00041
Threshold	*N/A*	*10*	*1.0*	*1.0*
Threshold Exceeded	**No**	**No**	**No**	**No**

1. Refer to Appendix A.
2. The maximum cancer risk would be experienced at the residences to south of the Project site along Cedar Street.

Results of this assessment indicate that the unmitigated maximum concentration of PM_{10} during construction would be 0.00017 $\mu g/m^3$ and resultant cancer risk of 0.025 in one million, which would not exceed the SCAQMD threshold of 10 in one million. Non-cancer hazards for diesel PM would be below SCAQMD threshold of 1.0, with a chronic hazard index computed at 0.00003 and an acute hazard index of 0.00041. Therefore, construction risk levels would be less than SCAQMD thresholds and impacts would be less than significant.

5.2 Operational Health Risk Analysis

Carcinogenic Risk

Vehicle DPM emissions were estimated using emission factors for PM_{10} generated with the EMFAC developed by CARB. Truck emissions were modeled with AERMOD to determine pollutant concentrations. As shown in Table 4: Operational Risk, the unmitigated calculated carcinogenic risk resulting from the Project is 0.88 per million, which would not exceed the SCAQMD threshold of 10 in one million residents. Therefore, the carcinogenic risk associated with the Project would be less than significant.

Table 4: Operational Risk

Exposure Scenario	Maximum Cancer Risk (Risk per Million)[1, 2]	Significance Threshold (Risk per Million)	Exceeds Significance Threshold?
Residents	0.88	10	No

1. Refer to Appendix A.
2. The maximum cancer risk would be experienced at the residences to the south of the Project site along Philadelphia Street based on worst-case exposure durations for the Project, 95th percentile breathing rates, and 30-year averaging time.

5.3 Non-Carcinogenic Hazards

The significance thresholds for TAC exposure also require an evaluation of non-cancer risk stated in terms of a hazard index. Non-cancer chronic impacts are calculated by dividing the annual average concentration by the REL for that substance. The REL is defined as the concentration at which no adverse non-cancer health effects are anticipated. The potential for acute non-cancer hazards is evaluated by comparing the maximum short-term exposure level to an acute REL. RELs are designed to protect sensitive individuals within the population. The calculation of acute non-cancer impacts is similar to the procedure for chronic non-cancer impacts.

Acute and chronic impacts are shown in Table 5: Chronic and Acute Hazards. An acute or chronic hazard index of 1.0 is considered individually significant. The hazard index is calculated by dividing the acute or chronic exposure by the reference exposure level. The highest maximum chronic and acute hazard index from the Project would be 0.0002 and 0.0013, respectively. Therefore, non-carcinogenic hazards are calculated to be within acceptable limits and a less than significant impact would occur.

Table 5: Chronic and Acute Hazards

Emissions Sources	Chronic Hazard	Acute Hazard
Operational Trucks	0.0002	0.0013
SCAQMD Threshold	*1.0*	*1.0*
Threshold Exceeded?	**No**	**No**

Refer to Appendix A: Modeling Data.

Conclusion

As described above, impacts related to cancer risk would be less than significant. Additionally, non-carcinogenic hazards are calculated to be within acceptable limits. It should be noted that the impacts assess the Project's incremental contribution to health risk impacts, consistent with the SCAQMD

guidance and methodology. The SCAQMD has not established separate cumulative thresholds and does not require combining impacts from cumulative projects. The SCAQMD considers projects that do not exceed the project-specific thresholds to generally not be cumulatively significant.[8] Therefore, impacts related to health risk from the Project would be less than significant.

Mitigation Measures: No mitigation is required.

Level of Significance: Less than significant impact.

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Appendix A

Modeling Data

APPENDIX D

PHASE I ENVIRONMENTAL SITE ASSESSMENT

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Phase I Environmental Site Assessment

South Bon View Avenue and East Cedar Street
Ontario, California

prepared for:

Panattoni Development Company, Inc.
7887 East Belleview Avenue, Suite 475
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April 2021

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29 April 2021
Project No. 72ONT2

Trevor McKune
Associate Risk Manager
Panattoni Development Company, Inc.
7887 E. Belleview Avenue, Suite 475
Denver, Colorado 80111

Subject: **Phase I Environmental Site Assessment**
Northwest Corner of South Bon View Avenue and East Cedar Street
Ontario, California

Dear Mr. McKune:

Orion Environmental Inc., at the request of Panattoni Development Company, Inc. (Panattoni), has prepared this report documenting a Phase I Environmental Target Property Assessment for the approximately 7.5-acre property located at 21 through 52, 1906, 1914, 1930, 1944, and 1948 South Bon View Avenue (Assessor's Parcel Numbers 1050-441-05, 1050-441-09, 1050-441-11 through 1050-441-62, and 1050-441-73) in Ontario, California. We appreciate the opportunity to provide environmental services to Panattoni. If you have questions or comments regarding this report, please contact Steve Hash at 562/988-2755 or shash@orionenv.com.

Very truly yours,

ORION ENVIRONMENTAL INC.

Steve Hash, P.E.
Senior Project Engineer

Mike Purchase, P.E.
Vice President

EXECUTIVE SUMMARY

Orion Environmental Inc. (Orion), at the request of Panattoni Development Company, Inc. (Panattoni), performed a Phase I Environmental Target Property Assessment (ESA) and Tier 1 Vapor Encroachment Screening (VES) of the property located at 21 through 52, 1906, 1914, 1930, 1944, and 1948 South Bon View Avenue, Ontario, California (Target Property). The Target Property consists of multiple parcels with an area of approximately 7.5-acres identified by Assessor's Parcel Numbers (APN's) 1050-441-05, 1050-441-09, 1050-441-11 through 1050-441-62, and 1050-441-73. The Target Property is located in a developed area of Ontario predominantly characterized by industrial developments.

According to historical documentation, the Target Property was used for agricultural purposes from at least the 1930's until the 1980's. Historical operations at adjoining or nearby properties appear to have included orchards, but Orion did not identify any records indicating pesticide-intensive agricultural operations at the Target Property. The Target Property was partially developed in the 1980's and currently includes (1) two commercial condominiums with various commercial/industrial operations, (2) a metals fabrication operation, and (3) a single-family residence. The northern and northeastern portions of the Target Property have remained undeveloped.

Orion conducted this Phase I ESA in general accordance with the scope and limitations of ASTM *Standard Practice for ESAs* (E1527-13) unless otherwise noted. Similarly, the Vapor Screening Evaluation was conducted in accordance with ASTM's *Standard Guide for Vapor Encroachment Screening on a Property Involved in Real Estate Transactions* (E2600-15). The purpose of the Phase I ESA was to identify recognized environmental conditions (RECs) and vapor encroachment conditions (VECs) as defined in the aforementioned ASTM Standards. The ESA included a review of local regulatory agency files, review of State and federal regulatory databases, Target Property reconnaissance, and interviews with current employees at the Target Property.

Orion did not identify any RECs, historical RECs (HREC), controlled RECs (CRECs), or VECs during the Phase I ESA based on historical Target Property use, historical documentation, interviews, and Target Property reconnaissance. Orion observed an apparently fresh water-sand mixture on the paved ground surface of the Target Property near previously decommissioned metals polishing equipment that contained caked sand/mud. Orion

identified the presence of this mixture as a *de minimis* condition because of the potential presence of metals. Historical records indicated that hazardous materials and wastes were present at the Target Property including halogenated solvents, but no records identified a release of chemicals to the environment. Similarly, hazardous waste oil was observed in labeled drums on secondary containment during reconnaissance, although no leaks or staining were observed in the vicinity of the drums.

Based on information from the San Bernardino County Assessor's Office, the single-family residence at the Target Property was constructed in 1979, while the remaining industrial structures were built in the 1980's and 1990's. Asbestos and lead sampling of existing structures at 1944 and 1948 South Bon View Avenue were performed by others during December 2018. The results indicated that (1) non-friable asbestos was present in 50 percent of roofing material samples collected and (2) lead-based paint does not appear to be present in painted surfaces.

After completing this Phase I ESA, Orion recommends the following:

1. A hazardous materials survey should be performed prior to demolition of existing structures to further evaluate the potential presence of asbestos or lead at the Target Property.

2. Based on the historical use of halogenated solvents, petroleum hydrocarbons, and metals, a Soil Management Plan should be prepared for potential future site redevelopment activities.

3. Samples of the caked sand/mud and water-sand mixture should be collected and analyzed for metals to appropriately characterize and manage these materials before removal and offsite disposal.

The Executive Summary section of this report is only intended to represent a brief summary of findings and is not a detailed account of all the information documented in this report. The report should be reviewed in its entirety before drawing any final conclusions as to potential environmental conditions associated with the Target Property.

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1.0 INTRODUCTION

Orion was retained by Panattoni to perform a Phase I ESA at the property located at 21 through 52, 1906, 1914, 1930, 1944, and 1948 South Bon View Avenue, Ontario, California (Target Property; Figures 1 and 2). The Target Property consists of multiple parcels with an area of approximately 7.5-acres identified by APNs 1050-441-05, 1050-441-09, 1050-441-11 through 1050-441-62, and 1050-441-73. The work was conducted in general accordance with Orion's proposal dated 3 March 2021 and approved by Panattoni on 7 April 2021. The following sections summarize the Phase I ESA objectives and scope of work including potential non-scope considerations.

1.1 Objectives

The objectives of the Phase I ESA were to evaluate whether the Target Property may have been impacted by releases of hazardous materials from past or present activities at the Target Property or adjacent and nearby properties, which are considered Recognized Environmental Conditions (RECs). ASTM Standard E1527-13 defines a REC as:

> ***REC:*** *"the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. De minimis conditions are not recognized environmental conditions."*

The term REC includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include *de minimis* conditions that generally do not pose a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate government agencies. An example of *de minimis* conditions would include accidental leaks and spills associated with current Target Property operations.

In addition, the Phase I ESA was conducted to identify controlled or historical RECs (CRECs and HRECs, respectively) at the Target Property or surrounding properties. ASTM Standard E1527-13 defines CRECs and HRECs as the following:

> ***CREC:*** *"a recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the*

satisfaction of the applicable regulatory authority (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls)."

HREC: *"a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls)."*

Data gaps may have been identified during the Phase I ESA process and are discussed later in this report. ASTM Standard E1527-13 defines data gaps as:

Data Gap: *"a lack or inability to obtain information required by this practice despite good faith efforts by the environmental professional to gather such information. Data gaps may result from incompleteness in any of the activities required by this practice, including, but not limited to site reconnaissance (for example, an inability to conduct the site visit), and interviews (for example, an inability to interview the key site manager, regulatory officials, etc.).*

A Tier 1 Vapor Encroachment Screening (VES) was conducted to identify any Vapor Encroachment Conditions (VECs) present at the Target Property or resulting from adjacent or nearby properties. ASTM Standard E2600-15 defines VECs as *"the presence or likely presence of chemical of concern vapors in the vadose zone of the target property caused by the release of vapors from contaminated soil and/or groundwater on or near the target property as identified by Tier 1 or Tier 2 procedures."* Tier 1 Screening is conducted using information gathered during the Phase I ESA and is used to identify the presence of VECs at the Target Property. Tier 2 Screening is conducted if a VEC is identified by the Tier 1 Screening and would include numeric screening criteria to provide greater certainty to the existence of a VEC.

1.2 Scope of Work

To meet these objectives, Orion conducted the following scope of work in accordance with ASTM Standards E1527-13 and E2600-15 unless otherwise noted:

- ☐ Target Property and vicinity reconnaissance

- ☐ Interview(s) with Target Property owner representative(s)
- ☐ Review of historical information
- ☐ Review of State and federal environmental database information
- ☐ Preparation of this report.

1.3 ASTM Non-Scope Considerations

ASTM non-scope considerations are sometimes assessed concurrently with a Phase I ESA, but were not included in Orion's approved scope of work defined in the aforementioned proposal. Examples of non-scope considerations include:

- ☐ Asbestos-containing building materials
- ☐ Lead-based paint
- ☐ Lead in drinking water
- ☐ Radon
- ☐ Non-liquid polychlorinated biphenyls
- ☐ Regulatory compliance
- ☐ Diffuse anthropogenic pollution
- ☐ Biological agents
- ☐ Health and safety
- ☐ Industrial hygiene
- ☐ Indoor air quality
- ☐ Mold
- ☐ Cultural and historic resources
- ☐ Ecological resources
- ☐ Endangered species
- ☐ Wetlands

2.0 SOURCES OF INFORMATION

Orion used various sources of information to perform the Phase I ESA for the Target Property. Historical documentation was obtained through Environmental Risk Information Services (ERIS), of Toronto, Ontario, Canada. ERIS searched databases for historical Sanborn maps, city directories, topographic maps, aerial photographs, water well records, and regulatory records using the search radii defined in ASTM Standards E1527-13 and E2600-15. To evaluate the potential presence of oil and natural gas wells, Orion reviewed the California Department of Conservation Division of Oil, Gas, and Geothermal Resources (DOGGR) online database. Similarly, Orion reviewed the California Department of Water Resources (DWR) online database of well completion reports. Orion also contacted the following agencies to request records related to the Target Property:

- City of Ontario Fire Department
- City of Ontario Building Department
- City of Ontario Public Works Department
- San Bernardino County Fire Protection District (Fire Department)
- San Bernardino County Environmental Health Services
- San Bernardino County Assessor's Office.

In addition, Panattoni provided Orion with a copy of a Phase I ESA conducted for 1944 and 1948 South Bon View Avenue dated 26 November 2018. The Phase I ESA was prepared by Robin Environmental Management (REM) of San Dimas, California, on behalf of HK Ventures, Inc., UTR Diversified I, LLC, and UTR 1948 Bon View, LLC, of Brea, California (REM, 2018). Orion reviewed the Phase I ESA prepared by REM and incorporated findings into this report with references, as needed. No RECs were identified by REM as part of their Phase I ESA. Orion also reviewed a copy of an asbestos and lead survey report prepared for 1944 and 1948 South Bon View by Ambient Environmental, Inc. (Ambient), in December 2020 (Ambient, 2020).

Target Property reconnaissance was performed to observe for current land use conditions and physical indications of possible usage, storage, spillage, or dumping of hazardous, toxic, or petroleum substances on Target Property and, when possible, on adjacent properties. Historical documentation was compiled from the State and federal databases defined in ASTM Standards E1527-13 and E2600-15 (Appendix A). The results of historical

database searches and agency correspondence are summarized in Section 5 of this Phase I ESA report, while ERIS's database report is in Appendix B.

3.0 SITE DESCRIPTION

The following sections summarize the Target Property location and vicinity, physical setting, geology and hydrogeology, and nearby water and oil and gas wells.

3.1 Target Property Location and Vicinity

The Target Property is located at the northwest corner of South Bon View Avenue and East Cedar Street, Ontario, California, in an area predominantly characterized by mixed-use commercial and industrial properties (Figure 2). The Target Property consists of multiple parcels with an area of approximately 7.5-acres identified by APNs 1050-441-05, 1050-441-09, 1050-441-11 through 1050-441-62, and 1050-441-73. Based on information provided by Panattoni, a total of 13 entities own portions of the Target Property, which has been developed to include a commercial condominium with various commercial/industrial operations (1914 and 1930 South Bon View Avenue); metals fabrication company JLMC Inc. Custom Metals Fabricators (JLMC; 1944 South Bon View Avenue); and a single-family residence (1948 South Bon View Avenue). Remaining portions of the Target Property are undeveloped. The Target Property is adjoined by commercial/industrial properties to the north, south, and west and South Bon View Avenue to the east (Figure 2). The following table summarizes adjoining properties and properties in the immediate vicinity of the Target Property.

Direction Relative to Target Property	Address	Parcel Number	Current Land Use
North	1856 S. Bon View Ave.	1050-431-26	Industrial
East	1915 S. Bon View Ave.	1050-451-04	Industrial
East	1945 S. Bon View Ave.	1050-451-03	Industrial
East-Southeast	901 E. Cedar St.	1050-451-07	Industrial
South	1954 & 1958 S. Bon View Ave.	1050-441-04	Industrial
West-Southwest	799 E. Cedar St.	1050-441-72	Industrial
West	1999 S. Campus Ave.	1050-441-68	Industrial
West	1939 S. Campus Ave.	1050-441-65	Industrial
West	780 E. Francis St.	1050-431-17	Industrial

3.2 Physical Setting

The average elevation of the Target Property is approximately 870 feet above mean sea level with the Target Property topography sloping downward towards the south-southeast based on U.S. Geological Survey (USGS) 7.5- and 15-minute topographic maps and Target Property reconnaissance. Outside of the existing buildings, the developed portion of the Target Property is predominantly covered in asphalt with grass and planters along the eastern property boundaries. The undeveloped portions of the Target Property at 21 through 52 and 1906 South Bon View Avenue (APNs 1050-441-31 through 1050-441-62 and 1050-441-09) are unpaved and predominantly grass. Surface and storm water are directed to two municipal drains near the eastern and southeastern boundaries of 1930 South Bon View Avenue.

3.3 Target Property Geology and Hydrogeology

USGS sources indicate that the Target Property is primarily underlain by Pliocene- to Holocene-aged quaternary alluvium and marine deposits. According to the Soil Survey Geographic database, the Target Property is underlain by Tujunga loamy sand, which is classified as Class A soils with high water transmission and low runoff potential when thoroughly wet. Based in subsurface investigations conducted at properties within the Phase I ESA search radius, shallow soils have been classified as silty sands and well- and poorly-graded sands to a maximum depth explored of 80 feet below ground surface (bgs; Clayton Group Services, Inc., 2006).

The Target Property is located within the South Coast Hydrologic Region, Upper Santa Ana Valley Basin, Chino Subbasin No. 8-002.01 (California Department of Water Resources, 2003). Groundwater within the subbasin is reported to drain southward toward the Santa Ana River. Based on subsurface investigations conducted at a property approximately 1.2 miles north of the Target Property, shallow groundwater in the area generally flows to the south-southwest with a depth to groundwater estimated as greater than 300 feet bgs (Geosyntec Consultants, 2021). For the purposes of the Phase I ESA, Orion assumed the groundwater flow direction beneath the Target Property as southwest.

3.4 Nearby Water and Oil and Gas Wells

A total of 5 federal USGS wells and 78 well completion records were identified within 1 mile of the Target Property in historical records. Two records were identified in Public Water Systems Violations (PWSV) and Enforcement Data and Safe Drinking Water Information System (EDSDWIS) databases for Public Water System (PWS) No. CA3610034, which is part of the Ontario Municipal Utilities Company. The PWSV and EDSDWIS records were associated with 1425 South Bon View Avenue, which is the location of an Ontario Parks Department facility based on public mapping tools. Based on Geotracker, State Water Well No. 3610034-029 is also located at 1425 South Bon View Avenue and screened from 300 to 330 feet bgs and 342 to 368 feet bgs. During the 2014 sampling event, the contaminant of concern 1,2,3-tricloropropane was detected at a concentration equal to the California maximum contaminant level (MCL) of 0.005 micrograms per liter. Remaining contaminants of concern (i.e., benzene, tetrachloroethane, trichloroethene, etc.) were either below detection limits or MCLs. The closest federal USGS monitoring location was listed as approximately 0.5-mile east-northeast of the Target Property and listed as a storm sewer drain. Remaining water wells are greater than 0.5 mile from the Target Property and are not considered a concern for the purposes of this Phase I ESA. Based on online DOGGR records, the Target Property is not within the administrative boundary of an oil field and no oil and gas wells were identified within 1 mile of the Target Property.

4.0 SITE RECONNAISSANCE AND INTERVIEWS

4.1 Target Property Reconnaissance Methodology and Observations

On 13 April 2021, Orion personnel conducted reconnaissance of the Target Property under the supervision of Mr. Larry Ramoneda of RamCo Sheet Metal and Jose Monge of JLMC. The Target Property was observed for current land use conditions and physical indications of possible usage, storage, spillage, or dumping of hazardous substances or petroleum products on Target Property and, when possible, on adjacent properties.

Orion did not observe underground storage tanks (USTs); polychlorinated bi-phenyl (PCB)-containing equipment; active, inactive, or abandoned wells; floor drains, sumps, and drywells; odors; septic systems or cesspools; pools of liquid; pits, ponds, or lagoons; signs of stressed vegetation; or other petroleum product transmission/storage during reconnaissance. The following sections summarize Target Property reconnaissance observations with photographs in Appendix D.

4.1.1 Building Interior and Exterior

Based on information from the San Bernardino County Assessor's Office, the single-family residence at the Target Property was constructed in 1979, while the remaining industrial structures were built in the 1980's and 1990's. The following sections summarize the results of Orion's site reconnaissance and interviews as well as Orion's review of previous asbestos and lead sampling performed at portions of the Target Property by others.

The existing commercial condominium buildings at 1914 and 1930 South Bon View Avenue (Buildings 1 and 2) are accessible by two paved driveways on the east sides of the property (Figure 2). Both driveways slope southeast away from the buildings and surrounding paved areas. The buildings are surrounded by paved areas that include vehicle parking and pedestrian walkways. Each building contains 10 individual units with offices, restrooms, and a garage for each unit (total of 20 units). The first and second stories of the northwest portion of the buildings contain office spaces and janitorial supply closets. Orion noted the tenants currently occupying each unit when this information was readily available based on signage. The following table summarizes the use of each unit and equipment stored at each location:

Unit Number	Operation *(Tenant)*	Equipment/Chemicals Stored
1	X-Ray Photography *(Netshapes)*	X-Ray photography equipment and film development chemicals
2 and 3	Metals Machine Shop *(Materials Testing Lab)*	Fabrication equipment and oil/lubricant
4, 13, 14, 17 and 19	Car Storage *(Larry Ramoneda)*	Vintage cars, hydraulic lifts, small quantities of paint thinner, motor oils, and paints
5	Car Restoration *(Unknown)*	Hydraulic lift, motor oil, hydraulic lubricant, and small quantities of solvents
6	Landscaping *(Unknown)*	One truck and trailer with landscaping/land mowing equipment and two 5-gallon polyethylene fuel canisters
7	Car Repair *(Unknown)*	Parts cleaner, motor oil, alkaline solvent solution, and hydraulic lift
8	Acoustic Paneling *(SoCal Acoustical)*	Wood and foam
9	Office Supplies Sales *(AEG Solutions)*	Paper/office supply products
10	Car Repair *(Unknown)*	Car storage, motor oil, acetone, and paint thinner
11	Furniture Painting *(JC Vintage Furniture)*	Paints and solvents for furniture restoration
12 and 20	Vehicle Parts Manufacturing *(Atlas Truck Parts & Tarps)*	Parts cleaner, sand blaster, hydraulic equipment and parts storage, air compressor, alkaline solvent solution, and compressed gases
15	Metals Fabrication *(RamCo Sheet Metal)*	Sheet metal fabrication equipment
16	Utility Planning *(J's Pipeline Construction)*	Standard offices equipment and supplies
18	Ice Cream Vendor *(Unknown)*	Ice cream carts and freezers

The property at 1944/1948 South Bon View Avenue (1050-441-05) consists of an industrial development operated by JLMC and a single-family residence at the eastern property boundary. The property is accessible by one gated and paved driveway on the east. The driveway slopes southeast towards Bon View Avenue and away from industrial portions of the property. The property is surrounded by paved areas that include vehicle parking with the exception of the residence, which is surrounded by landscaping. The industrial development consists of four structures used for metals fabrication (Buildings 3 and 4), office administration (Building 5), and garage storage (Building 6; Figure 2). The single-family residence is occupied and shares the garage storage space with JLMC. The interior and exterior of the residence were briefly observed and no obvious signs of contamination were present.

JLMC manufactures metal bins and stores propane tanks, compressed gases, and scrap metal roll off bins on the exterior of Building 3, which is a 3-sided roofed structure. Building 3

contains welding bays and fabrication machinery all of which appeared to be in good condition. No hoods were observed over any of the equipment. Building 4 contained sheet metal and metal parts storage areas as well as a water jet polishing unit. Orion observed a water-sand mixture on the asphalt ground surface near an area that reportedly contained an old water-jet polishing unit that was previously removed. The water-sand mixture led back to what appeared to be a metal containment pad for the old water jet polishing unit that contained an approximately 6-inch-thick layer of caked sand/mud. Immediately beyond this pad to the south was cracked pavement with patches of weedy grass and vines. Mr. Monge of JLMC indicated that the old equipment was removed and replaced 5 years ago and metals from any polishing or sanding were contained inside the equipment and are not in the observed caked sand/mud. The caked material reportedly has not been removed yet because it's biodegradable, although Orion has not confirmed the composition of these material as of this Phase I ESA report. The replacement water jet appeared to be in good condition and no staining or liquids observed in that area. While the presence of the apparently fresh water-sand mixture on the ground is noteworthy as the liquid may contain levels of metals, Orion considers this a *de minimis* finding for the Target Property because the issue appeared isolated and in a paved portion of the property. Additional information regarding chemicals and materials usage and wastes at JLMC are in Sections 4.1.3 and 4.1.4.

As discussed in Section 3.2, undeveloped portions of the Target Property at 21 through 52 and 1906 South Bon View Avenue (APNs 1050-441-31 through 1050-441-62 and 1050-441-09) are unpaved and predominantly grass. Orion walked the perimeter and transected the undeveloped area not identify any staining, distressed vegetation, or other indications of contamination. Municipal trash was observed in localized areas near South Bon View Avenue.

4.1.2 Utilities

Orion observed evidence of aboveground and underground municipal utilities throughout the Target Property. The City of Ontario provides potable water and sewer services for the Target Property, while electricity and natural gas are provided by Southern California Edison and the Southern California Gas Company, respectively. Additional utilities observed included fire alarms, landscape irrigation, streetlights, landline telephone, and fire suppression lines. As discussed in Section 3.2, surface and storm water are directed to two

municipal drains near the eastern and southeastern boundaries of 1930 South Bon View Avenue.

4.1.3 Chemicals and Materials Usage

Orion did not observe evidence of any USTs at the Target Property during reconnaissance, while aboveground storage tanks (ASTs) were limited to compressed gas tanks and cylinders. An area on the southern exterior of Building No. 3 of JLMC is designated for compressed gases including nitrogen, carbon dioxide, argon, and propane. The compressed gases are used to operate welding, fabrication equipment, and forklifts. One unlabeled empty 55-gallon drum and two empty canisters of acetone

Various cleaning solutions used for general housekeeping were observed in bathrooms and offices through the properties. Various paints, solvents, and oils were observed in multiple units on the 1914 and 1930 properties as well as on the 1944 property. In general, areas where paints, solvents, and oils were stored were in good condition with no observed staining or spills.

Orion observed two parts cleaning stations with self-contained reservoirs for an alkaline solvent solution in Unit Nos. 7 and 12 and the equipment appeared to be in good condition. The parts cleaning equipment in Unit No. 7 is mounted directly to a storage drum. The tenant at Unit No. 12 indicated their storage drum-mounted equipment is maintained by the third-party manufacturer including periodic replacement of the alkaline solution. No spills of the alkaline solution were reported during Target Property reconnaissance or in historical documentation.

4.1.4 Wastes

Orion observed a roofed waste storage area inside Building 3 of JLMC (Figure 2). The storage area contained one secondary containment pallet with four 55-gallon drums at the time of Target Property reconnaissance. The drums and containment pallet appeared to be in good condition and were labeled as containing non-Resource Conservation and Recovery Act (RCRA) hazardous waste oil.

Trash and metals recycling were observed outside of the commercial industrial units and the JLMC building to the west and south and included wooden pallets, cardboard boxes, and metal scraps. Metal scraps were observed in containers outside of the JLMC buildings

and the scraps did not appear oily. Orion did not observe oil or oil staining around the dumpsters. At the time of Target Property reconnaissance, all dumpsters were open with no covers or padlocks. The dumpsters appeared to be in good condition, but did not appear to be equipped with secondary containment.

4.1.5 Adjacent Properties

As summarized in Section 3.1, the Target Property is surrounded by commercial/industrial properties to the north, east, and west and with residential properties to the south across East Cedar Street. Based on observations from South Bon View Avenue, Orion did not identify land use conditions and physical indications of possible usage, storage, spillage, or dumping of hazardous, toxic, or petroleum substances at nearby properties. Orion did not attempt to enter nearby properties as they are private. Orion did not identify any RECs associated with nearby properties based on Target Property reconnaissance.

4.2 Interviews

As discussed in Section 4.1, Orion completed reconnaissance of the Target Property on 12 April 2021 under the supervision of Mr. Larry Ramoneda of RamCo Sheet Metal and Jose Monge of JLMC. Mr. Ramoneda has reportedly been a tenant or owner at the Target Property for 25 years, while Mr. Monge's employment tenure at JLMC is unknown. Mr. Ramoneda and Mr. Monge were unaware of any current or historical cases of environmental contamination that required agency directive actions.

5.0 RECORDS REVIEW

Orion requested historical regulatory and property information for the Target Property through ERIS as summarized in Section 2.0. Orion reviewed the compiled documents and the results are summarized in the sections below.

5.1 Sanborn Map Review

Sanborn fire insurance maps are available for 12,000 communities in the U.S. from 1867 to present. Sanborn maps were initially produced for the insurance industry to provide fire risk information for buildings or other structures. According to ERIS, no Sanborn maps are available for the Target Property as the area is reportedly unmapped.

5.2 Historical Aerial Photography Review

Orion reviewed a total of 16 historical aerial photographs taken between 1935 and 2020. Observations regarding the Target Property history based on the photographs are summarized below.

Year	Notes
1935	The Target Property and surrounding areas appear as agricultural areas. The Target Property appears to be divided into two distinct parcels, each largely agricultural with a building located along the eastern boundary. Adjoining properties to the south, southeast, and northwest appear to be occupied by orchards.
1938	The Target Property and surrounding areas remain relatively unchanged from the previous description.
1946	Some orchards at surrounding properties appear to have been replaced with crops.
1952	Structures appear to have been erected at surrounding properties to the east, northeast, and south. The Target Property and surrounding areas remain agricultural.
1960	The northern adjoining property has been converted to an orchard. Additional structures have been erected at the adjoining property to the south. Nearby properties to the northwest have been developed and now comprise residential neighborhoods. Properties south and southeast of the Target Property have been developed to comprise residences or agricultural facilities.
1966	Properties west of the Target Property have been developed and now comprise residential neighborhoods.
1976	Properties north and northeast of the Target Property have been developed and now comprise large warehouses. The Target Property and adjoining properties remain agricultural.
1980	Properties south and southwest of the Target Property have been developed and now comprise residential neighborhoods. A large warehouse facility appears in the southern portion of the Target Property, which otherwise remains largely undeveloped.

Year	Notes
1985	Two additional warehouse facilities have been erected at the Target Property. Properties south of the Target Property have been developed to comprise additional residences. Nearby properties north of the Target Property have been developed to comprise large industrial facilities.
1994	Northern and northeastern adjoining properties have been developed and now comprise large industrial facilities. Orchards are no longer present in the Target Property vicinity.
2002	Surrounding properties to the east have been developed.
2005, 2010, 2012, 2018, and 2020	The Target Property and surrounding areas remain generally unchanged from the previous description.

Based on review of aerial photographs, the Target Property and adjoining properties were previously used as agricultural land from at least the 1930's and remained generally undeveloped until the 1980's. Historical agricultural operations likely included the use of agricultural chemicals (e.g., pesticides, herbicides, and fertilizers). Orchards were observed at surrounding properties until the early 1908's. However, Orion did not observe any signs of pesticide production. Orion does not consider historical agricultural use a REC without additional lines of evidence regarding potential historical pesticide production or application.

5.3 Historical Topographic Map Review

Orion reviewed a total of 11 7.5- and 15-minute USGS topographic maps of the area dating from 1897 to 2015 (Appendix B). Orion did not identify any RECs as a result of the historical topographic map review. Observations regarding the Target Property history based on topographic maps are summarized in the table below.

Year	Notes
1897, 1900, 1903	The Target Property area is located in the Santa Ana Del Chino land grant. The Target Property is located south of the Pacific Railroad and east of the Narrow Gauge Railroad and the Chino Branch of the Pacific Railroad.
1933, 1942	The Target Property area is located on Bon View Avenue, between East Francis and East Ely Streets. The Narrow Gauge Railroad is no longer depicted. Gas tanks are shown approximately 1.1 miles north of the Target Property. Additional unspecified tanks are shown approximately 0.9 mile west of the Target Property.
1954	Three schools (Grove School, Euclid School, and Cypress School) are shown within 1.5 miles of the Target Property. A sewage disposal facility is shown approximately 0.7-mile northwest of the Target Property. The Ontario International Airport is shown approximately 1.7 miles northeast of the Target Property. Unspecified wells are shown approximately 1.2 miles southeast of the Target Property. Increased developments are shown northwest of the Target Property.

Year	Notes
1967	An aqueduct is shown approximately 0.9-mile southwest of the Target Property. Four additional schools (Ontario Christian High School, Sultana School, De Anza Junior High School, and Bon View School) are shown within approximately 0.6-mile of the Target Property.
1973	California State Route 60 is shown approximately 0.5-mile south of the Target Property. The Narrow Gauge Railroad is no longer shown. This is consistent in all maps after this date.
1981	Increased developments are shown to the west and south of the Target Property. A water tank is shown approximately 0.3-mile east of the Target Property.
2015	Euclid Avenue, located approximately 0.7-mile west of the Target Property, is shown as California State Route 80. Increased developments are shown to the south of the Target Property.

5.4 City Directory Review

Orion reviewed historical City directory listings for the Target Property and adjacent properties based on registries from 1926 to 2018. None of the addresses associated with the Target Property was not listed in the registries until 1931 when two occupants were identified as a poultry farm and a private individual. Commercial and industrial businesses were first listed at Target Property addresses beginning in 1988. The properties associated with 21 through 52 South Bon View Avenue were not listed in any of the city directories reviewed as part of this Phase I ESA. The following table summarizes registered owners and/or occupants for surrounding properties.

City Directory Listings for Surrounding Properties					
Address[a]	**Direction Relative to Target Property**	**Groundwater Gradient**	**Distance from Target Property (miles)**	**Years**	**Registered Owners/Occupants[b]**
Target Property					
1906 S. Bon View Avenue	N/A[c]	N/A	N/A	1965 – 2001	Individual
1914 S. Bon View Avenue	N/A	N/A	N/A	1931 – 1934	Calder L E Poultry
				1940	Vacant
				1946 – 1965	Various Individuals
				1988	AEC WFG, All Seasons Landscaping, American Detection Services, Cannone J & Associates, JAVCAN MFR
				2001	Liberty International Ministries, Popla International
				2001 - 2009	ABS Global
				2009	Auto Repair
				2009 - 2018	AEG Solutions *(Drafting Room Equipment & Supplies)*

City Directory Listings for Surrounding Properties					
Address[a]	**Direction Relative to Target Property**	**Groundwater Gradient**	**Distance from Target Property (miles)**	**Years**	**Registered Owners/Occupants[b]**
1914 S. Bon View Avenue	N/A	N/A	N/A	2014	SoCal Acoustical Wall System *(Wall Covering Installation)*
1930 S. Bon View Avenue	N/A	N/A	N/A	1988	Butcher CE & Associates, Dilicias de Michch, Formal Affairs, Gates Products, Owens Office, Shamrock Sterling
				1988 – 2009	Column Engineering
				2001 – 2018	Flor de California *(Ice Cream & Frozen Desserts)*
				2001	Daddato Industries, Multi Tech Products, Quality Offset Printers
				2009	Waste Cleaning Services
				2014	Phase Transitions *(Process & Logistics Consulting)*
				2014 – 2018	J's Pipeline Construction, Truck Parts Tarps Inc.
1944 S. Bon View Avenue	N/A	N/A	N/A	1988	R&R Woodworking
				2001 – 2018	Various Metal, Welding, and Metal Fabrication Companies
				2018	CC K X Inc.
1948 S. Bon View Avenue	N/A	N/A	N/A	1931 – 1946	Various Individuals
				1945 – 1951	Sosini Benj Poultry
				1951	Ben's Salvage Plumbing Supplies
				1965 – 2001	Various Individuals
Surrounding Properties					
1819 S. Bon View Avenue	Northeast	Upgradient	0.10	1951 – 2001	Various Individuals
				1971 – 1988	Gladhaven Kennels
				2001 – 2018	Correa Concrete Construction
1856 S. Bon View Avenue	Northeast	Upgradient	0.02	2001	Individual
				2001 – 2018	Hub Construction
1901 S. Bon View Avenue	Northeast	Upgradient	0.02	2001	Individual
				2001 – 2009	The Soap Shoppe *(Detergent Manufacturers)*
				2001 – 2018	Pouches Inc. *(Manufacturers)*
1915 S. Bon View Avenue	East	Cross gradient	0.08	1931	Wright Justus Poultry
				1934 – 1965	Various Individuals
				2009	Capline International *(Sporting and Recreation)*
				2009 – 2014	Nissin Corporation *(Promotional Product Manufacturer and Warehouse)*

City Directory Listings for Surrounding Properties					
Address[a]	**Direction Relative to Target Property**	**Groundwater Gradient**	**Distance from Target Property (miles)**	**Years**	**Registered Owners/Occupants[b]**
1945 S. Bon View Avenue	East	Cross gradient	0.06	1951	Individual
				1971	Hamiltons PDL PRLR
				1988	Clasambra Kennels
				1988 – 2001	Various Individuals
789 E. Cedar Street	Southwest	Downgradient	0.07	2009	JZQuare *(Automobile Accessories)*
				2014 – 2018	Jia-Nan Enterprises *(Restaurant Management)*
799 E. Cedar Street	Southwest	Downgradient	0.05	2009	Platinum Plastics *(Packaging Materials Wholesale)*
				2018	Maple Industries *(Plumbing Fixtures and Supplies)*
800 - 850 E. Cedar Street	South	Downgradient	0.03	2001	Various Individuals
901 E. Cedar Street	Southeast	Cross gradient	0.06	2009	Dura Micro *(Computer Parts and Supplies)*
				2014	Providence Arrow
				2014 – 2018	Solar Tech Power, FUH Indl *(Awnings & Canopies)*
910 E. Cedar Street	Southeast	Cross gradient	0.08	2009 – 2014	XCEL Distribution *(Hardware Manufacturing)*
				2014 – 2018	XCEL Fence *(Fence Contractors)*

(a) All addresses are in the City of Ontario unless noted otherwise.
(b) Abbreviations and company descriptions are written as described in the city directories and company websites.
(c) N/A – not applicable.

Surrounding properties on East Cedar Street were not listed under their present-day addresses in the City directory prior to 2001. Upgradient addresses along South Bon View Avenue are predominantly commercial and industrial facilities. Addresses immediately south of the Target Property along East Cedar Street appear to be private residences, with commercial and industrial facilities located to the southeast and southwest, which is consistent with observations made during site reconnaissance. Orion did not identify any RECs as a result of the City directory review.

5.5 Database Review

ERIS identified 64 properties within ASTM-defined search radii in agency records. A complete list of these properties and records is in Table 1. Properties within the search area that contained records related to historical or current environmental impacts, hazardous wastes, or regulatory violations are discussed in more detail and are summarized in the table below. The locations of properties discussed in detail in Section 5.5 are also shown on

Figure 3. Select properties are unlikely to pose environmental risks to the Target Property based on various conditions (i.e., distance from Target Property, groundwater flow direction, and absence of reported environmental regulatory violations) are not discussed in detail in this section. No unplottable records were identified by ERIS within 1 mile of the Target Property.

Property	Address[a]	Direction Relative to Target Property	Groundwater Gradient	Distance from Target Property (miles)	Database[b]	Notes
Target Property						
Larry Ramoneda	1914 S. Bon View Avenue	--[c]	--	--	HAZNET	No waste disposal reported
ABS Global, Inc.	1914 S. Bon View Avenue, Unit 3	--	--	--	SANBERN CUPA	Hazardous materials (HM) storage
Nova Men Auto Repair	1914 S. Bon View Avenue, Unit 4	--	--	--	SANBERN CUPA HAZNET	Hazardous waste (HW) generation and disposal
Multi Tech Products	1930 S. Bon View Avenue, Unit 12	--	--	--	SANBERN CUPA	HM handler
Column Engineering	1930 S. Bon View Avenue, Unit 20	--	--	--	SANBERN CUPA HAZNET	Halogenated solvent disposal
Quality Offset Printers	1930 S. Bon View Avenue, Unit 14	--	--	--	SANBERN CUPA HAZNET	Halogenated organics disposal
JLMC	1944 S. Bon View Avenue	--	--	--	SANBERN CUPA HAZNET CERS HAZ	HW disposal
Flo-Bin Rentals	1944 S. Bon View Avenue	--	--	--	HAZNET	No waste disposal reported
Surrounding Properties						
R&I Industries, Inc.	1871 & 1876 Taylor Place	North-northwest	Upgradient / Cross gradient	0.04	SANBERN CUPA CERS HAZ	HW disposal
Greenline Laboratories, Inc.	1851 S. Taylor Place	North-northwest	Upgradient / Cross gradient	0.05	SANBERN CUPA CERS HAZ	HM operations
Sky Systems Co., Inc.	1825 Taylor Place	North-northwest	Cross gradient	0.08	SANBERN CUPA CERS HAZ	HM operations

Property	Address[a]	Direction Relative to Target Property	Groundwater Gradient	Distance from Target Property (miles)	Database[b]	Notes
Tom Guilfoyle	840 E. Francis Street, Unit T	North	Cross gradient	0.12	UST SWEEPS	Historical Petroleum UST
Riviera Tube Bending & Manufacturing Co.	760 E. Francis Street, Unit T	Northwest	Cross gradient	0.12	RCRA SQG SANBERN CUPA	HW disposal
Lighting Resources, LLC	805 E. Francis Street	North-northwest	Upgradient / Cross gradient	0.15	ENVIROSTOR PCB INSP COMP ENF	HM operations and HW disposal
Warfield Electric Co., Inc.	1745 S. Bon View Avenue	North-northeast	Upgradient	0.17	RCRA SQG	Tetrachloroethylene (PCE) generator
Allied Mechanical Products	1720 S. Bon View Avenue	North-northeast	Upgradient	0.22	SANBERN CUPA CERS TANK	HM storage History of violations
Southtown Industrial Park	1701, 1703, 1705, and 1707 S. Bon View Avenue	North-northeast	Upgradient	0.23	HHSS UST SWEEPS	Historical petroleum USTs
Ontario Drums	1516 S. Bon View Avenue	North	Upgradient / Cross gradient	0.39	CERCLIS	Closed Superfund site
Oakwood Interiors Site	1333 S. Bon View Avenue	North-northeast	Upgradient	0.67	ENVIROSTOR	Land use restrictions
Sunshine Cleaners – Driftwood Village	2238 S. Euclid Avenue, No. 2238 F	West-southwest	Downgradient	0.75	ENVIROSTOR	Voluntary Cleanup Agreement for chlorinated solvents
Woodcrest Elementary / Jr. High School	2725 S. Campus Avenue	South-southwest	Downgradient	0.94	ENVIROSTOR	No Further Action

(a) All addresses are in the City of Ontario unless noted.
(b) Database abbreviations are defined as follows:
CERS HAZ – California Environmental Reporting System (CERS) Hazardous Waste Sites
CERS TANK – CERS Tanks
CERCLIS – Comprehensive Environmental Response, Compensation, and Liability Information System
ENVIROSTOR – California EnviroStor Data Management System list of corrective action sites, tiered permit sites, historical Target sites, and evaluation/investigation sites
HAZNET – Hazardous Waste Manifest Data
HHSS – Historical Hazardous Substance Storage Information Database
INS COMP ENF – ENVIROSTOR Inspection, Compliance, and Enforcement
LUST – Leaking Underground Storage Tank
PCB – PCB Notifiers
RCRA SQG – RCRA Small Quantity Generator (SQG)

SANBERN CUPA – San Bernardino County Certified Unified Program Agency (CUPA)
UST SWEEPS – UST Statewide Environmental Evaluation and Planning System
(c) "--" – Not applicable.

Orion identified five closed LUST cases between 0.5- and 1.0-mile upgradient to cross gradient of the Target Property. Each case involved potential petroleum contamination of soil and was closed between 1986 and 2000. ASTM Standard E127-13 defines the minimum search radius for State leaking storage tank lists as 0.5 mile. Orion did not identify any historical or current LUST cases within this search radius. Based on case closure and relative distance to the Target Property, Orion does not consider these upgradient closed LUST cases a REC for the Target Property.

5.5.1 1914 and 1930 South Bon View Avenue (Target Property)

Two commercial condominiums are located at 1914 and 1930 South Bon View Avenue that each consist of 10 individual units (total of 20 units) with various commercial/industrial operations. Historical records related to hazardous materials and wastes at this portion of the Target Property are summarized below.

- *Larry Ramoneda*: As discussed in Section 4.2, Mr. Larry Ramoneda of RamCo Sheet Metal has reportedly been a tenant or owner at the Target Property for 25 years. A record from the HAZNET database indicated that Mr. Ramoneda obtained a hazardous waste identified number in 2008 that became inactive on 11 January 2009. While a unit number was not specified in the HAZNET record, Mr. Ramoneda owns Unit Nos. 4, 13, 14, 15, 17, and 19 of the commercial condominium and RamCo Sheet Metal currently occupies Unit No. 15. As discussed in Section 4.1.1, Orion observed small quantities of solvents, motor oils, and paints in Mr. Ramoneda's units. Mr. Ramoneda indicated that waste oils are brought to retail automotive parts stores for recycling during reconnaissance.

- *ABS Global Inc.*: Permitted facility with the SANBERN CUPA that reportedly contained 1 to 3 hazardous materials specified as special chemicals. The facility permit became inactive on 28 February 2016. This record was reported for "Unit 3" of 1914 South Bon View Avenue. Currently, Unit No. 3 of the Target Property contains a metals machine shop. Orion observed oils and lubricants in Unit No. 3 during site reconnaissance, but no hazardous materials or wastes were observed or reported.

- *Nova Men Auto Repair*: Permitted facility with the SANBERN CUPA that was reportedly a special generator of hazardous wastes. A record from the HAZNET database reported that this entity disposed of approximately 5 tons

of oil-water separation sludge in 2002. The facility special generator permit became inactive on 31 August 2007. This record was reported for "No. 4" of 1914 South Bon View Avenue, which is currently owned by Mr. Ramoneda and used for car storage.

- *Multi Tech Products*: Permitted facility with the SANBERN CUPA that was reportedly handled hazardous materials. The facility permit became inactive on 31 March 2006. This record was reported for "Unit 12" of 1914 South Bon View Avenue, which is currently occupied by Atlas Tarps & Parts, Inc. (Atlas), a manufacturer of vehicle tarp systems.

- *Column Engineering*: Permitted facility with the SANBERN CUPA that was reportedly a conditionally-exempt small quantity generator (CESQG) of hazardous wastes. Column Engineering intermittently disposed of halogenated solvents between 1996 and 2008 with the largest volume (approximately 0.46 ton) reported in 2001. The facility CESQG permit became inactive on 31 July 2019. This record was reported for "20" of 1914 South Bon View Avenue, which is currently occupied by Atlas.

- *Quality Offset Printers*: Permitted facility with the SANBERN CUPA that was reportedly a CESQG of hazardous wastes. Quality Offset Printers intermittently disposed of liquids with halogenated organics between 2000 and 2008 with the largest volume (approximately 0.08 ton) reported in 2001. This record was reported for "No. 14" of 1914 South Bon View Avenue, which is currently owned by Mr. Ramoneda and used for car storage.

While it is noteworthy that this portion of the Target Property consisted of operations that handled or disposed of hazardous wastes, Orion did not observe or identify records indicating a release to the environment has occurred at 1914 South Bon View Avenue and does not consider the historical records summarized above a concern for the Target Property.

5.5.2 1944 South Bon View Avenue (Target Property)

JLMC currently occupies 1944 South Bon View Avenue with operations focusing on sheet metal fabrication. JLMC is currently a permitted facility with the SANBERN CUPA and reportedly a CESQG of hazardous wastes. JLMC disposed of approximately 0.6 ton of unspecified organic liquid mixture during 1997 and approximately 0.3 ton of organic solids in 2003. The Fire Department inspects JLMC and no violations were identified in Orion's Phase I ESA records review, although REM indicated that manifests were not available for review during a 2018 inspection event (REM, 2018). As discussed in Sections 4.1.3 and

4.1.4, Orion observed four 55-gallon drums of non-RCRA hazardous waste oil on secondary containment in Building 3 and compressed gases and empty acetone containers on the exterior of Building 3 during reconnaissance, but no signs of leaks, spills, or surface staining in these areas (Figure 2).

Based on the Phase I ESA report prepared by REM, Flo-Bin Rentals started leasing the western portion of 1944 South Bon View Avenue for storage in 2016. As reported by REM, Flo-Bin Rentals disposed of 0.25 and 2.04 tons of organic solids in 2016 and 2017, respectively (REM, 2018). Based on Orion's records review, the HAZNET database contained a record for Flo-Bin Rentals, but the record did not contain any details regarding hazardous waste disposal. Orion does not consider historical records associated with 1944 South Bon View Avenue a concern for the Target Property considering the absence of documented releases to the environment.

5.5.3 R&I Industries, Inc.

(0.04-mile upgradient/cross gradient)

The R & I Industries, Inc. (R&I Industries), property is currently a permitted facility with the SANBERN CUPA and reportedly a CESQG of hazardous wastes. R & I Industries is a metals fabricator that offers laser cutting, waterjet cutting, shearing, forming with press brakes, folding, tube bending, CNC turret punching, and welding based on their website (https://rimetal.com). Violations relating to hazardous waste storage were identified for 2016 and 2020 in CERS HAZ including improper labeling of storage drums and deficiencies in facility documentation. However, the facility returned to compliance for each documented violation. No inspection documentation was available after 2020. Orion did not identify any records related to a release to the environment and does not consider this property a concern or REC for the Target Property.

5.5.4 Greenline Laboratories, Inc.

(0.047-mile upgradient/cross gradient)

The Greenline Laboratories, Inc. (Greenline), property is currently a permitted facility with the SANBERN CUPA that contains hazardous materials. Greenline is a manufacturer of industrial, sanitary, food service, and specialty products according to their website (https://greenlinelabs.com). Based on the CERS HAZ database, Greenline was issued violations for deficient facility documentation in 2015 and 2018, but returned to

compliance for each documented violation. No inspection documentation was available after 2018. Orion did not identify any records related to a release to the environment and does not consider this property a concern or REC for the Target Property.

5.5.5 Sky Systems Co., Inc.

(0.075-mile cross gradient)

The Sky Systems Co., Inc. (Sky Systems), property is currently a permitted facility with the SANBERN CUPA that contains hazardous materials. Sky Systems specializes in bag-in-box packaging systems with general and foamy soaps and a variety of other sanitary products based on their website (https://www.skysystemscoinc.com/). Based on the CERS HAZ database, Greenline was issued violations for deficient facility documentation in 2016 and 2019, but returned to compliance for each documented violation. No inspection documentation was available after 2019. Orion did not identify any records related to a release to the environment and does not consider this property a concern or REC for the Target Property.

5.5.6 Tom Guilfoyle – 840 E. Francis Street

(0.12-mile upgradient/cross gradient)

The property at 840 E. Francis Street contained a 500-gallon UST that reportedly contained vehicle fuel. The UST was removed in 1991 based on the UST SWEEPS database. Orion did not identify any other records related to this UST including the conditions of the tank or subsurface upon removal. While it is noteworthy that this property historically contained a fuel tank, Orion does not consider this property a concern or REC for the Target Property without documentation related to a potential release of field products to the subsurface.

5.5.7 Riviera Tube Bending & Mfg. Co.

(0.12-mile cross gradient)

The Riviera Tube Bending & Mfg. Co. (Riviera Tube) property was permitted with SANBERN CUPA as a handler and generator or hazardous wastes until 31 August 2005. Based on Orion's records review, Riviera Tube was as small-quantity generator of benzene, tetrachloroethylene, trichloroethylene, and ignitable wastes. While the presence of these chemicals in close proximity to the Target Property is noteworthy, Orion did not identify any records related to a release to the environment and does not consider this property a concern or REC for the Target Property.

5.5.8 Lighting Resources, LLC

(0.15- to 0.17-mile upgradient/cross gradient)

The Lighting Resources, LLC (Lighting Resources), property is separated from the Target Property to the north by a commercial development and E. Francis Street. Lighting Resources handles lighting waste, mercury-containing devices, and intact PCB-containing lighting ballasts and operates under a Standardized Hazardous Waste Facility Permit, Series A (Permit). Lighting Resources stores and crushes spent lamps and stores PCB containing light ballasts. End caps are collected and transported offsite for further recycling, while crushed glass and any mercury-containing powder is collected and transported offsite for recycling as a hazardous waste (Department of Toxic Substances Control [DTSC], 2020). Lighting Resources has a documented history of violations including failing to manage containers properly and maintain and operate permitted equipment to minimize the possibility of releasing mercury-containing phosphor powder because of a leakage in 2013. This violation resulted in a Consent Order and financial penalty.

More recently, the DTSC issued a violation in 2020 based on observations of white powder on lamp crushing equipment (Lamp Machine), the floor beneath, and the roof of the building where the equipment vents. The Lamp Machine uses a remanufacturing process to crush the outer glass of fluorescent lamps and separate the glass, metal end caps, and mercury-containing phosphor powder. The remanufacturing process utilizes an enclosed machine with vacuum system. The vacuum system connects to a High-Efficiency Particulate Air (HEPA) filtration system and an activated carbon canister, which absorbs mercury vapor before discharging to the atmosphere. The vacuum system maintains a negative pressure to prevent phosphor dust and mercury vapor from leaking and contaminating the surrounding breathing space. Under the approved Permit, Lighting Resources is required to monitor mercury vapor every 2 hours and collect periodic grab samples of crushed glass for laboratory analysis of mercury (DTSC, 2020).

DTSC conducted a facility inspection during June 2019 and observed white powders on the reportedly poorly sealed floor near the Lamp Machine. Wipe samples collected from the floor underneath the Lamp Machine contained a mercury concentration of 3.4 micrograms per wipe, which is greater than the regulatory limit. Similarly, the results of "sweep" samples showed mercury concentrations of 0.662 milligrams per kilogram. A previous inspection

was cited where DTSC indicated mercury levels in a room next to the Lamp Machine were unsafe and warranted donning a mask. Lighting Resources reportedly committed to retaining a licensed engineer to design a "secondary containment system" and committed to re-sealing the floor of their warehouse with an epoxy coating (DTSC, 2020). During March 2021, Lighting Resources was issued three Class 2, minor violations for improper storage and labeling of universal wastes, but these violations were listed as returned to compliance in the summary of inspection observations (DTSC, 2021). It should be noted that Orion did not observe white power at the Target Property during reconnaissance. While the potential release of mercury to the environment through emissions is noteworthy, Orion does not consider the Lighting Resources property a REC for the Target Property without additional lines of evidence indicating widespread and sustained discharge of mercury-containing emissions from this facility.

5.5.9 Warfield Electric Co., Inc.

(0.17-mile upgradient)

The Warfield Electric Co., Inc. (Warfield Electric), is a motor and motor component manufacturer. The property was identified as a Small Quantity Generator (SQG) in RCRA SQG under U.S. Environmental Protection Agency (EPA) federal identification number CAR000072769. According to the RCRA SQG database, Warfield Electric is a SQG of tetrachloroethylene (PCE). As a chlorinated volatile organic compound (VOC), PCE is a drinking water contaminant that can be highly mobile in groundwater and is not readily degraded by naturally occurring processes. However, as of January 2021 there have been no Compliance Monitoring or Enforcement violation records associated with the Warfield Electric facility. Although the upgradient presence of PCE should be noted, Orion does not consider the property to be a REC to the Target Property based on the lack of evidence suggesting the occurrence or likely occurrence of a release of hazardous materials at the Warfield Electric facility.

5.5.10 Allied Mechanical Products

(0.22-mile upgradient)

The Allied Mechanical Products facility fabricates and manufactures aerospace components and machinery. This facility appears in both the CERS TANK and SANBERN CUPA databases as an active large quantity generator, onsite waste-generating recycler, and hazardous materials storage facility with at least one reported onsite AST. According to the

CERS TANK database, the property has been cited for various violations between 2013 and 2020 relating to the improper labeling, storage, and documentation of hazardous materials, including mislabeling drums containing hazardous wastes as "Nonhazardous" and leaving containers of hazardous waste open when not in use. All violations have been resolved and returned to compliance. Although violations involving hazardous waste storage at an upgradient property is noteworthy, Orion does not consider the property to be a REC to the Target Property without records indicating a release of hazardous materials to the environment.

5.5.11 Southtown Industrial Park

(0.23-mile upgradient)

The Southtown Industrial Park property appears to be a collection of commercial/industrial buildings including a construction management company. The property was identified in both the HHSS and UST SWEEPS databases as having historically contained two petroleum USTs. The USTs were both installed in 1979 and contained unleaded motor vehicle fuel. Orion did not identify any other records related to these USTs including the dates of removal or the tank or subsurface conditions upon removal. While it is noteworthy that this property historically contained a fuel tank, Orion does not consider this property a concern or REC for the Target Property without records indicating a release to the environment.

5.5.12 Ontario Drums

(0.39-mile upgradient/cross gradient)

Ontario Drums was a Superfund site (EPA ID No. CA000906085) that involved the release of an unknown amount of an unidentified hazardous material. In May 2004, an abandoned commercial transportation trailer reportedly containing 138 steel and poly drums was discovered at 1516 South Bon View Avenue. The property was and is currently occupied by a towing service company and the abandoned trailer was not affiliated with the normal site operations. A highly corrosive liquid was observed to be leaking from the drums, through the bottom of the trailer, and onto the soil. As part of the emergency response, the trailer was towed from the property and all drums were removed from the trailer and placed into salvage drums to contain the leakage. According to a 25 May 2004 memorandum, removal of contaminated soil was considered sufficient to address impacts to the environment without the need for long term remediation (EPA, 2004). The Ontario Drums site represents a release to the environment of a hazardous substance. However, the source

of the release appeared to be removed immediately after detection along with impacted environmental media. As discussed in Section 3.3, groundwater is estimated to be at a depth greater than 300 feet bgs and was unlikely to be impacted by the release. Orion does not consider the release a REC or HREC for the Target Property based on (1) the apparent speed and effectiveness of the emergency response in removing the source of the release, (2) the relatively deep groundwater table, (3) the lack of evidence suggesting another release is likely to occur based on current site operations, and (4) the lack of regulatory agency-mandated long-term remediation.

5.5.13 Oakwood Interiors Site

(0.67-mile upgradient)

The Oakwood Interiors Site has historically been used for industrial operations including automotive polishing, plating, and finishing from approximately 1964 until 1992. Historical operations required the use of solvents, heavy metals, hydraulic fluids, biocides, and sulfuric acid. In 1996, Oakwood Interiors, began occupying the site as a furniture manufacturer. Under this operator, chemicals including stain, acetone, water-based lacquer thinner, and motor oil were stored at the site in 55-gallon drums. Waste at the site was also stored in 55-gallon drums and transported offsite by a licensed hazardous materials transporter.

Historical site operations and chemical use appear to have contributed to the release of VOCs, semi-volatile organic compounds (SVOCs), and metals to soil and groundwater. Subsurface site investigations conducted between 1988 and 1991 indicated that chromium and nickel were present in soil at maximum concentrations of 1,950 milligrams per kilogram (mg/kg) and 2,900 mg/kg, respectively. A Phase I ESA conducted in 1992 identified environmental concerns including stained soils and pavement, evidence of chromium and nickel spills, former petroleum USTs, and storage of hazardous chemicals (Clayton Group Services, 2006).

In 2000, the DTSC and the property owner entered into a voluntary cleanup agreement (VCA) to address nickel, chromium, and petroleum hydrocarbon contamination at the site. In 2008, the City of Ontario placed a land use restriction on the property prohibiting future use as a residence, school, hospital, childcare facility, or elderly care facility, citing unacceptable cancer risks (City of Ontario, 2008). Additionally, the concrete/asphalt cover to be maintained to eliminate risk to current and future commercial/industrial workers. Pursuant to the land use restriction covenant, the property owner must inspect the property

on an annual basis and submit a report documenting observations and any violations. According to the most recent annual inspection report dated January 2021, the concrete/asphalt cover is in acceptable condition and no covenant violations were noted (Infrastructure Engineering Corporation, 2021).

Remaining impacts in soil are separated from groundwater, which is estimated to be at a depth greater than 300 feet bgs. VOCs detected in soil vapor samples were below California Human Health Screening Levels with the exception of PCE and 1,1-dichloroethane. Subsequent risk assessment indicated that risk levels were below applicable thresholds for commercial/industrial scenarios, while the potential residential scenario was not evaluated. DTSC expressed concerns regarding construction and intrusive workers and recommended appropriate actions be taken to address these scenarios such avoiding fugitive emissions. Orion has not identified a REC or CREC for the target property based on (1) the relative distance from the target property and (2) the separation between impacted soil and groundwater at the Oakwood Interiors Site.

5.5.14 Sunshine Cleaners – Driftwood Village

(0.75-mile downgradient)

Sunshine Cleaners is a dry-cleaning facility located in a multi-tenant commercial shopping center. Between approximately 1982 and 1990, Safeway Cleaners conducted dry-cleaning operations at a unit within the shopping center, while Sunshine Cleaners has had ongoing operations since 1990. Together these two facilities comprise EnviroStor Case No. 60002433 in the DTSC Site Cleanup Program, which was opened in December 2016 to investigate and remediate trichloroethylene (TCE) and PCE in soil, soil vapor, and indoor air. Based on investigation activities conducted between 2016 and 2019, groundwater does not appear to have been impacted by TCE, PCE, or other chlorinated VOCs. Soil samples collected in 2019 indicated concentrations of VOCs were generally below laboratory reporting limits across the site. Soil vapor samples collected in 2019 indicated PCE concentrations ranging from below laboratory reporting limits to 10,300 ug/m^3, with maximum concentrations occurring at a depth of 60 feet bgs. According to a 2019 Abbreviated Site Assessment Report, impacts to soil vapor have not been fully delineated, but PCE concentrations exceeding regulatory screening levels for commercial properties do not appear to extend beyond the property boundary (Civil-Environmental-Survey Group, 2019). As of the date of this Phase I ESA report, EnviroStor Case No. 60002433 remains

open to further investigate and remediate the extend of soil vapor impacts. Orion has not identified a REC for the Target Property based on relative downgradient distance and the apparent lack of impacts to groundwater.

5.5.15 Woodcrest Elementary/Jr. High School

(0.94-mile downgradient)

The Woodcrest Elementary/Junior High School property currently consists of Liberty Elementary School and Woodcrest Junior High School. Prior uses at the property have included agricultural farming prior to 1954 and dairy operations between approximately 1962 and 1992. Based on historical records, no hazardous materials appear to have been released at the property. However, soil vapor investigations conducted in 1999 indicated that maximum methane concentrations of 186,000 parts per million by volume (ppmv) were present at the property. Historically elevated methane concentrations were likely attributed to former dairy operations. Concentrations of methane between the lower and upper explosive limits (50,000 and 150,000 ppmv, respectively) can pose an explosion risk if an ignition source is present. A methane mitigation management system was installed between 2003 and 2005 with approval from the DTSC. The system operated between 2005 and 2011 under EnviroStore Case No. 36010007. The DTSC issued a no further remedial action certification in 2011 after methane concentrations decreased below regulatory screening levels of 5,000 ppmv (Miller Brooks Environmental, 2000). Orion has not identified a REC for the Target Property based on relative downgradient distance and regulatory closure.

5.6 Local Agency Review

Orion contacted local agencies defined in Section 2.0 for records associated with the Target Property and neighboring properties. Orion did not identify any RECs after reviewing local agency records that were available at the time of this report. Findings from the records review are summarized below and copies of the records are in Appendix E.

Agency	Findings
City of Ontario Fire Department	Minor violations related to housekeeping, documentation, and permitting were identified for the Target Property, but no records indicative of a release to the environment. Records for neighboring properties were not obtained.

Agency	Findings
City of Ontario Building Department	The properties associated with 1914, 1930, 1944 and 1948 S. Bon View Avenue have undergone multiple tenant improvement projects requiring building permits since the late 1970's. One violation was identified for the property associated with 1948 S. Bon View Avenue relating to the lack of necessary permits for construction project in 1981. No reports of permit violations were found in agency records for the other addresses associated with the Target Property. Records for neighboring properties were not obtained.
City of Ontario Public Works Department	No records associated with the Target Property address were found and records for neighboring properties were not obtained.
SBC Fire Protection District	Records indicate that as of March 2019, JLMC is an active, conditionally exempt SQG of hazardous materials at the facility located at 1944 S. Bon View Avenue. One complaint was identified for the JLMC facility relating to the illegal shipment of materials and cutting of metals. The complaint was closed after an investigation was unable to verify the allegations. Various occupants of facilities associated with 1914 and 1930 S. Bon View Avenue have historically had permits to generate, handle, or store hazardous materials, but these permits are currently inactive. No site remediation records or permits for the removal, installation, or modification of USTs were found for any addresses associated with the Target Property. Records for neighboring properties were not obtained.
SBC Environmental Health Department	No records associated with the Target Property address were found and records for neighboring properties were not obtained.

5.7 Vapor Encroachment Screening (VES)

Orion conducted a Tier 1 VES in conjunction with the Phase I ESA at the subject Target Property using default Area of Concern parameters and minimum search distances defined in ASTM E2600-15. The Tier I VES was conducted to evaluate whether a vapor encroachment condition (VEC) exists from subsurface contaminants at or near the Target Property. Orion has not identified any VECs and considers a minor spill reported at the Target Property a *de minimis* condition and no LUST-related records were identified within the Area of Concern. While Ontario Drums and the Oakwood Interiors Site are outside the Area of Concern, Orion evaluated these properties for potential VECs considering the documented releases to the environment and associated remedial responses. However, Orion has not identified a VEC related to the releases based on the information presented in Section 5.5. Details of the Tier 1 VES are included in Appendix F.

6.0 NON-SCOPE CONSIDERATIONS

Non-scope issues as per Section 13 of the ASTM E1527-13 were not addressed as part of this Phase I ESA as discussed in Section 1.3 of this report. However, Orion reviewed an asbestos and lead survey report prepared by Ambient on behalf of HK Ventures for the portion of the Target Property at 1944 and 1948 South Bon View Avenue. Ambient performed the survey during November 2018 and summarized the results in a report submitted to HK Ventures during December 2018 (Ambient, 2018). Ambient reported that the property consisted of three single-story buildings, one single-story residence with a detached garage, and storage sheds. Exterior walls were covered with wood or metal siding extending up to the roof level, while interior walls and ceilings were covered with drywall and joint compound or exposed metal or wood. Floors were covered with hardwood, vinyl flooring with associated mastic, ceramic tile, or exposed concrete. Roofs were covered with typical composite roofing and associated mastic. The heating, ventilation, and air conditioning (HVAC) system was metal ducting with fiberglass insulation. After performing a visual inspection, Ambient collected samples from accessible homogeneous building materials for analysis of (1) asbestos content using polarized light microscopy by EPA Method 600/R-93-116 Visual Area Estimation and (2) lead content using x-ray fluorescence (Ambient, 2020). The results indicated that (1) non-friable asbestos was present in 50 percent of roofing material samples collected and (2) lead-based paint does not appear to be present in painted surfaces. Orion did not conduct lead or asbestos surveys to confirm the presence or absence of these materials at the Target Property.

7.0 SUMMARY AND CONCLUSIONS

Based on Target Property reconnaissance, interviews, and historical file reviews, Orion has not identified any RECs, CRECs, HRECs, or VECs for the Target Property. According to historical documentation, the Target Property was used for agricultural purposes from at least the 1930's until the 1980's. Historical operations at adjoining or nearby properties appear to have included an orchard, but Orion did not identify any records indicating pesticide-intensive agricultural operations at the Target Property.

Orion observed an apparently fresh water-sand mixture on the paved ground surface of the Target Property near previously decommissioned metals polishing equipment that contained caked sand/mud. Orion identified the presence of this mixture as a *de minimis* condition because of the potential presence of metals. Historical records indicated that hazardous materials and wastes were present at the Target Property including halogenated solvents, but no records identified a release of chemicals to the environment. Similarly, hazardous waste oil was observed in labeled drums on secondary containment during reconnaissance, although no leaks or staining were observed in the vicinity of the drums.

Based on information from the San Bernardino County Assessor's Office, the single-family residence at the Target Property was constructed in 1979, while the remaining industrial structures were built in the 1980's and 1990's. Asbestos and lead sampling of existing structures at 1944 and 1948 South Bon View Avenue were performed by others during December 2018. The results indicated that (1) non-friable asbestos was present in 50 percent of roofing material samples collected and (2) lead-based paint does not appear to be present in painted surfaces.

After completing this Phase I ESA, Orion recommends the following:

1. A hazardous materials survey should be performed prior to demolition of existing structures to further evaluate the potential presence of asbestos or lead at the Target Property.

2. Based on the historical use of halogenated solvents, petroleum hydrocarbons, and metals, a Soil Management Plan should be prepared for potential future site redevelopment activities.

3. Samples of the caked sand/mud and water-sand mixture should be collected and analyzed for metals to appropriately characterize and manage these materials before removal and offsite disposal.

8.0 REFERENCES

Ambient Environmental Inc., 2020. "Asbestos/Lead Survey, For the Property located at: 1944-1948 South Bon View Avenue, Ontario, California," prepared for HK Ventures, December.

ASTM International, 2013. "Designation: E1527-13, Standard Practice for Environmental Target Property Assessments: Phase I Environmental Target Property Assessment Process."

ASTM International, 2015. "Designation: E2600-15, Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions."

California Department of Water Resources, 2003. "California's Groundwater, Bulletin 118, Update 2003."

City of Ontario, 2008. "Covenant to Restrict Use of Property, Environmental Restriction, Re: Assessor's Parcel Numbers 1049-421-01, 1049-421-02, & 1049-431-06 of Bryant Tract M.B. 12/55, Map Book 12, Page 55 as filed in the Office of the Recorder of Said Count. (DTSC site code: 400844)," 9 December.

Civil-Environmental-Survey Group, 2019. "Abbreviated Site Assessment Report, Driftwood Village Station, Sunshine Cleaners & Former Safeway Plaza Cleaners, 223402254 S. Euclid Avenue, Ontario, California, DTSC SITE CODE 4017,"28 October.

Clayton Group Services, Inc., 2006. "Site Investigation Report, 1333 South Bon View Corporation, 1333 South Bon View Avenue, Ontario, California," prepared for Oakwood Interiors, 6 November.

Department of Toxic Substances Control, 2020. "Issuance of Amended Inspection Report and Amended Notice of Provisional Inspection Violation Score," letter from Maria G. Durand to Mr. Daniel P. Gillespie of Lighting Resources, LLC, 24 January.

Department of Toxic Substances Control, 2021. "Summary of Violations, Lighting Resources Inc (LRI), 805 East Francis Street, Ontario, California 91761," 29 & 30 March.

Geosyntec Consultants, 2021. "2020 Second Semiannual Soil Vapor, Indoor Air, and Groundwater Monitoring Report, Former Alger Manufacturing Facility, Ontario, California," prepared for Seaview-AGI Acquisitions, February.

Infrastructure Engineering Corporation, 2021. "2020 Annual Inspection Report, Former Oakwood Interior Site, 1333 South Bon View Avenue, Ontario, California," prepared for Ontario Municipal Utilities Company, 25 January.

Miller Brooks Environmental, Inc., 2000. "Preliminary Endangerment Assessment Report, Chino Valley Unified School District, Proposed Woodcrest School Sites, Ontario, California," prepared for Chino Valley Unified School District, 12 September.

Robin Environmental Management, 2018. "Phase I Environmental Site Assessment Report, 1944-1948 South Bon View Avenue (APN 1050-441-05), Ontario, CA 91761," prepared for HK Ventures, Inc., UTR Diversified I, LLC, and UTR 1948 Bon View, LLC, 26 November.

U.S. Environmental Protection Agency, 2004. "Memorandum: Documentation of an Emergency Removal Action at the Ontario Drums Site, 1516 Bon View, Ontario, San Bernardino, County, CA," 25 May.

9.0 RELIANCE AND LIMITATIONS

Orion has prepared this report for the exclusive use of Panattoni Development Company, Inc., Bon View Land 10, LLC, and BV Investments 10, LLC, as it pertains to the property located at 21 through 52, 1906, 1914, 1930, 1944, and 1948 South Bon View Avenue in Ontario, California. Any use of or reliance on this report by a third party shall be at such party's sole risk.

The scope of this environmental Target Property assessment was limited to visual observation of surface conditions at the Target Property, interviews with personnel familiar with the Target Property, and a review of reasonably available relevant data. The data reviewed included reports and literature issued by federal, State, and local agencies. Orion has not conducted an independent investigation of the accuracy of these secondary sources and has assumed them to be accurate and complete. Sampling and analysis were not conducted for asbestos, radon, lead-based paint, and lead in drinking water. Investigations of the following conditions were not part of the scope of work and would not have been revealed by the investigation:

- Naturally occurring toxics
- Toxicity of substances common in current habitable environments, such as stored household products, building materials, and consumables
- Biological pathogens
- A contaminant plume below the ground surface originating from an offsite source
- Contaminants or contaminant concentrations that do not violate present regulatory standards but that may violate future such standards
- Unknown Target Property contamination, such as "midnight dumping" or accidental spillage of waste other than the debris observed and noted in this report.

No warranty or guarantee concerning the findings and conclusions of this ESA is offered or intended. Rather, it is represented that the scope and performance of the professional services rendered are in accordance with the current state of practice being conducted in the Target Property region by similarly qualified practitioners.

10.0 ENVIRONMENTAL PROFESSIONAL STATEMENT

Orion declares that, to the best of our professional knowledge and belief, we meet the definition of "environmental professional" as defined in Part 312.10 of Title 40 of the Code of Federal Regulations (40 CFR). Orion personnel have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. We have developed and performed all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.



Steve Hash, PE
Senior Project Engineer

29 April 2021
Date



Michael P. Purchase, PE
Vice President

29 April 2021
Date

TABLE 1

DATABASE REPORT TABLE
S. BON VIEW AVENUE AND E. CEDAR STREET
ONTARIO, CALIFORNIA
PANATTONI DEVELOPMENT COMPANY, INC.

Company	Address	Distance (miles)	Direction Relative to Site	Groundwater Gradient	Database	Discussed in Report? (Yes / No)	Property Included in VES? (Yes / No)
Larry Ramoneda	1914 S. Bon View Avenue	Target Property			HAZNET	Yes	Yes
Custom Color Frame	1914 S. Bon View Avenue				EMISSIONS	No	Yes
ABS Global Inc.	1914 S. Bon View Avenue, Unit 3				SANBERN CUPA	Yes	Yes
					FINDS/FRS	No	
Nova Men Auto Repair	1914 S. Bon View Avenue, No.4				SANBERN CUPA	Yes	Yes
					HAZNET	Yes	
Multi Tech Products	1930 S. Bon View Avenue, Unit 12				SANBERN CUPA	Yes	Yes
Column Engineering	1930 S. Bon View Avenue, 20				SANBERN CUPA	Yes	Yes
					HAZNET	Yes	
Quality Offset Printers	1930 S. Bon View Avenue, No. 14				SANBERN CUPA	Yes	Yes
					HAZNET	Yes	
					HAZNET	Yes	
JLMC, Inc.	1944 S. Bon View Avenue				SANBERN CUPA	Yes	Yes
					HAZNET	Yes	
					HAZNET	Yes	
					FINDS/FRS	No	
					FINDS/FRS	No	
					CERS HAZ	Yes	
					RCRA NON GEN	No	
					FINDS/FRS	No	
					RCRA SQG	No	
Flo-Bin Rentals	1944 S. Bon View Avenue				HAZNET	Yes	Yes
Corporate Resource Services	1944 S Bon View Avenue				FINDS/FRS	No	Yes
W. H. Thornton Co.	1948 S. Bon View Avenue				EMISSIONS	No	Yes
OSS Inc.	1945 S. Bon View Avenue	0.013	ESE	Upgradient / Cross Gradient	HAZNET	No	Yes
Peterson Pipeline Inc.	1945 S. Bon View Avenue	0.013	ESE	Upgradient / Cross Gradient	HAZNET	No	Yes
					RCRA NON GEN	No	
					FINDS/FRS	No	
Pouches, Inc.	1901 S. Bon View Avenue	0.016	NE	Upgradient	FINDS/FRS	No	Yes
					SSTS	No	
					ICIS	No	
		0.030			SANBERN CUPA	No	
					RCRA NON GEN	No	

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ONTARIO, CALIFORNIA
PANATTONI DEVELOPMENT COMPANY, INC.

Company	Address	Distance (miles)	Direction Relative to Site	Groundwater Gradient	Database	Discussed in Report? (Yes / No)	Property Included in VES? (Yes / No)
Ontario Fire Dept	1856 South Bon View Avenue	0.017	NE	Upgradient	CHMIRS	No	Yes
Hub Construction Specialties, Inc.	1856 S. Bon View Street	0.017	NE	Upgradient	HAZNET	No	Yes
					FINDS/FRS	No	
					DELISTED HAZ	No	
		0.029			SANBERN CUPA	No	
Private Residence	830 E. Cedar Street, No. D	0.033	S	Downgradient	CDL	No	Yes
Private Residence	830 E. Cedar Street, Apt. A	0.033	S	Downgradient	CDL	No	Yes
R&I Industries, Inc.	1871 & 1876 Taylor Place	0.039	NNW	Upgradient / Cross Gradient	RCRA NON GEN	No	Yes
		0.040			SANBERN CUPA	Yes	
					CERS HAZ	Yes	
Greenline Laboratories, Inc.	1851 S. Taylor Place	0.047	NNW	Upgradient / Cross Gradient	SANBERN CUPA	Yes	Yes
					CERS HAZ	Yes	
					RCRA NON GEN	No	
Devious Customs	915 E. Greviella Court	0.049	NE	Upgradient	SANBERN CUPA	No	Yes
Sky Systems Co., Inc.	1825 Taylor Place	0.075	NNW	Cross Gradient	SANBERN CUPA	Yes	Yes
					CERS HAZ	Yes	
Private Residence	2032 S. Bon View, Apt. D	0.093	SSE	Downgradient	CDL	No	Yes
Reliable	780 E. Francis Street, Unit N	0.12	NNW	Upgradient / Cross Gradient	SANBERN CUPA	No	Yes
Certified Welding	780 E. Francis Street, Unit M	0.12	NNW	Upgradient / Cross Gradient	SANBERN CUPA	No	Yes
Tom Guilfoyle	840 E. Francis Street	0.12	N	Upgradient / Cross Gradient	UST SWEEPS	Yes	Yes
Riviera Tube Bending & Mfg. Co.	760 E. Francis Unit, T	0.12	NW	Cross Gradient	RCRA SQG	Yes	Yes
					SANBERN CUPA	Yes	
Island Petroleum Builders, Inc.	760 E. Francis Street, A	0.12	NW	Cross Gradient	SANBERN CUPA	No	Yes
Larry Ciaburri (Z & L Cabinets)	760 E. Francis Street	0.12	NW	Cross Gradient	EMISSIONS	No	Yes
New Era Automotive	760 E. Francis Street, Suite A	0.12	NW	Cross Gradient	RCRA NON GEN	No	Yes
Arrowhead Engineering	760 E. Francis Street, Unit F	0.12	NW	Cross Gradient	RCRA NON GEN	No	Yes
E & L Quality Machining	760 E. Francis Street, Unit T	0.12	NW	Cross Gradient	RCRA NON GEN	No	Yes
Chaffey Joint Union High School	901 E. Francis Street	0.13	NNE	Upgradient	EMISSIONS	No	Yes
City Tool Works Inc.	907 E. Francis Street	0.13	NNE	Upgradient	DELISTED HAZ	No	Yes
					SANBERN CUPA	No	
Long Run Trailers	1843 S. Campus Avenue	0.13	WNW	Cross Gradient	SANBERN CUPA	No	No
					EMISSIONS	No	
Amish Country Gazebos	739 E. Francis Street	0.13	NNW	Upgradient / Cross Gradient	SANBERN CUPA	No	No

TABLE 1

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ONTARIO, CALIFORNIA
PANATTONI DEVELOPMENT COMPANY, INC.

Company	Address	Distance (miles)	Direction Relative to Site	Groundwater Gradient	Database	Discussed in Report? (Yes / No)	Property Included in VES? (Yes / No)
R & R Industrial Services, Inc.	757 E. Francis Street	0.13	NNW	Upgradient / Cross Gradient	SANBERN CUPA	No	No
					RCRA NON GEN	No	
Honor Tek	1823 S. Campus Avenue	0.13	WNW	Cross Gradient	SANBERN CUPA	No	No
U.S. Tooling and Spas Manufacturing	753 E. Francis Street	0.13	NW	Cross Gradient	SANBERN CUPA	No	No
		0.14			EMISSIONS	No	
					EMISSIONS	No	
					EMISSIONS	No	
Brothers VW Machine Shop	743 E. Francis Street	0.14	NW	Cross Gradient	SANBERN CUPA	No	No
Superior Oak Design	741 E. Francis Street	0.14	NW	Cross Gradient	SANBERN CUPA	No	No
R&O McIntyre Inc.	921 E. Francis Street	0.14	NE	Upgradient	EMISSIONS	No	Yes
Hudson Technologies Company	747 E. Francis Street	0.14	NW	Cross Gradient	SANBERN CUPA	No	No
					EMISSIONS	No	
					RCRA NON GEN	No	
Poly Extrusions	730 E. Francis Street	0.14	NW	Cross Gradient	SANBERN CUPA	No	No
UV Wood Finishing	936 E. Francis Street, Unit A	0.14	NE	Upgradient	SANBERN CUPA	No	Yes
Best Ink and Thread	1752 S. Bon View Avenue	0.15	NNE	Upgradient	RCRA NON GEN	No	No
Lighting Resources, LLC	805 E. Francis Street	0.15	NNW	Upgradient / Cross Gradient	RCRA TSD	No	Yes
					RCRA LQG	No	
					SANBERN CUPA	No	
					ENVIROSTOR	Yes	
					ENVIROSTOR	Yes	
					HWP	No	
					HWP	No	
					PCB	Yes	
					RCRA TSD	No	
					RCRA TSD	No	
					RCRA SQG	No	
					RCRA NON GEN	No	
		0.17			INSP COMP ENF	Yes	
					INSP COMP ENF	Yes	
Coast Plastics Inc.	936 E. Francis Street	0.15	NE	Upgradient	RCRA NON GEN	No	No
Mico West	701 E. Francis Street	0.16	NW	Cross Gradient	SANBERN CUPA	No	No
					RCRA NON GEN	No	
Walkers Air Brakes	921 E. Francis Street	0.16	NNE	Upgradient	SANBERN CUPA	No	Yes

TABLE 1

DATABASE REPORT TABLE
S. BON VIEW AVENUE AND E. CEDAR STREET
ONTARIO, CALIFORNIA
PANATTONI DEVELOPMENT COMPANY, INC.

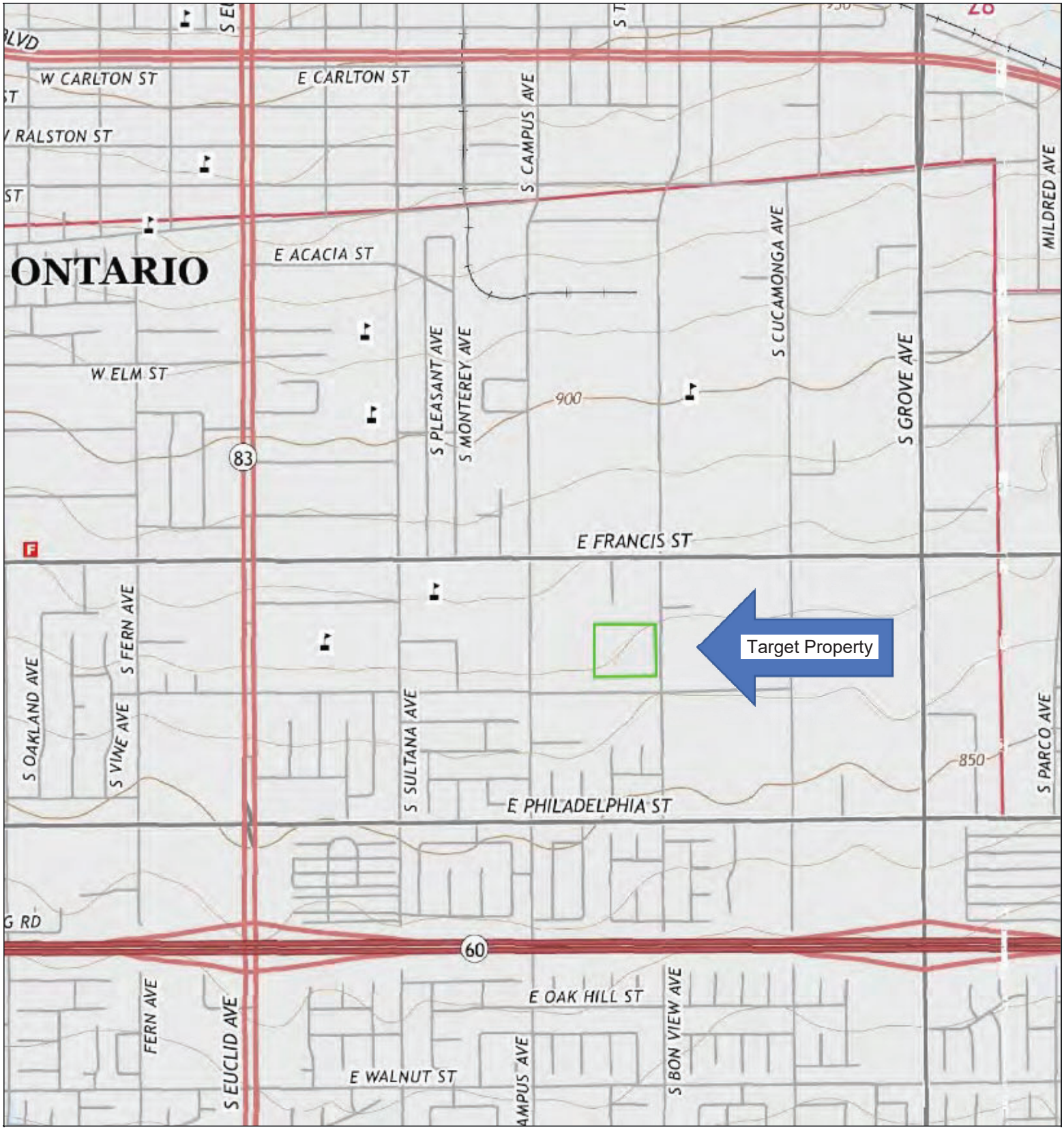
Company	Address	Distance (miles)	Direction Relative to Site	Groundwater Gradient	Database	Discussed in Report? (Yes / No)	Property Included in VES? (Yes / No)
Hardware Specialties	761 E. Francis Street	0.16	NNW	Upgradient / Cross Gradient	SANBERN CUPA	No	No
Bomel Construction Co. Inc.	939 E. Francis Street	0.16	NE	Upgradient	SANBERN CUPA	No	Yes
					RCRA NON GEN	No	
Mission Landscape Companies, Inc.	952 Francis Street	0.17	NE	Upgradient	RCRA NON GEN	No	No
Elite Truck and RV LLC	1742 S. Bon View Avenue	0.17	NNE	Upgradient	RCRA NON GEN	No	No
		0.19			SANBERN CUPA	No	Yes
Warfield Electric Co., Inc.	1745 S. Bon View Avenue	0.17	NNE	Upgradient	EMISSIONS	No	Yes
					SANBERN CUPA	No	
					RCRA SQG	Yes	
Star Metals Inc.	1715 S. Bon View Avenue	0.19	NNE	Upgradient	SANBERN CUPA	No	Yes
Inland Signs Inc.	1715 S. Bon View Avenue	0.19	NNE	Upgradient	RCRA NON GEN	No	Yes
Sera's Wholesale Nursery	943 E. Francis Street	0.21	NE	Upgradient	SANBERN CUPA	No	Yes
Yolanda V. Hernandez	1740 S. Campus Avenue	0.21	NW	Cross Gradient	RCRA NON GEN	No	No
Allied Mechanical Products	1720 S. Bon View Avenue	0.22	NNE	Upgradient	SANBERN CUPA	Yes	Yes
					CERS TANK	Yes	
					RCRA SQG	No	
					RCRA NON GEN	No	
Neff Construction, Inc.	1701 S. Bon View Avenue	0.22	NNE	Upgradient	SANBERN CUPA	No	Yes
Southtown Industrial Park	1701, 1703, 1705, and 1707 S. Bon View Avenue	0.23	NNE	Upgradient	HHSS	Yes	Yes
		0.24			UST SWEEPS	Yes	
AMD International Technologies	1725 S. Campus Avenue	0.24	NW	Cross Gradient	RCRA NON GEN	No	No
					RCRA NON GEN	No	
					RCRA TSD	No	
					RCRA NON GEN	No	
					RCRA NON GEN	No	
					RCRA NON GEN	No	
					RCRA NON GEN	No	
					RCRA NON GEN	No	
					RCRA NON GEN	No	
Inland Valley Rubber Co. Inc.	1725 S. Campus Avenue	0.24	NW	Cross Gradient	SANBERN CUPA	No	No
Ontario Drums	1516 S. Bon View Avenue	0.37	N	Upgradient / Cross Gradient	SEMS	No	Yes
		0.39			CERCLIS	Yes	
Oakwood Interiors Site	1333 S. Bon View Avenue	0.67	NNE	Upgradient	ENVIROSTOR	Yes	Yes

TABLE 1

DATABASE REPORT TABLE
S. BON VIEW AVENUE AND E. CEDAR STREET
ONTARIO, CALIFORNIA
PANATTONI DEVELOPMENT COMPANY, INC.

Company	Address	Distance (miles)	Direction Relative to Site	Groundwater Gradient	Database	Discussed in Report? (Yes / No)	Property Included in VES? (Yes / No)
Subshine Cleaners - Driftwood Village	2238 S. Euclid Avenue, No. 2238F	0.75	WSW	Downgradient	ENVIROSTOR	Yes	No
Woodcrest Elementary / Jr. High School	2725 S. Campus Avenue	0.94	SSW	Downgradient	ENVIROSTOR	Yes	No

(a) Database acronyms are defined as follows:
CDL - Clandestine Drug Lab Sites
CERCLIS - Comprehensive Environmental Response, Compensation, and Liability Information System
CERS HAZ - California Environmental Reporting System (CERS) Hazardous Waste Sites
CERS Tank - CERS Tanks
CHMIRS - California Hazardous Material Incident Report System
CLEANUP SITES - List of Cleanup Program sites in the state of California made available through the State Water Resources Control Board (SWRCB)
DELISTED HAZ - Delisted CERS Hazardous Waste Sites
DELISTED TNK - Delisted Storage Tanks that were removed by the SWRCB in California's Environmental Protection Agency and the Cal FIRE Office of State Fire Marshal
EMISSIONS - Toxic pollutant emissions facilities
ENVIROSTOR - California EnviroStor Data Management System list of corrective action sites, tiered permit sites, historical sites, and evaluation/investigation sites
ERNS - Emergency Response Notification System
FINDS/FRS - Facility Index/Facility Registry Service
HAZNET - Hazardous Waste Manifest Data
HHSS - Historical Hazardous Substance Storage Information Database
HIST TANK - Historical Hazardous Substance Storage Container Information
HWP - ENVIROSTOR Hazardous Waste Facility
ICIS - Integrated Compliance Information System
INS COMP ENF - ENVIROSTOR Inspection, Compliance, and Enforcement
LUST - Leaking Underground Storage Tanks within the Cleanup Sites in the GeoTracker database
PCB - PCB Notifiers
RCRA LQG - RCRA Large Quantity Generator
RCRA NON GEN - Resource Conservation and Recovery Act (RCRA) verified Non-generator
RCRA SQG - RCRA Small Quantity Generator
RCRA TSD - RCRA non-corrective action sites listed as Treatment, Storage, and/or Disposal facilities of hazardous waste
SANBERN CUPA - San Bernardino County Certified Unified Program Agency (CUPA)
SEMS - Superfund Enterprise Management System (SEMS) List 8R Active Site Inventory
SSTS - Section Seven Tracking System list of active EPA-registered foreign and domestic pesticide-producing and device-producing establishments
UST SWEEPS - Underground Storage Tank Statewide Environmental Evaluation and Planning System
VCP - Voluntary Cleanup Program.
(b) VES - Vapor Encroachment Screening.
(c) "--" - Not applicable.
(d) N/A - Not available.



S. Bon View Avenue and E. Cedar Street

N

Source/Year : USGS, 2015

Scale: 1:18000

ORION	Target Property Location Map S. Bon View Avenue and E. Cedar Street, Ontario, CA	Date: 4/21/2021 Project No. 72ONT2	Figure No: 1



S. Bon View Avenue and E. Cedar Street

Source/Year : Google Base Map

Scale: 1:2000

ORION	Target Property Plan S. Bon View Avenue and E. Cedar Street, Ontario, CA	Date: 4/21/2021 Project No. 72ONT2	Figure No: 2



Source/Year : Google Base Map

Assumed Groundwater Flow Direction

Scale: 1:18000

ORION	Target Property Vicinity S. Bon View Avenue and E. Cedar Street, Ontario, CA	Date: 4/21/2021 Project No. 72ONT2	Figure No: 3

APPENDIX A

LIST OF FEDERAL AND STATE REGULATORY DATABASES

APPENDIX A
LIST OF FEDERAL AND STATE REGULATORY DATABASES

Orion reviewed the following regulatory agency databases to obtain information on potential environmental liabilities. Search radii for each database are defined in ASTM International's *Standard Practice for Environmental Target Property Assessments: Phase I Environmental Target Property Assessment Process (E1527-13)* and *Standard Guide for Vapor Encroachment Screening on a Property Involved in Real Estate Transactions (E2600-15)*.

- Federal sources:
  - National Priority List (NPL)
  - Delisted NPL
  - Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS)
  - CERCLIS No Further Remedial Action Planned (NFRAP)
  - Resource Conservation and Recovery Act (RCRA) databases including:
    - RCRA corrective action sites (CORRACTS)
    - Hazardous waste treatment, storage, and disposal (TSD) facilities
    - TSD facilities with reported violations
    - Large and small quantity hazardous waste generators
  - Federal institutional control and engineering control registries
  - Emergency Response Notification System (ERNS) list of reported releases of oil and hazardous substances
  - Toxic Release Inventory System (TRIS)
- State sources:
  - Hazardous waste sites identified for investigation or remediation
  - State-equivalent NPL
  - State-equivalent CERCLIS
  - Landfill and/or solid waste disposal sites including the Solid Waste Information System (SWIS)
  - Leaking storage tank lists
  - Registered storage tank lists
  - Institutional control and engineering control registries
  - Voluntary cleanup sites
  - Brownfield sites
  - California Environmental Protection Agency (CalEPA)
  - Santa Ana Regional Water Quality Control Board (RWQCB)
  - Department of Toxic Substances Control (DTSC).

APPENDIX B

ERIS DATABASE REPORT

PSR
PHYSICAL SETTING REPORT

Property Information

Order Number:		21040800524p
Date Completed:		April 8, 2021
Project Number:		72ONT2-1-1
Project Property:		S. Bon View Avenue and E. Cedar Street S. Bon View Avenue and E. Cedar Street Ontario CA 91761
Coordinates:		
	Latitude:	34.03861034
	Longitude:	-117.63838892
	UTM Northing:	3766620.79153 Meters
	UTM Easting:	441072.394215 Meters
	UTM Zone:	UTM Zone 11S
	Elevation:	870.10 ft
	Slope Direction:	SSE

Topographic Information....2
Hydrologic Information....4
Geologic Information....7
Soil Information....9
Wells and Additional Sources....12
Summary....13
Detail Report....15
Radon Information....43
Appendix....44
Liability Notice....46

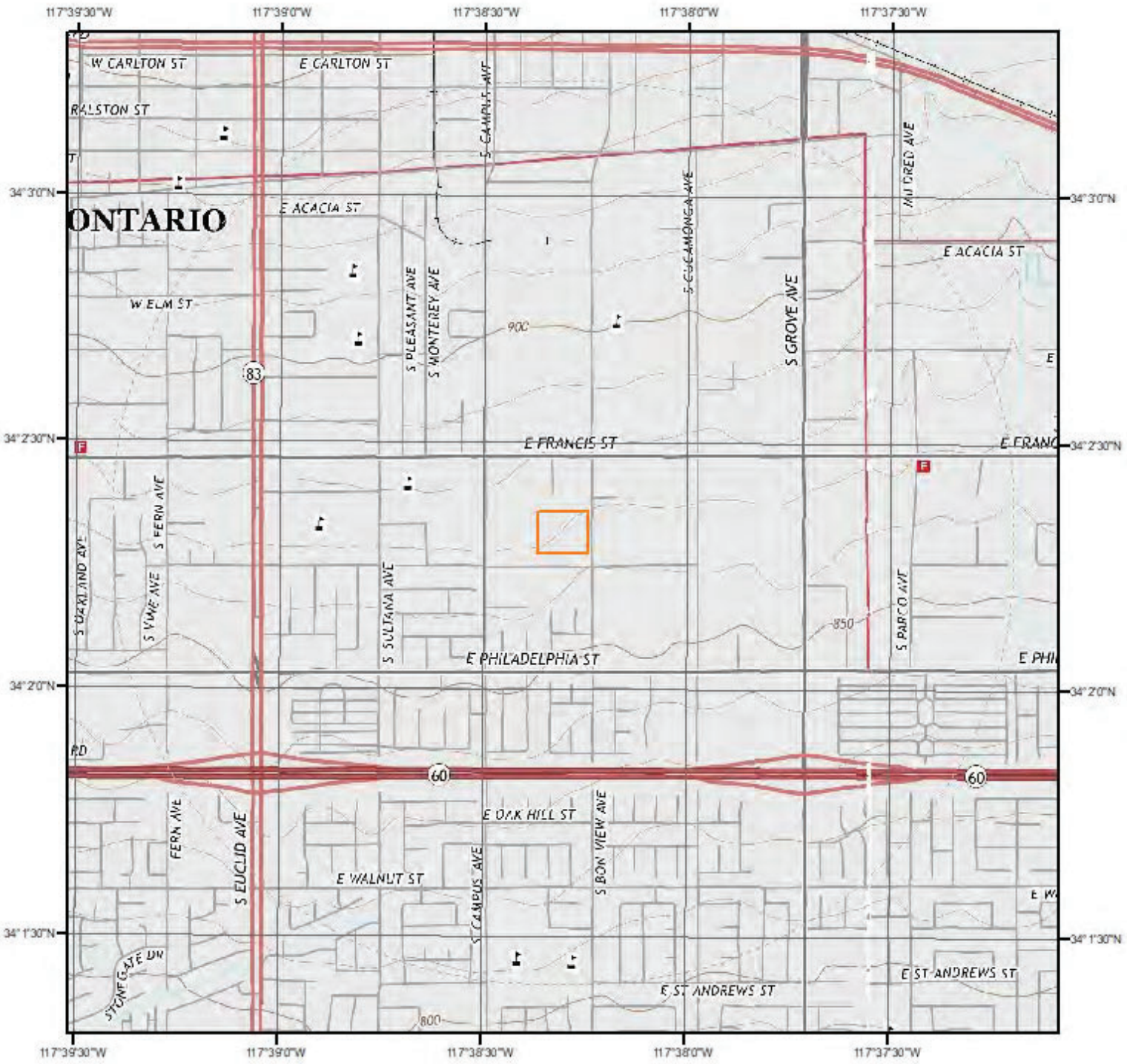
The ERIS ***Physical Setting Report - PSR*** provides comprehensive information about the physical setting around a site and includes a complete overview of topography and surface topology, in addition to hydrologic, geologic and soil characteristics. The location and detailed attributes of oil and gas wells, water wells, public water systems and radon are also included for review.

The compilation of both physical characteristics of a site and additional attribute data is useful in assessing the impact of migration of contaminants and subsequent impact on soils and groundwater.

Disclaimer

This Report does not provide a full environmental evaluation for the site or adjacent properties. Please see the terms and disclaimer at the end of the Report for greater detail.

Topographic Information



Current USGS Topo (2015)

Miles
0 0.2 0.4 0.8

N

Quadrangle(s): Guasti,CA; Ontario,CA

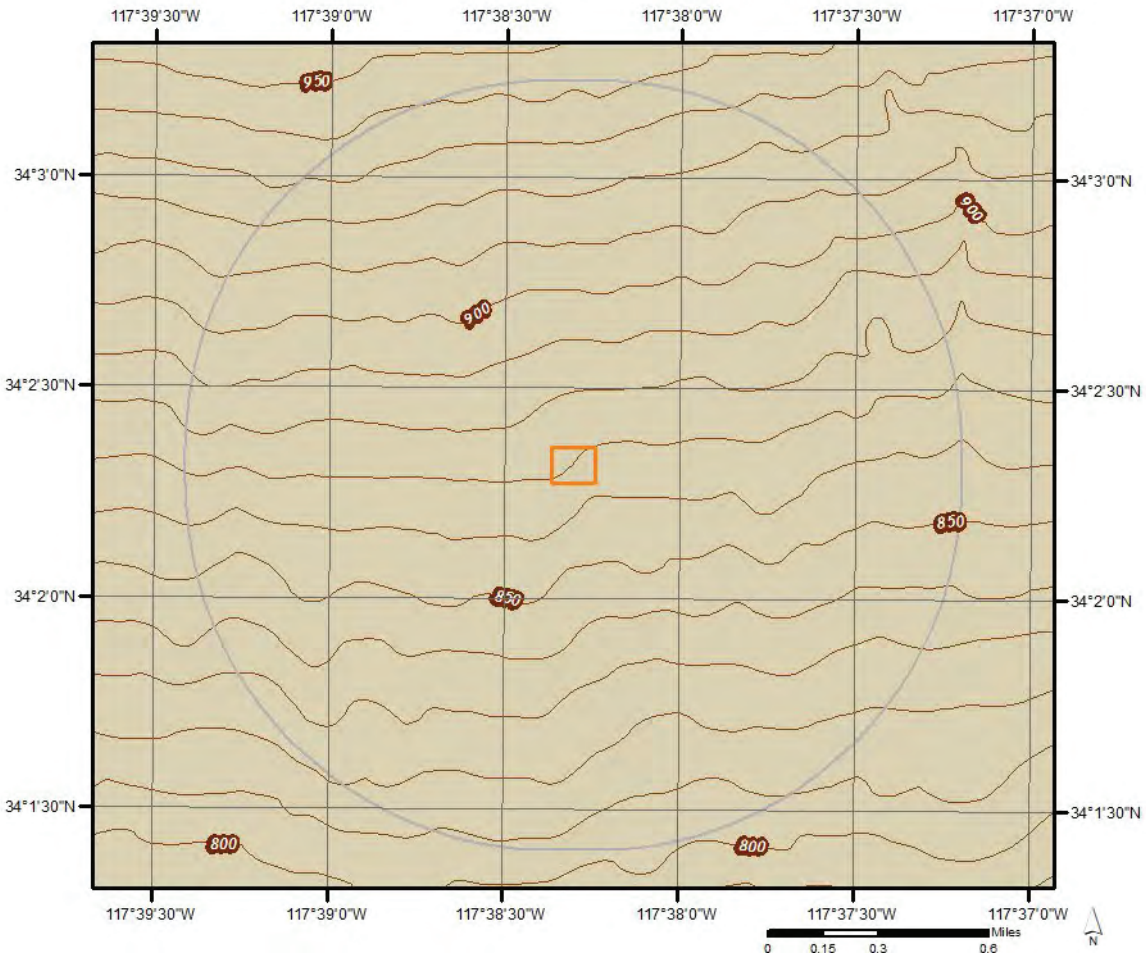
Source: USGS 7.5 Minute Topographic Map

Topographic Information

The previous topographic map(s) are created by seamlessly merging and cutting current USGS topographic data. Below are shaded relief map(s), derived from USGS elevation data to show surrounding topography in further detail.

Topographic information at project property:

Elevation: 870.10 ft
Slope Direction: SSE



Hydrologic Information



Wetland

0 0.075 0.15 0.3 Miles

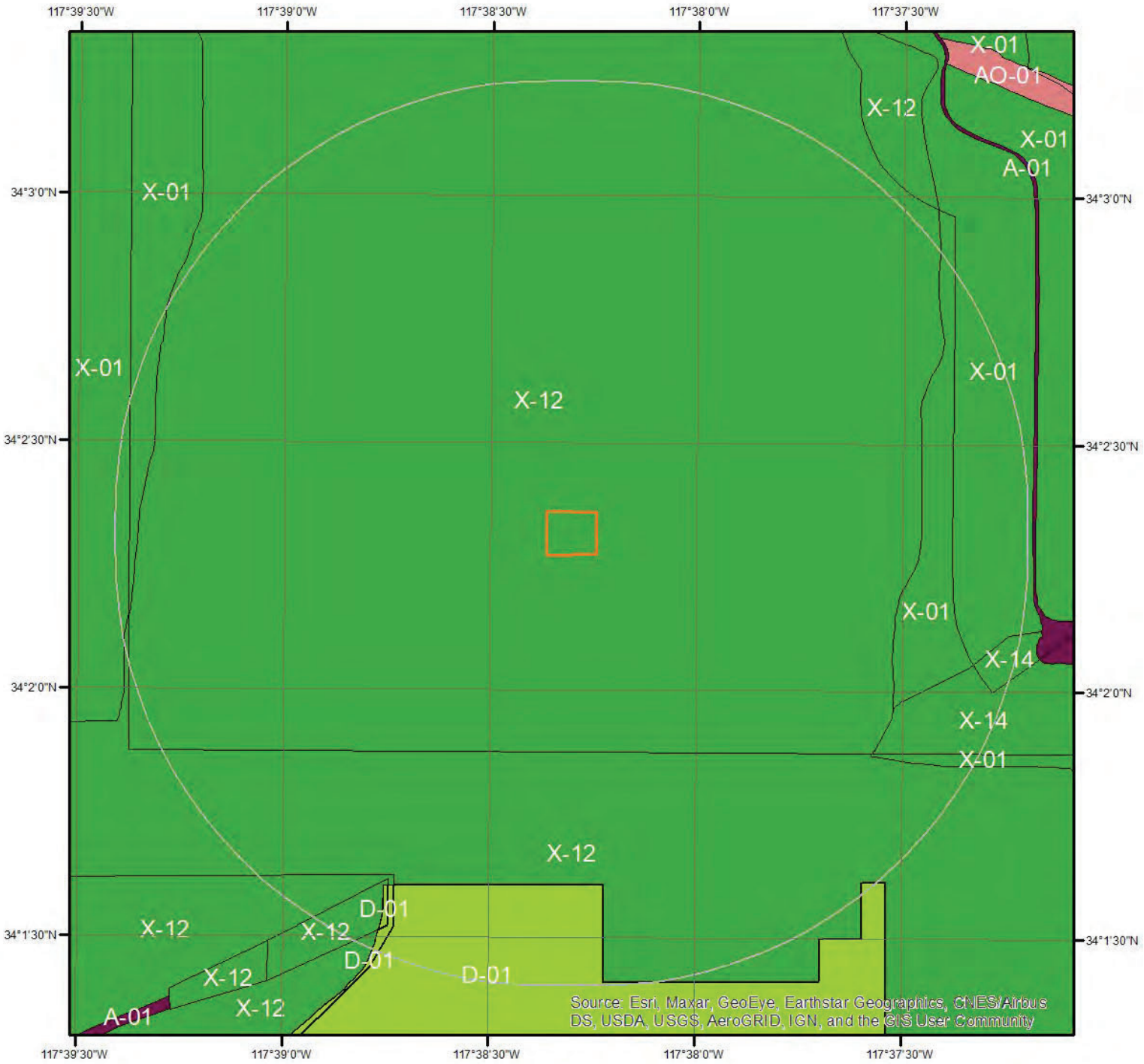
N

This map shows wetland existence using data from US Fish & Wildlife.
Data coverage is shown to the right. Gray indicates no data available in the area.

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

ERIS

Hydrologic Information



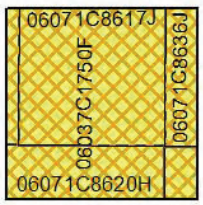
Flood Hazard Zones

Miles
0 0.2 0.4

This map shows FEMA flood hazard zones. FIRM panels are shown to the right, and blank indicates no data is available.

A	AO	X
A99	V	OPEN WATER
AE	VE	NOT POPULATED
AH	D	AREA NOT INCLUDED

N



ERIS

Hydrologic Information

The Wetland Type map shows wetland existence overlaid on an aerial imagery. The Flood Hazard Zones map shows FEMA flood hazard zones overlaid on an aerial imagery. Relevant FIRM panels and detailed zone information is provided below.

Available FIRM Panels in area:	06071C8638H(effective:2008-08-28) 06071C8616H(effective:2008-08-28) 06071C8620H(effective:2008-08-28) 06071C8617J(effective:2015-02-18) 06071C8636J(effective:2015-02-18) 06037C1750F(effective:2008-09-26)

Flood Zone D-01

Zone:	D
Zone subtype:	

Flood Zone X-01

Zone:	X
Zone subtype:	0.2 PCT ANNUAL CHANCE FLOOD HAZARD

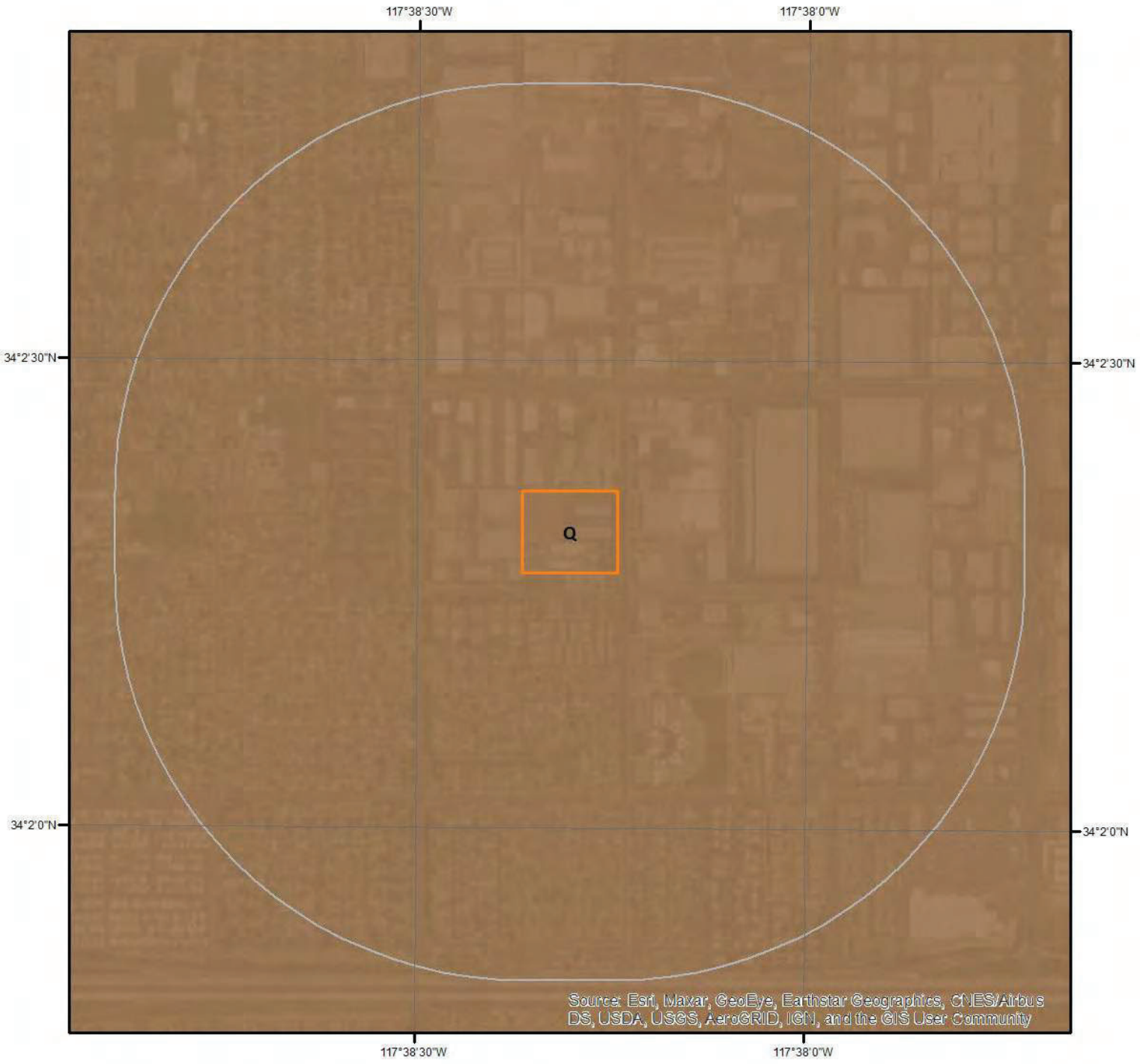
Flood Zone X-12

Zone:	X
Zone subtype:	AREA OF MINIMAL FLOOD HAZARD

Flood Zone X-14

Zone:	X
Zone subtype:	AREA WITH REDUCED FLOOD RISK DUE TO LEVEE

Geologic Information



0 0.2 0.4 Miles N

Geologic Units

This maps shows geologic units in the area. Please refer to the report for detailed descriptions.

ERIS

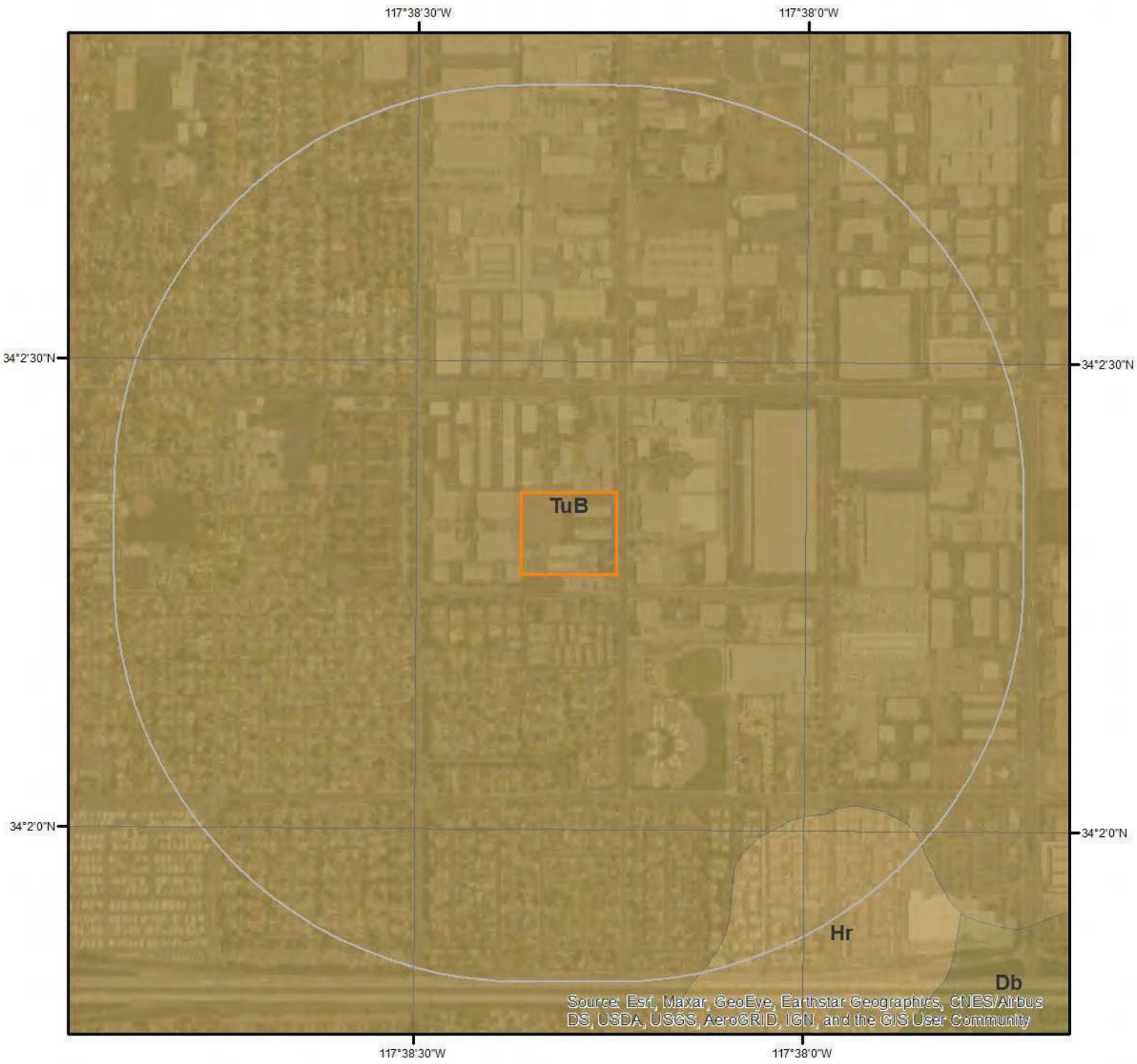
Geologic Information

The previous page shows USGS geology information. Detailed information about each unit is provided below.

Geologic Unit Q

Unit Name:	Quaternary alluvium and marine deposits
Unit Age:	Pliocene to Holocene
Primary Rock Type:	alluvium
Secondary Rock Type:	terrace
Unit Description:	Alluvium, lake, playa, and terrace deposits; unconsolidated and semi-consolidated. Mostly nonmarine, but includes marine deposits near the coast.

Soil Information



SSURGO Soils

This maps shows SSURGO soil units around the target property. Please refer to the report for detailed soil descriptions.

Soil Information

The previous page shows a soil map using SSURGO data from USDA Natural Resources Conservation Service. Detailed information about each unit is provided below.

Map Unit Hr (0.26%)

Map Unit Name:	Hilmar loamy fine sand
Bedrock Depth - Min:	null
Watertable Depth - Annual Min:	null
Drainage Class - Dominant:	Somewhat poorly drained
Hydrologic Group - Dominant:	C - Soils in this group have moderately high runoff potential when thoroughly wet. Water transmission through the soil is somewhat restricted.

Major components are printed below

Hilmar(85%)

horizon A(0cm to 33cm)	Loamy fine sand
horizon C1(33cm to 41cm)	Loamy sand
horizon C2(41cm to 58cm)	Loamy sand
horizon 2C3(58cm to 152cm)	Stratified loamy sand to loam

Component Description:

Minor map unit components are excluded from this report.

Map Unit: Hr - Hilmar loamy fine sand

Component: Hilmar (85%)
The Hilmar component makes up 85 percent of the map unit. Slopes are 0 to 2 percent. This component is on alluvial fans, alluvial plains. The parent material consists of alluvium derived from granite. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is somewhat poorly drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is moderate. Shrink-swell potential is low. This soil is rarely flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 1 percent. Nonirrigated land capability classification is 4w. This soil does not meet hydric criteria. The calcium carbonate equivalent within 40 inches, typically, does not exceed 3 percent. The soil has a slightly saline horizon within 30 inches of the soil surface.

Component: Delhi (10%)
Generated brief soil descriptions are created for major soil components. The Delhi soil is a minor component.

Component: Tujunga (5%)
Generated brief soil descriptions are created for major soil components. The Tujunga soil is a minor component.

Map Unit TuB (99.74%)

Map Unit Name:	Tujunga loamy sand, 0 to 5 percent slopes
Bedrock Depth - Min:	null
Watertable Depth - Annual Min:	null
Drainage Class - Dominant:	Somewhat excessively drained
Hydrologic Group - Dominant:	A - Soils in this group have low runoff potential when thoroughly wet. Water is transmitted freely through the soil.

Major components are printed below

Tujunga(85%)

horizon A(0cm to 15cm)	Loamy sand
horizon C1(15cm to 46cm)	Loamy sand
horizon C2(46cm to 152cm)	Loamy sand

Component Description:

Soil Information

Minor map unit components are excluded from this report.

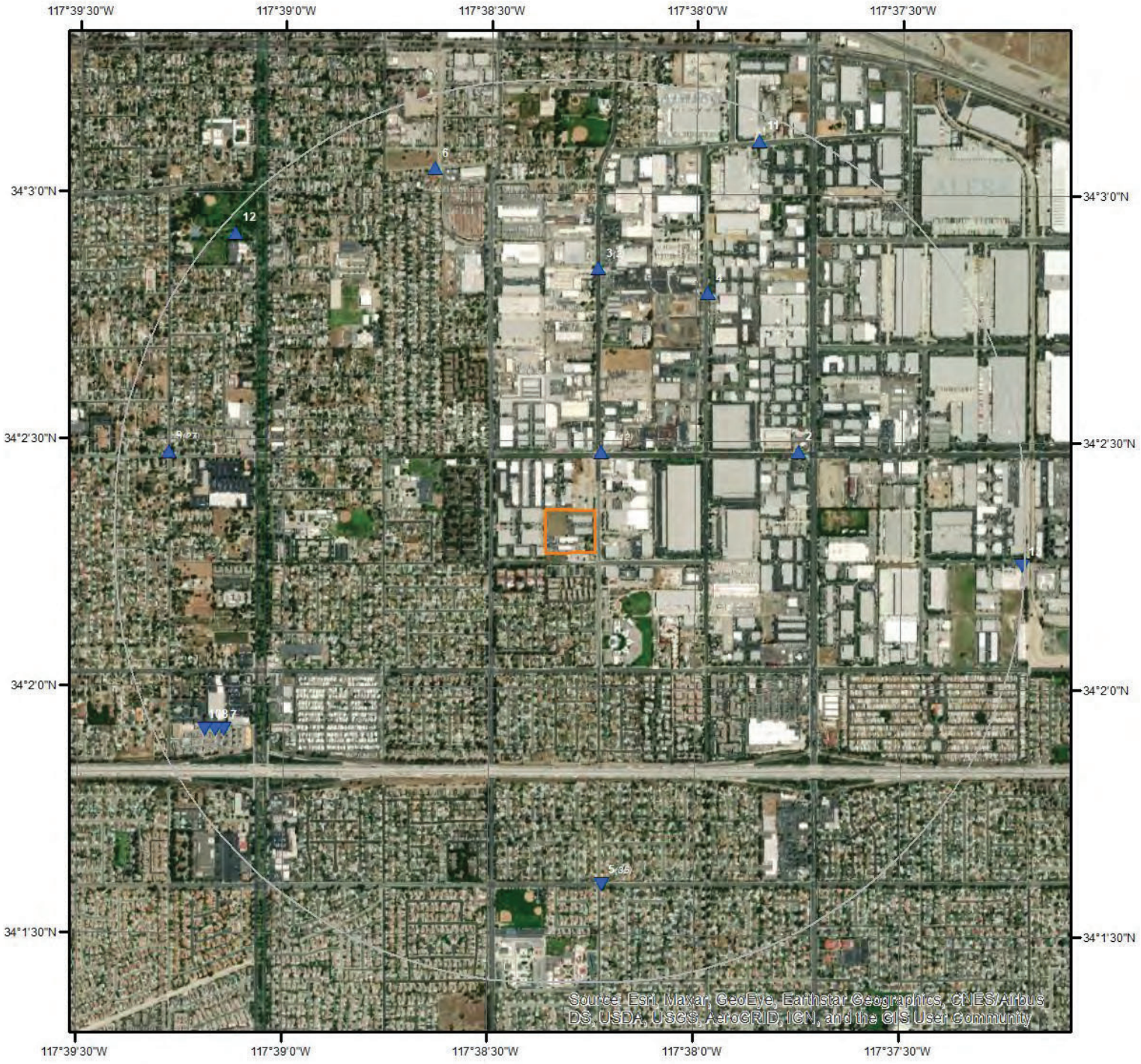
Map Unit: TuB - Tujunga loamy sand, 0 to 5 percent slopes

Component: Tujunga (85%)
The Tujunga, loamy sand component makes up 85 percent of the map unit. Slopes are 0 to 5 percent. This component is on alluvial fans, alluvial plains. The parent material consists of alluvium derived from granite. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is somewhat excessively drained. Water movement in the most restrictive layer is high. Available water to a depth of 60 inches (or restricted depth) is low. Shrink-swell potential is low. This soil is rarely flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 1 percent. Nonirrigated land capability classification is 4e. This soil does not meet hydric criteria.

Component: Tujunga (10%)
Generated brief soil descriptions are created for major soil components. The Tujunga soil is a minor component.

Component: Hanford (5%)
Generated brief soil descriptions are created for major soil components. The Hanford soil is a minor component.

Wells and Additional Sources



Wells & Additional Sources

- ▲ Sites with Higher Elevation
- ■ Sites with Same Elevation
- ▼ Sites with Lower Elevation
- ○ Sites with Unknown Elevation

N

0 0.15 0.3 0.6 Miles

ERIS

Wells and Additional Sources Summary

Federal Sources

Public Water Systems Violations and Enforcement Data

Map Key	PWS ID	Distance (ft)	Direction
3	CA3610034	2,966.89	N

Safe Drinking Water Information System (SDWIS)

Map Key	PWS ID	Distance (ft)	Direction
3	CA3610034	2,966.89	N

USGS National Water Information System

Map Key	Monitoring Loc Identifier	Distance (ft)	Direction
2	USGS-340228117374401	2,598.15	ENE
4	USGS-340248117375501	3,003.91	NNE
6	USGS-340303117383501	4,408.10	NNW
12	USGS-340255117390401	5,094.82	NW
13	USGS-11073493	5,244.32	E

State Sources

Oil and Gas Wells

Map Key	ID	Distance (ft)	Direction
	No records found		

Periodic Groundwater Level Measurement Locations

Map Key	ID	Distance (ft)	Direction
	No records found		

Well Completion Reports

Map Key	WCR No	Distance (ft)	Direction
1	WCR0298658	714.00	NNE
1	WCR1994-012370	714.00	NNE
1	WCR2007-009669	714.00	NNE
1	WCR2007-009670	714.00	NNE
1	WCR2009-009670	714.00	NNE
1	WCR0285997	714.00	NNE
1	WCR1776-007459	714.00	NNE
1	WCR1983-006749	714.00	NNE
1	WCR2010-009991	714.00	NNE
1	WCR2009-010028	714.00	NNE
1	WCR1983-007113	714.00	NNE
1	WCR0173757	714.00	NNE
5	WCR1776-008734	4,080.43	S

5	WCR0226299	4,080.43	S
5	WCR2006-010234	4,080.43	S
5	WCR1776-007836	4,080.43	S
5	WCR1957-001829	4,080.43	S
5	WCR0279636	4,080.43	S
5	WCR0322600	4,080.43	S
5	WCR1976-005714	4,080.43	S
5	WCR1972-003123	4,080.43	S
5	WCR1977-010461	4,080.43	S
5	WCR1929-000197	4,080.43	S
5	WCR1973-003493	4,080.43	S
5	WCR0213054	4,080.43	S
5	WCR1976-005715	4,080.43	S
5	WCR1963-001520	4,080.43	S
5	WCR1997-010979	4,080.43	S
5	WCR1999-011371	4,080.43	S
5	WCR2006-010341	4,080.43	S
5	WCR1995-012429	4,080.43	S
5	WCR1954-002486	4,080.43	S
5	WCR2002-012406	4,080.43	S
5	WCR1954-001990	4,080.43	S
5	WCR1971-002483	4,080.43	S
5	WCR1997-011007	4,080.43	S
5	WCR1936-000189	4,080.43	S
5	WCR1776-007812	4,080.43	S
5	WCR1957-001716	4,080.43	S
5	WCR1978-008572	4,080.43	S
5	WCR1997-011377	4,080.43	S
5	WCR1776-011724	4,080.43	S
5	WCR2006-010342	4,080.43	S
5	WCR1963-001867	4,080.43	S
5	WCR0118375	4,080.43	S
5	WCR1978-007968	4,080.43	S
5	WCR1997-011376	4,080.43	S
7	WCR2019-008760	4,501.39	WSW
8	WCR2019-008759	4,596.32	WSW
9	WCR1925-000099	4,666.16	WNW
9	WCR1993-010851	4,666.16	WNW
9	WCR2000-011005	4,666.16	WNW
9	WCR1994-011880	4,666.16	WNW
9	WCR1957-001673	4,666.16	WNW
9	WCR1994-011123	4,666.16	WNW
9	WCR1994-011881	4,666.16	WNW
9	WCR1992-014975	4,666.16	WNW
9	WCR1993-010850	4,666.16	WNW
9	WCR1993-010852	4,666.16	WNW
9	WCR1910-000061	4,666.16	WNW
9	WCR2000-010961	4,666.16	WNW
9	WCR2000-011003	4,666.16	WNW
9	WCR1992-017050	4,666.16	WNW
9	WCR2000-011004	4,666.16	WNW
9	WCR2000-010962	4,666.16	WNW
9	WCR1994-011879	4,666.16	WNW
9	WCR2000-012827	4,666.16	WNW
9	WCR1992-017049	4,666.16	WNW
9	WCR1999-011233	4,666.16	WNW
9	WCR1998-010474	4,666.16	WNW
9	WCR2000-012656	4,666.16	WNW
9	WCR1999-011494	4,666.16	WNW
9	WCR2000-012970	4,666.16	WNW
9	WCR1998-009745	4,666.16	WNW
9	WCR1999-011495	4,666.16	WNW
9	WCR2000-011002	4,666.16	WNW
10	WCR2019-008756	4,707.64	WSW
11	WCR2019-016170	4,959.08	NNE

Public Water Systems Violations and Enforcement Data

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
3	N	0.56	2,966.89	910.51	PWSV

Address Line 2:
State Code: CA
Zip Code: 91761
City Name: ONTARIO
Address Line 1: 1425 S. BON VIEW AVE.
PWS ID: CA3610034
PWS Type Code: CWS
PWS Type Description: Community Water System
Primary Source Code: SWP
Primary Source Desc: Purchased Surface Water
PWS Activity Code: A
PWS Activity Description: Active
PWS Deactivation Date:
Phone Number: 909-395-2682

--Details--
Population Served Count: 167382
City Served: ONTARIO
County Served: San Bernardino
State Served: CA
Zip Code Served:

Safe Drinking Water Information System (SDWIS)

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
3	N	0.56	2,966.89	910.51	SDWIS

PWS ID: CA3610034
PWS Type: Community water system
No of Facilities: 95
No of Violations: 1
No of Site Visits: 13
Cities Served: ONTARIO
Counties Served: San Bernardino
Population Served Count: 175,841
Primacy Agency: California
EPA Region: Region 9

USGS National Water Information System

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
2	ENE	0.49	2,598.15	877.77	FED USGS

Organiz Identifier:	USGS-CA	Formation Type:	
Organiz Name:	USGS California Water Science Center	Aquifer Name:	
Well Depth:		Aquifer Type:	
Well Depth Unit:		Country Code:	US
Well Hole Depth:		Provider Name:	NWIS
W Hole Depth Unit:		County:	SAN BERNARDINO
Construction Date:		Latitude:	34.0413333
Source Map Scale:	24000	Longitude:	-117.6291389
Monitoring Loc Name:	STORM DRAIN FRANCIS AND GROVE NR ONTARIO CA		
Monitoring Loc Identifier:	USGS-340228117374401		
Monitoring Loc Type:	Facility: Storm sewer		
Monitoring Loc Desc:			
HUC Eight Digit Code:	18070203		
Drainage Area:			
Drainage Area Unit:			
Contrib Drainage Area:			
Contrib Drainage Area Unit:			
Horizontal Accuracy:	Unknown		
Horizontal Accuracy Unit:	Unknown		
Horizontal Collection Mthd:	Mapping grade GPS unit (handheld accuracy range 12 to 40 ft)		
Horiz Coord Refer System:	NAD83		
Vertical Measure:	880		
Vertical Measure Unit:	feet		
Vertical Accuracy:	5		
Vertical Accuracy Unit:	feet		
Vertical Collection Mthd:	Interpolated from topographic map.		
Vert Coord Refer System:	NGVD29		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
4	NNE	0.57	3,003.91	902.46	FED USGS

Organiz Identifier:	USGS-CA	Formation Type:	
Organiz Name:	USGS California Water Science Center	Aquifer Name:	California Coastal Basin aquifers
Well Depth:	428	Aquifer Type:	
Well Depth Unit:	ft	Country Code:	US
Well Hole Depth:		Provider Name:	NWIS
W Hole Depth Unit:		County:	SAN BERNARDINO
Construction Date:		Latitude:	34.0466783
Source Map Scale:	24000	Longitude:	-117.6328314
Monitoring Loc Name:	001S007W32A002S		
Monitoring Loc Identifier:	USGS-340248117375501		
Monitoring Loc Type:	Well		
Monitoring Loc Desc:			

HUC Eight Digit Code:	18070203
Drainage Area:	
Drainage Area Unit:	
Contrib Drainage Area:	
Contrib Drainage Area Unit:	
Horizontal Accuracy:	1
Horizontal Accuracy Unit:	seconds
Horizontal Collection Mthd:	Interpolated from MAP.
Horiz Coord Refer System:	NAD83
Vertical Measure:	
Vertical Measure Unit:	
Vertical Accuracy:	
Vertical Accuracy Unit:	
Vertical Collection Mthd:	
Vert Coord Refer System:	

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
6	NNW	0.83	4,408.10	928.39	FED USGS

Organiz Identifier:	USGS-CA	Formation Type:	
Organiz Name:	USGS California Water Science Center	Aquifer Name:	California Coastal Basin aquifers
Well Depth:	444	Aquifer Type:	
Well Depth Unit:	ft	Country Code:	US
Well Hole Depth:		Provider Name:	NWIS
W Hole Depth Unit:		County:	SAN BERNARDINO
Construction Date:		Latitude:	34.0508448
Source Map Scale:	24000	Longitude:	-117.6439429
Monitoring Loc Name:	001S007W29N001S		
Monitoring Loc Identifier:	USGS-340303117383501		
Monitoring Loc Type:	Well		
Monitoring Loc Desc:			
HUC Eight Digit Code:	18070203		
Drainage Area:			
Drainage Area Unit:			
Contrib Drainage Area:			
Contrib Drainage Area Unit:			
Horizontal Accuracy:	1		
Horizontal Accuracy Unit:	seconds		
Horizontal Collection Mthd:	Interpolated from MAP.		
Horiz Coord Refer System:	NAD83		
Vertical Measure:			
Vertical Measure Unit:			
Vertical Accuracy:			

Vertical Accuracy Unit:
Vertical Collection Mthd:
Vert Coord Refer System:

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
12	NW	0.96	5,094.82	922.51	FED USGS

Organiz Identifier:	USGS-CA	Formation Type:	
Organiz Name:	USGS California Water Science Center	Aquifer Name:	California Coastal Basin aquifers
Well Depth:	672	Aquifer Type:	
Well Depth Unit:	ft	Country Code:	US
Well Hole Depth:		Provider Name:	NWIS
W Hole Depth Unit:		County:	SAN BERNARDINO
Construction Date:		Latitude:	34.0486226
Source Map Scale:	24000	Longitude:	-117.6519986
Monitoring Loc Name:	001S007W30Q001S		
Monitoring Loc Identifier:	USGS-340255117390401		
Monitoring Loc Type:	Well		
Monitoring Loc Desc:			
HUC Eight Digit Code:	18070203		
Drainage Area:			
Drainage Area Unit:			
Contrib Drainage Area:			
Contrib Drainage Area Unit:			
Horizontal Accuracy:	1		
Horizontal Accuracy Unit:	seconds		
Horizontal Collection Mthd:	Interpolated from MAP.		
Horiz Coord Refer System:	NAD83		
Vertical Measure:			
Vertical Measure Unit:			
Vertical Accuracy:			
Vertical Accuracy Unit:			
Vertical Collection Mthd:			
Vert Coord Refer System:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
13	E	0.99	5,244.32	852.22	FED USGS

Organiz Identifier:	USGS-CA	Formation Type:	
Organiz Name:	USGS California Water Science Center	Aquifer Name:	
Well Depth:		Aquifer Type:	
Well Depth Unit:		Country Code:	US
Well Hole Depth:		Provider Name:	NWIS

W Hole Depth Unit:		County:	SAN BERNARDINO
Construction Date:		Latitude:	34.0375119
Source Map Scale:	24000	Longitude:	-117.6200532
Monitoring Loc Name:	W BR CUCAMONGA CHANNEL AB ELY PERC BASIN A ONTARIO		
Monitoring Loc Identifier:	USGS-11073493		
Monitoring Loc Type:	Stream		
Monitoring Loc Desc:			
HUC Eight Digit Code:	18070203		
Drainage Area:	6.01		
Drainage Area Unit:	sq mi		
Contrib Drainage Area:			
Contrib Drainage Area Unit:			
Horizontal Accuracy:	1		
Horizontal Accuracy Unit:	seconds		
Horizontal Collection Mthd:	Interpolated from MAP.		
Horiz Coord Refer System:	NAD83		
Vertical Measure:	850		
Vertical Measure Unit:	feet		
Vertical Accuracy:	2.5		
Vertical Accuracy Unit:	feet		
Vertical Collection Mthd:	Interpolated from topographic map.		
Vert Coord Refer System:	NGVD29		

Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
1	NNE	0.14	714.00	878.51	WATER WELLS

WCR No:	WCR0298658	County:	San Bernardino
County(OSWCR):	San Bernardino	Decimal Latitude:	34.04129
Decimal Lat(OSWCR):	34.04129	Decimal Longitude:	-117.63712
Decim Long(OSWCR):	-117.63712		
Location(OSWCR):	None		
City(OSWCR):	None		
Location:	None		
City:	None		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
1	NNE	0.14	714.00	878.51	WATER WELLS

WCR No:	WCR1994-012370	County:	San Bernardino
County(OSWCR):	San Bernardino	Decimal Latitude:	34.04129
Decimal Lat(OSWCR):	34.04129	Decimal Longitude:	-117.63712
Decim Long(OSWCR):	-117.63712		

Location(OSWCR): Cucamonga Avenue
City(OSWCR): Ontario
Location: Cucamonga Avenue
City: Ontario
Original Source: California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
1	NNE	0.14	714.00	878.51	WATER WELLS

WCR No: WCR2007-009669
County(OSWCR): San Bernardino
Decimal Lat(OSWCR): 34.04129
Decim Long(OSWCR): -117.63712
Location(OSWCR): Bon View & Philadelphia
City(OSWCR): Ontario
Location: Bon View & Philadelphia
City: Ontario
County: San Bernardino
Decimal Latitude: 34.04129
Decimal Longitude: -117.63712
Original Source: California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
1	NNE	0.14	714.00	878.51	WATER WELLS

WCR No: WCR2007-009670
County(OSWCR): San Bernardino
Decimal Lat(OSWCR): 34.04129
Decim Long(OSWCR): -117.63712
Location(OSWCR): Bon View & Philadelphia
City(OSWCR): Ontario
Location: Bon View & Philadelphia
City: Ontario
County: San Bernardino
Decimal Latitude: 34.04129
Decimal Longitude: -117.63712
Original Source: California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
1	NNE	0.14	714.00	878.51	WATER WELLS

WCR No: WCR2009-009670
County(OSWCR): San Bernardino
Decimal Lat(OSWCR): 34.04129
Decim Long(OSWCR): -117.63712
Location(OSWCR): Bon View Avenue & E Philadelphia Street
City(OSWCR): Ontario
Location: Bon View Avenue & E Philadelphia Street
City: Ontario
County: San Bernardino
Decimal Latitude: 34.04129
Decimal Longitude: -117.63712
Original Source: California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California

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Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
1	NNE	0.14	714.00	878.51	WATER WELLS

WCR No:	WCR0285997	County:	San Bernardino
County(OSWCR):	San Bernardino	Decimal Latitude:	34.04129
Decimal Lat(OSWCR):	34.04129	Decimal Longitude:	-117.63712
Decim Long(OSWCR):	-117.63712		
Location(OSWCR):	None		
City(OSWCR):	None		
Location:	None		
City:	None		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
1	NNE	0.14	714.00	878.51	WATER WELLS

WCR No:	WCR1776-007459	County:	San Bernardino
County(OSWCR):	San Bernardino	Decimal Latitude:	34.04129
Decimal Lat(OSWCR):	34.04129	Decimal Longitude:	-117.63712
Decim Long(OSWCR):	-117.63712		
Location(OSWCR):	CAMPUS, PHILLIPS		
City(OSWCR):	None		
Location:	CAMPUS, PHILLIPS		
City:	None		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
1	NNE	0.14	714.00	878.51	WATER WELLS

WCR No:	WCR1983-006749	County:	San Bernardino
County(OSWCR):	San Bernardino	Decimal Latitude:	34.04129
Decimal Lat(OSWCR):	34.04129	Decimal Longitude:	-117.63712
Decim Long(OSWCR):	-117.63712		
Location(OSWCR):	1425 S Bon View AVE		
City(OSWCR):	Ontario		
Location:	1425 S Bon View AVE		
City:	Ontario		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
1	NNE	0.14	714.00	878.51	WATER WELLS

WCR No:	WCR2010-009991	County:	San Bernardino
County(OSWCR):	San Bernardino	Decimal Latitude:	34.04129
Decimal Lat(OSWCR):	34.04129	Decimal Longitude:	-117.63712
Decim Long(OSWCR):	-117.63712		
Location(OSWCR):	S Bon View Avenue & E Philadelphia Stree		
City(OSWCR):	Ontario		
Location:	S Bon View Avenue & E Philadelphia Stree		
City:	Ontario		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
1	NNE	0.14	714.00	878.51	WATER WELLS

WCR No:	WCR2009-010028	County:	San Bernardino
County(OSWCR):	San Bernardino	Decimal Latitude:	34.04129
Decimal Lat(OSWCR):	34.04129	Decimal Longitude:	-117.63712
Decim Long(OSWCR):	-117.63712		
Location(OSWCR):	S Bon View Avenue & E Philadelphia Stree		
City(OSWCR):	Ontario		
Location:	S Bon View Avenue & E Philadelphia Stree		
City:	Ontario		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
1	NNE	0.14	714.00	878.51	WATER WELLS

WCR No:	WCR1983-007113	County:	San Bernardino
County(OSWCR):	San Bernardino	Decimal Latitude:	34.04129
Decimal Lat(OSWCR):	34.04129	Decimal Longitude:	-117.63712
Decim Long(OSWCR):	-117.63712		
Location(OSWCR):	1425 S Bon View		
City(OSWCR):	Ontario		
Location:	1425 S Bon View		
City:	Ontario		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
1	NNE	0.14	714.00	878.51	WATER WELLS

WCR No:	WCR0173757	County:	San Bernardino
County(OSWCR):	San Bernardino	Decimal Latitude:	34.04129
Decimal Lat(OSWCR):	34.04129	Decimal Longitude:	-117.63712
Decim Long(OSWCR):	-117.63712		

Location(OSWCR):	None
City(OSWCR):	None
Location:	None
City:	None
Original Source:	California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
5	S	0.77	4,080.43	817.40	WATER WELLS

WCR No:	WCR1776-008734	County:	San Bernardino
County(OSWCR):	San Bernardino	Decimal Latitude:	34.02668
Decimal Lat(OSWCR):	34.02668	Decimal Longitude:	-117.63703
Decim Long(OSWCR):	-117.63703		
Location(OSWCR):	SULTANA, ELY		
City(OSWCR):	None		
Location:	SULTANA, ELY		
City:	None		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
5	S	0.77	4,080.43	817.40	WATER WELLS

WCR No:	WCR0226299	County:	San Bernardino
County(OSWCR):	San Bernardino	Decimal Latitude:	34.02668
Decimal Lat(OSWCR):	34.02668	Decimal Longitude:	-117.63703
Decim Long(OSWCR):	-117.63703		
Location(OSWCR):	None		
City(OSWCR):	None		
Location:	None		
City:	None		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
5	S	0.77	4,080.43	817.40	WATER WELLS

WCR No:	WCR2006-010234	County:	San Bernardino
County(OSWCR):	San Bernardino	Decimal Latitude:	34.02668
Decimal Lat(OSWCR):	34.02668	Decimal Longitude:	-117.63703
Decim Long(OSWCR):	-117.63703		
Location(OSWCR):	2431 S Euclid Avenue		
City(OSWCR):	Ontario		
Location:	2431 S Euclid Avenue		
City:	Ontario		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California		

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Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
5	S	0.77	4,080.43	817.40	WATER WELLS

WCR No:	WCR1776-007836	County:	San Bernardino
County(OSWCR):	San Bernardino	Decimal Latitude:	34.02668
Decimal Lat(OSWCR):	34.02668	Decimal Longitude:	-117.63703
Decim Long(OSWCR):	-117.63703		
Location(OSWCR):	WALNUT ST, BON VIEW		
City(OSWCR):	Chino		
Location:	WALNUT ST, BON VIEW		
City:	Chino		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
5	S	0.77	4,080.43	817.40	WATER WELLS

WCR No:	WCR1957-001829	County:	San Bernardino
County(OSWCR):	San Bernardino	Decimal Latitude:	34.02668
Decimal Lat(OSWCR):	34.02668	Decimal Longitude:	-117.63703
Decim Long(OSWCR):	-117.63703		
Location(OSWCR):	EUCLID, RIVERSIDE DR		
City(OSWCR):	None		
Location:	EUCLID, RIVERSIDE DR		
City:	None		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
5	S	0.77	4,080.43	817.40	WATER WELLS

WCR No:	WCR0279636	County:	San Bernardino
County(OSWCR):	San Bernardino	Decimal Latitude:	34.02668
Decimal Lat(OSWCR):	34.02668	Decimal Longitude:	-117.63703
Decim Long(OSWCR):	-117.63703		
Location(OSWCR):	None		
City(OSWCR):	None		
Location:	None		
City:	None		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
5	S	0.77	4,080.43	817.40	WATER WELLS

WCR No:	WCR0322600	County:	San Bernardino
County(OSWCR):	San Bernardino	Decimal Latitude:	34.02668
Decimal Lat(OSWCR):	34.02668	Decimal Longitude:	-117.63703
Decim Long(OSWCR):	-117.63703		
Location(OSWCR):	None		
City(OSWCR):	None		
Location:	None		
City:	None		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
5	S	0.77	4,080.43	817.40	WATER WELLS

WCR No:	WCR1976-005714	County:	San Bernardino
County(OSWCR):	San Bernardino	Decimal Latitude:	34.02668
Decimal Lat(OSWCR):	34.02668	Decimal Longitude:	-117.63703
Decim Long(OSWCR):	-117.63703		
Location(OSWCR):	None		
City(OSWCR):	None		
Location:	None		
City:	None		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
5	S	0.77	4,080.43	817.40	WATER WELLS

WCR No:	WCR1972-003123	County:	San Bernardino
County(OSWCR):	San Bernardino	Decimal Latitude:	34.02668
Decimal Lat(OSWCR):	34.02668	Decimal Longitude:	-117.63703
Decim Long(OSWCR):	-117.63703		
Location(OSWCR):	PINE AVE, JOHNSON AVE		
City(OSWCR):	None		
Location:	PINE AVE, JOHNSON AVE		
City:	None		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
5	S	0.77	4,080.43	817.40	WATER WELLS

WCR No:	WCR1977-010461	County:	San Bernardino
County(OSWCR):	San Bernardino	Decimal Latitude:	34.02668
Decimal Lat(OSWCR):	34.02668	Decimal Longitude:	-117.63703
Decim Long(OSWCR):	-117.63703		

Location(OSWCR): CUCAMONGA, RIVERSIDE
City(OSWCR): None
Location: CUCAMONGA, RIVERSIDE
City: None
Original Source: California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
5	S	0.77	4,080.43	817.40	WATER WELLS

WCR No: WCR1929-000197
County: San Bernardino
County(OSWCR): San Bernardino
Decimal Latitude: 34.02668
Decimal Lat(OSWCR): 34.02668
Decimal Longitude: -117.63703
Decim Long(OSWCR): -117.63703
Location(OSWCR): WALNUT AVE, CUCAMONGA AVE
City(OSWCR): None
Location: WALNUT AVE, CUCAMONGA AVE
City: None
Original Source: California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
5	S	0.77	4,080.43	817.40	WATER WELLS

WCR No: WCR1973-003493
County: San Bernardino
County(OSWCR): San Bernardino
Decimal Latitude: 34.02668
Decimal Lat(OSWCR): 34.02668
Decimal Longitude: -117.63703
Decim Long(OSWCR): -117.63703
Location(OSWCR): WALNUT, GROVE
City(OSWCR): None
Location: WALNUT, GROVE
City: None
Original Source: California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
5	S	0.77	4,080.43	817.40	WATER WELLS

WCR No: WCR0213054
County: San Bernardino
County(OSWCR): San Bernardino
Decimal Latitude: 34.02668
Decimal Lat(OSWCR): 34.02668
Decimal Longitude: -117.63703
Decim Long(OSWCR): -117.63703
Location(OSWCR): None
City(OSWCR): None
Location: None
City: None
Original Source: California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California

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Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
5	S	0.77	4,080.43	817.40	WATER WELLS

WCR No:	WCR1976-005715	County:	San Bernardino
County(OSWCR):	San Bernardino	Decimal Latitude:	34.02668
Decimal Lat(OSWCR):	34.02668	Decimal Longitude:	-117.63703
Decim Long(OSWCR):	-117.63703		
Location(OSWCR):	None		
City(OSWCR):	None		
Location:	None		
City:	None		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
5	S	0.77	4,080.43	817.40	WATER WELLS

WCR No:	WCR1963-001520	County:	San Bernardino
County(OSWCR):	San Bernardino	Decimal Latitude:	34.02668
Decimal Lat(OSWCR):	34.02668	Decimal Longitude:	-117.63703
Decim Long(OSWCR):	-117.63703		
Location(OSWCR):	SULTANA, RIVERSIDE DR		
City(OSWCR):	Ontario		
Location:	SULTANA, RIVERSIDE DR		
City:	Ontario		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
5	S	0.77	4,080.43	817.40	WATER WELLS

WCR No:	WCR1997-010979	County:	San Bernardino
County(OSWCR):	San Bernardino	Decimal Latitude:	34.02668
Decimal Lat(OSWCR):	34.02668	Decimal Longitude:	-117.63703
Decim Long(OSWCR):	-117.63703		
Location(OSWCR):	7601 E Walnut Street		
City(OSWCR):	Ontario		
Location:	7601 E Walnut Street		
City:	Ontario		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
5	S	0.77	4,080.43	817.40	WATER WELLS

WCR No:	WCR1999-011371	County:	San Bernardino
County(OSWCR):	San Bernardino	Decimal Latitude:	34.02668
Decimal Lat(OSWCR):	34.02668	Decimal Longitude:	-117.63703
Decim Long(OSWCR):	-117.63703		
Location(OSWCR):	12804 S Sutana		
City(OSWCR):	Ontario		
Location:	12804 S Sutana		
City:	Ontario		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
5	S	0.77	4,080.43	817.40	WATER WELLS

WCR No:	WCR2006-010341	County:	San Bernardino
County(OSWCR):	San Bernardino	Decimal Latitude:	34.02668
Decimal Lat(OSWCR):	34.02668	Decimal Longitude:	-117.63703
Decim Long(OSWCR):	-117.63703		
Location(OSWCR):	2431 S Euclid Avenue		
City(OSWCR):	Ontario		
Location:	2431 S Euclid Avenue		
City:	Ontario		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
5	S	0.77	4,080.43	817.40	WATER WELLS

WCR No:	WCR1995-012429	County:	San Bernardino
County(OSWCR):	San Bernardino	Decimal Latitude:	34.02668
Decimal Lat(OSWCR):	34.02668	Decimal Longitude:	-117.63703
Decim Long(OSWCR):	-117.63703		
Location(OSWCR):	7410 Walnut Street		
City(OSWCR):	Ontario		
Location:	7410 Walnut Street		
City:	Ontario		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
5	S	0.77	4,080.43	817.40	WATER WELLS

WCR No:	WCR1954-002486	County:	San Bernardino
County(OSWCR):	San Bernardino	Decimal Latitude:	34.02668
Decimal Lat(OSWCR):	34.02668	Decimal Longitude:	-117.63703
Decim Long(OSWCR):	-117.63703		

Location(OSWCR):	PEDLEY AVE
City(OSWCR):	Norco
Location:	PEDLEY AVE
City:	Norco
Original Source:	California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
5	S	0.77	4,080.43	817.40	WATER WELLS

WCR No:	WCR2002-012406	County:	San Bernardino
County(OSWCR):	San Bernardino	Decimal Latitude:	34.02668
Decimal Lat(OSWCR):	34.02668	Decimal Longitude:	-117.63703
Decim Long(OSWCR):	-117.63703		
Location(OSWCR):	2946 S Campus Avenue		
City(OSWCR):	Ontario		
Location:	2946 S Campus Avenue		
City:	Ontario		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
5	S	0.77	4,080.43	817.40	WATER WELLS

WCR No:	WCR1954-001990	County:	Los Angeles
County(OSWCR):	Los Angeles	Decimal Latitude:	34.02668
Decimal Lat(OSWCR):	34.02668	Decimal Longitude:	-117.63703
Decim Long(OSWCR):	-117.63703		
Location(OSWCR):	EUCLID AVE, RIVERSIDE DR, BON VIEW AVE		
City(OSWCR):	None		
Location:	EUCLID AVE, RIVERSIDE DR, BON VIEW AVE		
City:	None		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
5	S	0.77	4,080.43	817.40	WATER WELLS

WCR No:	WCR1971-002483	County:	San Bernardino
County(OSWCR):	San Bernardino	Decimal Latitude:	34.02668
Decimal Lat(OSWCR):	34.02668	Decimal Longitude:	-117.63703
Decim Long(OSWCR):	-117.63703		
Location(OSWCR):	GROVE AVE, PHILADELPHIA AVE, ROUTE 60, W		
City(OSWCR):	None		
Location:	GROVE AVE, PHILADELPHIA AVE, ROUTE 60, W		
City:	None		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California		

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Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
5	S	0.77	4,080.43	817.40	WATER WELLS

WCR No:	WCR1997-011007	County:	San Bernardino
County(OSWCR):	San Bernardino	Decimal Latitude:	34.02668
Decimal Lat(OSWCR):	34.02668	Decimal Longitude:	-117.63703
Decim Long(OSWCR):	-117.63703		
Location(OSWCR):	7601 E Walnut Street		
City(OSWCR):	Ontario		
Location:	7601 E Walnut Street		
City:	Ontario		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
5	S	0.77	4,080.43	817.40	WATER WELLS

WCR No:	WCR1936-000189	County:	San Bernardino
County(OSWCR):	San Bernardino	Decimal Latitude:	34.02668
Decimal Lat(OSWCR):	34.02668	Decimal Longitude:	-117.63703
Decim Long(OSWCR):	-117.63703		
Location(OSWCR):	RIVERSIDE DR, BON VIEW ST, BOND SIERRA S		
City(OSWCR):	Chino		
Location:	RIVERSIDE DR, BON VIEW ST, BOND SIERRA S		
City:	Chino		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
5	S	0.77	4,080.43	817.40	WATER WELLS

WCR No:	WCR1776-007812	County:	San Bernardino
County(OSWCR):	San Bernardino	Decimal Latitude:	34.02668
Decimal Lat(OSWCR):	34.02668	Decimal Longitude:	-117.63703
Decim Long(OSWCR):	-117.63703		
Location(OSWCR):	ELY ST, SULTANA, CAMPUS		
City(OSWCR):	None		
Location:	ELY ST, SULTANA, CAMPUS		
City:	None		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
5	S	0.77	4,080.43	817.40	WATER WELLS

WCR No:	WCR1957-001716	County:	San Bernardino
County(OSWCR):	San Bernardino	Decimal Latitude:	34.02668
Decimal Lat(OSWCR):	34.02668	Decimal Longitude:	-117.63703
Decim Long(OSWCR):	-117.63703		
Location(OSWCR):	EUCLID AVE, RIVERSIDE DR, CAMPUS		
City(OSWCR):	None		
Location:	EUCLID AVE, RIVERSIDE DR, CAMPUS		
City:	None		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
5	S	0.77	4,080.43	817.40	WATER WELLS

WCR No:	WCR1978-008572	County:	San Bernardino
County(OSWCR):	San Bernardino	Decimal Latitude:	34.02668
Decimal Lat(OSWCR):	34.02668	Decimal Longitude:	-117.63703
Decim Long(OSWCR):	-117.63703		
Location(OSWCR):	None		
City(OSWCR):	None		
Location:	None		
City:	None		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
5	S	0.77	4,080.43	817.40	WATER WELLS

WCR No:	WCR1997-011377	County:	San Bernardino
County(OSWCR):	San Bernardino	Decimal Latitude:	34.02668
Decimal Lat(OSWCR):	34.02668	Decimal Longitude:	-117.63703
Decim Long(OSWCR):	-117.63703		
Location(OSWCR):	7601 E Walnut Street		
City(OSWCR):	Ontario		
Location:	7601 E Walnut Street		
City:	Ontario		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
5	S	0.77	4,080.43	817.40	WATER WELLS

WCR No:	WCR1776-011724	County:	San Bernardino
County(OSWCR):	San Bernardino	Decimal Latitude:	34.02668
Decimal Lat(OSWCR):	34.02668	Decimal Longitude:	-117.63703
Decim Long(OSWCR):	-117.63703		

Location(OSWCR):	Walnut Street, BON VIEW
City(OSWCR):	Chino
Location:	Walnut Street, BON VIEW
City:	Chino
Original Source:	California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
5	S	0.77	4,080.43	817.40	WATER WELLS

WCR No:	WCR2006-010342	County:	San Bernardino
County(OSWCR):	San Bernardino	Decimal Latitude:	34.02668
Decimal Lat(OSWCR):	34.02668	Decimal Longitude:	-117.63703
Decim Long(OSWCR):	-117.63703		
Location(OSWCR):	2431 S Euclid Avenue		
City(OSWCR):	Ontario		
Location:	2431 S Euclid Avenue		
City:	Ontario		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
5	S	0.77	4,080.43	817.40	WATER WELLS

WCR No:	WCR1963-001867	County:	San Bernardino
County(OSWCR):	San Bernardino	Decimal Latitude:	34.02668
Decimal Lat(OSWCR):	34.02668	Decimal Longitude:	-117.63703
Decim Long(OSWCR):	-117.63703		
Location(OSWCR):	Walnut Street, GROVE AVE		
City(OSWCR):	Chino		
Location:	Walnut Street, GROVE AVE		
City:	Chino		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
5	S	0.77	4,080.43	817.40	WATER WELLS

WCR No:	WCR0118375	County:	San Bernardino
County(OSWCR):	San Bernardino	Decimal Latitude:	34.02668
Decimal Lat(OSWCR):	34.02668	Decimal Longitude:	-117.63703
Decim Long(OSWCR):	-117.63703		
Location(OSWCR):	None		
City(OSWCR):	None		
Location:	None		
City:	None		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California		

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Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
5	S	0.77	4,080.43	817.40	WATER WELLS

WCR No:	WCR1978-007968	County:	San Bernardino
County(OSWCR):	San Bernardino	Decimal Latitude:	34.02668
Decimal Lat(OSWCR):	34.02668	Decimal Longitude:	-117.63703
Decim Long(OSWCR):	-117.63703		
Location(OSWCR):	None		
City(OSWCR):	None		
Location:	None		
City:	None		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
5	S	0.77	4,080.43	817.40	WATER WELLS

WCR No:	WCR1997-011376	County:	San Bernardino
County(OSWCR):	San Bernardino	Decimal Latitude:	34.02668
Decimal Lat(OSWCR):	34.02668	Decimal Longitude:	-117.63703
Decim Long(OSWCR):	-117.63703		
Location(OSWCR):	7601 E Walnut Street		
City(OSWCR):	Ontario		
Location:	7601 E Walnut Street		
City:	Ontario		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
7	WSW	0.85	4,501.39	841.11	WATER WELLS

WCR No:	WCR2019-008760	County:	San Bernardino
County(OSWCR):	San Bernardino	Decimal Latitude:	34.03184
Decimal Lat(OSWCR):	34.03184	Decimal Longitude:	-117.652373
Decim Long(OSWCR):	-117.652373		
Location(OSWCR):	2261 S Fern AVE		
City(OSWCR):	Ontario		
Location:	2261 S Fern AVE		
City:	Ontario		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
8	WSW	0.87	4,596.32	839.50	WATER WELLS

WCR No:	WCR2019-008759	County:	San Bernardino
County(OSWCR):	San Bernardino	Decimal Latitude:	34.03184
Decimal Lat(OSWCR):	34.03184	Decimal Longitude:	-117.652731
Decim Long(OSWCR):	-117.652731		
Location(OSWCR):	2261 S Fern AVE		
City(OSWCR):	Ontario		
Location:	2261 S Fern AVE		
City:	Ontario		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
9	WNW	0.88	4,666.16	886.15	WATER WELLS

WCR No:	WCR1925-000099	County:	San Bernardino
County(OSWCR):	San Bernardino	Decimal Latitude:	34.04123
Decimal Lat(OSWCR):	34.04123	Decimal Longitude:	-117.65465
Decim Long(OSWCR):	-117.65465		
Location(OSWCR):	E FRANCIS ST, EUCLID AVE		
City(OSWCR):	None		
Location:	E FRANCIS ST, EUCLID AVE		
City:	None		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
9	WNW	0.88	4,666.16	886.15	WATER WELLS

WCR No:	WCR1993-010851	County:	San Bernardino
County(OSWCR):	San Bernardino	Decimal Latitude:	34.04123
Decimal Lat(OSWCR):	34.04123	Decimal Longitude:	-117.65465
Decim Long(OSWCR):	-117.65465		
Location(OSWCR):	501 W FRANCIS ST, ONTARIO		
City(OSWCR):	None		
Location:	501 W FRANCIS ST, ONTARIO		
City:	None		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
9	WNW	0.88	4,666.16	886.15	WATER WELLS

WCR No:	WCR2000-011005	County:	San Bernardino
County(OSWCR):	San Bernardino	Decimal Latitude:	34.04123
Decimal Lat(OSWCR):	34.04123	Decimal Longitude:	-117.65465
Decim Long(OSWCR):	-117.65465		

Location(OSWCR):	S Euclid Avenue
City(OSWCR):	Ontario
Location:	S Euclid Avenue
City:	Ontario
Original Source:	California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
9	WNW	0.88	4,666.16	886.15	WATER WELLS

WCR No:	WCR1994-011880	County:	San Bernardino
County(OSWCR):	San Bernardino	Decimal Latitude:	34.04123
Decimal Lat(OSWCR):	34.04123	Decimal Longitude:	-117.65465
Decim Long(OSWCR):	-117.65465		
Location(OSWCR):	501 FRANCIS		
City(OSWCR):	Ontario		
Location:	501 FRANCIS		
City:	Ontario		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
9	WNW	0.88	4,666.16	886.15	WATER WELLS

WCR No:	WCR1957-001673	County:	San Bernardino
County(OSWCR):	San Bernardino	Decimal Latitude:	34.04123
Decimal Lat(OSWCR):	34.04123	Decimal Longitude:	-117.65465
Decim Long(OSWCR):	-117.65465		
Location(OSWCR):	DESSAU, VINE		
City(OSWCR):	None		
Location:	DESSAU, VINE		
City:	None		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
9	WNW	0.88	4,666.16	886.15	WATER WELLS

WCR No:	WCR1994-011123	County:	San Bernardino
County(OSWCR):	San Bernardino	Decimal Latitude:	34.04123
Decimal Lat(OSWCR):	34.04123	Decimal Longitude:	-117.65465
Decim Long(OSWCR):	-117.65465		
Location(OSWCR):	BONITA ON GREVILLEA, ONTARIO		
City(OSWCR):	None		
Location:	BONITA ON GREVILLEA, ONTARIO		
City:	None		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California		

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Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
9	WNW	0.88	4,666.16	886.15	WATER WELLS

WCR No:	WCR1994-011881	County:	San Bernardino
County(OSWCR):	San Bernardino	Decimal Latitude:	34.04123
Decimal Lat(OSWCR):	34.04123	Decimal Longitude:	-117.65465
Decim Long(OSWCR):	-117.65465		
Location(OSWCR):	501 FRANCIS		
City(OSWCR):	Ontario		
Location:	501 FRANCIS		
City:	Ontario		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
9	WNW	0.88	4,666.16	886.15	WATER WELLS

WCR No:	WCR1992-014975	County:	San Bernardino
County(OSWCR):	San Bernardino	Decimal Latitude:	34.04123
Decimal Lat(OSWCR):	34.04123	Decimal Longitude:	-117.65465
Decim Long(OSWCR):	-117.65465		
Location(OSWCR):	None		
City(OSWCR):	None		
Location:	None		
City:	None		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
9	WNW	0.88	4,666.16	886.15	WATER WELLS

WCR No:	WCR1993-010850	County:	San Bernardino
County(OSWCR):	San Bernardino	Decimal Latitude:	34.04123
Decimal Lat(OSWCR):	34.04123	Decimal Longitude:	-117.65465
Decim Long(OSWCR):	-117.65465		
Location(OSWCR):	FERN & MAPLE, ONTARIO		
City(OSWCR):	None		
Location:	FERN & MAPLE, ONTARIO		
City:	None		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
9	WNW	0.88	4,666.16	886.15	WATER WELLS

WCR No:	WCR1993-010852	County:	San Bernardino
County(OSWCR):	San Bernardino	Decimal Latitude:	34.04123
Decimal Lat(OSWCR):	34.04123	Decimal Longitude:	-117.65465
Decim Long(OSWCR):	-117.65465		
Location(OSWCR):	SAN ANTONIO & MAPLE		
City(OSWCR):	None		
Location:	SAN ANTONIO & MAPLE		
City:	None		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
9	WNW	0.88	4,666.16	886.15	WATER WELLS

WCR No:	WCR1910-000061	County:	San Bernardino
County(OSWCR):	San Bernardino	Decimal Latitude:	34.04123
Decimal Lat(OSWCR):	34.04123	Decimal Longitude:	-117.65465
Decim Long(OSWCR):	-117.65465		
Location(OSWCR):	FRANCES ST, EUCLID AVE		
City(OSWCR):	None		
Location:	FRANCES ST, EUCLID AVE		
City:	None		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
9	WNW	0.88	4,666.16	886.15	WATER WELLS

WCR No:	WCR2000-010961	County:	San Bernardino
County(OSWCR):	San Bernardino	Decimal Latitude:	34.04123
Decimal Lat(OSWCR):	34.04123	Decimal Longitude:	-117.65465
Decim Long(OSWCR):	-117.65465		
Location(OSWCR):	S Euclid Avenue		
City(OSWCR):	Ontario		
Location:	S Euclid Avenue		
City:	Ontario		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
9	WNW	0.88	4,666.16	886.15	WATER WELLS

WCR No:	WCR2000-011003	County:	San Bernardino
County(OSWCR):	San Bernardino	Decimal Latitude:	34.04123
Decimal Lat(OSWCR):	34.04123	Decimal Longitude:	-117.65465
Decim Long(OSWCR):	-117.65465		

Location(OSWCR):	S Euclid Avenue
City(OSWCR):	Ontario
Location:	S Euclid Avenue
City:	Ontario
Original Source:	California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
9	WNW	0.88	4,666.16	886.15	WATER WELLS

WCR No:	WCR1992-017050	County:	San Bernardino
County(OSWCR):	San Bernardino	Decimal Latitude:	34.04123
Decimal Lat(OSWCR):	34.04123	Decimal Longitude:	-117.65465
Decim Long(OSWCR):	-117.65465		
Location(OSWCR):	CEDAR ST, VINE AVE		
City(OSWCR):	Ontario		
Location:	CEDAR ST, VINE AVE		
City:	Ontario		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
9	WNW	0.88	4,666.16	886.15	WATER WELLS

WCR No:	WCR2000-011004	County:	San Bernardino
County(OSWCR):	San Bernardino	Decimal Latitude:	34.04123
Decimal Lat(OSWCR):	34.04123	Decimal Longitude:	-117.65465
Decim Long(OSWCR):	-117.65465		
Location(OSWCR):	S Euclid Avenue		
City(OSWCR):	Ontario		
Location:	S Euclid Avenue		
City:	Ontario		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
9	WNW	0.88	4,666.16	886.15	WATER WELLS

WCR No:	WCR2000-010962	County:	San Bernardino
County(OSWCR):	San Bernardino	Decimal Latitude:	34.04123
Decimal Lat(OSWCR):	34.04123	Decimal Longitude:	-117.65465
Decim Long(OSWCR):	-117.65465		
Location(OSWCR):	S Euclid Avenue		
City(OSWCR):	Ontario		
Location:	S Euclid Avenue		
City:	Ontario		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California		

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Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
9	WNW	0.88	4,666.16	886.15	WATER WELLS

WCR No:	WCR1994-011879	County:	San Bernardino
County(OSWCR):	San Bernardino	Decimal Latitude:	34.04123
Decimal Lat(OSWCR):	34.04123	Decimal Longitude:	-117.65465
Decim Long(OSWCR):	-117.65465		
Location(OSWCR):	501 FRANCIS		
City(OSWCR):	Ontario		
Location:	501 FRANCIS		
City:	Ontario		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
9	WNW	0.88	4,666.16	886.15	WATER WELLS

WCR No:	WCR2000-012827	County:	San Bernardino
County(OSWCR):	San Bernardino	Decimal Latitude:	34.04123
Decimal Lat(OSWCR):	34.04123	Decimal Longitude:	-117.65465
Decim Long(OSWCR):	-117.65465		
Location(OSWCR):	E Bud Street		
City(OSWCR):	Ontario		
Location:	E Bud Street		
City:	Ontario		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
9	WNW	0.88	4,666.16	886.15	WATER WELLS

WCR No:	WCR1992-017049	County:	San Bernardino
County(OSWCR):	San Bernardino	Decimal Latitude:	34.04123
Decimal Lat(OSWCR):	34.04123	Decimal Longitude:	-117.65465
Decim Long(OSWCR):	-117.65465		
Location(OSWCR):	EUCLID AVE, LOCUST ST		
City(OSWCR):	Ontario		
Location:	EUCLID AVE, LOCUST ST		
City:	Ontario		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
9	WNW	0.88	4,666.16	886.15	WATER WELLS

WCR No:	WCR1999-011233	County:	San Bernardino
County(OSWCR):	San Bernardino	Decimal Latitude:	34.04123
Decimal Lat(OSWCR):	34.04123	Decimal Longitude:	-117.65465
Decim Long(OSWCR):	-117.65465		
Location(OSWCR):	E Bud Street		
City(OSWCR):	Ontario		
Location:	E Bud Street		
City:	Ontario		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
9	WNW	0.88	4,666.16	886.15	WATER WELLS

WCR No:	WCR1998-010474	County:	San Bernardino
County(OSWCR):	San Bernardino	Decimal Latitude:	34.04123
Decimal Lat(OSWCR):	34.04123	Decimal Longitude:	-117.65465
Decim Long(OSWCR):	-117.65465		
Location(OSWCR):	1724 S Euclid Avenue		
City(OSWCR):	Ontario		
Location:	1724 S Euclid Avenue		
City:	Ontario		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
9	WNW	0.88	4,666.16	886.15	WATER WELLS

WCR No:	WCR2000-012656	County:	San Bernardino
County(OSWCR):	San Bernardino	Decimal Latitude:	34.04123
Decimal Lat(OSWCR):	34.04123	Decimal Longitude:	-117.65465
Decim Long(OSWCR):	-117.65465		
Location(OSWCR):	E Bud Street		
City(OSWCR):	Ontario		
Location:	E Bud Street		
City:	Ontario		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
9	WNW	0.88	4,666.16	886.15	WATER WELLS

WCR No:	WCR1999-011494	County:	San Bernardino
County(OSWCR):	San Bernardino	Decimal Latitude:	34.04123
Decimal Lat(OSWCR):	34.04123	Decimal Longitude:	-117.65465
Decim Long(OSWCR):	-117.65465		

Location(OSWCR): 501 W Francis Street
City(OSWCR): Ontario
Location: 501 W Francis Street
City: Ontario
Original Source: California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
9	WNW	0.88	4,666.16	886.15	WATER WELLS

WCR No: WCR2000-012970
County(OSWCR): San Bernardino
Decimal Lat(OSWCR): 34.04123
Decim Long(OSWCR): -117.65465
Location(OSWCR): E Bud Street
City(OSWCR): Ontario
Location: E Bud Street
City: Ontario
County: San Bernardino
Decimal Latitude: 34.04123
Decimal Longitude: -117.65465
Original Source: California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
9	WNW	0.88	4,666.16	886.15	WATER WELLS

WCR No: WCR1998-009745
County(OSWCR): San Bernardino
Decimal Lat(OSWCR): 34.04123
Decim Long(OSWCR): -117.65465
Location(OSWCR): 2105 S Oakland Avenue
City(OSWCR): Ontario
Location: 2105 S Oakland Avenue
City: Ontario
County: San Bernardino
Decimal Latitude: 34.04123
Decimal Longitude: -117.65465
Original Source: California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
9	WNW	0.88	4,666.16	886.15	WATER WELLS

WCR No: WCR1999-011495
County(OSWCR): San Bernardino
Decimal Lat(OSWCR): 34.04123
Decim Long(OSWCR): -117.65465
Location(OSWCR): E Budd Street & S Euclid Avenue
City(OSWCR): Ontario
Location: E Budd Street & S Euclid Avenue
City: Ontario
County: San Bernardino
Decimal Latitude: 34.04123
Decimal Longitude: -117.65465
Original Source: California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California

Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
9	WNW	0.88	4,666.16	886.15	WATER WELLS

WCR No:	WCR2000-011002	County:	San Bernardino
County(OSWCR):	San Bernardino	Decimal Latitude:	34.04123
Decimal Lat(OSWCR):	34.04123	Decimal Longitude:	-117.65465
Decim Long(OSWCR):	-117.65465		
Location(OSWCR):	S Euclid Avenue		
City(OSWCR):	Ontario		
Location:	S Euclid Avenue		
City:	Ontario		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
10	WSW	0.89	4,707.64	838.46	WATER WELLS

WCR No:	WCR2019-008756	County:	San Bernardino
County(OSWCR):	San Bernardino	Decimal Latitude:	34.03184
Decimal Lat(OSWCR):	34.03184	Decimal Longitude:	-117.653148
Decim Long(OSWCR):	-117.653148		
Location(OSWCR):	2261 S Fern AVE		
City(OSWCR):	Ontario		
Location:	2261 S Fern AVE		
City:	Ontario		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
11	NNE	0.94	4,959.08	923.51	WATER WELLS

WCR No:	WCR2019-016170	County:	San Bernardino
County(OSWCR):	San Bernardino	Decimal Latitude:	34.051819
Decimal Lat(OSWCR):	34.051819	Decimal Longitude:	-117.630789
Decim Long(OSWCR):	-117.630789		
Location(OSWCR):	989 S Cucamonga AVE		
City(OSWCR):	Ontario		
Location:	989 S Cucamonga AVE		
City:	Ontario		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports		

Radon Information

This section lists any relevant radon information found for the target property.

Federal EPA Radon Zone for *SAN BERNARDINO* County: **2**

Zone 1: Counties with predicted average indoor radon screening levels greater than 4 pCi/L
Zone 2: Counties with predicted average indoor radon screening levels from 2 to 4 pCi/L
Zone 3: Counties with predicted average indoor radon screening levels less than 2 pCi/L

Federal Area Radon Information for *SAN BERNARDINO* County

No Measures/Homes:	17
Geometric Mean:	0.5
Arithmetic Mean:	0.7
Median:	0.7
Standard Deviation:	1
Maximum:	2.9
% >4 pCi/L:	0
% >20 pCi/L:	0
Notes on Data Table:	TABLE 1. Screening indoor radon data from the EPA/State Residential Radon Survey of California conducted during 1989-90. Data represent 2-7 day charcoal canister measurements from the lowest level of each home tested.

Appendix

Federal Sources

FEMA National Flood Hazard Layer — **FEMA FLOOD**

The National Flood Hazard Layer (NFHL) data incorporates Flood Insurance Rate Map (FIRM) databases published by the Federal Emergency Management Agency (FEMA), and any Letters Of Map Revision (LOMRs) that have been issued against those databases since their publication date. The FIRM Database is the digital, geospatial version of the flood hazard information shown on the published paper FIRMs. The FIRM Database depicts flood risk information and supporting data used to develop the risk data. The FIRM Database is derived from Flood Insurance Studies (FISs), previously published FIRMs, flood hazard analyses performed in support of the FISs and FIRMs, and new mapping data, where available.

Indoor Radon Data — **INDOOR RADON**

Indoor radon measurements tracked by the Environmental Protection Agency(EPA) and the State Residential Radon Survey.

Public Water Systems Violations and Enforcement Data — **PWSV**

List of drinking water violations and enforcement actions from the Safe Drinking Water Information System (SDWIS) made available by the Drinking Water Protection Division of the US EPA's Office of Groundwater and Drinking Water. Enforcement sensitive actions are not included in the data released by the EPA. Address information provided in SWDIS may correspond either with the physical location of the water system, or with a contact address.

Radon Zone Level — **RADON ZONE**

Areas showing the level of Radon Zones (level 1, 2 or 3) by county. This data is maintained by the Environmental Protection Agency (EPA).

Safe Drinking Water Information System (SDWIS) — **SDWIS**

The Safe Drinking Water Information System (SDWIS) contains information about public water systems as reported to US Environmental Protection Agency (EPA) by the states. Addresses may correspond with the location of the water system, or with a contact address.

Soil Survey Geographic database — **SSURGO**

The Soil Survey Geographic database (SSURGO) contains information about soil as collected by the National Cooperative Soil Survey at the Natural Resources Conservation Service (NRCS). Soil maps outline areas called map units. The map units are linked to soil properties in a database. Each map unit may contain one to three major components and some minor components.

U.S. Fish & Wildlife Service Wetland Data — **US WETLAND**

The U.S. Fish & Wildlife Service Wetland layer represents the approximate location and type of wetlands and deepwater habitats in the United States.

USGS Current Topo — **US TOPO**

US Topo topographic maps are produced by the National Geospatial Program of the U.S. Geological Survey (USGS). The project was launched in late 2009, and the term "US Topo" refers specifically to quadrangle topographic maps published in 2009 and later.

USGS Geology — **US GEOLOGY**

Seamless maps depicting geological information provided by the United States Geological Survey (USGS).

USGS National Water Information System — **FED USGS**

The U.S. Geological Survey (USGS)'s National Water Information System (NWIS) is the nation's principal repository of water resources data. This database includes comprehensive information of well-construction details, time-series data for gage height, streamflow, groundwater level, and precipitation and water use data.

State Sources

Oil and Gas Wells — **OGW**

A list of Oil and Gas well locations. This is provided by California's Department of Conservation Division of

Appendix

Oil, Gas and Geothermal Resources.

Periodic Groundwater Level Measurement Locations — **MONITOR WELLS**

Locations of groundwater level monitoring wells in the Department of Water Resources (DWR)'s Periodic Groundwater Levels dataset. The DWR Periodic Groundwater Levels dataset contains seasonal and long-term groundwater level measurements collected by the Department of Water Resources and cooperating agencies.

Well Completion Reports — **WATER WELLS**

List of wells from the Well Completion Reports data made available by the California Department of Water Resources' (DWR) Online System for Well Completion Reports (OSWCR). Please note that the majority of well completion reports have been spatially registered to the center of the 1x1 mile Public Land Survey System section that the well is located in.

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FIRE INSURANCE MAPS

Project Property:	S. Bon View Avenue and E. Cedar Street S. Bon View Avenue and E. Cedar Street Ontario CA 91761
Project No:	72ONT2-1-1
Requested By:	Orion Environmental, Inc.
Order No:	21040800524
Date Completed:	April 09, 2021

Please note that no information was found for your site or adjacent properties.

Environmental Risk Information Services
A division of Glacier Media Inc.
1.866.517.5204 | info@erisinfo.com | erisinfo.com

ERIS

HISTORICAL AERIALS

Project Property:	S. Bon View Avenue and E. Cedar Street S. Bon View Avenue and E. Cedar Street Ontario CA 91761
Requested By:	Orion Environmental, Inc.
Order No:	21040800524
Data Completed:	April 12,2021

Environmental Risk Information Services
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Date	Source	Scale	Comments
2020	National Agriculture Information Program	1" to 500'	
2018	National Agriculture Information Program	1" to 500'	
2012	National Agriculture Information Program	1" to 500'	
2010	National Agriculture Information Program	1" to 500'	
2005	National Agriculture Information Program	1" to 500'	
2002	US Geological Survey	1" to 500'	
1994	US Geological Survey	1" to 500'	
1985	National High Altitude Photography	1" to 500'	
1980	US Geological Survey	1" to 500'	
1976	Agriculture and Soil Conservation Service	1" to 500'	
1966	US Geological Survey	1" to 500'	
1960	Private Company	1" to 500'	
1952	US Geological Survey	1" to 500'	
1946	Agriculture and Soil Conservation Service	1" to 500'	
1938	Agriculture and Soil Conservation Service	1" to 500'	
1935	Private Company	1" to 500'	

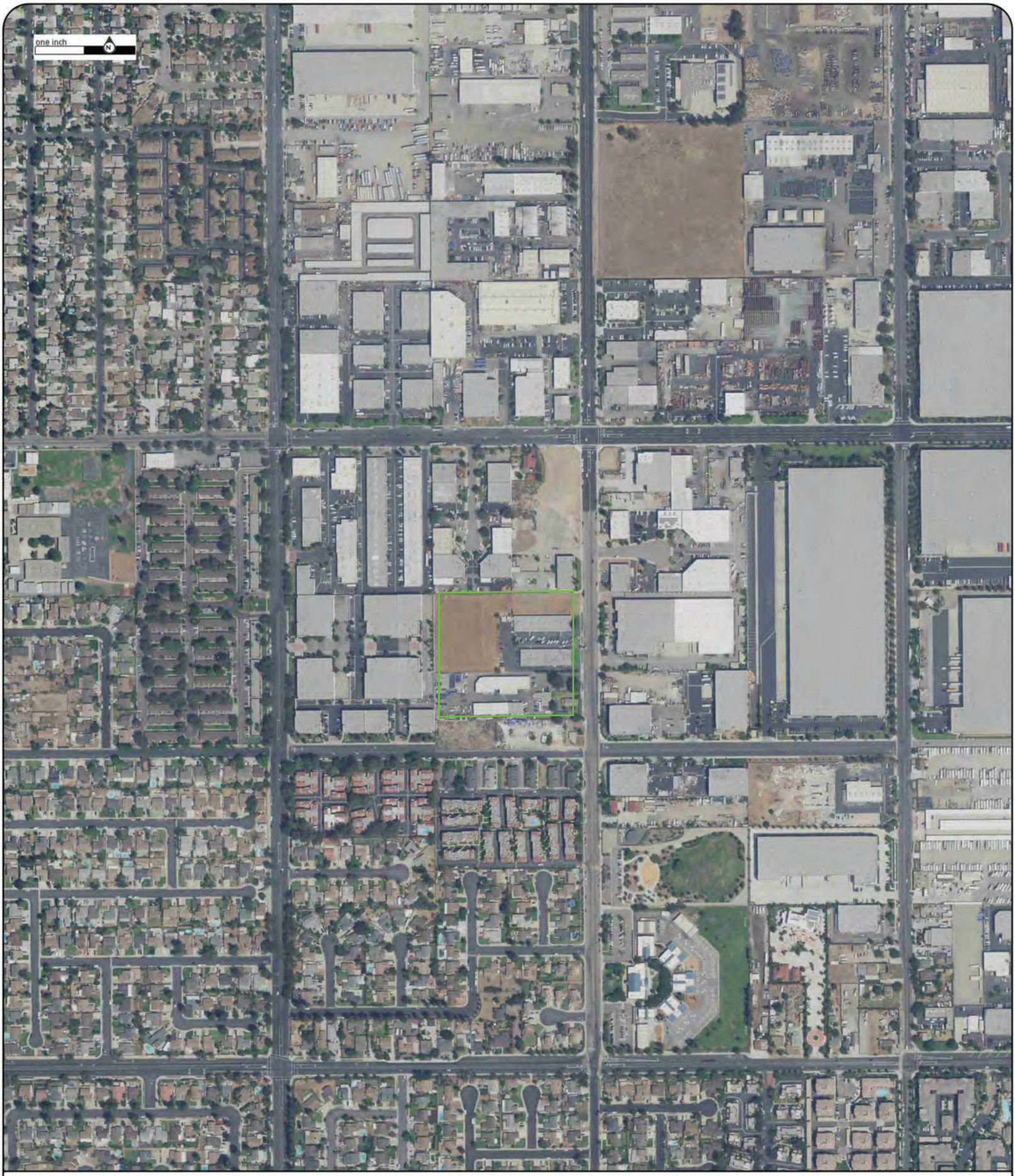


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Order No:21040800524

ERIS

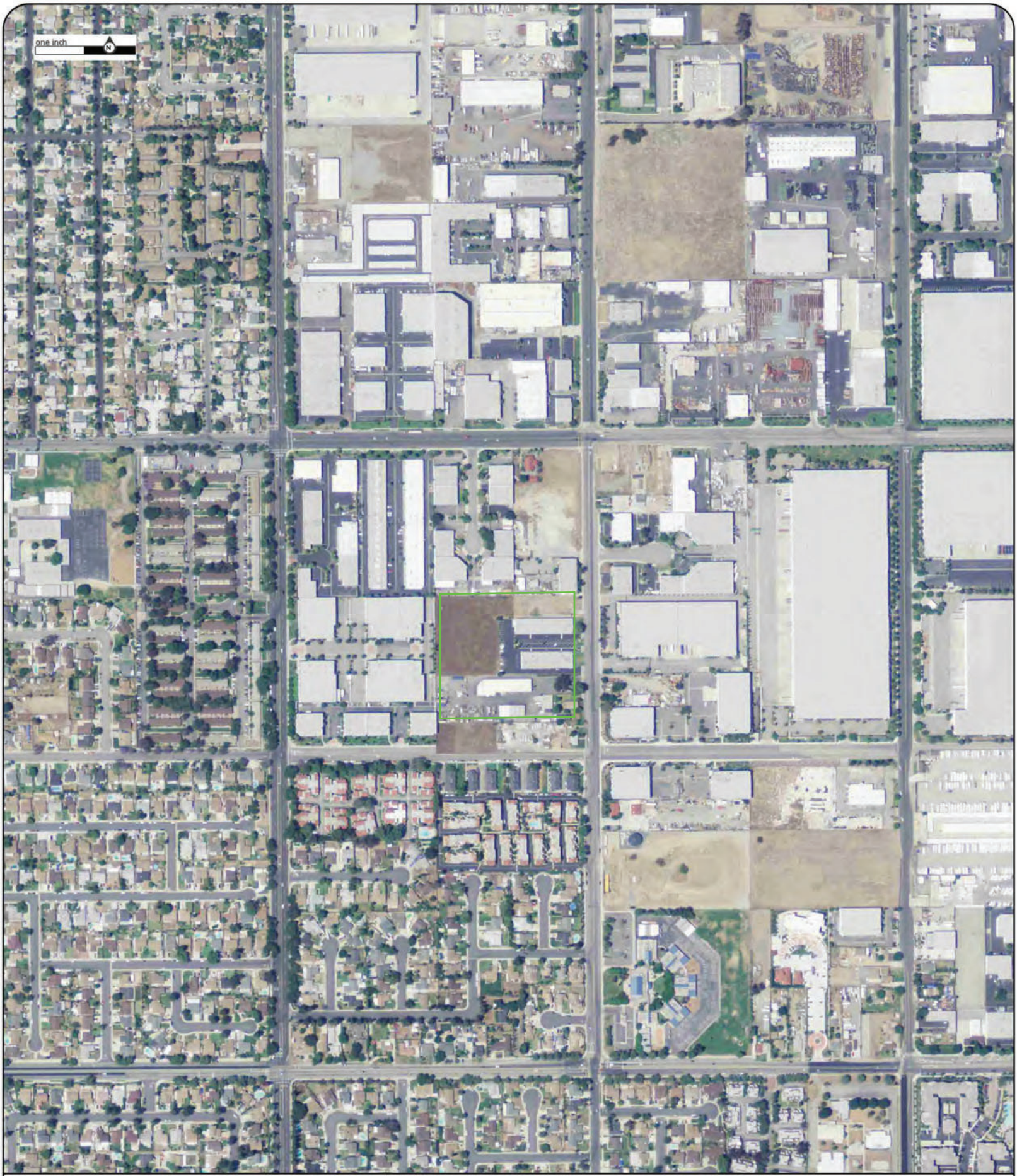


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Order No:21040800524

ERIS



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Source:NAIP
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Order No:21040800524

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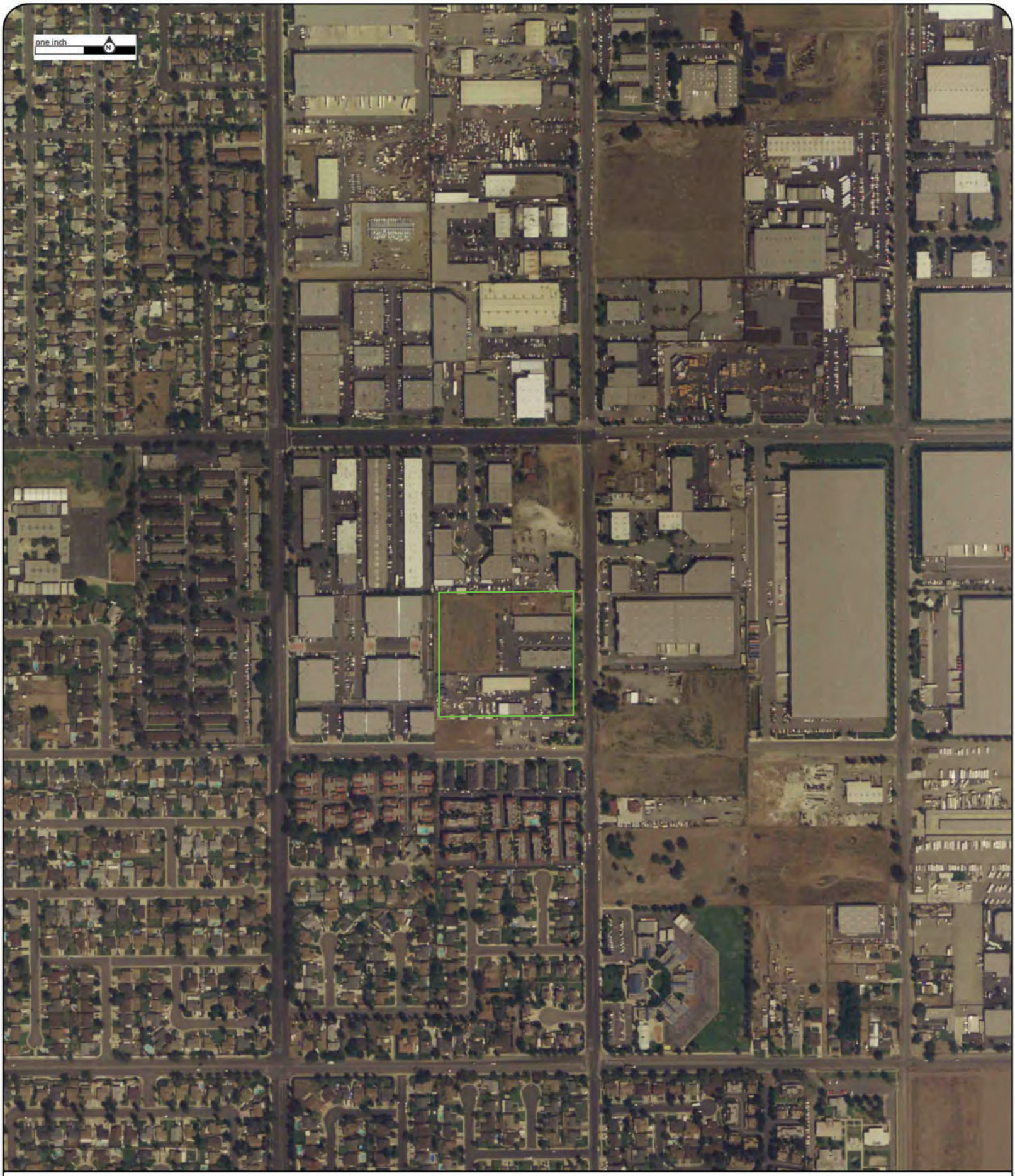


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Order No:21040800524

ERIS



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Source:NAIP
Scale:1" to 500'
Comment:

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Order No:21040800524

ERIS



Year:2002
Source:USGS
Scale:1" to 500'
Comment:

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Order No:21040800524



Year:1994
Source:USGS
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Order No:21040800524

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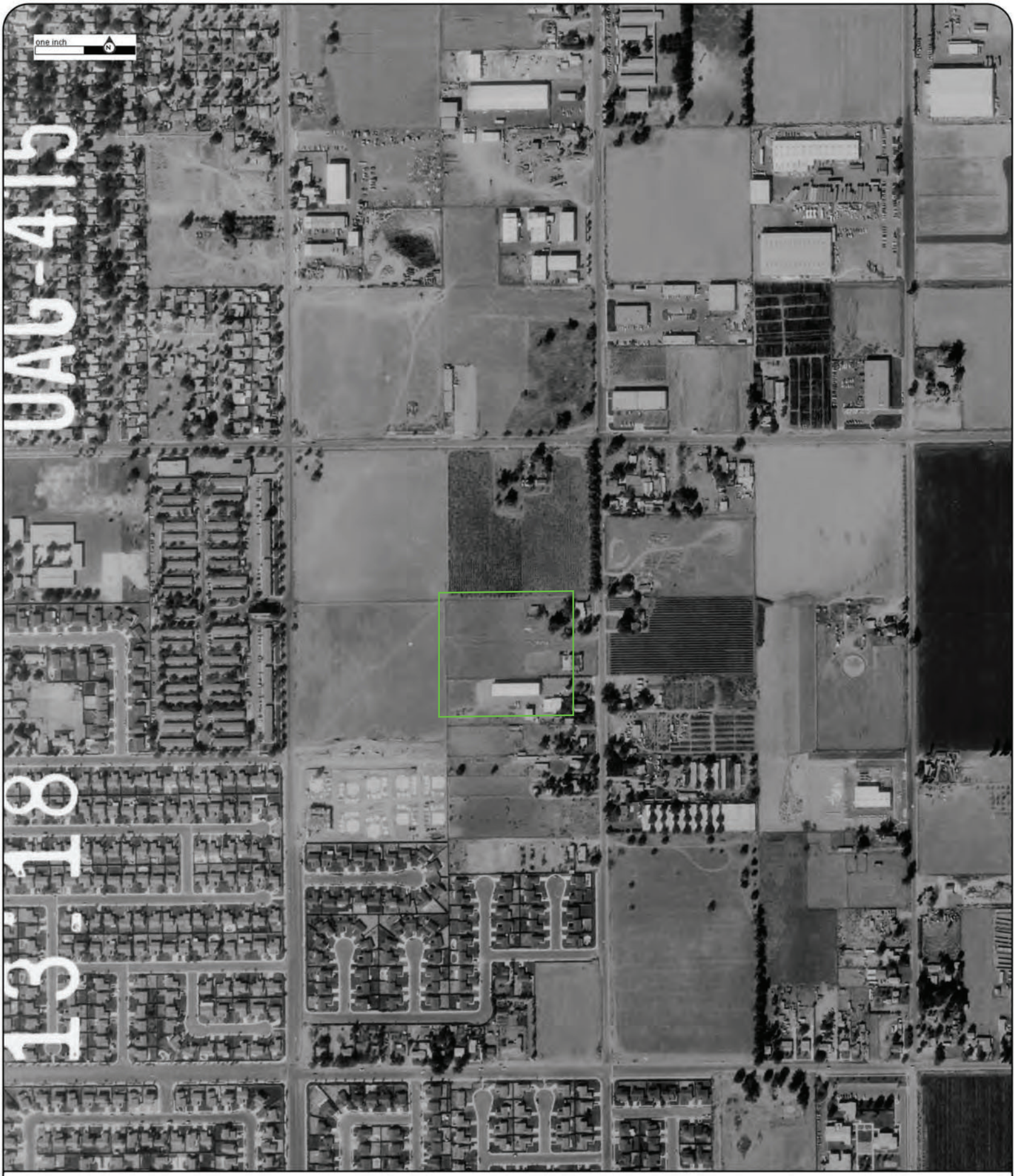


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Order No:21040800524

ERIS



Year:1980
Source:USGS
Scale:1" to 500'
Comment:

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Order No:21040800524



Year:1976
Source:ASCS
Scale:1" to 500'
Comment:

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Order No:21040800524

ERIS



Year:1966
Source:USGS
Scale:1" to 500'
Comment:

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Approx Center:34.03861034/-117.63838892

Order No:21040800524

ERIS



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Source:FAIRCHILD
Scale:1" to 500'
Comment:

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Approx Center:34.03861034/-117.63838892

Order No:21040800524

ERIS



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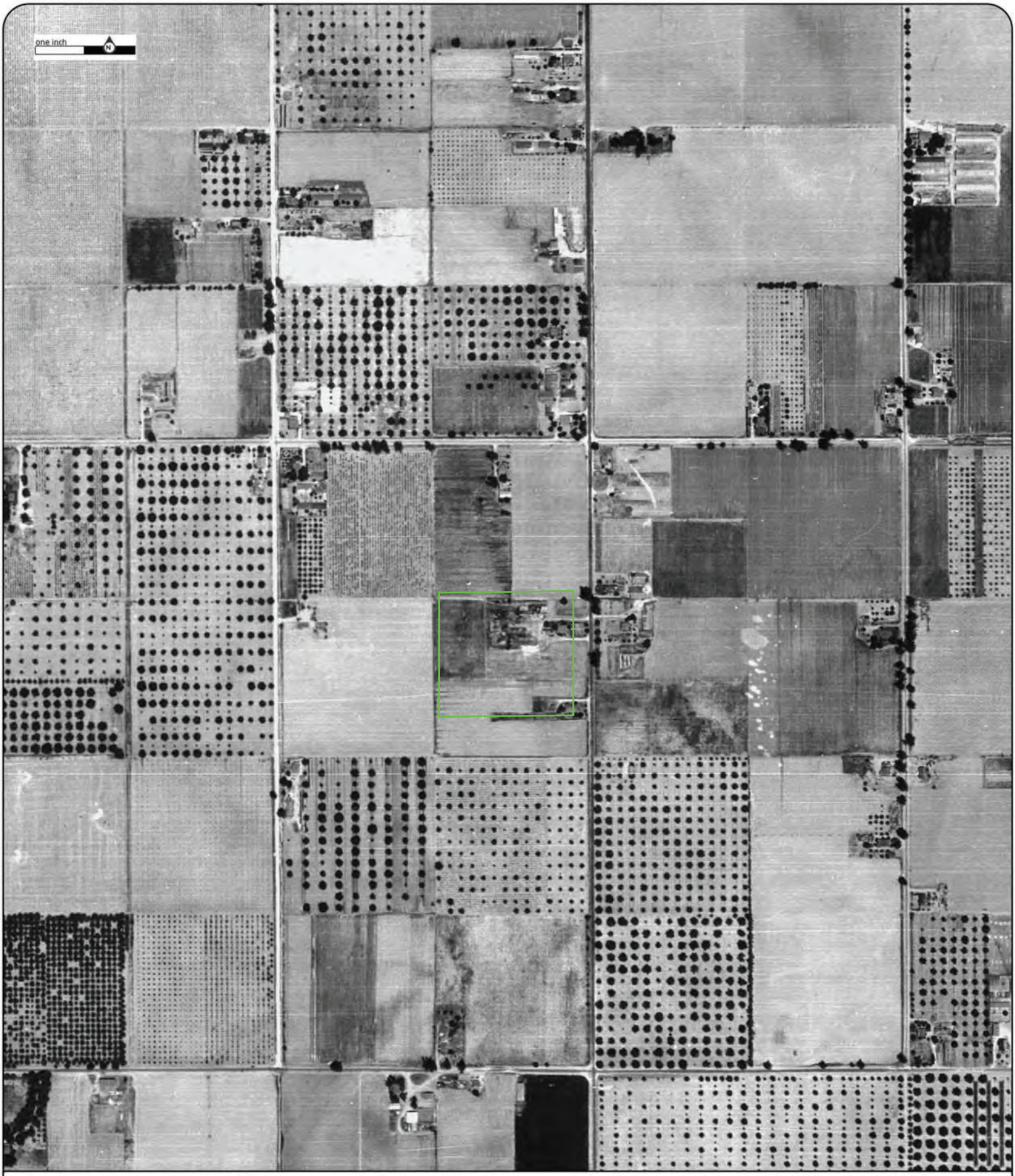
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Order No:21040800524



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Scale:1" to 500'
Comment:

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Order No:21040800524

ERIS



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Scale:1" to 500'
Comment:

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Approx Center:34.03861034/-117.63838892

Order No:21040800524

ERIS

TOPOGRAPHIC MAPS

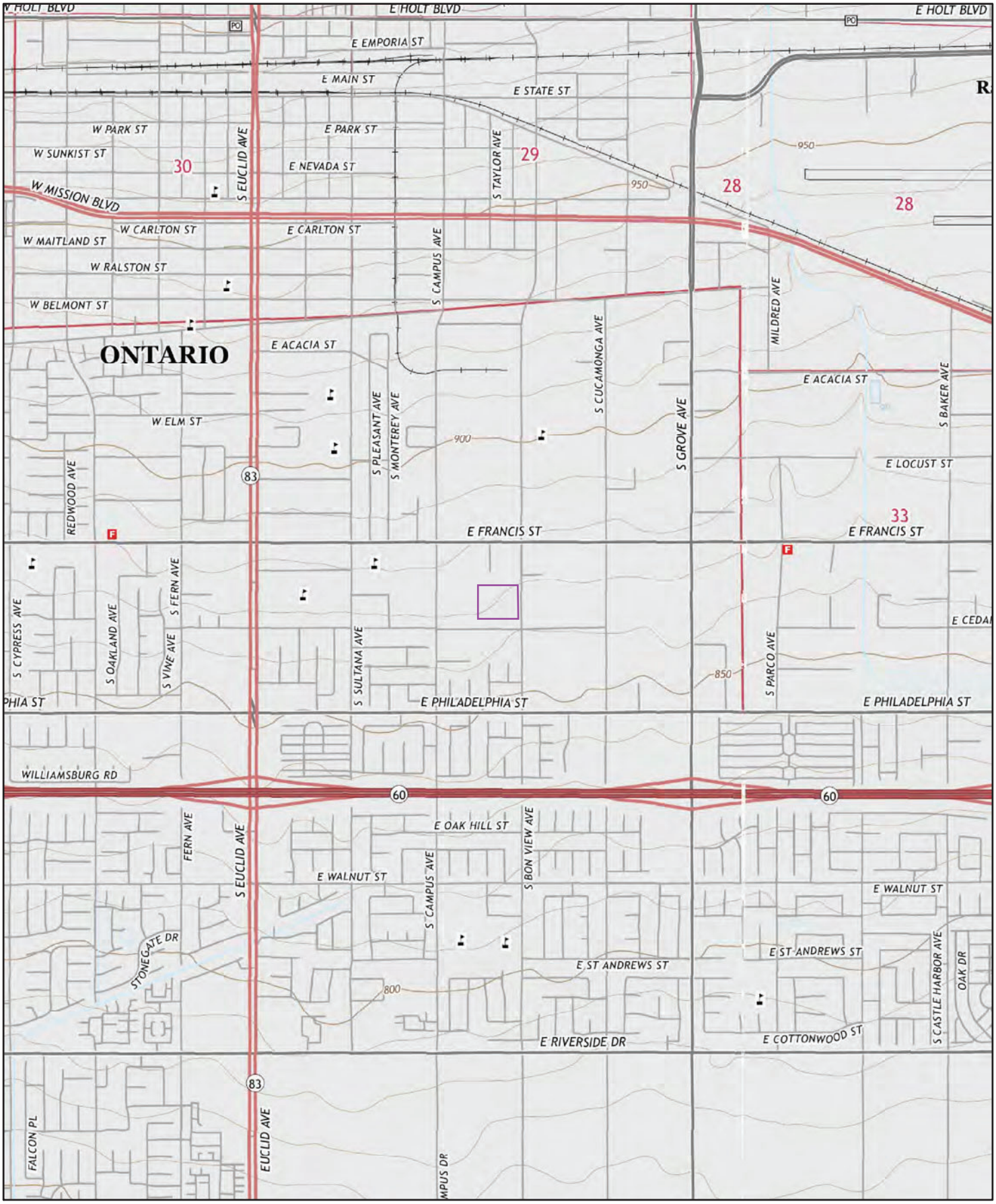
Project Property:	S. Bon View Avenue and E. Cedar Street S. Bon View Avenue and E. Cedar Street Ontario CA 91761
Project No:	72ONT2-1-1
Requested By:	Orion Environmental, Inc.
Order No:	21040800524
Date Completed:	April 09, 2021

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We have searched USGS collections of current topographic maps and historical topographic maps for the project property. Below is a list of maps found for the project property and adjacent area. Maps are from 7.5 and 15 minute topographic map series, if available.

Year	Map Series
2015	7.5
1981	7.5
1973	7.5
1967	7.5
1954	7.5
1942	7.5
1933	7.5
1954	15
1903	15
1900	15
1897	15

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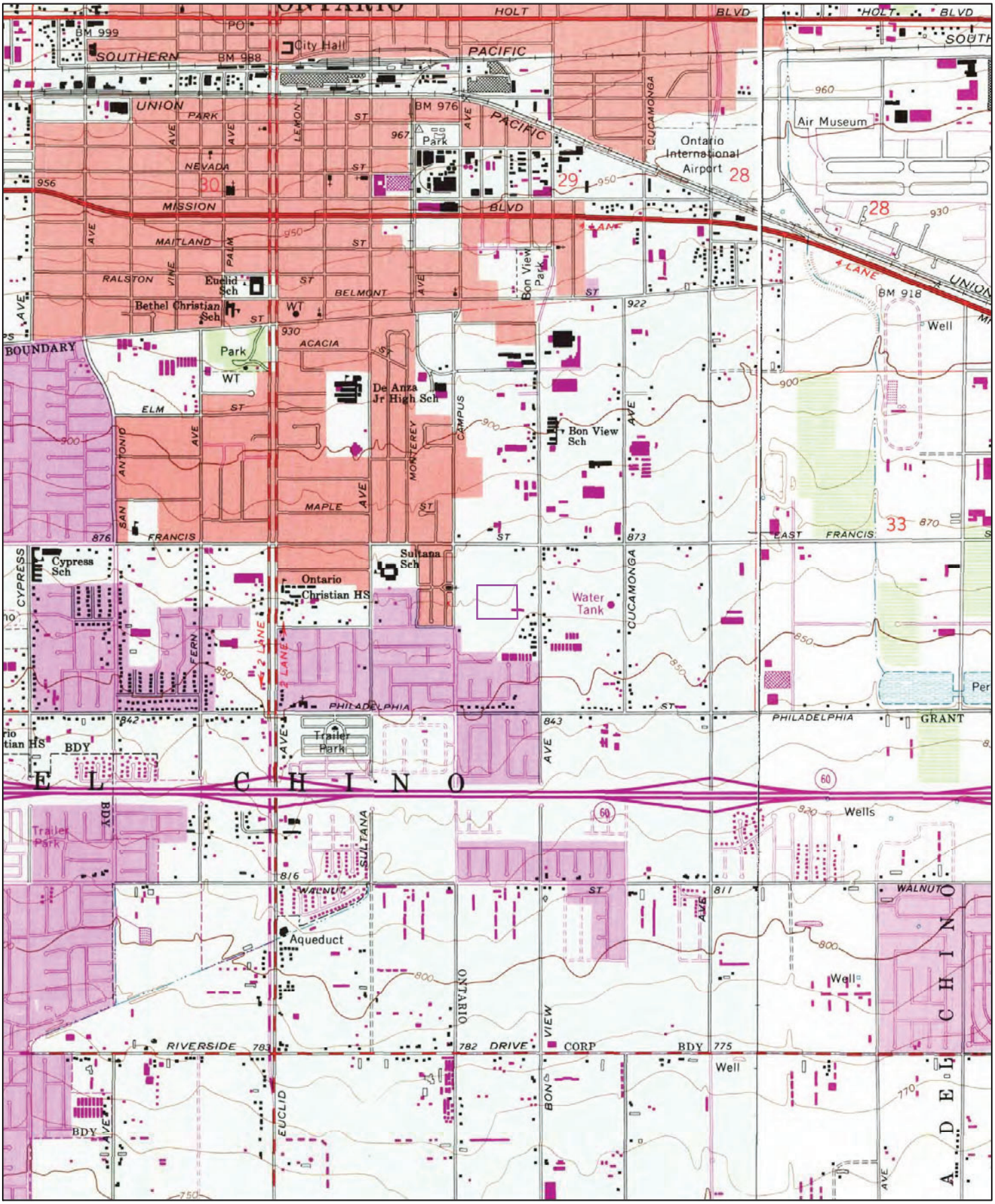
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Order No. 21040800524

Quadrangle(s): Ontario,CA

Source: USGS 7.5 Minute Topographic Map



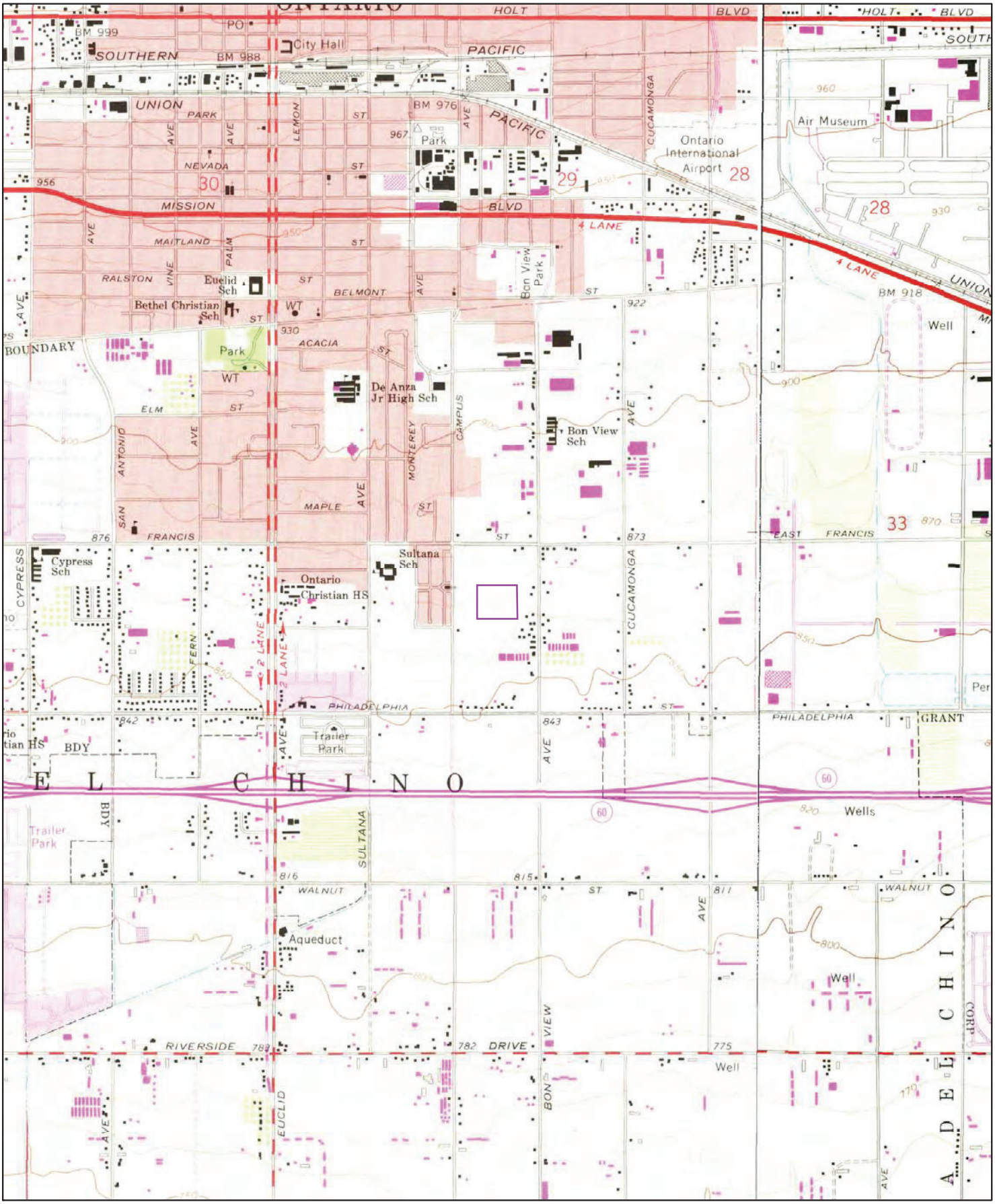
1981

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Order No. 21040800524

Quadrangle(s): Ontario,CA

Source: USGS 7.5 Minute Topographic Map



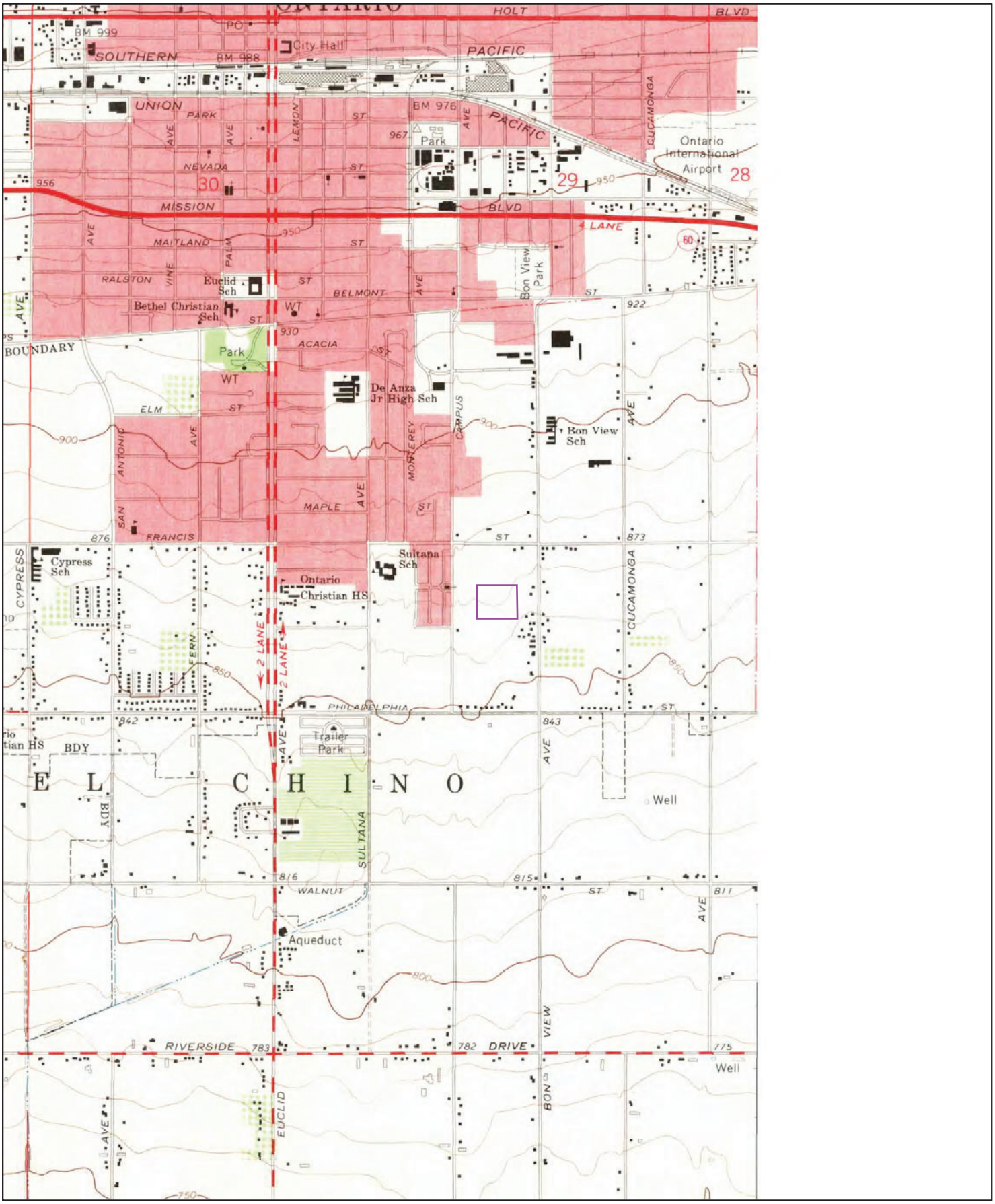
1973

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Order No. 21040800524

Quadrangle(s): Ontario,CA

Source: USGS 7.5 Minute Topographic Map



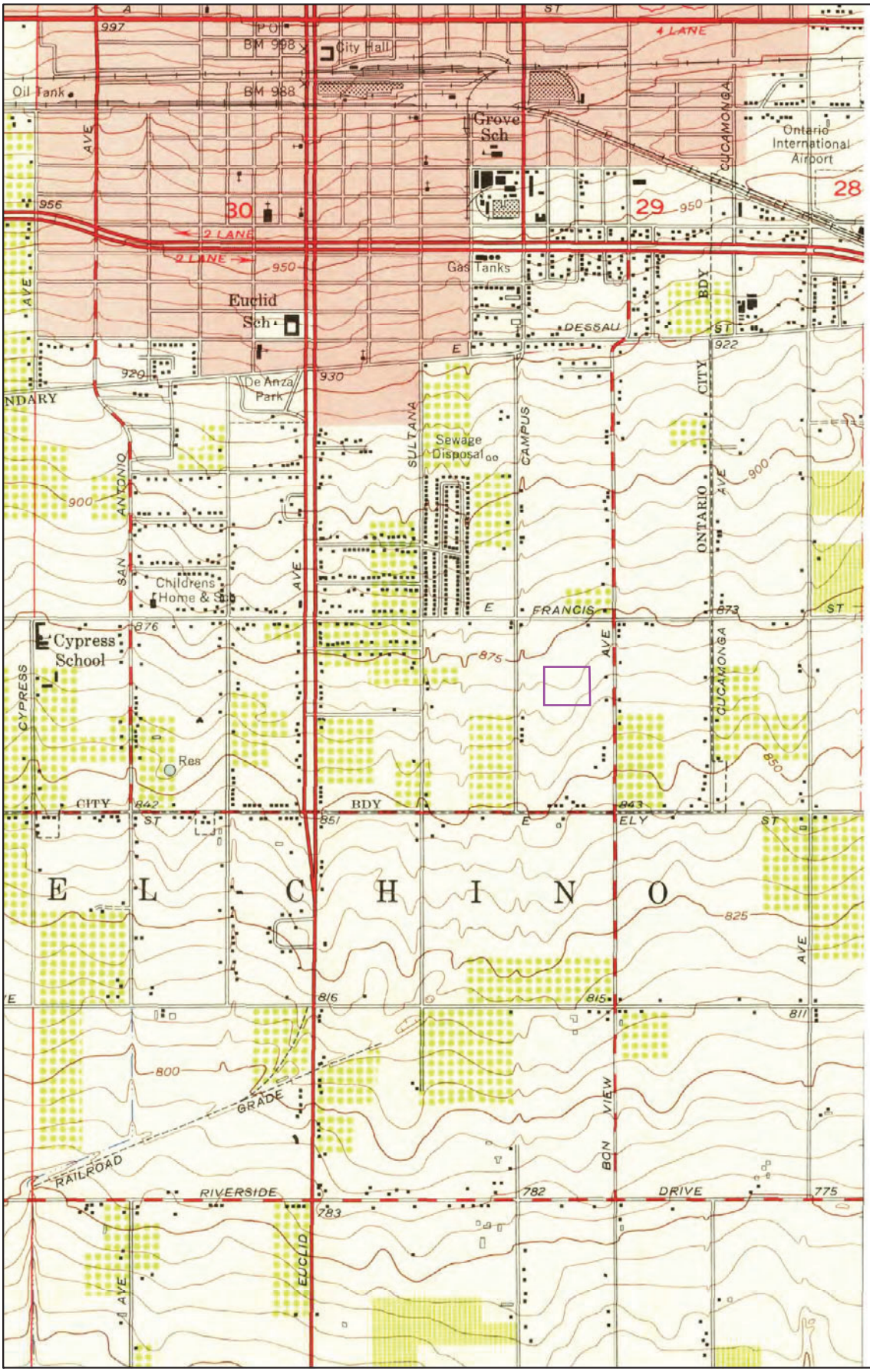
1967

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Order No. 21040800524

Quadrangle(s): Ontario,CA

Source: USGS 7.5 Minute Topographic Map



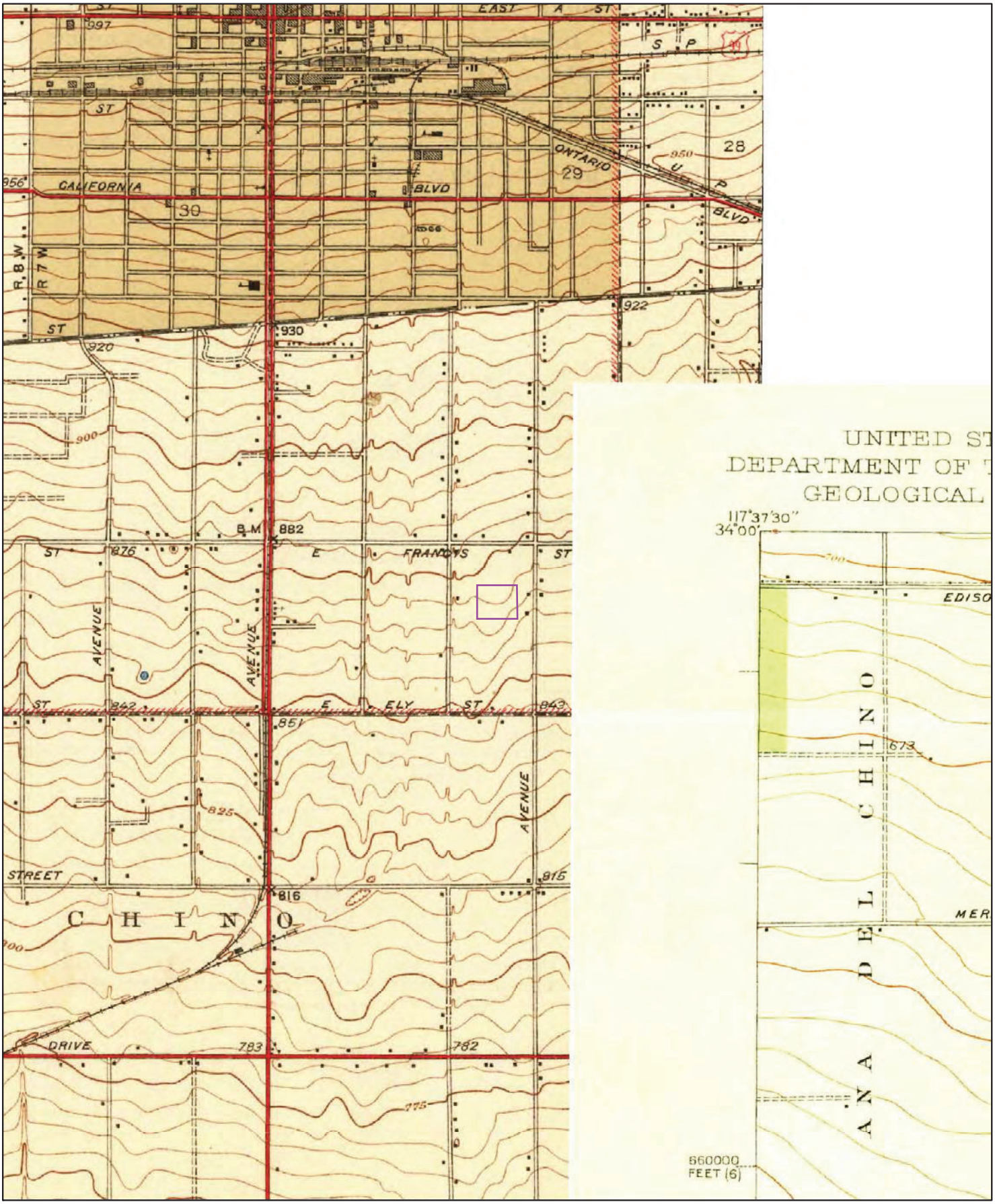
1954

0 0.2 0.4 0.8 Miles

Order No. 21040800524

Quadrangle(s): Ontario,CA

Source: USGS 7.5 Minute Topographic Map



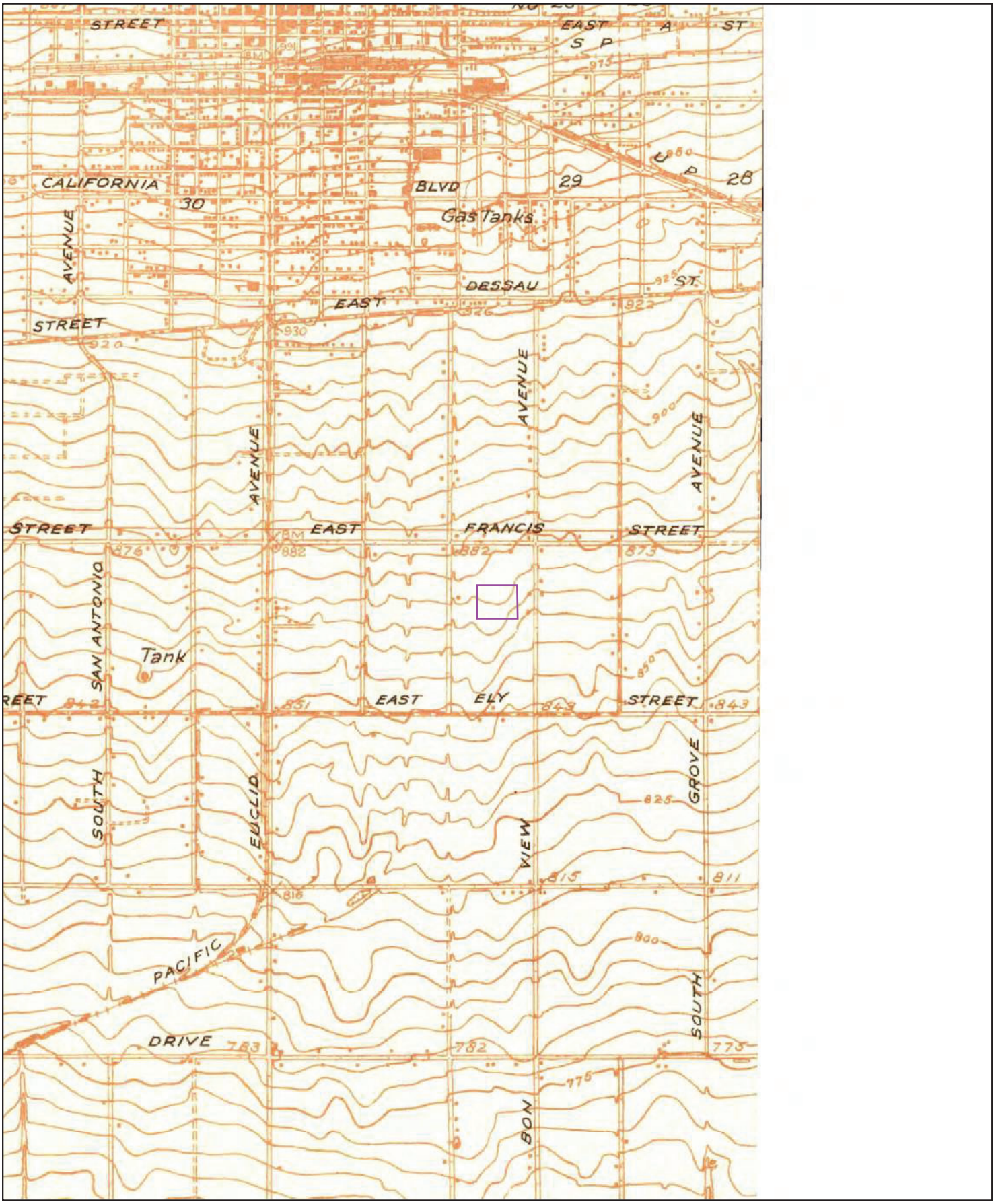
1942

0 0.2 0.4 0.8 Miles

Order No. 21040800524

Quadrangle(s): Ontario and Vicinity,CA

Source: USGS 7.5 Minute Topographic Map



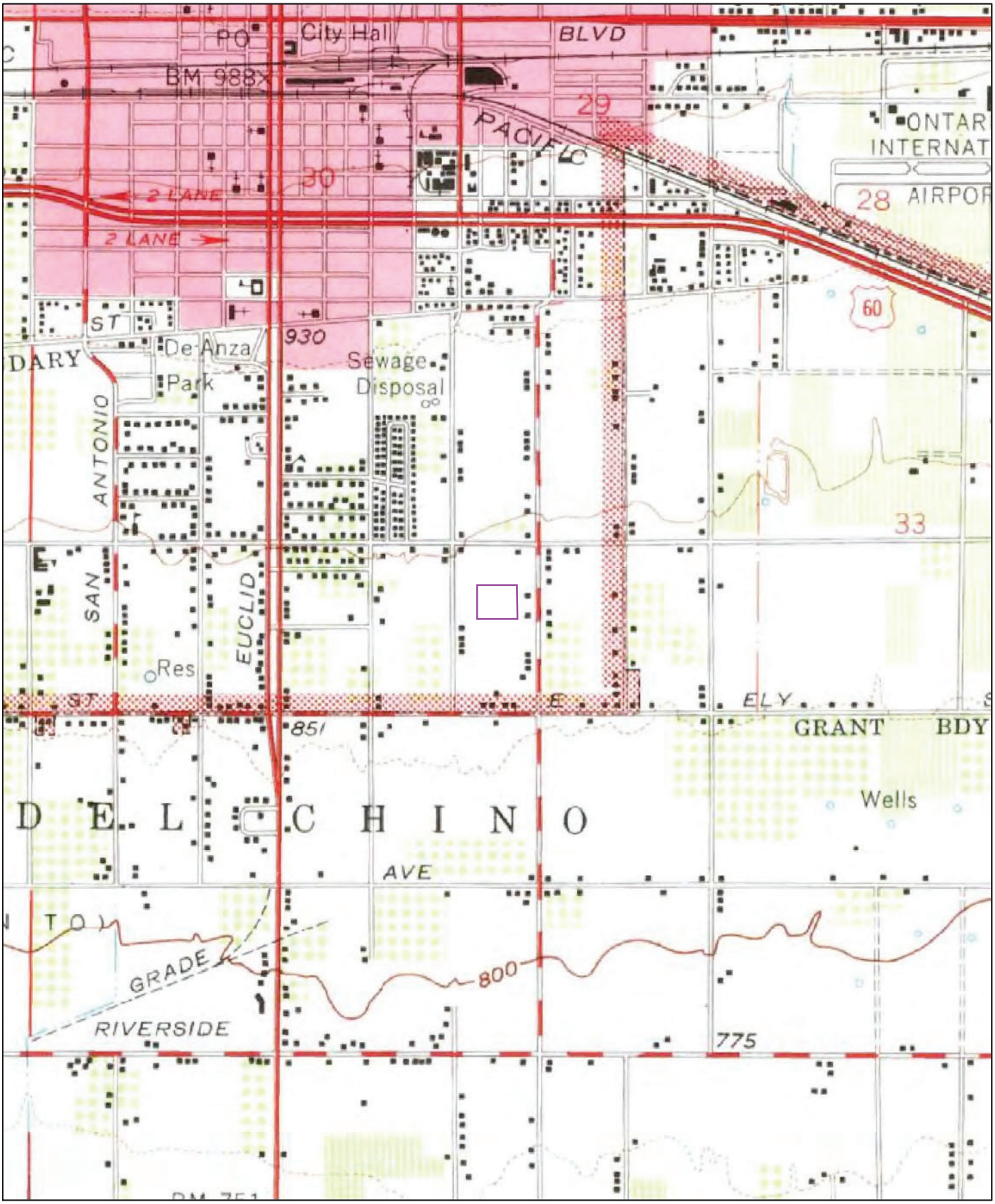
1933

0 0.2 0.4 0.8 Miles

Order No. 21040800524

Quadrangle(s): Ontario,CA

Source: USGS 7.5 Minute Topographic Map



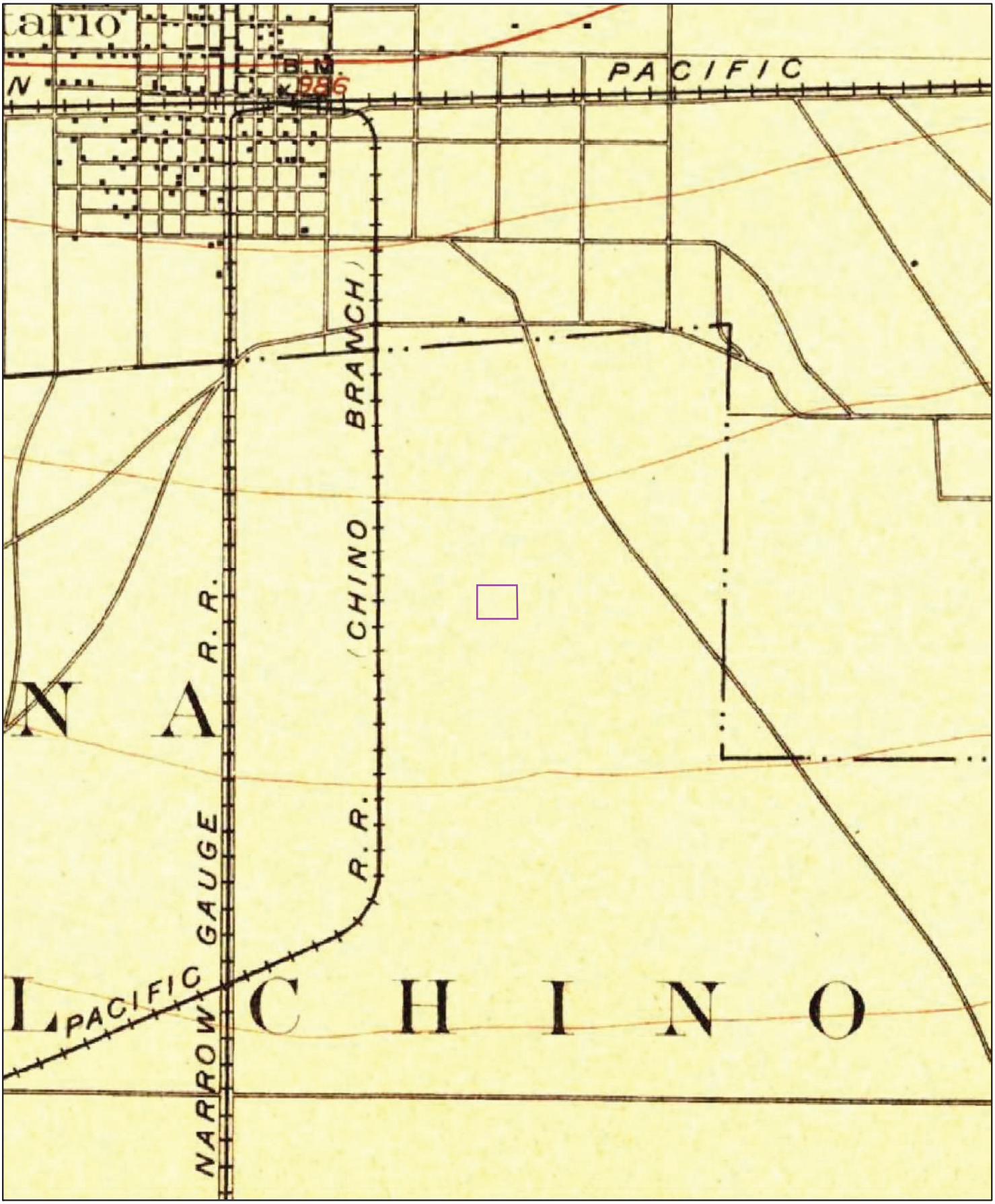
1954

0 0.2 0.4 0.8 Miles

Order No. 21040800524

Quadrangle(s): Ontario,CA

Source: USGS 15 Minute Topographic Map



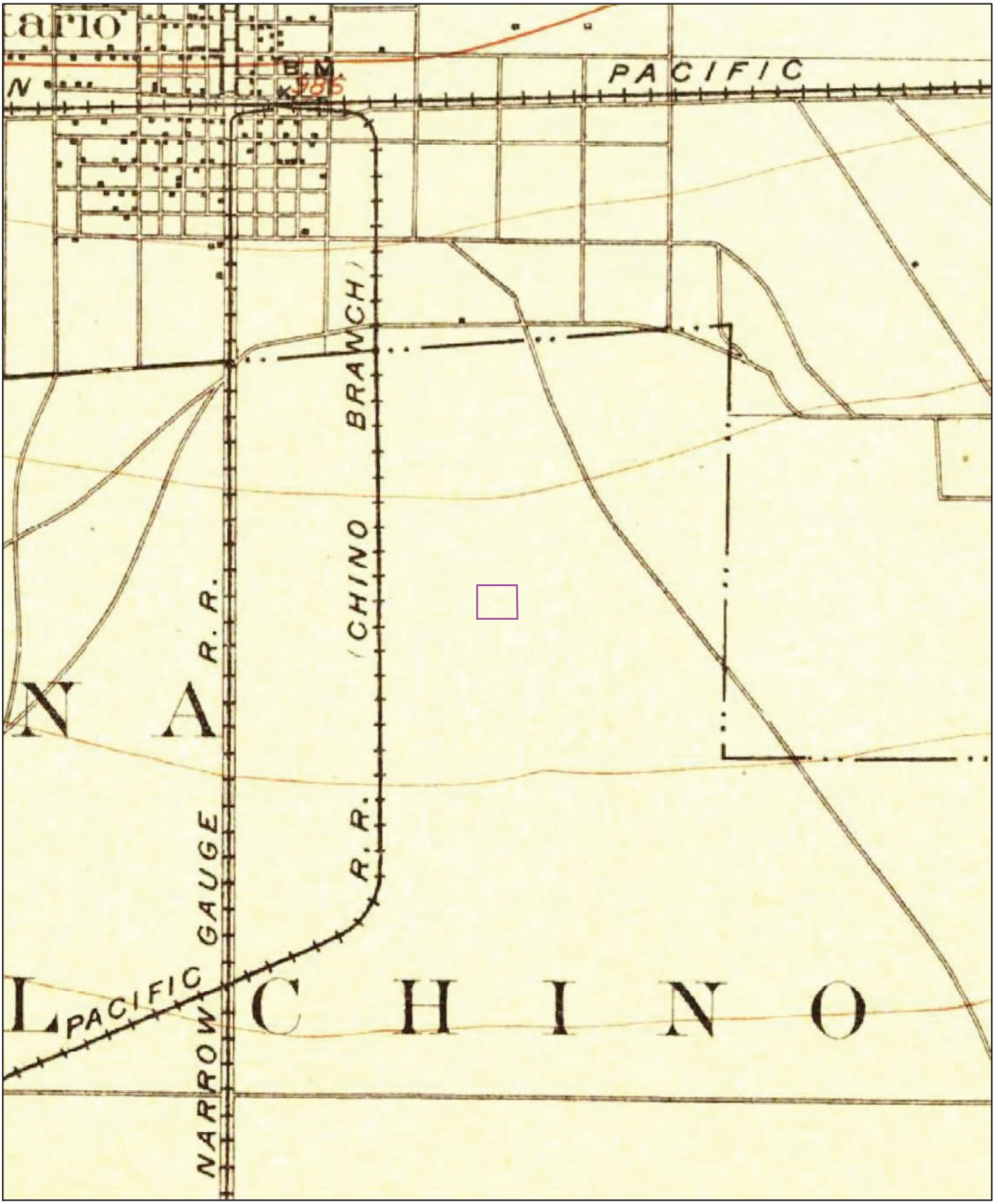
1903

0 0.2 0.4 0.8 Miles

Order No. 21040800524

Quadrangle(s): Cucamonga,CA

Source: USGS 15 Minute Topographic Map



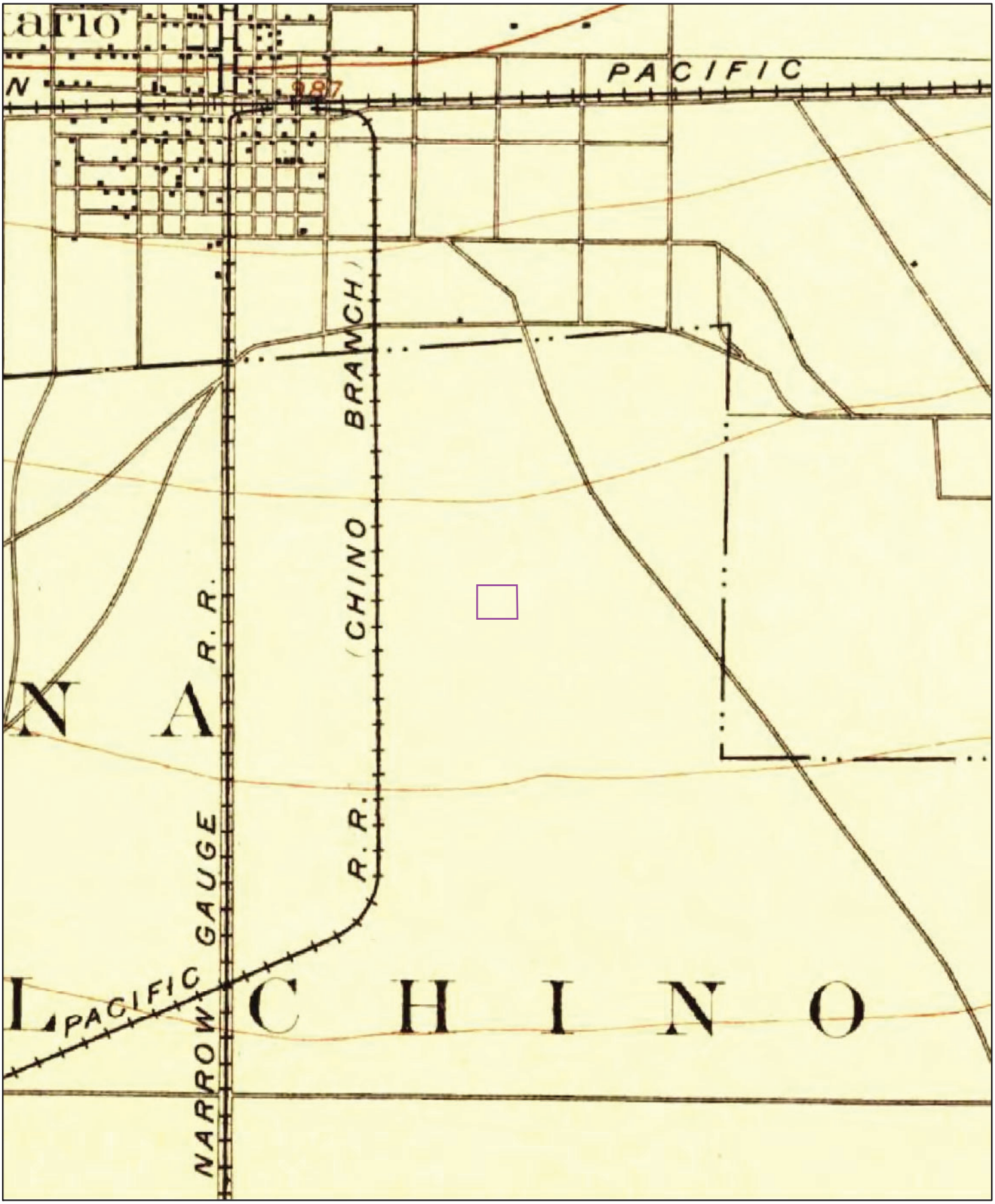
1900

0 0.2 0.4 0.8 Miles

Order No. 21040800524

Quadrangle(s): Cucamonga,CA

Source: USGS 15 Minute Topographic Map



1897

0 0.2 0.4 0.8 Miles

Order No. 21040800524

Quadrangle(s): Cucamonga,CA

Source: USGS 15 Minute Topographic Map

ERIS

CITY DIRECTORY

Project Property:	*S. Bon View Avenue and E. Cedar Street* *S. Bon View Avenue and E. Cedar Street* *Ontario, CA 91761*
Project No:	*72ONT2-1-1*
Requested By:	*Orion Environmental, Inc.*
Order No:	*21040800524*
Date Completed:	*April 13, 2021*

Environmental Risk Information Services
A division of Glacier Media Inc.
1.866.517.5204 | info@erisinfo.com | erisinfo.com

April 13, 2021
RE: CITY DIRECTORY RESEARCH
S. Bon View Avenue and E. Cedar Street
S. Bon View Avenue and E. Cedar Street Ontario, CA

Thank you for contacng ERIS f or an City Directory Search for the site described above. Our staff has conducted a reverse lisng City Dir ectory search to determine prior occupants of the subject site and adjacent properes. W e have provided the nearest addresses(s) when adjacent addresses are not listed. If we have searched a range of addresses, all addresses in that range found in the Directory are included.

Note: Reverse Lisng Dir ectories generally are focused on more highly developed areas. Newly developed areas may be covered in the more recent years, but the older directories will tend to cover only the "central" parts of the city. To complete the search, we have either uliz ed the ACPL, Library of Congress, State Archives, and/or a regional library or history center as well as mulple digiz ed directories. These do not claim to be a complete collecon of all r everse lisng city dir ectories produced.

ERIS has made every effort to provide accurate and complete informaon but shall not be held liable f or missing, incomplete or inaccurate informaon. To complete this search we used the general range(s) below to search for relevant findings. If you believe there are addional addr esses or streets that require searching please contact us at 866-517-5204.

Search Criteria:
1742-2048 of S Bon View Avenue
709-995 of E Cedar Street

Search Results Summary

Date	Source	Comment
2018	DIGITAL BUSINESS DIRECTORY	
2014	DIGITAL BUSINESS DIRECTORY	
2009	DIGITAL BUSINESS DIRECTORY	
2001	HAINES	
1988	HAINES	
1971	HAINES	
1965	GENERAL TELEPHONE OF CALIFORNIIA	
1951	LA DIRECTORY CO	
1951	LOS ANGELES DIRECTORY CO	
1945-46	LA DIRECTORY CO	
1945	LOS ANGELES DIRECTORY CO	
1940	LOS ANGELES DIRECTORY CO	
1940	POLKS	
1934	LA DIRECTORY CO	
1934	LOS ANGELES DIRECTORY CO	
1931	LA DIRECTORY CO	
1931	LOS ANGELES DIRECTORY CO	
1926	LOS ANGELES DIRECTORY CO	

709 **SEAVENGER**...*Women's Apparelretail*
709 **SEAVENGER**...*Clothing-retail*
709 **SEAVENGER**...*Nonclassified Establishments*
739 **CYBERESL.COM**...*Advertising-computer*
739 **PINUP GIRL CLOTHING**...*Clothing-retail*
789 **JIA-NAN ENTERPRISES USA INC**...*Restaurant Management*
799 **MAPLE INDUSTRIES INC**...*Plumbing Fixtures & Supplies-wholesale*
901 **F U H INDL INC**...*Awnings & Canopies*
901 **F U H INDL INC**...*Distribution Centers (whls)*
901 **SOLAR TECH POWER INC**...*Solar Energy Equipment-wholesale*
910 **XCEL FENCE**...*Fence Contractors*
955 **TURNDA INTERNATIONAL**...*Furniture-dealers-retail*
990 **CROWN TECHINICAL SYSTEMS**...*Controls Control Systems/regulatorsmfrs*
990 **CROWN TECHINICAL SYSTEMS**...*Engineers-electrical*
990 **MULTI DIAGNOSTIC IMAGING**...*Veterinarians Equipment & Suplsmfrs*
990 **MULTI DIAGNOSTIC IMAGING**...*Federal Government Contractors*
990 **MULTI DIAGNOSTIC IMAGING**...*Medical Imaging Equip & Systems (whls)*
990 **MULTI DIAGNOSTIC IMAGING**...*Chiropractors Equipment & Supply (whls)*
990 **MULTI DIAGNOSTIC IMAGING**...*Veterinarians Equipment & Supls (whls)*
995 **JPI DISPLAY INC**...*Display Designers & Producers*
995 **JPI DISPLAY INC**...*Christmas Lights & Decorations*

1742 **TANK PRODUCTS INC**...*Tank Measuring Devices (mfrs)*
1745 **WARFIELD ELECTRIC CO INC**...*Electric Motors-manufacturers*
1745 **WARFIELD ELECTRIC CO INC**...*Electric Motors-dlrs/repairing (whls)*
1752 **POPLA INTERNATIONAL INC**...*Food Products (whls)*
1752 **POPLA INTERNATIONAL INC**...*Health Food Productswholesale*
1819 **CORREA CONCRETE CONSTRUCTION**...*Concrete Contractors*
1856 **HUB CONSTRUCTION SPECIALTIES**...*Readymixed Concretemanufacturers*
1856 **HUB CONSTRUCTION SPECIALTIES**...*Contractors-equip/supls-dlrs/svc (whls)*
1856 **HUB CONSTRUCTION SPECIALTIES**...*Hydraulic Equipmentmanufacturers*
1856 **HUB CONSTRUCTION SPECIALTIES**...*Concrete Prods-ex Block & Brick (mfrs)*
1856 **HUB ONTARIO**...*Building Contractors*
1901 **POUCHES INC**...*Manufacturers*
1901 **POUCHES INC**...*Photographerscommercial*
1901 **POUCHES INC**...*Manufacturers*
1914 **AEG SOLUTIONS**...*Exporters (whls)*
1914 **AEG SOLUTIONS**...*Drafting Room Equipment & Supls (whls)*
1930 **FLOR DE CALIFORNIA**...*Ice Cream & Frozen Desserts-distr (whls)*
1930 **FLOR DE CALIFORNIA**...*Ice Cream & Frozen Desserts (mfrs)*
1930 **J'S PIPELINE CONSTRUCTION**...*Building Construction-consultants*
1930 **J'S PIPELINE CONSTRUCTION**...*Residential Designers*
1930 **RAMCO SHEET METAL**...*Sheet Metal Work Contractors*
1930 **TRUCK PARTS & TARPS INC**...*Truck Canopies, Caps & Shells*
1944 **C C K X INC**...*Nonclassified Establishments*
1944 **JLMC**...*Metal Fabricators*
1944 **JLMC**...*Welding*
2023 **RODRIGUEZ BROTHERS ENGINEERING**...*Heating Contractors*
2023 **RODRIGUEZ BROTHERS ENGINEERING**...*Plumbing Drain & Sewer Cleaning*

739 **PINUP GIRL CLOTHING**...*Family Clothing Stores*
789 **JIA-NAN ENTERPRISES USA INC**...*Food Svc Contrs*
901 **F U H INDL INC**...*Nonclassified Establishments*
901 **PROVIDENCE ARROW LLC**...*Nonclassified Establishments*
901 **SOLAR TECH POWER INC**...*Plumbing Equip Merchant Whols*
910 **XCEL DISTRIBUTION INC**...*Hardware Mfg*
910 **XCEL DISTRIBUTION INC**...*Hardware-wholesale*
910 **XCEL FENCE**...*All Other Specialty Trade Contrs*
990 **MULTI IMAGER**...*Diagnostic Imaging Centers*
990 **MULTI IMAGER SVC INC**...*Medical Laboratories*
995 **JPI DISPLAY INC**...*Display Advertising*

1742 **TANK PRODUCTS INC**...*Tank Measuring Devices (manufacturers)*
1745 **WARFIELD ELECTRIC CO INC**...*Motor & Generator Mfg*
1745 **WARFIELD ELECTRIC CO INC**...*Electric Motors-dlrs/repairing (whls)*
1752 **FORGED RACING**...*Automobile Accessories*
1752 **FORGED RACING**...*Racetracks*
1752 **POPLA INTERNATIONAL INC**...*Packaged Frozen Food Merchant Whols*
1819 **CORREA CONCRETE CONSTRUCTION**...*Poured Concrete Structure Contrs*
1856 **HUB CONSTRUCTION SPECIALTIES**...*Concrete Constr Forms & Acces (whls)*
1856 **HUB CONSTRUCTION SPECIALTIES**...*Concrete Prods-ex Block & Brick (mfrs)*
1856 **HUB CONSTRUCTION SPECIALTIES**...*Construction Equip Merchant Whols*
1856 **HUB ONTARIO**...*Commercial Building Construction*
1901 **POUCHES INC**...*All Other Misc Mfg*
1914 **AEG SOLUTIONS**...*Other Professional Equip Merchant Whols*
1914 **AEG SOLUTIONS**...*Drafting Room Equipment & Supls (whls)*
1914 **SO CAL ACCOUSTICAL WALL SYSTEM**...*Drywall & Insulation Contrs*
1914 **SO CAL ACCOUSTICAL WALL SYSTEM**...*Wallpapers & Wallcoverings-installation*
1915 **NISSIN CORP**...*Hats Caps & Millinery (mfrs)*
1915 **NISSIN CORP**...*Advertising-specialties (whls)*
1915 **NISSIN CORP**...*All Other Durable Goods Merchant Whols*
1930 **FLOR DE CALIFORNIA**...*Dairy Prod Merchant Whols*
1930 **J'S PIPELINE CONSTRUCTION**...*Architectural Svcs*
1930 **PHASE TRANSITIONS**...*Process & Logistics Consulting Svcs*
1930 **PHASE TRANSITIONS**...*Consultant Brokers*
1930 **TRUCK PARTS TARPS INC**...*Recreational Vehicle Dealers*
1944 **JLMC**...*Site Preparation Contrs*
2023 **RODRIGUEZ BROTHERS ENGINEERING**...*Septic Tank & Related Svcs*
2040 **GRENLOCH MULTIMEDIA PRODUCTION**...*Motion Picture & Video Production*

709 **AAI BUDDYCLUB USA**...*Automobile Parts & Supplies-retail-new*
709 **AAI MOTORSPORTS/BUDDYCLUB USA**...*Auto, Home Sups Str*
709 **ATOMIC STREET**...*Mail Order & Catalog Shopping*
709 **ATOMIC STREET**...*Catalog,mail-order*
789 **JZQUARE**...*Auto, Home Sups Str*
789 **JZQUARE**...*Automobile Accessories*
799 **PLATINUM PLASTICS**...*Packaging Materials-wholesale*
799 **PLATINUM PLASTICS**...*Packaging Materials*
901 **DURA MICRO INC**...*Computer Parts & Supplies*
901 **DURA MICRO INC**...*Computer,softwr Str*
910 **XCEL DISTRIBUTION INC**...*Hardware-wholesale*
910 **XCEL DISTRIBUTION INC**...*Misc Mtl Pdt & Hdwr*
990 **CROWN TECHNICAL SYSTEMS**...*Controls Control Systs/regulators (whol)*
990 **CROWN TECHNICAL SYSTEMS**...*Environmental Ctrl*

1745 **WARFIELD ELECTRIC CO**...*Electric Motors-dlrs/repairing (whol)*
1745 **WARFIELD ELECTRIC CO INC**...*Motors & Generators*
1752 **TRINIS LANDSCAPE CENTER**...*Landscape Services*
1819 **CORREA CONCRETE CONSTRUCTION**...*Concrete Contractors*
1819 **CORREA CONCRETE CONSTRUCTION**...*Concrete Work*
1856 **HUB CONSTRUCTION SPC CO**...*Whol Construction/mining Equipment Mfg Sheet Metalwork*
1856 **HUB CONSTRUCTION SPECIALTIES**...*Concrete Constr Forms & Acces (whol)*
1856 **HUB CONSTRUCTION SPECIALTIES**...*Mfg Concrete Pdts*
1901 **SOAP SHOPPE**...*Mfg Soap/other Detergents Accounting/auditing/bookkeepi*
1901 **SOAP SHOPPE**...*Soap,rel Detergents*
1914 **ABS GLOBAL INC**...*Management Consulting Services*
1914 **AEG SOLUTIONS**...*Computer Graphics*
1914 **NDCBU #6109**...*General Auto Repair*
1914 **NDCBU #6109**...*Professional Eqp*
1915 **CAPLINE INTERNATIONAL**...*Spg,recreational Gd*
1915 **NISSIN CAPS**...*Whol Men's/boy's Clothing*
1915 **NISSIN CORP**...*Hats Caps & Millinery (manufacturers)*
1915 **NISSIN CORP**...*Hats,caps,millinery*
1930 **COLUMN ENGINEERING INC**...*Laboratories-analytical*
1930 **FLOR DE CALIFORNIA**...*Ice Cream & Frozen Desserts-distributors*
1930 **NDCBU #6110**...*Waste Cleaning Svcs*
1930 **NDCBU #6110**...*Ice Cream /frozen Dessrts*
1930 **RAMCO SHEET METALS**...*Roofing/siding Contractor*
1930 **TRB & SONS ELECTRICAL CONTRS**...*Electrical Contractor*
1944 **JLMC**...*Metal Stampings Nec*
1944 **R & R INDUSTRIES**...*Fabricated Strl Mtl*
1944 **R & R INDUSTRIES**...*Steel-structural (manufacturers)*
2023 **RODRIGUEZ BROTHERS CNSTRCTN**...*Plumbing Drain & Sewer Cleaning*
2023 **RODRIGUEZ BROTHERS CNSTRCTN**...*Waste Cleaning Svcs*
2040 **APTS NBU-#6135**...*Mpicture,video Prod*
2040 **APTS NBU-#6135**...*Video Production & Taping Service*

608	●ESTRADA Juan	OO	0
	●ESTRADA Maximo	909-984-9718	0
614	●SOSA Jose	OO	9
622	●CERVANTES Armando	OO	0
628	●CARNES Cheryl	OO	9
	LOPEZ A	909-984-1509	+1
634	●RODRIGUEZ Guillermo	909-467-2613	5
640	VARGAS Gildardo	909-933-9058	0
	●VARGAS Jenaro	OO	
644	DELGADILLO Sylvia	909-460-1843	+1
648	●MAI Bao V	909-391-4319	0
654	●LOPEZ Henry L	909-986-5169	
800	URIBE Maria	909-930-9473	+1
810	●CHEN Cheng	OO	0
8100	SAUCEDO Carlos	909-923-6731	0
810	SOTA Rose	909-947-8110	+1
820	●CASTELLON Mario	OO	0
830	●TERRIQUEZ Samuel	OO	0
840	●Yi Yong	OO	0
850	●MADRIGAL Alfonso	OO	0
850A	NAVARRO Armando	909-930-5424	0
860	XXXX	OO	

X PARCO AV S

1401	★CABOT INDUSTRIAL PROPERTIES LP	909-923-2376	+1
	★ROMA INC	909-923-1744	+1

X LAKE PL S

1486	★WURTH WEST INC	909-923-2442	7
1504	★CUSTOM GLASS&CERAMICS	909-923-5026	0
	★RICHWOOD IMPORTS INC	909-930-6677	0
	●VILLALOBOS Frank	OO	

	★PICO INDUSTRIES	909-923-7532	6
1664	★REEL-EASE CORP	909-923-5272	+1
1701	XXXX	OO	
	●BOSTICK Charles	OO	0
	★NEFF K L INC	909-947-3768	
1703	★ACCUBUILD	909-923-2244	8
	★PATTERN EXPRESSIONS	909-930-1494	4
1705	★ALL STAR TELECOM	909-923-3444	0
	★MILLER CONST PAUL C	909-930-2434	6
	SHEELY Roger A	909-947-1668	
1715	★B&L MASTERCARE CORP	909-923-0061	7
1720	★ALLIED MECHANICAL PRODUCTS	909-947-2723	
1740	XXXX	OO	
1745	★WARFIELD ELECTRIC CO INC	909-947-7606	6
1752	●CASTRO Sandra	OO	0
	★POPLA INTERNATL INC	909-923-6899	8

X FRANCIS E

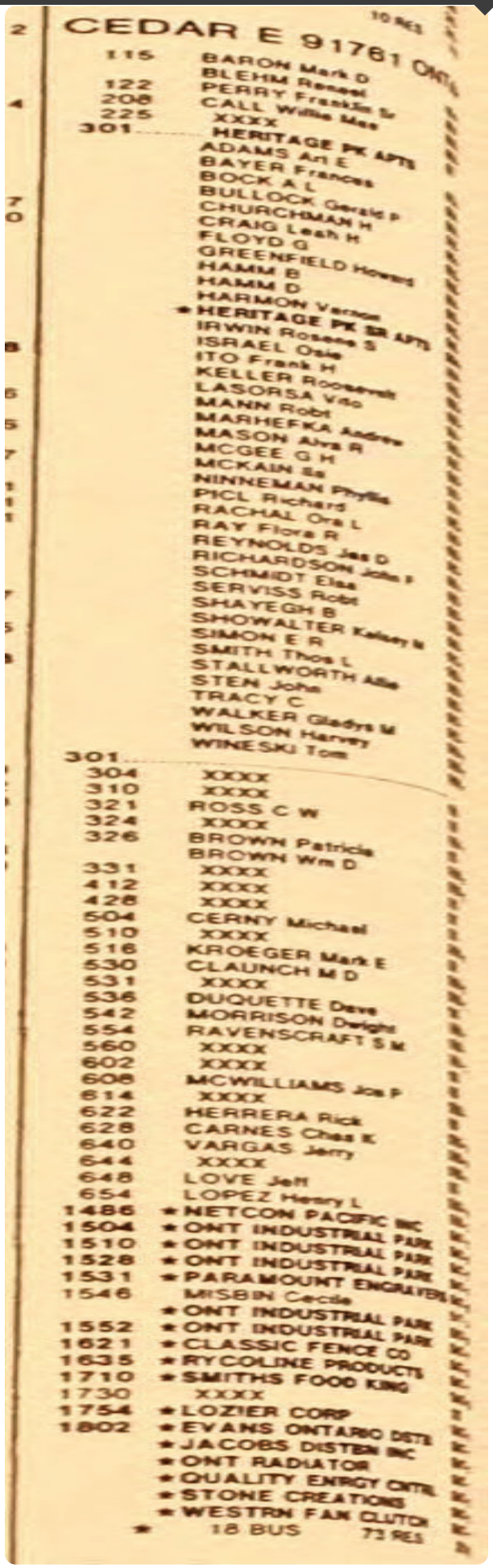
1813	●HARTNETT Josephine	OO	0
1819	★CORREA CONCRETE CONSTR INC	909-923-5844	0
	●CORREA Ruben	OO	

X GREVILLEA CT E

1856	●GOGO Ruben	OO	0
	★HUB CONSTRUCTION SPECIALTY INC	909-947-4669	
1859	XXXX	OO	
1901	●NAGY David	OO	
	★NAGY VIRGINIA S	909-923-1135	0
	★POUCHES INC	909-923-1135	3
	★SOAP SHOPPE THE	909-923-1135	2
1906	WOODWARD Sam	909-947-9382	3
1914	★ABS GLOBAL INC	909-673-0797	
	★LIBERTY INTERNATL MINISTRIES	909-923-0350	9
	★POPLA INTERNATI INC	909-930-9855	8
1915	XXXX	OO	+1
1930	★COLUMN ENGR INC	909-947-3000	
	★DADDATO INDUSTRIES	909-947-3301	
	★FLOR DE CALIFORNIA	909-673-1968	9
	★MULTI TECH PRODUCTS INC	909-673-0883	9
	★QUALITY OFFST PRNTR	909-947-1433	2
1941	XXXX	OO	
1944	★FABRICATED MTLS INC	909-947-0689	6
	★J L M C	909-947-2980	
	★R&R INDUSTRIES	909-923-3048	0
1945	FERREE A	909-673-9444	+1
	●PETERSON Gregory	OO	2
	WILSON S	909-673-9684	+1
1949	●DEARY Richard	OO	0
1954	XXXX	OO	
1958	XXXX	OO	
1961	●COMSTOCK Sam	OO	
1963	COMSTOCK Sam	909-947-6389	0

X CEDAR E

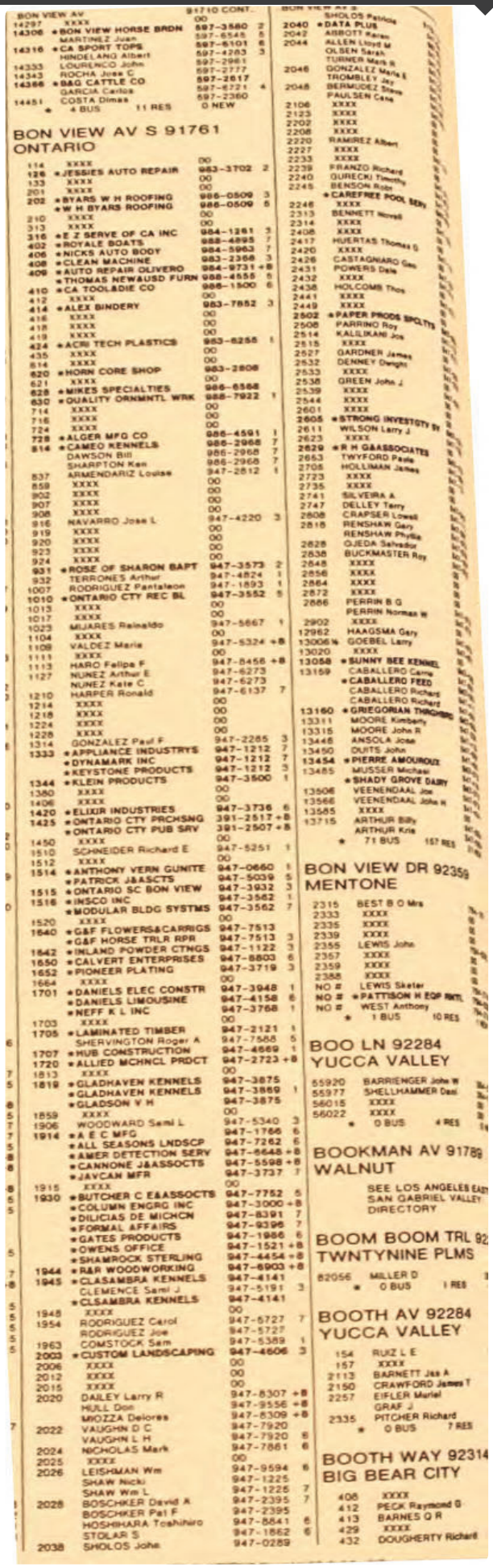
2003	ZARATE Francisco	909-947-2796	6
2006	XXXX	OO	
2012	XXXX	OO	
2015	RODRIGUEZ Carlos	909-947-5727	7
	●RODRIGUEZ Joe	909-947-5727	7
2020A	DALEY Larry R	909-947-8307	
2020	GALDAMAZ Liliana	909-923-9663	+1
2020C	MECHOWICZ Robert	909-947-7282	7
2020D	HERNANDEZ Rogelio	909-947-8319	9
2023	●HOU Esther	OO	0
	QUESADA Esther	909-947-2910	0
2024	XXXX	OO	
2025	XXXX	OO	
2026F	BISARES David	909-947-9455	3
2026	JUDY Nathan W	909-930-2111	+1
	MARENCO Alicia	909-930-2224	0
2026B	STOLAR S	909-947-1862	
2030	XXXX	OO	
2032	XXXX	OO	
2034E	DOI Joe	909-923-4043	
2034	VASQUEZ Janet	909-923-6014	+1
2036F	DEVERA Ramon	909-673-0134	9
2038	BRADLEY Cheana	909-930-9432	0
2040B	DUNN Joseph	909-923-3113	2
2042	SABET Soroush	909-947-6001	2
2044	XXXX	OO	
2045B	LAWRENCE Wm F	909-947-2538	7
2048	BARNES Kisha	909-923-3086	+1
2048A	NASH Weber John	909-947-5689	



CEDAR E 91761 ONT

115 BARON Mark D
BLEHM Ronald
122 PERRY Franklin Sr
208 CALL Willie Mae
225 XXXX
301 HERITAGE PK APTS
ADAMS Art E
BAYER Frances
BOCK A L
BULLOCK Gerald P
CHURCHMAN H
CRAIG Leah H
FLOYD G
GREENFIELD Howard
HAMM B
HAMM D
HARMON Vernon
★ HERITAGE PK SR APTS
IRWIN Roseann S
ISRAEL Ossie
ITO Frank H
KELLER Roosevelt
LASORSA Vito
MANN Robt
MARHEFKA Andrew
MASON Alva R
MCGEE G H
MCKAIN Ila
NINNEMAN Phyllis
PICL Richard
RACHAL Ora L
RAY Flora R
REYNOLDS Jas D
RICHARDSON John P
SCHMIDT Elsa
SERVISS Robt
SHAYEGH B
SHOWALTER Kelsey N
SIMON E R
SMITH Thos L
STALLWORTH Allie
STEN John
TRACY C
WALKER Gladys M
WILSON Harvey
WINESKI Tom

301
304 XXXX
310 XXXX
321 ROSS C W
324 XXXX
326 BROWN Patricia
BROWN Wm D
331 XXXX
412 XXXX
426 XXXX
504 CERNY Michael
510 XXXX
516 KROEGER Mark E
530 CLAUNCH M D
531 XXXX
536 DUQUETTE Dave
542 MORRISON Dwight
554 RAVENSCRAFT S M
560 XXXX
602 XXXX
608 MCWILLIAMS Jos P
614 XXXX
622 HERRERA Rick
628 CARNES Chas K
640 VARGAS Jerry
644 XXXX
648 LOVE Jeff
654 LOPEZ Henry L
1486 ★ NETCON PACIFIC INC
1504 ★ ONT INDUSTRIAL PARK
1510 ★ ONT INDUSTRIAL PARK
1528 ★ ONT INDUSTRIAL PARK
1531 ★ PARAMOUNT ENGRAVERS
1546 MISBIN Cecile
★ ONT INDUSTRIAL PARK
1552 ★ ONT INDUSTRIAL PARK
1621 ★ CLASSIC FENCE CO
1635 ★ RYCOLINE PRODUCTS
1710 ★ SMITHS FOOD KING
1730 XXXX
1754 ★ LOZIER CORP
1802 ★ EVANS ONTARIO DISTR
★ JACOBS DISTRN INC
★ ONT RADIATOR
★ QUALITY ENRGY CNTRL
★ STONE CREATIONS
★ WESTRN FAN CLUTCH
★ 18 BUS 73 RES



BON VIEW AV 91710 CONT.
14297 XXXX 00
14306 ★ BON VIEW HORSE BRDN 597-3580 2
MARTINEZ Juan 597-6545 5
14316 ★ CA SPORT TOPS 597-6101 6
HINDELANG Albert 597-4263 3
14333 LOURENCO John 597-2961
14343 ROCHA Jose C 597-2777
14366 ★ B&G CATTLE CO 597-2617
GARCIA Carlos 597-6721 4
14451 COSTA Dimas 597-2360
★ 4 BUS 11 RES 0 NEW

BON VIEW AV S 91761
ONTARIO

114 XXXX 00
126 ★ JESSIES AUTO REPAIR 983-3702 2
133 XXXX 00
201 XXXX 00
202 ★ BYARS W H ROOFING 986-0509 3
★ W H BYARS ROOFING 986-0509 6
210 XXXX 00
313 XXXX 00
316 ★ E Z SERVE OF CA INC 984-1261 3
402 ★ ROYALE BOATS 988-4895 7
406 ★ NICKS AUTO BODY 984-5963 7
408 ★ CLEAN MACHINE 983-2368 3
409 ★ AUTO REPAIR OLIVERO 984-9731 +8
★ THOMAS NEW&USD FURN 988-4555 6
410 ★ CA TOOLADIE CO 986-1500 6
412 XXXX 00
414 ★ ALEX BINDERY 983-7852 3
416 XXXX 00
418 XXXX 00
419 XXXX 00
424 ★ ACRI TECH PLASTICS 983-6255 1
435 XXXX 00
614 XXXX 00
620 ★ HORN CORE SHOP 983-2808
621 XXXX 00
628 ★ MIKES SPECIALTIES 986-6568
630 ★ QUALITY ORNMNTL WRK 988-7922 1
714 XXXX 00
716 XXXX 00
724 XXXX 00
728 ★ ALGER MFG CO 986-4591 1
814 ★ CAMEO KENNELS 986-2968 7
DAWSON Bill 986-2968 7
SHARPTON Ken 986-2968 7
ARMENDARIZ Louise 947-2812 1
837 XXXX 00
859 XXXX 00
902 XXXX 00
907 XXXX 00
908 XXXX 00
916 NAVARRO Jose L 947-4220 3
919 XXXX 00
920 XXXX 00
923 XXXX 00
924 XXXX 00
931 ★ ROSE OF SHARON BAPT 947-3573 2
932 TERRONES Arthur 947-4824 1
1007 RODRIGUEZ Pantaleon 947-1893 1
1010 ★ ONTARIO CTY REC BL 947-3552 5
1013 XXXX 00
1017 XXXX 00
1023 MIJARES Reinaldo 947-5667 1
1104 XXXX 00
1108 VALDEZ Maria 947-5324 +8
1111 XXXX 00
1113 HARO Felipa F 947-8456 +8
1127 NUNEZ Arthur E 947-6273
NUNEZ Kate C 947-6273
HARPER Ronald 947-6137 7
1210 XXXX 00
1214 XXXX 00
1218 XXXX 00
1224 XXXX 00
1226 XXXX 00
1314 GONZALEZ Paul F 947-2285 3
1333 ★ APPLIANCE INDUSTRYS 947-1212 7
★ DYNAMARK INC 947-1212 7
★ KEYSTONE PRODUCTS 947-1212 3
1344 ★ KLEIN PRODUCTS 947-3500 1
1360 XXXX 00
1406 XXXX 00
1420 ★ ELIXIR INDUSTRIES 947-3736 6
1425 ★ ONTARIO CTY PRCHSNG 391-2517 +8
★ ONTARIO CTY PUB SRV 391-2507 +8
1450 XXXX 00
1510 SCHNEIDER Richard E 947-5251 1
1512 XXXX 00
1514 ★ ANTHONY VERN GUNITE 947-0660 1
★ PATRICK J&ASCTS 947-5039 5
1515 ★ ONTARIO SC BON VIEW 947-3932 3
1516 ★ INSCO INC 947-3562 1
★ MODULAR BLDG SYSTMS 947-3562 7
1520 XXXX 00
1640 ★ G&F FLOWERS&CARRIGS 947-7513
★ G&F HORSE TRLR RPR 947-7513 3
1642 ★ INLAND POWDER CTNGS 947-1122 3
1650 ★ CALVERT ENTERPRISES 947-8803 6
1652 ★ PIONEER PLATING 947-3719 3
1664 XXXX 00
1701 ★ DANIELS ELEC CONSTR 947-3948 1
★ DANIELS LIMOUSINE 947-4158 6
★ NEFF K L INC 947-3768 1
1703 XXXX 00
1705 ★ LAMINATED TIMBER 947-2121 1
SHERVINGTON Roger A 947-7588 5
1707 ★ HUB CONSTRUCTION 947-4669 1
1720 ★ ALLIED MCHNCL PRDCT 947-2723 +8
1813 XXXX 00
1819 ★ GLADHAVEN KENNELS 947-3875
★ GLADHAVEN KENNELS 947-3869 1
★ GLADSON V H 947-3875
1859 XXXX 00
1906 WOODWARD Saml L 947-5340 3
1914 ★ A E C MFG 947-1766 6
★ ALL SEASONS LNDSCP 947-7262 6
★ AMER DETECTION SERV 947-6648 +8
★ CANNONE J&ASSOCTS 947-5598 +8
★ JAVCAN MFR 947-3737 7
1915 XXXX 00
1930 ★ BUTCHER C E&ASSOCTS 947-7752 5
★ COLUMN ENGRG INC 947-3000 +8
★ DILICIAS DE MICHCN 947-8391 7
★ FORMAL AFFAIRS 947-9396 7
★ GATES PRODUCTS 947-1986 6
★ OWENS OFFICE 947-1521 +8
★ SHAMROCK STERLING 947-4454 +8
1944 ★ R&R WOODWORKING 947-8903 +8
1945 ★ CLASAMBRA KENNELS 947-4141
CLEMENCE Saml J 947-5191 3
★ CLSAMBRA KENNELS 947-4141
1948 XXXX 00
1954 RODRIGUEZ Carol 947-5727 7
RODRIGUEZ Joe 947-5727
1963 COMSTOCK Sam 947-5389 1
2003 ★ CUSTOM LANDSCAPING 947-4606 3
2006 XXXX 00
2012 XXXX 00
2015 XXXX 00
2020 DAILEY Larry R 947-8307 +8
HULL Don 947-9556 +8
MIOZZA Delores 947-8309 +8
2022 VAUGHN D C 947-7920 6
VAUGHN L H 947-7920
2024 NICHOLAS Mark 947-7861 6
2025 XXXX 00
2026 LEISHMAN Wm 947-9594 6
SHAW Nicki 947-1225
SHAW Wm L 947-1225 7
2028 BOSCHKER David A 947-2395 7
BOSCHKER Pat F 947-2395
HOSHIHARA Toshihiro 947-8841 6
STOLAR S 947-1862 6
2038 SHOLOS John 947-0289

BON VIEW AV S
2040 ★ DATA PLUS SHOLOS Patricia
2042 ABBOTT Karen
2044 ALLEN Lloyd M
OLSEN Sarah
TURNER Mark R
2048 GONZALEZ Maria E
TROMBLEY Jay
2048 BERMUDEZ Steve
PAULSEN Cara
2106 XXXX
2123 XXXX
2202 XXXX
2208 XXXX
2220 RAMIREZ Albert
2227 XXXX
2233 XXXX
2239 FRANZO Richard
2240 GURECKI Timothy
2245 BENSON Robt
★ CAREFREE POOL SERV
2246 XXXX
2313 BENNETT Norvell
2314 XXXX
2408 XXXX
2417 HUERTAS Thomas G
2420 XXXX
2426 CASTAGNARO Geo
2431 POWERS Dale
2432 XXXX
2438 HOLCOMB Thos
2441 XXXX
2449 XXXX
2502 ★ PAPER PRODS SPCLTS
2508 PARRINO Roy
2514 KALILIKANI Jos
2515 XXXX
2527 GARDNER James
2532 DENNEY Dwight
2533 XXXX
2538 GREEN John J
2539 XXXX
2544 XXXX
2601 XXXX
2605 ★ STRONG INVESTGTV SV
2611 WILSON Larry J
2623 XXXX
2629 ★ R H G&ASSOCIATES
2663 TWYFORD Paula
2705 HOLLIMAN James
2723 XXXX
2735 XXXX
2741 SILVEIRA A
2747 DELLEY Terry
2808 CRAPSER Lowell
2818 RENSHAW Gary
RENSHAW Phyllis
2828 OJEDA Salvador
2838 BUCKMASTER Roy
2848 XXXX
2856 XXXX
2864 XXXX
2872 XXXX
2886 PERRIN B G
PERRIN Norman W
2902 XXXX
12962 HAAGSMA Gary
13006½ GOEBEL Larry
13020 XXXX
13058 ★ SUNNY BEE KENNEL
13159 CABALLERO Carne
★ CABALLERO FEED
CABALLERO Richard
CABALLERO Richard
13160 ★ GRIEGORIAN THRGRPHS
13311 MOORE Kimberly
13315 MOORE John R
13448 ANSOLA Jose
13450 DUITS John
13454 ★ PIERRE AMOUROUX
13485 MUSSER Michael
★ SHADY GROVE DAIRY
13506 VEENENDAAL Joe
13566 VEENENDAAL John H
13585 XXXX
13715 ARTHUR Billy
ARTHUR Kris
★ 71 BUS 157 RES

BON VIEW DR 92359
MENTONE

2315 BEST B O Mrs
2333 XXXX
2335 XXXX
2339 XXXX
2355 LEWIS John
2357 XXXX
2359 XXXX
2388 XXXX
NO # LEWIS Sketer
NO # ★ PATTISON H EQP RNTL
NO # WEST Anthony
★ 1 BUS 10 RES

BOO LN 92284
YUCCA VALLEY

55920 BARRIENGER John W
55977 SHELLHAMMER Dani
56015 XXXX
56022 XXXX
★ 0 BUS 4 RES

BOOKMAN AV 91789
WALNUT

SEE LOS ANGELES EAST
SAN GABRIEL VALLEY
DIRECTORY

BOOM BOOM TRL 92
TWNTYNINE PLMS

82056 MILLER D
★ 0 BUS 1 RES

BOOTH AV 92284
YUCCA VALLEY

154 RUIZ L E
157 XXXX
2113 BARNETT Jas A
2150 CRAWFORD James T
2257 EIFLER Muriel
GRAF J
2335 PITCHER Richard
★ 0 BUS 7 RES

BOOTH WAY 92314
BIG BEAR CITY

406 XXXX
412 PECK Raymond G
413 BARNES Q R
429 XXXX
432 DOUGHERTY Richard

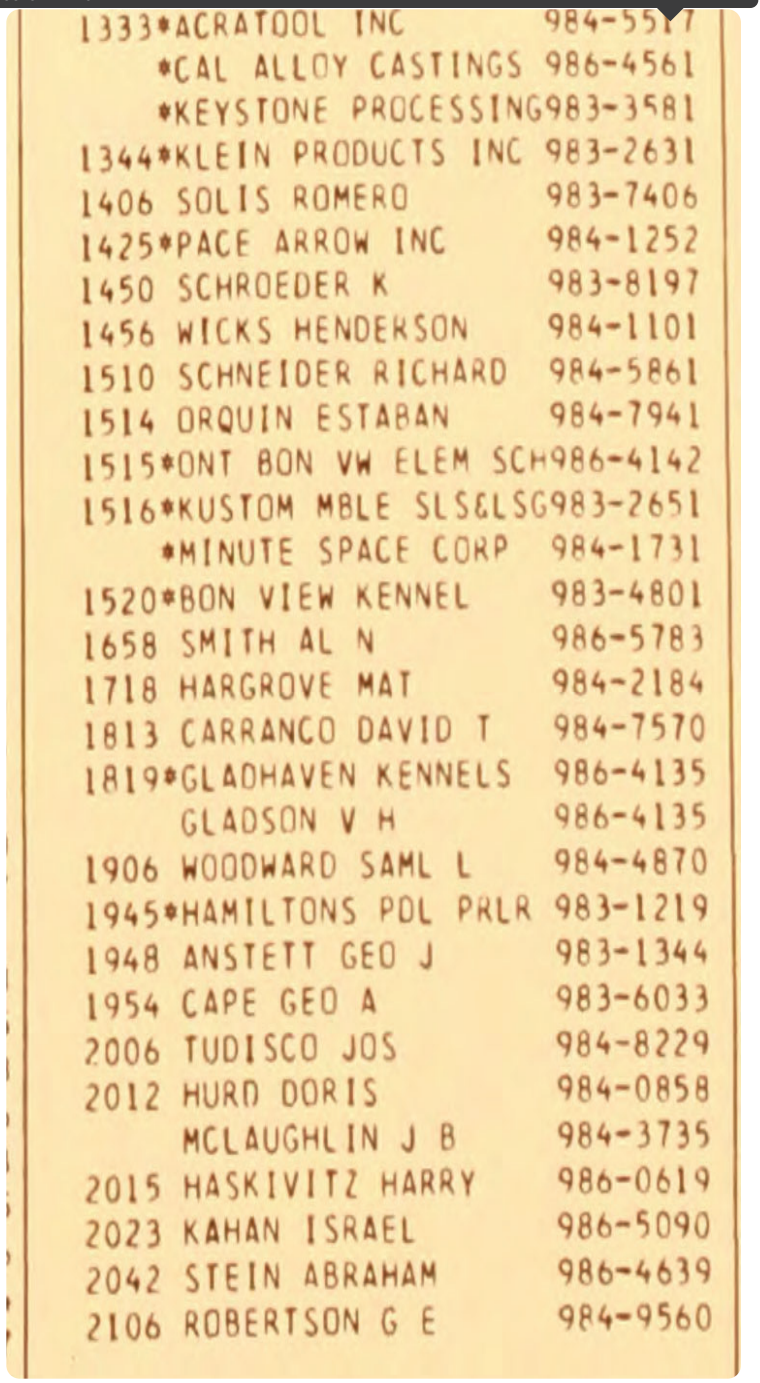
1971
SOURCE: HAINES

E CEDAR STREET

NO LISTINGS IN RANGE

1971
SOURCE: HAINES

S BON VIEW AVENUE



1333	*ACRATOOL INC	984-5517
	*CAL ALLOY CASTINGS	986-4561
	*KEYSTONE PROCESSING	983-3581
1344	*KLEIN PRODUCTS INC	983-2631
1406	SOLIS ROMERO	983-7406
1425	*PACE ARROW INC	984-1252
1450	SCHROEDER K	983-8197
1456	WICKS HENDERSON	984-1101
1510	SCHNEIDER RICHARD	984-5861
1514	ORQUIN ESTABAN	984-7941
1515	*ONT BON VW ELEM SCH	986-4142
1516	*KUSTOM MBLE SLS&LSG	983-2651
	*MINUTE SPACE CORP	984-1731
1520	*BON VIEW KENNEL	983-4801
1658	SMITH AL N	986-5783
1718	HARGROVE MAT	984-2184
1813	CARRANCO DAVID T	984-7570
1819	*GLADHAVEN KENNELS	986-4135
	GLADSON V H	986-4135
1906	WOODWARD SAML L	984-4870
1945	*HAMILTONS PDL PRLR	983-1219
1948	ANSTETT GEO J	983-1344
1954	CAPE GEO A	983-6033
2006	TUDISCO JOS	984-8229
2012	HURD DORIS	984-0858
	MCLAUGHLIN J B	984-3735
2015	HASKIVITZ HARRY	986-0619
2023	KAHAN ISRAEL	986-5090
2042	STEIN ABRAHAM	986-4639
2106	ROBERTSON G E	984-9560

NO LISTINGS IN RANGE

BON VIEW AV CONT.

1027	PARRA, C	984-3986
1111	DELONEY, I	984-0089
1123	ELIAS, A	986-9717
1127	NUNEZ, A E	984-0683
1203	HEMPSTEAD, E	983-1220
1210	REYES, MRS F	984-1840
1314	PAYNE, R E	986-6448
1333	▫GALACTIC CORPORATION	983-2601
1344	▫KLEIN PRODUCTS INC	983-2631
1456	WICKS, H	984-1101
1510	SCHNEIDER, RICHARD E	984-5861
1514	ORQUIN, E	984-7941
1515	▫ONTARIO SCH DISTRICT	986-4142
1516	COX, R	984-9037
1520	▫BON VIEW KENNEL	984-9842
1658	SMITH, A N	986-5783
1718	HARGROVE, M	984-2184
1819	PERKINS, WESLEY E	986-9595
1859	BAKER, CLARENCE	986-9664
1906	WOODWARD, S L	984-4870
1914	BYRD, MRS R L	986-0974
1915	CONRAD, L	986-4008
1948	ANSTETT, GEORGE J	983-1344
1963	HELFAND, J M	986-7277
2012	HURD, DORIS	984-0858
2012	PRESTWOOD, DONALD R	984-1055
2012	VOGLER, MONIKA	984-4236
2015	HASKVITZ, H	986-0619
2023	KAHAN, I	986-5090
2030	KIRBY, BILL R	983-1294
2042	STEIN, A	986-4639
12962	WIERSMA, DONLEY	986-0621
13006	SCARAMELLA, GEO P	986-9640
13058	BEVACQUA, J	984-7042
13159	STOTTS, L S	986-2693
13160	▫PARKS, J B	986-5976
13311	HOHBERG, G	984-3055
13454	WHITE, E	984-9158
13566	KOETSIER, H	986-2684
13585	HEISE, CARL R	984-6443
13715	GOEDHART, H	984-0855

1951 S BON VIEW AVENUE
SOURCE: LA DIRECTORY CO

1335 Campbell Walter
1341 Parks Lela Mrs @ 61-8129
1406 Amicucci Tony @
1414 Savocchio T M @
1425 Kennedy W H 61-8142
1450 Hiner A K Mrs @ 61-8242
1456 Wicks H B @ 61-8442
1512 Bullard Ethel L mus tchr
Bullard W R @ 61-3225
1514 Nation P W @ 61-3125
1516 Cox Ross @ 61-3525
1520 Maw W W @ pltry raiser 61-3425
1658 Tedford R B
rear A & M Dairy 62-4191
1718 Hargrove Matt @
1756 Siglar W E @

E Francis intersects

1817 Hensley E W @
1819 Rogers W L @ 61-4397
1859 White Arlo @ pltry raiser 62-2258
1914 Woodward S L @ 62-2358
1915 Conrad Leonard @ 6-4008
1945 Roster C W @ 62-2158
1948 Sosin Benj @ 62-2558
rear Ben's Salvage plmbg sups
1958 Jarvis F A @ 61-4297
1963 Shannon N J @ 6-4187
2006 Hulslander C M @ 6-4305
2012 Dorn B @
2022 Neymeyer P C @ pltry raiser
6-4202
2030 Autry Don
2054 Stoner E E @
2064 Donaldson F W

E Ely intersects

City limits

1951 E CEDAR STREET
SOURCE: LOS ANGELES DIRECTORY CO

STREET NOT LISTED

148 Roesch A M ◎
150△Arbuckle C E ◎
156△Kellar Jane Mrs ◎

BONNIE BRAE COURT
West from N Euclid av, 1 n of 5th

120△Moremen M H ◎
123 Kay A H Mrs ◎
124 La Tave F G Mrs ◎
132△Lazarus A L ◎
133 Willis Howard ◎
291△Wymore V E ◎
304 McCoy W W ◎

BON VIEW AV—
South from East A to and beyond city limits, ¼ mi e of Campus av

118 MacDonald Reynold
120△Van Wagner A M Mrs ◎
125△Powers E E Mrs
133 Robinson Kenneth
201 Jacobs Sarah Mrs
227 Green Arth
Main intersects
State intersects
229 Powers S P ◎
Washington av intersects
407△Yandell C A ◎
Ontario blvd intersects
California blvd intersects
414 Wilkins F B
419 Aubry Aug ◎
814 Rangel Refugio ◎
822 Mijares Reinaldo
823 Quesada Felix ◎
Razo Victoria Mrs
825 Alvarez A S
827 Vacant
829 Merrell J L ◎
832 Marquez Theo
902 Sanchez Maria Mrs
908 Razo D C ◎
920 Fierro Manuel
924 Ponce Danl ◎
Belmont intersects
1113 Woodard Realus ◎
1133 Miller T M ◎
1315 Smith R L ◎
1331△Wiley A C ◎
1335 Bumpus C H
1341△Parks Lela Mrs ◎
1360△Laycock T E ◎
1414 Coody Jos
1425 Wolfe G M Mrs
1459 Hiner A K Mrs ◎
1456 Miller Mamie ◎
1512 Vacant
1514 Larson A T
1516 Burhus F C Mrs
1520 Honeycutt S J ◎
1658△Siechert E A Mrs Dairy ◎
1718 Hargrove Matt ◎
1756 Sigler J C ◎
1817 Vacant
1819 Vacant
1859 White Arlo ◎
Francis intersects

1914△Woodward S L
1915 Vacant
1948 Cantrell Mack ◎
Sosini Benj poultry

BROOKS AV—
West from S Vine av, ½ blk s of A

633 Sabolia S P
636 Bliss Audy Mrs
△Tift L A

BUDD—
East from S Euclid av, 2 s of Dessau

201△Vermeer John ◎
225 Stewart Elmer ◎

C, EAST—
East from N Euclid av to Sultana av, 2 n of A

113 Peters F A
117△Fulton R B newspaper agcy ◎
121△Lloyd Victor
124 First Ch of The Nazarene
Lemon av intersects
202△Van Houten G W ◎
203△Frame Fred ◎
203½ Lewelling Benj
207 Smith E L Mrs
△Sommerfield B N Mrs
207½ Thompson Emma Mrs
207△Cole P C
211△Armstrong Etta M ◎
212△Davis S A
212¼△Lee E C
212½ Kater L M Mrs
217△Lenhart E B ◎
218 Tipton N F
221 Wheatley G V
222 Myers H D ◎
226△Smith M A ◎
227△Kratky C J collr ◎
Plum av intersects
301 Robertson L L Mrs
302△Petre Leo ◎
306△Roseberry Arvilla ◎
307 Vacant
311 Kiser O J ◎
311½ Ray Melvin
314△Harvey S J ◎
315 Dickinson C C ◎
316△Gaymon R H
320 Whittaker Arth ◎
325 Clement Lawrence ◎
326△Homewood John ◎
327△Patton L L ◎
Cherry av intersects
400△Bentley S C ◎
401 Bolkcom Fola
△Warner Dorothy
410 Vacant
411 Cavers G M Mrs
△Hughes J L
Kelstrom Vernon

STREET NOT LISTED

1940
SOURCE: LOS ANGELES DIRECTORY CO

E CEDAR STREET

STREET NOT LISTED

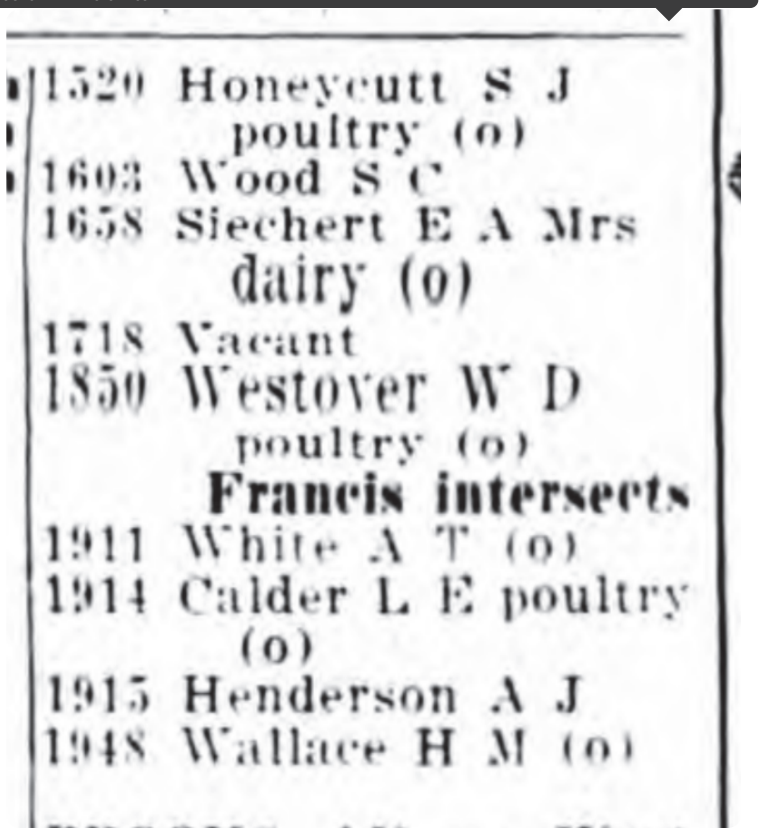
1940
SOURCE: POLKS

S BON VIEW AVENUE

1331 Vacant
1335 Bumpus C H
1341 Parks J B ◎
1414 Dalton Jesse ◎
1425 Covington Jas
1450 Hiner A K Mrs ◎
1456 Dixon Wayne
1514 Lampley E E ◎
1516 Burhus F C Mrs
1520 Honeycutt S J ◎
1658 Siechert E A Mrs
dairy ◎
1718 Kendall A R
1850 Sigler J C ◎
1859 White Arlo ◎
Francis intersects
1914 Vacant
1915 Bellamy P L ◎
1948 Wallace H M ◎

1934
SOURCE: LA DIRECTORY CO

S BON VIEW AVENUE



1520 Honeycutt S J
poultry (o)
1603 Wood S C
1658 Siechert E A Mrs
dairy (o)
1718 Vacant
1850 Westover W D
poultry (o)
Francis intersects
1911 White A T (o)
1914 Calder L E poultry
(o)
1915 Henderson A J
1948 Wallace H M (o)

1934
SOURCE: LOS ANGELES DIRECTORY CO

E CEDAR STREET

STREET NOT LISTED

1450 Fisher Dennard
1456 Vacant
1463 Cook R O (o)
1465 Livingston Chas (o)
1516 Barclay R C (o)
O'Neill W N (o)
1520 Honeycutt S J poultry
1603 Caringella Guy
1658 Siechert E A Mrs dairy (o)
1718 Hammon Ernest
1850 Westover W D poultry (o)

Frances intersects

1911 White Arlo (o)
1914 Calder L E poultry (o)
1915 Wright Justus poultry (o)
1948 Wallace H M (o)

Ely intersects

STREET NOT LISTED

1926
SOURCE: LOS ANGELES DIRECTORY CO

E CEDAR STREET

STREET NOT LISTED

1926
SOURCE: LOS ANGELES DIRECTORY CO

S BON VIEW AVENUE

NO LISTINGS IN RANGE

--- END REPORT ---

ERIS

DATABASE REPORT

Project Property:	*S. Bon View Avenue and E. Cedar Street* *S. Bon View Avenue and E. Cedar Street* *Ontario CA 91761*
Project No:	*72ONT2-1-1*
Report Type:	*Database Report*
Order No:	*21040800524*
Requested by:	*Orion Environmental, Inc.*
Date Completed:	*April 12, 2021*

Environmental Risk Information Services
A division of Glacier Media Inc.
1.866.517.5204 | info@erisinfo.com | erisinfo.com

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Executive Summary

Property Information:

Project Property:	*S. Bon View Avenue and E. Cedar Street* *S. Bon View Avenue and E. Cedar Street Ontario CA 91761*
Project No:	*72ONT2-1-1*

Coordinates:

Latitude:	*34.03861034*
Longitude:	*-117.63838892*
UTM Northing:	*3,766,620.79*
UTM Easting:	*441,072.39*
UTM Zone:	*11S*

Elevation: *870 FT*

Order Information:

Order No:	*21040800524*
Date Requested:	*April 8, 2021*
Requested by:	*Orion Environmental, Inc.*
Report Type:	*Database Report*

Historicals/Products:

Aerial Photographs	*Historical Aerials (Boundaries)*
City Directory Search	*CD - 2 Street Search*
ERIS Xplorer	*ERIS Xplorer*
Excel Add-On	*Excel Add-On*
Fire Insurance Maps	*US Fire Insurance Maps*
Physical Setting Report (PSR)	*Physical Setting Report (PSR)*
Topographic Map	*Topographic Maps*
Vapor Screening Tool	*Vapor Screening Tool*

Executive Summary: Report Summary

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
Standard Environmental Records								
Federal								
DOE FUSRAP	Y	1	0	0	0	0	0	0
NPL	Y	1	0	0	0	0	0	0
PROPOSED NPL	Y	1	0	0	0	0	0	0
DELETED NPL	Y	0.5	0	0	0	0	-	0
SEMS	Y	0.5	0	0	0	**1**	-	**1**
ODI	Y	0.5	0	0	0	0	-	0
SEMS ARCHIVE	Y	0.5	0	0	0	0	-	0
CERCLIS	Y	0.5	0	0	0	**1**	-	**1**
IODI	Y	0.5	0	0	0	0	-	0
CERCLIS NFRAP	Y	0.5	0	0	0	0	-	0
CERCLIS LIENS	Y	PO	0	-	-	-	-	0
RCRA CORRACTS	Y	1	0	0	0	0	0	0
RCRA TSD	Y	0.5	0	0	**4**	0	-	**4**
RCRA LQG	Y	0.25	0	0	**1**	-	-	**1**
RCRA SQG	Y	0.25	0	**2**	**3**	-	-	**5**
RCRA VSQG	Y	0.25	0	0	0	-	-	0
RCRA NON GEN	Y	0.25	0	**8**	**20**	-	-	**28**
FED ENG	Y	0.5	0	0	0	0	-	0
FED INST	Y	0.5	0	0	0	0	-	0
LUCIS	Y	0.5	0	0	0	0	-	0
ERNS 1982 TO 1986	Y	PO	0	-	-	-	-	0
ERNS 1987 TO 1989	Y	PO	0	-	-	-	-	0
ERNS	Y	PO	0	-	-	-	-	0
FED BROWNFIELDS	Y	0.5	0	0	0	0	-	0
FEMA UST	Y	0.25	0	0	0	-	-	0
FRP	Y	0.25	0	0	0	-	-	0
HIST GAS STATIONS	Y	0.25	0	0	0	-	-	0

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
REFN	Y	0.25	0	0	0	-	-	0
BULK TERMINAL	Y	0.25	0	0	0	-	-	0
SEMS LIEN	Y	PO	0	-	-	-	-	0
SUPERFUND ROD	Y	1	0	0	0	0	0	0
State								
RESPONSE	Y	1	0	0	0	0	0	0
ENVIROSTOR	Y	1	0	0	**2**	0	**3**	**5**
DELISTED ENVS	Y	1	0	0	0	0	0	0
SWF/LF	Y	0.5	0	0	0	0	-	0
SWRCB SWF	Y	0.5	0	0	0	0	-	0
HWP	Y	1	0	0	**2**	0	0	**2**
SWAT	Y	0.5	0	0	0	0	-	0
C&D DEBRIS RECY	Y	0.5	0	0	0	0	-	0
RECYCLING	Y	0.5	0	0	0	0	-	0
PROCESSORS	Y	0.5	0	0	0	0	-	0
CONTAINER RECY	Y	0.5	0	0	0	0	-	0
LDS	Y	0.5	0	0	0	0	-	0
LUST	Y	0.5	0	0	0	0	-	0
DELISTED LST	Y	0.5	0	0	0	0	-	0
UST	Y	0.25	0	0	0	-	-	0
UST CLOSURE	Y	0.5	0	0	0	0	-	0
HHSS	Y	0.25	0	0	**1**	-	-	**1**
UST SWEEPS	Y	0.25	0	**1**	**1**	-	-	**2**
AST	Y	0.25	0	0	0	-	-	0
AST SWRCB	Y	0.25	0	0	0	-	-	0
TANK OIL GAS	Y	0.25	0	0	0	-	-	0
DELISTED TNK	Y	0.25	0	0	0	-	-	0
CERS TANK	Y	0.25	0	0	**1**	-	-	**1**
DELISTED CTNK	Y	0.25	0	0	0	-	-	0
HIST TANK	Y	0.25	0	0	0	-	-	0
LUR	Y	0.5	0	0	0	0	-	0
CALSITES	Y	0.5	0	0	0	0	-	0
HLUR	Y	0.5	0	0	0	0	-	0
DEED	Y	0.5	0	0	0	0	-	0

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
VCP	Y	0.5	0	0	0	0	-	0
CLEANUP SITES	Y	0.5	0	0	0	0	-	0
DELISTED COUNTY	Y	0.25	0	0	0	-	-	0
Tribal								
INDIAN LUST	Y	0.5	0	0	0	0	-	0
INDIAN UST	Y	0.25	0	0	0	-	-	0
DELISTED ILST	Y	0.5	0	0	0	0	-	0
DELISTED IUST	Y	0.25	0	0	0	-	-	0
County								
SANBERN CUPA	Y	0.25	**5**	**11**	**23**	-	-	**39**
Additional Environmental Records								
Federal								
PFAS NPL	Y	0.5	0	0	0	0	-	0
FINDS/FRS	Y	PO	**1**	**7**	-	-	-	**8**
TRIS	Y	PO	0	-	-	-	-	0
PFAS TRI	Y	0.5	0	0	0	0	-	0
PFAS WATER	Y	0.5	0	0	0	0	-	0
HMIRS	Y	0.125	0	0	-	-	-	0
NCDL	Y	0.125	0	0	-	-	-	0
TSCA	Y	0.125	0	0	-	-	-	0
HIST TSCA	Y	0.125	0	0	-	-	-	0
FTTS ADMIN	Y	PO	0	-	-	-	-	0
FTTS INSP	Y	PO	0	-	-	-	-	0
PRP	Y	PO	0	-	-	-	-	0
SCRD DRYCLEANER	Y	0.5	0	0	0	0	-	0
ICIS	Y	PO	0	**1**	-	-	-	**1**
FED DRYCLEANERS	Y	0.25	0	0	0	-	-	0
DELISTED FED DRY	Y	0.25	0	0	0	-	-	0
FUDS	Y	1	0	0	0	0	0	0
FORMER NIKE	Y	1	0	0	0	0	0	0
PIPELINE INCIDENT	Y	PO	0	-	-	-	-	0
MLTS	Y	PO	0	-	-	-	-	0
HIST MLTS	Y	PO	0	-	-	-	-	0
MINES	Y	0.25	0	0	0	-	-	0

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
SMCRA	Y	1	0	0	0	0	0	0
MRDS	Y	1	0	0	0	0	0	0
URANIUM	Y	1	0	0	0	0	0	0
ALT FUELS	Y	0.25	0	0	0	-	-	0
SSTS	Y	0.25	0	**1**	0	-	-	**1**
PCB	Y	0.5	0	0	**1**	0	-	**1**
State								
DRYCLEANERS	Y	0.25	0	0	0	-	-	0
DELISTED DRYCLEANERS	Y	0.25	0	0	0	-	-	0
DRYC GRANT	Y	0.25	0	0	0	-	-	0
PFAS	Y	0.5	0	0	0	0	-	0
PFAS GW	Y	0.5	0	0	0	0	-	0
HWSS CLEANUP	Y	0.5	0	0	0	0	-	0
DTSC HWF	Y	0.5	0	0	0	0	-	0
INSP COMP ENF	Y	1	0	0	**2**	0	0	**2**
SCH	Y	1	0	0	0	0	0	0
CHMIRS	Y	PO	0	**1**	-	-	-	**1**
HIST CHMIRS	Y	PO	0	-	-	-	-	0
HAZNET	Y	PO	**5**	**6**	-	-	-	**11**
HIST MANIFEST	Y	PO	0	-	-	-	-	0
HW TRANSPORT	Y	0.125	0	0	-	-	-	0
WASTE TIRE	Y	PO	0	-	-	-	-	0
MEDICAL WASTE	Y	0.25	0	0	0	-	-	0
HIST CORTESE	Y	0.5	0	0	0	0	-	0
CDO/CAO	Y	0.5	0	0	0	0	-	0
CERS HAZ	Y	0.125	0	**4**	-	-	-	**4**
DELISTED HAZ	Y	0.5	0	**1**	**1**	0	-	**2**
GEOTRACKER	Y	0.125	0	0	-	-	-	0
MINE	Y	1	0	0	0	0	0	0
LIEN	Y	PO	0	-	-	-	-	0
WASTE DISCHG	Y	0.25	0	0	0	-	-	0
EMISSIONS	Y	0.25	**2**	**1**	**8**	-	-	**11**
CDL	Y	0.125	0	**3**	-	-	-	**3**
Tribal	***No Tribal additional environmental record sources available for this State.***							

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
County								
SANBERN MED WSTE	Y	0.25	0	0	0	-	-	0
Total:			***13***	***47***	***70***	***2***	***3***	***135***

**** PO – Property Only***
**** 'Property and adjoining properties' database search radii are set at 0.25 miles.***

Executive Summary: Site Report Summary - Project Property

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
1	SANBERN CUPA	MULTI TECH PRODUCTS	1930 S BON VIEW UNIT 12 ONTARIO CA 91761	E	0.00 / 0.00	-4	39
1	SANBERN CUPA	COLUMN ENGINEERING INC	1930 S BON VIEW AVE 20 ONTARIO CA 91761	E	0.00 / 0.00	-4	39
1	SANBERN CUPA	QUALITY OFFSET PRINTERS	1930 S BON VIEW AVE #14 ONTARIO CA 91761	E	0.00 / 0.00	-4	39
1	HAZNET	QUALITY OFFSET PRINTERS	1930 S BON VIEW AVE STE 14 ONTARIO CA 917615532	E	0.00 / 0.00	-4	40
1	HAZNET	COLUMN ENGINEERING	1930 S BON VIEW AVE ONTARIO CA 917610000	E	0.00 / 0.00	-4	41
1	HAZNET	QUALITY PRINTERS LLC	1930 S BON VIEW AVE STE 14 ONTARIO CA 917615532	E	0.00 / 0.00	-4	45
2	EMISSIONS	W. H. THORNTON CO	1948 S BON VIEW ONTARIO CA 91761	ESE	0.00 / 0.00	-7	46
3	SANBERN CUPA	NOVA MEN AUTO REPAIR	1914 S BON VIEW #4 ONTARIO CA 91761	ENE	0.00 / 0.00	-1	46
3	SANBERN CUPA	ABS GLOBAL INC	1914 S BON VIEW UNIT 3 ONTARIO CA 91761	ENE	0.00 / 0.00	-1	46
3	HAZNET	LARRY RAMONEDA	1914 S BON VIEW AVE ONTARIO CA 917615546	ENE	0.00 / 0.00	-1	47
3	HAZNET	NOVA MEN AUTO REPAIR	1914 S BON VIEW AVE STE 4 ONTARIO CA 917615546	ENE	0.00 / 0.00	-1	47
3	FINDS/FRS	ABS GLOBAL INC	1914 S BON VIEW UNIT 3 ONTARIO CA 91761	ENE	0.00 / 0.00	-1	48
3	EMISSIONS	CUSTOM COLOR FRAME	1914 BON VIEW ONTARIO CA	ENE	0.00 / 0.00	-1	48

Executive Summary: Site Report Summary - Surrounding Properties

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
4	SANBERN CUPA	JLMC, INC	1944 S BON VIEW ONTARIO CA 91761	ESE	0.01 / 30.77	-6	49
4	HAZNET	J L M C INC	1944 BON VIEW AVE ONTARIO CA 917615503	ESE	0.01 / 30.77	-6	49
4	HAZNET	J L M C INC	1944 BON VIEW ONTARIO CA 917615503	ESE	0.01 / 30.77	-6	50
4	FINDS/FRS	JLMCNA INC	1944 S BON VIEW ONTARIO CA 91761	ESE	0.01 / 30.77	-6	51
4	HAZNET	FLO-BIN RENTALS	1944 S BON VIEW AVE ONTARIO CA 917615503	ESE	0.01 / 30.77	-6	51
4	FINDS/FRS	JLMC INC	1944 S BON VIEW AVE ONTARIO CA 91761	ESE	0.01 / 30.77	-6	52
4	CERS HAZ	JLMC, INC	1944 S BON VIEW ONTARIO CA 91761	ESE	0.01 / 30.77	-6	52
4	FINDS/FRS	CORPORATE RESOURCE SERVICES	1944 S BONVIEW AVE ONTARIO CA 91761	ESE	0.01 / 30.77	-6	54
4	RCRA NON GEN	J L M C INC	1944 BON VIEW AVE ONTARIO CA 91761-5503 ***EPA Handler ID:*** CAL000268240	ESE	0.01 / 30.77	-6	55
4	FINDS/FRS	J L M C INC	1944 BON VIEW AVE ONTARIO CA 91761-5503	ESE	0.01 / 30.77	-6	56
4	RCRA SQG	J L M C INC	1944 BON VIEW ONTARIO CA 91761 ***EPA Handler ID:*** CAP000033472	ESE	0.01 / 30.77	-6	57
5	HAZNET	PETERSON PIPELINE INC	1945 S BON VIEW ONTARIO CA 91761	ESE	0.01 / 70.30	-6	58

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
5	HAZNET	OSS INC	1945 S BON VIEW ONTARIO CA 91761	ESE	0.01 / 70.30	-6	58
5	RCRA NON GEN	PETERSON PIPELINE INC	1945 S BON VIEW ONTARIO CA 91761 ***EPA Handler ID:*** CAL000279724	ESE	0.01 / 70.30	-6	59
5	FINDS/FRS	PETERSON PIPELINE INC	1945 S BON VIEW ONTARIO CA 91761	ESE	0.01 / 70.30	-6	60
6	FINDS/FRS	POUCHES, INC.	1901 S. BONVIEW AVE. ONTARIO CA 91761-5601	NE	0.02 / 83.88	1	60
6	SSTS	POUCHES, INC	1901 S BON VIEW AVE - ONTARIO CA 91761	NE	0.02 / 83.88	1	61
7	ICIS	POUCHES, INC.	1901 S. BONVIEW AVE. ONTARIO CA 91761-5601	NE	0.02 / 85.51	0	61
8	CHMIRS	Ontario Fire Dept	1856 South Bon View Ave Ontario CA ***Control No*** **|** ***Notified Date:*** 9/2/199811:30:54 PM	NE	0.02 / 87.87	1	62
8	HAZNET	HUB CONSTRUCTION SPECIALTIES	1856 S BONVIEW AVE ONTARIO CA 91761	NE	0.02 / 87.87	1	62
8	FINDS/FRS	HUB CONSTRUCTION SPECIALTIESNA INC.	1856 S BON VIEW ST ONTARIO CA 91761	NE	0.02 / 87.87	1	63
8	DELISTED HAZ	HUB CONSTRUCTION SPECIALTIES, INC.	1856 S BON VIEW ST ONTARIO CA 91761	NE	0.02 / 87.87	1	64
9	SANBERN CUPA	HUB CONSTRUCTION SPECIALTIES, INC.	1856 S BON VIEW ST ONTARIO CA 91761	NE	0.03 / 154.77	1	64
10	SANBERN CUPA	POUCHES INCORPORATED	1901 S BON VIEW ONTARIO CA 91761	NE	0.03 / 160.79	1	64
10	RCRA NON GEN	POUCHES INCORPORATED	1901 S BON VIEW ONTARIO CA 91761 ***EPA Handler ID:*** CAL000436389	NE	0.03 / 160.79	1	65

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
11	CDL		830 E CEDAR ST, #D ONTARIO CA	S	0.03 / 172.12	-8	66
11	CDL		830 E CEDAR ST, APT A ONTARIO CA 91761	S	0.03 / 172.12	-8	66
12	RCRA NON GEN	R & I INDUSTRIES	1871 TAYLOR PLACE ONTARIO CA 91761-0000 ***EPA Handler ID:*** CAL000190198	NNW	0.04 / 203.76	5	66
13	SANBERN CUPA	R & I INDUSTRIES, INC	1876 TAYLOR PL ONTARIO CA 91761	NNW	0.04 / 209.69	5	67
13	CERS HAZ	R & I INDUSTRIES, INC	1876 TAYLOR PL ONTARIO CA 91761	NNW	0.04 / 209.69	5	68
14	SANBERN CUPA	GREENLINE LABS	1851 S TAYLOR PL ONTARIO CA 91761	NNW	0.05 / 246.87	5	71
14	CERS HAZ	GREENLINE LABS	1851 S TAYLOR PL ONTARIO CA 91761	NNW	0.05 / 246.87	5	71
14	RCRA NON GEN	GREENLINE LABORATORIES, INC.	1851 S. TAYLOR PLACE ONTARIO CA 91761 ***EPA Handler ID:*** CAC002988936	NNW	0.05 / 246.87	5	74
15	SANBERN CUPA	DEVIOUS CUSTOMS	915 E GREVILLEA CT ONTARIO CA 91761	NE	0.05 / 259.88	2	76
16	SANBERN CUPA	SKY SYSTEMS CO., INC.	1825 TAYLOR PL ONTARIO CA 91761	NNW	0.08 / 397.70	6	76
16	CERS HAZ	SKY SYSTEMS CO., INC.	1825 TAYLOR PL ONTARIO CA 91761	NNW	0.08 / 397.70	6	76
17	CDL		2032 S. BONVIEW APT D ONTARIO CA 91764	SSE	0.09 / 493.19	-13	80
18	SANBERN CUPA	RELIABLE	780 E FRANCIS ST UNIT N ONTARIO CA 91761	NNW	0.12 / 632.33	10	80
18	SANBERN CUPA	CERTIFIED WELDING	780 E FRANCIS UNIT M ONTARIO CA 91761	NNW	0.12 / 632.33	10	80

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
19	UST SWEEPS	TOM GUILFOYLE	840 E FRANCIS ST ONTARIO CA ***C C	Status:*** I36-000-2 | INACTIVE ***Tank ID:*** 000001	N	0.12 / 644.14	8	81
20	RCRA SQG	RIVIERA TUBE BENDING	760 E FRANCIS UNIT T ONTARIO CA 91761 ***EPA Handler ID:*** CAR000070581	NW	0.12 / 647.59	10	81
20	SANBERN CUPA	ISLAND PETROLEUM BUILDERS, INC	760 E FRANCIS ST A ONTARIO CA 91761	NW	0.12 / 647.59	10	82
20	SANBERN CUPA	RIVIERA TUBE BENDING & MFG. CO.	760 E FRANCIS ST T ONTARIO CA 91761	NW	0.12 / 647.59	10	82
20	EMISSIONS	Z & L CABINETS, LARRY CIABURRI	760 E FRANCIS ONTARIO CA 91714	NW	0.12 / 647.59	10	83
20	RCRA NON GEN	NEW ERA AUTOMOTIVE	760 E FRANCIS ST STE A ONTARIO CA 91761-5549 ***EPA Handler ID:*** CAL000372886	NW	0.12 / 647.59	10	83
20	RCRA NON GEN	ARROWHEAD ENGINEERING	760 E. FRANCIS ST., UNIT F ONTARIO CA 91761 ***EPA Handler ID:*** CAC002993543	NW	0.12 / 647.59	10	84
20	RCRA NON GEN	E & L QUALITY MACHINING	760 E. FRANCIS S.T UNIT T ONTARIO CA 91761 ***EPA Handler ID:*** CAC002992430	NW	0.12 / 647.59	10	85
21	EMISSIONS	CHAFFEY JOINT UNION HIGH SCHOO	901 E FRANCIS ONTARIO CA 91761	NNE	0.13 / 685.27	8	87
22	DELISTED HAZ	CITY TOOL WORKS INC	907 E FRANCIS ST ONTARIO CA 91761	NNE	0.13 / 689.52	8	90
23	SANBERN CUPA	CITY TOOL WORKS INC	907 E FRANCIS ST ONTARIO CA 91761	NNE	0.13 / 689.91	8	90
24	SANBERN CUPA	LONG RUN TRAILERS	1843 S CAMPUS AVE ONTARIO CA 91761	WNW	0.13 / 691.56	10	91
24	EMISSIONS	LONG RUN TRAILERS	1843 SO CAMPUS ONTARIO CA 91762	WNW	0.13 / 691.56	10	91

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
25	SANBERN CUPA	AMISH COUNTRY GAZEBOS	739 E FRANCIS ST ONTARIO CA 91761	NNW	0.13 / 692.61	10	94
26	SANBERN CUPA	R & R INDUSTRIAL SERVICES, INC	757 E FRANCIS ST ONTARIO CA 91761	NNW	0.13 / 700.63	11	94
26	RCRA NON GEN	R&R INDUSTRIAL SERVICES INC	757 E FRANCIS ST ONTARIO CA 91761-5514 *EPA Handler ID:* CAL000354062	NNW	0.13 / 700.63	11	95
27	SANBERN CUPA	HONOR TEK	1823 S CAMPUS AVE ONTARIO CA 91761	WNW	0.13 / 704.53	11	96
28	SANBERN CUPA	U.S. TOOLING AND SPA, INC	753 E FRANCIS ST ONTARIO CA 91761	NW	0.13 / 707.30	11	96
29	EMISSIONS	U S TOOLING AND SPAS INC	753 E FRANCIS ST ONTARIO CA 91761	NW	0.14 / 716.88	11	96
29	EMISSIONS	US TOOLING AND SPAS MANUFACTURING	753 EAST FRANCIS STREET ONTARIO CA	NW	0.14 / 716.88	11	98
29	EMISSIONS	U.S. TOOLING AND SPAS MANUFACTURING	753 E FRANCIS ST ONTARIO CA 91761	NW	0.14 / 716.88	11	98
30	SANBERN CUPA	BROTHERS VW MACHINE SHOP	743 E FRANCIS ST ONTARIO CA 91761	NW	0.14 / 726.05	11	99
31	SANBERN CUPA	SUPERIOR OAK DESIGN	741 E FRANCIS ST ONTARIO CA 91761	NW	0.14 / 730.08	11	100
32	EMISSIONS	R&O MC INTYRE INC	921 E FRANCIS ST ONTARIO CA 91761	NE	0.14 / 731.24	8	100
33	SANBERN CUPA	Hudson Technologies Company	747 E Francis St Ontario CA 91761	NW	0.14 / 732.91	11	102
33	EMISSIONS	HUDSON TECHNOLOGIES	747 E FRANCIS ST ONTARIO CA 91761	NW	0.14 / 732.91	11	103

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
33	RCRA NON GEN	HUDSON TECHNOLOGIES COMPANY	747 E FRANCIS ST ONTARIO CA 91761 ***EPA Handler ID:*** CAL000403306	NW	0.14 / 732.91	11	103
34	SANBERN CUPA	POLY EXTRUSIONS	730 E FRANCIS ST ONTARIO CA 91761	NW	0.14 / 753.87	12	104
35	SANBERN CUPA	UV WOOD FINISHING	936 E FRANCIS UNIT A ONTARIO CA 91761	NE	0.14 / 761.51	8	104
36	RCRA NON GEN	BEST INK AND THREAD	1752 S BON VIEW AVE ONTARIO CA 91761 ***EPA Handler ID:*** CAL000456287	NNE	0.15 / 787.25	10	105
37	RCRA TSD	LIGHTING RESOURCES LLC	805 FRANCIS ST ONTARIO CA 91761-0000 ***EPA Handler ID:*** CAR000156125	NNW	0.15 / 801.16	11	106
37	RCRA LQG	LIGHTING RESOURCES LLC	805 FRANCIS ST ONTARIO CA 91761-0000 ***EPA Handler ID:*** CAR000156125	NNW	0.15 / 801.16	11	125
37	SANBERN CUPA	LIGHTING RESOURCES, LLC	805 E FRANCIS ST ONTARIO CA 91761	NNW	0.15 / 801.16	11	145
37	ENVIROSTOR	LIGHTING RESOURCES LLC	805 E FRANCIS ST ONTARIO CA 917610000 ***Estor/EPA ID | Cleanup Status:*** CAL000827758 |	NNW	0.15 / 801.16	11	146
37	ENVIROSTOR	LIGHTING RESOURCES LLC	805 FRANCIS ST ONTARIO CA 917610000 ***Estor/EPA ID | Cleanup Status:*** CAR000156125 |	NNW	0.15 / 801.16	11	147
37	HWP	LIGHTING RESOURCES LLC	805 FRANCIS ST ONTARIO CA 917610000 ***Estor/EPA ID:*** CAR000156125	NNW	0.15 / 801.16	11	151
37	HWP	LIGHTING RESOURCES LLC	805 E FRANCIS ST ONTARIO CA 917610000 ***Estor/EPA ID:*** CAL000827758	NNW	0.15 / 801.16	11	155
37	PCB	LIGHTING RESOURCES, INC.	805 E. FRANCIS STREET ONTARIO CA 91761	NNW	0.15 / 801.16	11	156
37	RCRA TSD	LIGHTING RESOURCES, INC.	805 EAST FRANCIS ST ONTARIO CA 91761	NNW	0.15 / 801.16	11	156

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
			EPA Handler ID: CAD000827758				
37	RCRA TSD	LIGHTING RESOURCES INC	805 FRANCIS ST ONTARIO CA 91761 ***EPA Handler ID:*** CAL000827758	NNW	0.15 / 801.16	11	157
37	RCRA SQG	LIGHTING RESOURCES INC	805 FRANCIS ST ONTARIO CA 91761 ***EPA Handler ID:*** CAL000827758	NNW	0.15 / 801.16	11	164
37	RCRA NON GEN	LIGHTING RESOURCES, INC.	805 EAST FRANCIS ST ONTARIO CA 91761 ***EPA Handler ID:*** CAD000827758	NNW	0.15 / 801.16	11	170
38	RCRA NON GEN	COAST PLASTICS INC	936 E FRANCIS ST ONTARIO CA 91761 ***EPA Handler ID:*** CAL000400649	NE	0.15 / 811.02	8	171
39	SANBERN CUPA	MICO WEST	701 E FRANCIS ST ONTARIO CA 91761	NW	0.16 / 818.42	12	172
40	SANBERN CUPA	WALKERS AIR BRAKES	921 E FRANCIS ST ONTARIO CA 91761	NNE	0.16 / 836.41	10	173
41	RCRA NON GEN	MICO WEST	701 E FRANCIS ONTARIO CA 91761 ***EPA Handler ID:*** CAD981442536	NW	0.16 / 840.08	13	173
42	SANBERN CUPA	HARDWARE SPECIALTIES	761 E FRANCIS ST ONTARIO CA 91761	NNW	0.16 / 847.81	11	175
43	SANBERN CUPA	BOMEL CONSTRUCTION CO INC	939 E FRANCIS ST ONTARIO CA 91761	NE	0.16 / 852.25	8	175
43	RCRA NON GEN	BOMEL CONSTRUCTION	939 E FRANCIS ST ONTARIO CA 91761-5631 ***EPA Handler ID:*** CAL000297126	NE	0.16 / 852.25	8	176
44	INSP COMP ENF	LIGHTING RESOURCES LLC	805 E FRANCIS ST ONTARIO CA 91761	NNW	0.17 / 877.54	12	177
44	INSP COMP ENF	LIGHTING RESOURCES LLC	805 FRANCIS ST ONTARIO CA 91761	NNW	0.17 / 877.54	12	178
45	RCRA NON GEN	MISSION LANDSCAPE COMPANIES, INC.	952 FRANCIS ST ONTARIO CA 91761-0000	NE	0.17 / 907.74	8	182

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
			EPA Handler ID: CAL000209538				
46	RCRA NON GEN	ELITE TRUCK & RV LLC	1742 S BON VIEW AVE ONTARIO CA 91761 ***EPA Handler ID:*** CAL000448659	NNE	0.17 / 917.65	11	183
47	EMISSIONS	WARFIELD ELECTRIC CO, INC	1745 S BON VIEW AVE ONTARIO CA 91761	NNE	0.17 / 918.25	11	184
48	SANBERN CUPA	WARFIELD ELECTRIC	1745 S BON VIEW AVE ONTARIO CA 91761	NNE	0.17 / 918.92	11	184
48	RCRA SQG	WARFIELD ELECTRIC CO	1745 S BONVIEW AVE ONTARIO CA 91761-4410 ***EPA Handler ID:*** CAR000072769	NNE	0.17 / 918.92	11	185
49	SANBERN CUPA	STAR METALS INC	1715 S BON VIEW AVE ONTARIO CA 91761	NNE	0.19 / 1,009.73	12	186
49	RCRA NON GEN	INLAND SIGNS INC	1715 S BON VIEW AVE ONTARIO CA 91761 ***EPA Handler ID:*** CAL000449027	NNE	0.19 / 1,009.73	12	186
50	SANBERN CUPA	ELITE TRUCK AND RV LLC	1742 S BON VIEW Ontario CA 91761	NNE	0.19 / 1,024.23	12	187
51	SANBERN CUPA	SERA'S WHOLESALE NRSRY	943 E FRANCIS ST ONTARIO CA 91761	NE	0.21 / 1,100.35	8	187
52	RCRA NON GEN	YOLANDA V HERNANDEZ	1740 S CAMPUS AVE ONTARIO CA 91761 ***EPA Handler ID:*** CAC003075518	NW	0.21 / 1,135.01	16	188
53	SANBERN CUPA	ALLIED MECHANICAL	1720 S BON VIEW ONTARIO CA 91761	NNE	0.22 / 1,151.48	14	189
53	CERS TANK	ALLIED MECHANICAL	1720 S BON VIEW ONTARIO CA 91761 ***Site ID:*** 384636	NNE	0.22 / 1,151.48	14	189
54	RCRA SQG	ALLIED MECHANICAL PRODUCTS	1720 S BON VIEW AVE ONTARIO CA 91761 ***EPA Handler ID:*** CAR000067926	NNE	0.22 / 1,154.37	14	196
54	RCRA NON GEN	ALLIED MECHANICAL PRODUCTS DBA ALLIED MECHANICAL	1720 S BON VIEW AVE ONTARIO CA 91761-4411	NNE	0.22 / 1,154.37	14	197

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
			EPA Handler ID: CAL000000298				
55	SANBERN CUPA	NEFF CONSTRUCTION, INC.	1701 S BON VIEW AVE ONTARIO CA 91761	NNE	0.22 / 1,187.80	15	198
56	HHSS	SOUTHTOWN INDUSTRIAL PARK	1701, 1703, 1705, 1707 S. BON FRANCIS ONTARIO CA 91761	NNE	0.23 / 1,220.53	15	199
57	RCRA NON GEN	AMD INTERNATIONAL TECHNOLOGIES, LLC.	1725 S. CAMPUS AVE. ONTARIO CA 91761 ***EPA Handler ID:*** CAC002983872	NW	0.24 / 1,252.29	18	199
57	RCRA NON GEN	AMD INTERNATIONAL	1725 S. CAMPUS AVE. ONTARIO CA 91761 ***EPA Handler ID:*** CAC002999846	NW	0.24 / 1,252.29	18	200
57	RCRA TSD	AMD INTERNATIONAL TECHNOLOGIES	1725 S. CAMPUS AVE. ONTARIO CA 91761 ***EPA Handler ID:*** CAC003015988	NW	0.24 / 1,252.29	18	201
57	RCRA NON GEN	AMD INTERNATIONAL TECHNOLOGIES	1725 S. CAMPUS AVE. ONTARIO CA 91761 ***EPA Handler ID:*** CAC003015988	NW	0.24 / 1,252.29	18	202
57	RCRA NON GEN	AMD INTERNATIONAL TECHNOLOGIES, LLC.	AMD INTERNATIONAL TECHNOLOGIES, LLC 1725 S. CAMPUS AVE. ONTARIO CA 91761 ***EPA Handler ID:*** CAC003040617	NW	0.24 / 1,252.29	18	203
57	RCRA NON GEN	AMD INTERNATIONAL TECHNOLOGIES, LLC.	1725 S. CAMPUS AVE. ONTARIO CA 91761-4346 ***EPA Handler ID:*** CAC003063746	NW	0.24 / 1,252.29	18	204
57	RCRA NON GEN	AMD INTERNATIONAL TECHNOLOGIES, LLC.	1725 S. CAMPUS AVE. ONTARIO CA 91761-4346 ***EPA Handler ID:*** CAC003080253	NW	0.24 / 1,252.29	18	205
57	RCRA NON GEN	AMD INTERNATIONAL TECHNOLOGIES, LLC	1725 S. CAMPUS AVE. ONTARIO CA 91761 ***EPA Handler ID:*** CAC003095316	NW	0.24 / 1,252.29	18	207
58	SANBERN CUPA	INLAND VLY RUBBER CO INC	1725 S CAMPUS AVE ONTARIO CA 91761	NW	0.24 / 1,255.37	18	208
58	RCRA NON GEN	AMD INTERNATIONAL TECHNOLOGIES, LLC.	1725 S CAMPUS AVE. ONTARIO CA 91761-4346 ***EPA Handler ID:*** CAC003041949	NW	0.24 / 1,255.37	18	208

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
59	UST SWEEPS	SOUTHTOWN INDUSTRIAL PARK	1701 S BON VIEW ONTARIO CA	NNE	0.24 / 1,265.92	16	209
			***C C*	*Status:*** A36-000-4588 | ACTIVE ***Tank ID:*** 000002, 000001			
60	SEMS	ONTARIO DRUMS	1516 SOUTH BON VIEW ONTARIO CA 91761	N	0.37 / 1,930.73	26	210
			EPA ID: CAN000906085				
61	CERCLIS	ONTARIO DRUMS	1516 SOUTH BON VIEW ONTARIO CA 91761	N	0.39 / 2,075.88	28	210
			Site EPA ID: CAN000906085				
62	ENVIROSTOR	OAKWOOD INTERIORS SITE	1333 S BON VIEW AVE ONTARIO CA 91761	NNE	0.67 / 3,548.87	46	212
			Estor/EPA ID | Cleanup Status: 36340065 | CERTIFIED O&M - LAND USE RESTRICTIONS ONLY AS OF 12/15/2008				
63	ENVIROSTOR	SUNSHINE CLEANERS - DRIFTWOOD VILLAGE	2238 S. EUCLID AVENUE, #2238F ONTARIO CA 91762	WSW	0.75 / 3,984.35	-22	217
			Estor/EPA ID | Cleanup Status: 60002433 | ACTIVE AS OF 10/1/2016				
64	ENVIROSTOR	WOODCREST ELEMENTARY/JR HIGH SCHOOL	2725 SOUTH CAMPUS AVENUE ONTARIO CA 91761	SSW	0.94 / 4,956.89	-57	221
			Estor/EPA ID | Cleanup Status: 36010007 | CERTIFIED AS OF 2/1/2012				

Executive Summary: Summary by Data Source

Standard

Federal

SEMS - SEMS List 8R Active Site Inventory

A search of the SEMS database, dated Jan 28, 2021 has found that there are 1 SEMS site(s) within approximately 0.50 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
ONTARIO DRUMS	1516 SOUTH BON VIEW ONTARIO CA 91761 ***EPA ID**: CAN000906085*	N	0.37 / 1,930.73	60

CERCLIS - Comprehensive Environmental Response, Compensation and Liability Information System - CERCLIS

A search of the CERCLIS database, dated Oct 25, 2013 has found that there are 1 CERCLIS site(s) within approximately 0.50 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
ONTARIO DRUMS	1516 SOUTH BON VIEW ONTARIO CA 91761 ***Site EPA ID**: CAN000906085*	N	0.39 / 2,075.88	61

RCRA TSD - RCRA non-CORRACTS TSD Facilities

A search of the RCRA TSD database, dated Jan 22, 2021 has found that there are 4 RCRA TSD site(s) within approximately 0.50 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
LIGHTING RESOURCES, INC.	805 EAST FRANCIS ST ONTARIO CA 91761 ***EPA Handler ID**: CAD000827758*	NNW	0.15 / 801.16	37
LIGHTING RESOURCES INC	805 FRANCIS ST ONTARIO CA 91761 ***EPA Handler ID**: CAL000827758*	NNW	0.15 / 801.16	37
LIGHTING RESOURCES LLC	805 FRANCIS ST ONTARIO CA 91761-0000 ***EPA Handler ID**: CAR000156125*	NNW	0.15 / 801.16	37
AMD INTERNATIONAL TECHNOLOGIES	1725 S. CAMPUS AVE. ONTARIO CA 91761 ***EPA Handler ID**: CAC003015988*	NW	0.24 / 1,252.29	57

RCRA LQG - RCRA Generator List

A search of the RCRA LQG database, dated Jan 22, 2021 has found that there are 1 RCRA LQG site(s) within approximately 0.25

miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
LIGHTING RESOURCES LLC	805 FRANCIS ST ONTARIO CA 91761-0000 ***EPA Handler ID**: CAR000156125*	NNW	0.15 / 801.16	37

RCRA SQG - RCRA Small Quantity Generators List

A search of the RCRA SQG database, dated Jan 22, 2021 has found that there are 5 RCRA SQG site(s) within approximately 0.25 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
RIVIERA TUBE BENDING	760 E FRANCIS UNIT T ONTARIO CA 91761 ***EPA Handler ID**: CAR000070581*	NW	0.12 / 647.59	20
LIGHTING RESOURCES INC	805 FRANCIS ST ONTARIO CA 91761 ***EPA Handler ID**: CAL000827758*	NNW	0.15 / 801.16	37
WARFIELD ELECTRIC CO	1745 S BONVIEW AVE ONTARIO CA 91761-4410 ***EPA Handler ID**: CAR000072769*	NNE	0.17 / 918.92	48
ALLIED MECHANICAL PRODUCTS	1720 S BON VIEW AVE ONTARIO CA 91761 ***EPA Handler ID**: CAR000067926*	NNE	0.22 / 1,154.37	54

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
J L M C INC	1944 BON VIEW ONTARIO CA 91761 ***EPA Handler ID**: CAP000033472*	ESE	0.01 / 30.77	4

RCRA NON GEN - RCRA Non-Generators

A search of the RCRA NON GEN database, dated Jan 22, 2021 has found that there are 28 RCRA NON GEN site(s) within approximately 0.25 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
POUCHES INCORPORATED	1901 S BON VIEW ONTARIO CA 91761 ***EPA Handler ID**: CAL000436389*	NE	0.03 / 160.79	10
R & I INDUSTRIES	1871 TAYLOR PLACE ONTARIO CA 91761-0000 ***EPA Handler ID**: CAL000190198*	NNW	0.04 / 203.76	12
GREENLINE LABORATORIES, INC.	1851 S. TAYLOR PLACE ONTARIO CA 91761	NNW	0.05 / 246.87	14

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
	***EPA Handler ID**: CAC002988936*			
E & L QUALITY MACHINING	760 E. FRANCIS S.T UNIT T ONTARIO CA 91761	NW	0.12 / 647.59	20
	***EPA Handler ID**: CAC002992430*			
ARROWHEAD ENGINEERING	760 E. FRANCIS ST., UNIT F ONTARIO CA 91761	NW	0.12 / 647.59	20
	***EPA Handler ID**: CAC002993543*			
NEW ERA AUTOMOTIVE	760 E FRANCIS ST STE A ONTARIO CA 91761-5549	NW	0.12 / 647.59	20
	***EPA Handler ID**: CAL000372886*			
R&R INDUSTRIAL SERVICES INC	757 E FRANCIS ST ONTARIO CA 91761-5514	NNW	0.13 / 700.63	26
	***EPA Handler ID**: CAL000354062*			
HUDSON TECHNOLOGIES COMPANY	747 E FRANCIS ST ONTARIO CA 91761	NW	0.14 / 732.91	33
	***EPA Handler ID**: CAL000403306*			
BEST INK AND THREAD	1752 S BON VIEW AVE ONTARIO CA 91761	NNE	0.15 / 787.25	36
	***EPA Handler ID**: CAL000456287*			
LIGHTING RESOURCES, INC.	805 EAST FRANCIS ST ONTARIO CA 91761	NNW	0.15 / 801.16	37
	***EPA Handler ID**: CAD000827758*			
COAST PLASTICS INC	936 E FRANCIS ST ONTARIO CA 91761	NE	0.15 / 811.02	38
	***EPA Handler ID**: CAL000400649*			
MICO WEST	701 E FRANCIS ONTARIO CA 91761	NW	0.16 / 840.08	41
	***EPA Handler ID**: CAD981442536*			
BOMEL CONSTRUCTION	939 E FRANCIS ST ONTARIO CA 91761-5631	NE	0.16 / 852.25	43
	***EPA Handler ID**: CAL000297126*			
MISSION LANDSCAPE COMPANIES, INC.	952 FRANCIS ST ONTARIO CA 91761-0000	NE	0.17 / 907.74	45
	***EPA Handler ID**: CAL000209538*			
ELITE TRUCK & RV LLC	1742 S BON VIEW AVE ONTARIO CA 91761	NNE	0.17 / 917.65	46
	***EPA Handler ID**: CAL000448659*			
INLAND SIGNS INC	1715 S BON VIEW AVE ONTARIO CA 91761	NNE	0.19 / 1,009.73	49

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
	***EPA Handler ID**: CAL000449027*			
YOLANDA V HERNANDEZ	1740 S CAMPUS AVE ONTARIO CA 91761	NW	0.21 / 1,135.01	52
	***EPA Handler ID**: CAC003075518*			
ALLIED MECHANICAL PRODUCTS DBA ALLIED MECHANICAL	1720 S BON VIEW AVE ONTARIO CA 91761-4411	NNE	0.22 / 1,154.37	54
	***EPA Handler ID**: CAL000000298*			
AMD INTERNATIONAL TECHNOLOGIES, LLC	1725 S. CAMPUS AVE. ONTARIO CA 91761	NW	0.24 / 1,252.29	57
	***EPA Handler ID**: CAC003095316*			
AMD INTERNATIONAL TECHNOLOGIES, LLC.	1725 S. CAMPUS AVE. ONTARIO CA 91761-4346	NW	0.24 / 1,252.29	57
	***EPA Handler ID**: CAC003080253*			
AMD INTERNATIONAL TECHNOLOGIES, LLC.	1725 S. CAMPUS AVE. ONTARIO CA 91761-4346	NW	0.24 / 1,252.29	57
	***EPA Handler ID**: CAC003063746*			
AMD INTERNATIONAL TECHNOLOGIES, LLC.	AMD INTERNATIONAL TECHNOLOGIES, LLC 1725 S. CAMPUS AVE. ONTARIO CA 91761 ***EPA Handler ID**: CAC003040617*	NW	0.24 / 1,252.29	57
AMD INTERNATIONAL TECHNOLOGIES	1725 S. CAMPUS AVE. ONTARIO CA 91761	NW	0.24 / 1,252.29	57
	***EPA Handler ID**: CAC003015988*			
AMD INTERNATIONAL	1725 S. CAMPUS AVE. ONTARIO CA 91761	NW	0.24 / 1,252.29	57
	***EPA Handler ID**: CAC002999846*			
AMD INTERNATIONAL TECHNOLOGIES, LLC.	1725 S. CAMPUS AVE. ONTARIO CA 91761	NW	0.24 / 1,252.29	57
	***EPA Handler ID**: CAC002983872*			
AMD INTERNATIONAL TECHNOLOGIES, LLC.	1725 S CAMPUS AVE. ONTARIO CA 91761-4346	NW	0.24 / 1,255.37	58
	***EPA Handler ID**: CAC003041949*			

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
J L M C INC	1944 BON VIEW AVE ONTARIO CA 91761-5503	ESE	0.01 / 30.77	4
	***EPA Handler ID**: CAL000268240*			
PETERSON PIPELINE INC	1945 S BON VIEW ONTARIO CA 91761	ESE	0.01 / 70.30	5

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
	***EPA Handler ID**: CAL000279724*			

State

ENVIROSTOR - EnviroStor Database

A search of the ENVIROSTOR database, dated Jan 13, 2021 has found that there are 5 ENVIROSTOR site(s) within approximately 1.00 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
LIGHTING RESOURCES LLC	805 FRANCIS ST ONTARIO CA 917610000	NNW	0.15 / 801.16	37
	***Estor/EPA ID** | **Cleanup Status**: CAR000156125 |*			
LIGHTING RESOURCES LLC	805 E FRANCIS ST ONTARIO CA 917610000	NNW	0.15 / 801.16	37
	***Estor/EPA ID** | **Cleanup Status**: CAL000827758 |*			
OAKWOOD INTERIORS SITE	1333 S BON VIEW AVE ONTARIO CA 91761	NNE	0.67 / 3,548.87	62
	***Estor/EPA ID** | **Cleanup Status**: 36340065 | CERTIFIED O&M - LAND USE RESTRICTIONS ONLY AS OF 12/15/2008*			

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
SUNSHINE CLEANERS - DRIFTWOOD VILLAGE	2238 S. EUCLID AVENUE, #2238F ONTARIO CA 91762	WSW	0.75 / 3,984.35	63
	***Estor/EPA ID** | **Cleanup Status**: 60002433 | ACTIVE AS OF 10/1/2016*			
WOODCREST ELEMENTARY/JR HIGH SCHOOL	2725 SOUTH CAMPUS AVENUE ONTARIO CA 91761	SSW	0.94 / 4,956.89	64
	***Estor/EPA ID** | **Cleanup Status**: 36010007 | CERTIFIED AS OF 2/1/2012*			

HWP - EnviroStor Hazardous Waste Facilities

A search of the HWP database, dated Jan 13, 2021 has found that there are 2 HWP site(s) within approximately 1.00 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
LIGHTING RESOURCES LLC	805 FRANCIS ST ONTARIO CA 917610000	NNW	0.15 / 801.16	37
	***Estor/EPA ID**: CAR000156125*			
LIGHTING RESOURCES LLC	805 E FRANCIS ST ONTARIO CA 917610000	NNW	0.15 / 801.16	37
	***Estor/EPA ID**: CAL000827758*			

HHSS - Historical Hazardous Substance Storage Information Database

A search of the HHSS database, dated Aug 27, 2015 has found that there are 1 HHSS site(s) within approximately 0.25 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
SOUTHTOWN INDUSTRIAL PARK	1701, 1703, 1705, 1707 S. BON FRANCIS ONTARIO CA 91761	NNE	0.23 / 1,220.53	56

UST SWEEPS - Statewide Environmental Evaluation and Planning System

A search of the UST SWEEPS database, dated Oct 1, 1994 has found that there are 2 UST SWEEPS site(s) within approximately 0.25 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
TOM GUILFOYLE	840 E FRANCIS ST ONTARIO CA ***C C	Status**: *I36-000-2	INACTIVE* ***Tank ID**: *000001*	N	0.12 / 644.14	19
SOUTHTOWN INDUSTRIAL PARK	1701 S BON VIEW ONTARIO CA ***C C	Status**: *A36-000-4588	ACTIVE* ***Tank ID**: *000002, 000001*	NNE	0.24 / 1,265.92	59

CERS TANK - California Environmental Reporting System (CERS) Tanks

A search of the CERS TANK database, dated Feb 9, 2021 has found that there are 1 CERS TANK site(s) within approximately 0.25 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
ALLIED MECHANICAL	1720 S BON VIEW ONTARIO CA 91761 ***Site ID**: *384636*	NNE	0.22 / 1,151.48	53

County

SANBERN CUPA - San Bernardino County - CUPA List

A search of the SANBERN CUPA database, dated Mar 4, 2021 has found that there are 39 SANBERN CUPA site(s) within approximately 0.25 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
HUB CONSTRUCTION SPECIALTIES, INC.	1856 S BON VIEW ST ONTARIO CA 91761	NE	0.03 / 154.77	9
POUCHES INCORPORATED	1901 S BON VIEW ONTARIO CA 91761	NE	0.03 / 160.79	10
R & I INDUSTRIES, INC	1876 TAYLOR PL ONTARIO CA 91761	NNW	0.04 / 209.69	13
GREENLINE LABS	1851 S TAYLOR PL ONTARIO CA 91761	NNW	0.05 / 246.87	14

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
DEVIOUS CUSTOMS	915 E GREVILLEA CT ONTARIO CA 91761	NE	0.05 / 259.88	15
SKY SYSTEMS CO., INC.	1825 TAYLOR PL ONTARIO CA 91761	NNW	0.08 / 397.70	16
RELIABLE	780 E FRANCIS ST UNIT N ONTARIO CA 91761	NNW	0.12 / 632.33	18
CERTIFIED WELDING	780 E FRANCIS UNIT M ONTARIO CA 91761	NNW	0.12 / 632.33	18
ISLAND PETROLEUM BUILDERS, INC	760 E FRANCIS ST A ONTARIO CA 91761	NW	0.12 / 647.59	20
RIVIERA TUBE BENDING & MFG. CO.	760 E FRANCIS ST T ONTARIO CA 91761	NW	0.12 / 647.59	20
CITY TOOL WORKS INC	907 E FRANCIS ST ONTARIO CA 91761	NNE	0.13 / 689.91	23
LONG RUN TRAILERS	1843 S CAMPUS AVE ONTARIO CA 91761	WNW	0.13 / 691.56	24
AMISH COUNTRY GAZEBOS	739 E FRANCIS ST ONTARIO CA 91761	NNW	0.13 / 692.61	25
R & R INDUSTRIAL SERVICES, INC	757 E FRANCIS ST ONTARIO CA 91761	NNW	0.13 / 700.63	26
HONOR TEK	1823 S CAMPUS AVE ONTARIO CA 91761	WNW	0.13 / 704.53	27
U.S. TOOLING AND SPA, INC	753 E FRANCIS ST ONTARIO CA 91761	NW	0.13 / 707.30	28
BROTHERS VW MACHINE SHOP	743 E FRANCIS ST ONTARIO CA 91761	NW	0.14 / 726.05	30

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
SUPERIOR OAK DESIGN	741 E FRANCIS ST ONTARIO CA 91761	NW	0.14 / 730.08	31
Hudson Technologies Company	747 E Francis St Ontario CA 91761	NW	0.14 / 732.91	33
POLY EXTRUSIONS	730 E FRANCIS ST ONTARIO CA 91761	NW	0.14 / 753.87	34
UV WOOD FINISHING	936 E FRANCIS UNIT A ONTARIO CA 91761	NE	0.14 / 761.51	35
LIGHTING RESOURCES, LLC	805 E FRANCIS ST ONTARIO CA 91761	NNW	0.15 / 801.16	37
MICO WEST	701 E FRANCIS ST ONTARIO CA 91761	NW	0.16 / 818.42	39
WALKERS AIR BRAKES	921 E FRANCIS ST ONTARIO CA 91761	NNE	0.16 / 836.41	40
HARDWARE SPECIALTIES	761 E FRANCIS ST ONTARIO CA 91761	NNW	0.16 / 847.81	42
BOMEL CONSTRUCTION CO INC	939 E FRANCIS ST ONTARIO CA 91761	NE	0.16 / 852.25	43
WARFIELD ELECTRIC	1745 S BON VIEW AVE ONTARIO CA 91761	NNE	0.17 / 918.92	48
STAR METALS INC	1715 S BON VIEW AVE ONTARIO CA 91761	NNE	0.19 / 1,009.73	49
ELITE TRUCK AND RV LLC	1742 S BON VIEW Ontario CA 91761	NNE	0.19 / 1,024.23	50
SERA'S WHOLESALE NRSRY	943 E FRANCIS ST ONTARIO CA 91761	NE	0.21 / 1,100.35	51

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
ALLIED MECHANICAL	1720 S BON VIEW ONTARIO CA 91761	NNE	0.22 / 1,151.48	53
NEFF CONSTRUCTION, INC.	1701 S BON VIEW AVE ONTARIO CA 91761	NNE	0.22 / 1,187.80	55
INLAND VLY RUBBER CO INC	1725 S CAMPUS AVE ONTARIO CA 91761	NW	0.24 / 1,255.37	58

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
MULTI TECH PRODUCTS	1930 S BON VIEW UNIT 12 ONTARIO CA 91761	E	0.00 / 0.00	1
COLUMN ENGINEERING INC	1930 S BON VIEW AVE 20 ONTARIO CA 91761	E	0.00 / 0.00	1
QUALITY OFFSET PRINTERS	1930 S BON VIEW AVE #14 ONTARIO CA 91761	E	0.00 / 0.00	1
NOVA MEN AUTO REPAIR	1914 S BON VIEW #4 ONTARIO CA 91761	ENE	0.00 / 0.00	3
ABS GLOBAL INC	1914 S BON VIEW UNIT 3 ONTARIO CA 91761	ENE	0.00 / 0.00	3
JLMC, INC	1944 S BON VIEW ONTARIO CA 91761	ESE	0.01 / 30.77	4

Non Standard

Federal

FINDS/FRS - Facility Registry Service/Facility Index

A search of the FINDS/FRS database, dated Nov 2, 2020 has found that there are 8 FINDS/FRS site(s) within approximately 0.02 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
POUCHES, INC.	1901 S. BONVIEW AVE. ONTARIO CA 91761-5601	NE	0.02 / 83.88	6

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
HUB CONSTRUCTION SPECIALTIESNA INC.	1856 S BON VIEW ST ONTARIO CA 91761	NE	0.02 / 87.87	8

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
ABS GLOBAL INC	1914 S BON VIEW UNIT 3 ONTARIO CA 91761	ENE	0.00 / 0.00	3
JLMCNA INC	1944 S BON VIEW ONTARIO CA 91761	ESE	0.01 / 30.77	4
JLMC INC	1944 S BON VIEW AVE ONTARIO CA 91761	ESE	0.01 / 30.77	4
J L M C INC	1944 BON VIEW AVE ONTARIO CA 91761-5503	ESE	0.01 / 30.77	4
CORPORATE RESOURCE SERVICES	1944 S BONVIEW AVE ONTARIO CA 91761	ESE	0.01 / 30.77	4
PETERSON PIPELINE INC	1945 S BON VIEW ONTARIO CA 91761	ESE	0.01 / 70.30	5

ICIS - Integrated Compliance Information System (ICIS)

A search of the ICIS database, dated Jan 6, 2021 has found that there are 1 ICIS site(s) within approximately 0.02 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
POUCHES, INC.	1901 S. BONVIEW AVE. ONTARIO CA 91761-5601	NE	0.02 / 85.51	7

SSTS - Registered Pesticide Establishments

A search of the SSTS database, dated Mar 31, 2020 has found that there are 1 SSTS site(s) within approximately 0.25 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
POUCHES, INC	1901 S BON VIEW AVE - ONTARIO CA 91761	NE	0.02 / 83.88	6

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key

PCB - Polychlorinated Biphenyl (PCB) Notifiers

A search of the PCB database, dated Nov 19, 2020 has found that there are 1 PCB site(s) within approximately 0.50 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
LIGHTING RESOURCES, INC.	805 E. FRANCIS STREET ONTARIO CA 91761	NNW	0.15 / 801.16	37

State

INSP COMP ENF - EnviroStor Inspection, Compliance, and Enforcement

A search of the INSP COMP ENF database, dated Oct 7, 2020 has found that there are 2 INSP COMP ENF site(s) within approximately 1.00 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
LIGHTING RESOURCES LLC	805 FRANCIS ST ONTARIO CA 91761	NNW	0.17 / 877.54	44
LIGHTING RESOURCES LLC	805 E FRANCIS ST ONTARIO CA 91761	NNW	0.17 / 877.54	44

CHMIRS - California Hazardous Material Incident Report System (CHMIRS)

A search of the CHMIRS database, dated Jan 21, 2021 has found that there are 1 CHMIRS site(s) within approximately 0.02 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
Ontario Fire Dept	1856 South Bon View Ave Ontario CA	NE	0.02 / 87.87	8
	Control No **|** ***Notified Date****: 9/2/199811:30:54 PM*			

HAZNET - Hazardous Waste Manifest Data

A search of the HAZNET database, dated Oct 24, 2016 has found that there are 11 HAZNET site(s) within approximately 0.02 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
HUB CONSTRUCTION SPECIALTIES	1856 S BONVIEW AVE ONTARIO CA 91761	NE	0.02 / 87.87	8

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
COLUMN ENGINEERING	1930 S BON VIEW AVE ONTARIO CA 917610000	E	0.00 / 0.00	1
QUALITY PRINTERS LLC	1930 S BON VIEW AVE STE 14 ONTARIO CA 917615532	E	0.00 / 0.00	1
QUALITY OFFSET PRINTERS	1930 S BON VIEW AVE STE 14 ONTARIO CA 917615532	E	0.00 / 0.00	1
NOVA MEN AUTO REPAIR	1914 S BON VIEW AVE STE 4 ONTARIO CA 917615546	ENE	0.00 / 0.00	3
LARRY RAMONEDA	1914 S BON VIEW AVE ONTARIO CA 917615546	ENE	0.00 / 0.00	3
FLO-BIN RENTALS	1944 S BON VIEW AVE ONTARIO CA 917615503	ESE	0.01 / 30.77	4
J L M C INC	1944 BON VIEW ONTARIO CA 917615503	ESE	0.01 / 30.77	4
J L M C INC	1944 BON VIEW AVE ONTARIO CA 917615503	ESE	0.01 / 30.77	4
OSS INC	1945 S BON VIEW ONTARIO CA 91761	ESE	0.01 / 70.30	5
PETERSON PIPELINE INC	1945 S BON VIEW ONTARIO CA 91761	ESE	0.01 / 70.30	5

CERS HAZ - California Environmental Reporting System (CERS) Hazardous Waste Sites

A search of the CERS HAZ database, dated Feb 9, 2021 has found that there are 4 CERS HAZ site(s) within approximately 0.12 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
R & I INDUSTRIES, INC	1876 TAYLOR PL ONTARIO CA 91761	NNW	0.04 / 209.69	13

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
GREENLINE LABS	1851 S TAYLOR PL ONTARIO CA 91761	NNW	0.05 / 246.87	14
SKY SYSTEMS CO., INC.	1825 TAYLOR PL ONTARIO CA 91761	NNW	0.08 / 397.70	16

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
JLMC, INC	1944 S BON VIEW ONTARIO CA 91761	ESE	0.01 / 30.77	4

DELISTED HAZ - Delisted Environmental Reporting System (CERS) Hazardous Waste Sites

A search of the DELISTED HAZ database, dated Nov 29, 2018 has found that there are 2 DELISTED HAZ site(s) within approximately 0.50 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
HUB CONSTRUCTION SPECIALTIES, INC.	1856 S BON VIEW ST ONTARIO CA 91761	NE	0.02 / 87.87	8
CITY TOOL WORKS INC	907 E FRANCIS ST ONTARIO CA 91761	NNE	0.13 / 689.52	22

EMISSIONS - Toxic Pollutant Emissions Facilities

A search of the EMISSIONS database, dated Dec 31, 2018 has found that there are 11 EMISSIONS site(s) within approximately 0.25 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
Z & L CABINETS, LARRY CIABURRI	760 E FRANCIS ONTARIO CA 91714	NW	0.12 / 647.59	20
CHAFFEY JOINT UNION HIGH SCHOO	901 E FRANCIS ONTARIO CA 91761	NNE	0.13 / 685.27	21
LONG RUN TRAILERS	1843 SO CAMPUS ONTARIO CA 91762	WNW	0.13 / 691.56	24
U S TOOLING AND SPAS INC	753 E FRANCIS ST ONTARIO CA 91761	NW	0.14 / 716.88	29

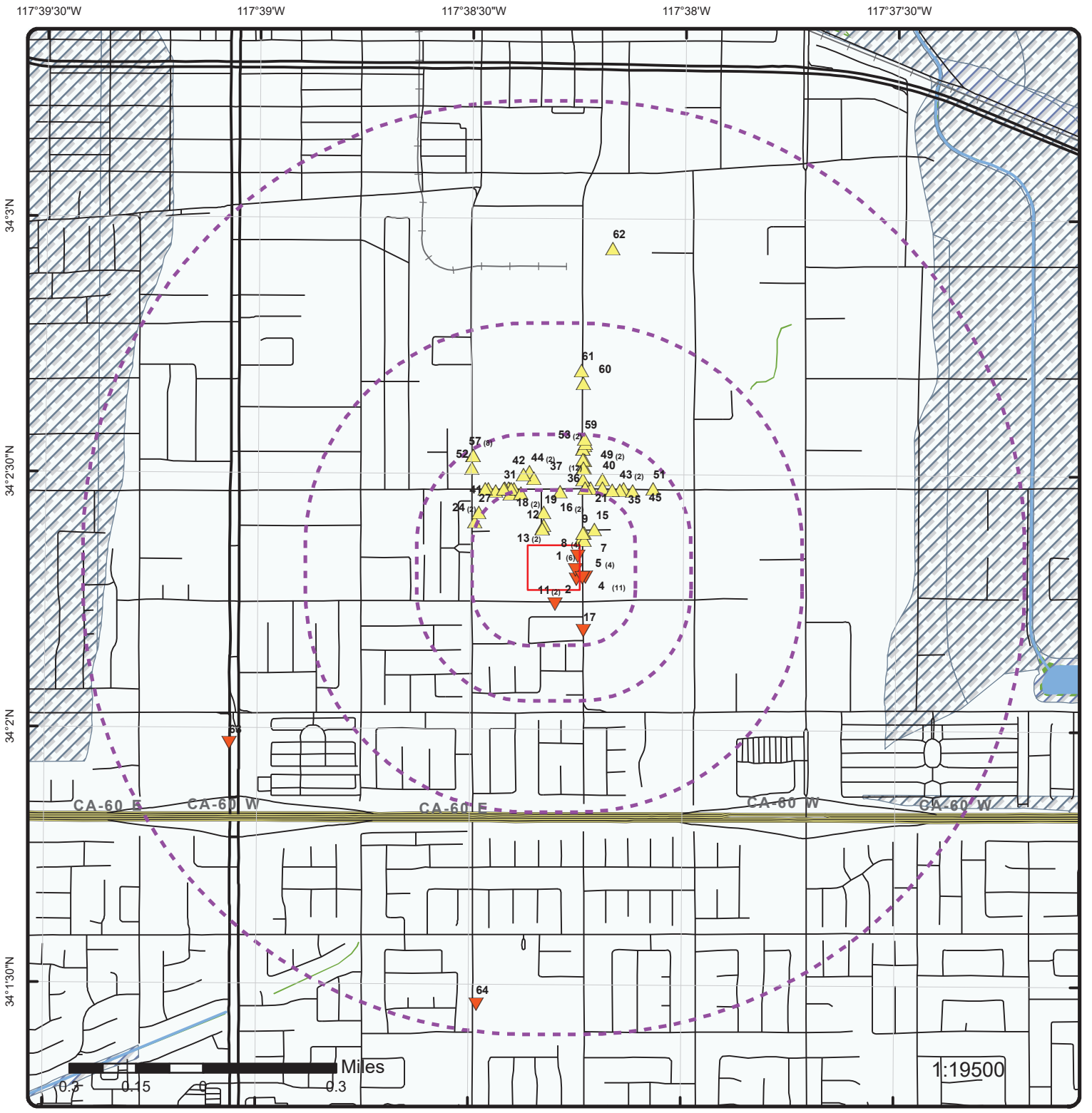
Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
U.S. TOOLING AND SPAS MANUFACTURING	753 E FRANCIS ST ONTARIO CA 91761	NW	0.14 / 716.88	29
US TOOLING AND SPAS MANUFACTURING	753 EAST FRANCIS STREET ONTARIO CA	NW	0.14 / 716.88	29
R&O MC INTYRE INC	921 E FRANCIS ST ONTARIO CA 91761	NE	0.14 / 731.24	32
HUDSON TECHNOLOGIES	747 E FRANCIS ST ONTARIO CA 91761	NW	0.14 / 732.91	33
WARFIELD ELECTRIC CO, INC	1745 S BON VIEW AVE ONTARIO CA 91761	NNE	0.17 / 918.25	47

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
W. H. THORNTON CO	1948 S BON VIEW ONTARIO CA 91761	ESE	0.00 / 0.00	2
CUSTOM COLOR FRAME	1914 BON VIEW ONTARIO CA	ENE	0.00 / 0.00	3

CDL - Clandestine Drug Lab Sites

A search of the CDL database, dated Jan 19, 2021 has found that there are 3 CDL site(s) within approximately 0.12 miles of the project property.

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
	830 E CEDAR ST, #D ONTARIO CA	S	0.03 / 172.12	11
	830 E CEDAR ST, APT A ONTARIO CA 91761	S	0.03 / 172.12	11
	2032 S. BONVIEW APT D ONTARIO CA 91764	SSE	0.09 / 493.19	17



Map: 1.0 Mile Radius

Order Number: 21040800524

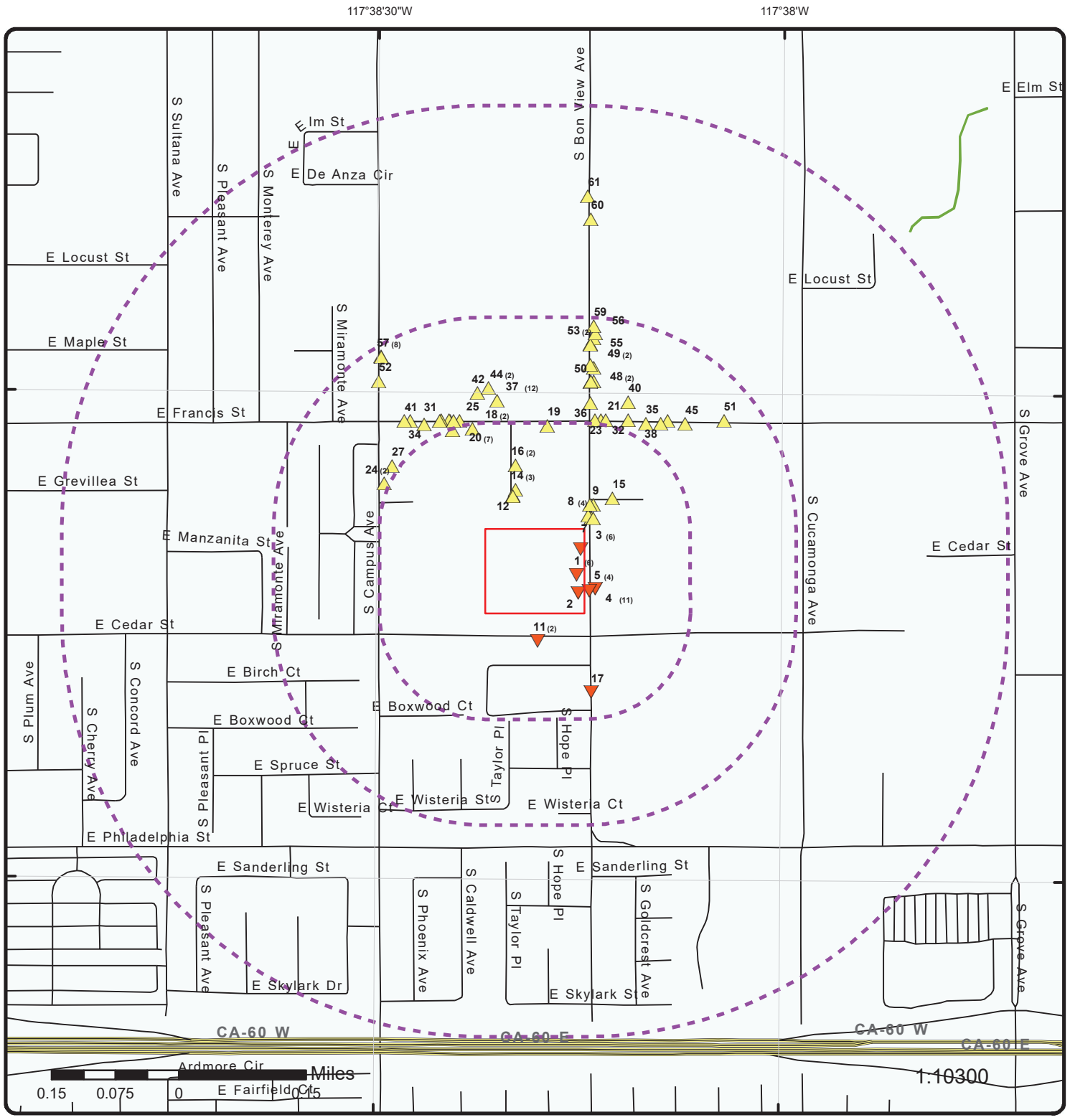
Address: S. Bon View Avenue and E. Cedar Street, Ontario, CA

ERIS

- Project Property
- Buffer Outline
- Eris Sites with Higher Elevation
- Eris Sites with Same Elevation
- Eris Sites with Lower Elevation
- Eris Sites with Unknown Elevation
- County Boundary
- Rails
- Major Highways
- Major Highways Ramps
- Major Roads
- Major Roads Ramps
- Secondary Roads
- Secondary Roads Ramps
- Local Roads and Ramps
- State Boundary
- National Priority List Sites
- National Wetland
- Indian Reserve Land
- 100 Year Flood Zone
- 500 Year Flood Zone
- Historic Fill
- FWS Special Designation Areas
- State Brownfield Sites
- State Brownfield Areas
- State Superfund Areas:Dept. of Defense
- State Superfund Areas:NPL
- WQARF Areas
- Federal Lands: Dept. of Defense (owned/administered areas)

Source: © 2016 ESRI

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Map: 0.5 Mile Radius

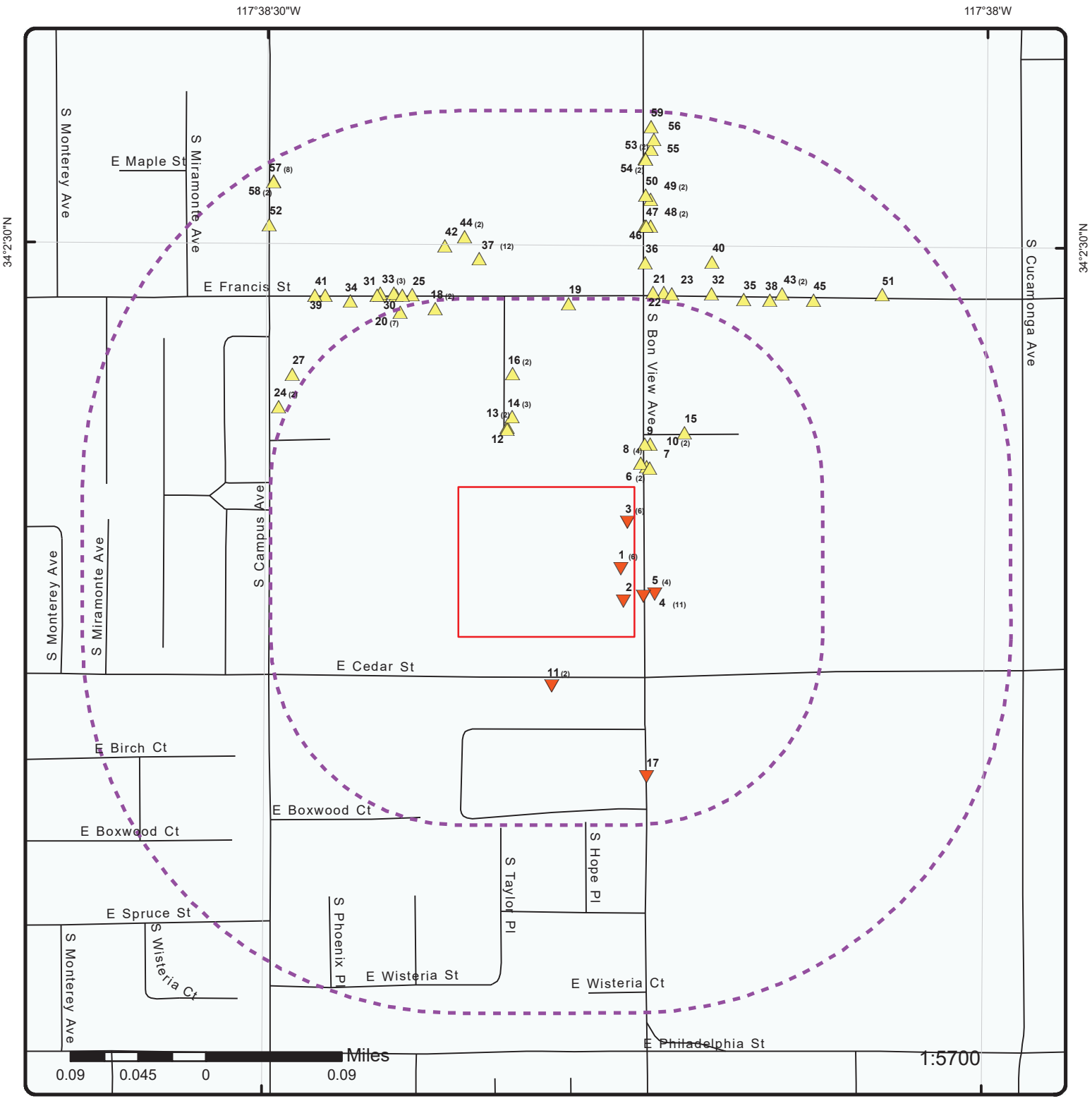
Order Number: 21040800524

Address: S. Bon View Avenue and E. Cedar Street, Ontario, CA

- Project Property
- Buffer Outline
- Eris Sites with Higher Elevation
- Eris Sites with Same Elevation
- Eris Sites with Lower Elevation
- Eris Sites with Unknown Elevation
- County Boundary
- Rails
- Major Highways
- Major Highways Ramps
- Major Roads
- Major Roads Ramps
- Secondary Roads
- Secondary Roads Ramps
- Local Roads and Ramps
- State Boundary
- National Priority List Sites
- National Wetland
- Indian Reserve Land
- 100 Year Flood Zone
- 500 Year Flood Zone
- Historic Fill
- FWS Special Designation Areas
- State Brownfield Sites
- State Brownfield Areas
- State Superfund Areas:Dept. of Defense
- State Superfund Areas:NPL
- WQARF Areas
- Federal Lands: Dept. of Defense (owned/administered areas)

Source: © 2016 ESRI

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Map: 0.25 Mile Radius

Order Number: 21040800524

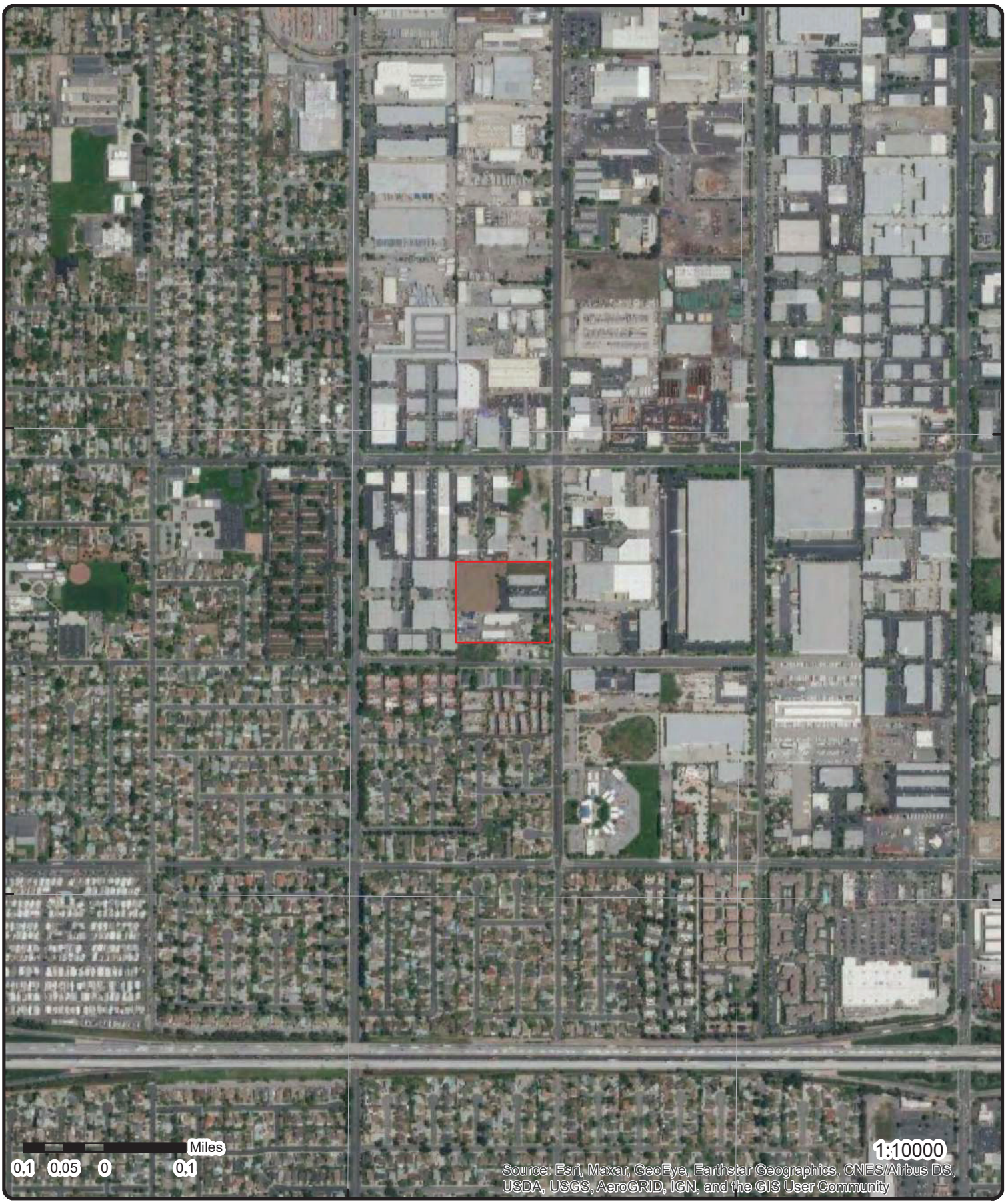
Address: S. Bon View Avenue and E. Cedar Street, Ontario, CA

ERIS

Project Property	Rails	State Boundary	FWS Special Designation Areas
Buffer Outline	Major Highways	National Priority List Sites	State Brownfield Sites
Eris Sites with Higher Elevation	Major Highways Ramps	National Wetland	State Brownfield Areas
Eris Sites with Same Elevation	Major Roads	Indian Reserve Land	State Superfund Areas:Dept. of Defense
Eris Sites with Lower Elevation	Major Roads Ramps	100 Year Flood Zone	State Superfund Areas:NPL
Eris Sites with Unknown Elevation	Secondary Roads	500 Year Flood Zone	WQARF Areas
County Boundary	Secondary Roads Ramps	Historic Fill	Federal Lands: Dept. of Defense (owned/administered areas)
	Local Roads and Ramps		

Source: © 2016 ESRI

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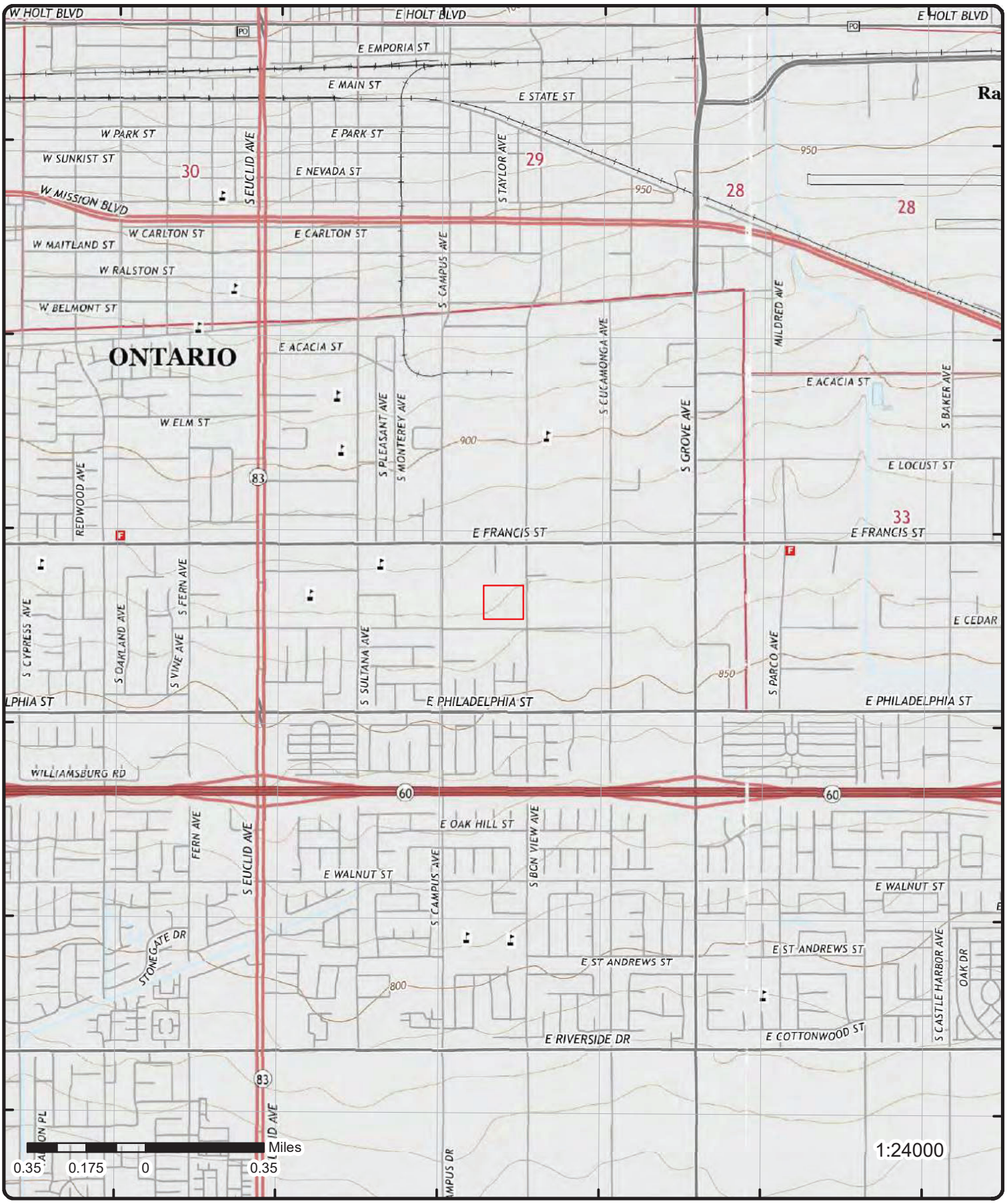
Aerial **Year: 2004**

Order Number: 21040800524

Address: S. Bon View Avenue and E. Cedar Street, Ontario, CA

Source: ESRI World Imagery

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Topographic Map

Year: 2015

Order Number: 21040800524

Address: S. Bon View Avenue and E. Cedar Street, CA

Quadrangle(s): Ontario, CA; Guasti, CA

Source: USGS Topographic Map

© ERIS Information In

Detail Report

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
1	1 of 6	E	0.00 / 0.00	866.35 / -4	MULTI TECH PRODUCTS 1930 S BON VIEW UNIT 12 ONTARIO CA 91761	SANBERN CUPA

Facility ID: FA0008135
Owner Info: CLOS, ROB
Mailing Care of: ROB CLOS
Mailing Address 1: 1930 S. BON VIEW, #12
Mailing Address 2:
Mailing City: ONTARIO
Mailing State: CA
Mailing Zip: 91761

Detail(s)

Permit ID: PT0014252
Status: INACTIVE
Program Element Code: 4221
Permit Desc: HAZMAT HANDLER 0-10 EMPLOYEES
To: 3/31/2006

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
1	2 of 6	E	0.00 / 0.00	866.35 / -4	COLUMN ENGINEERING INC 1930 S BON VIEW AVE 20 ONTARIO CA 91761	SANBERN CUPA

Facility ID: FA0002444
Owner Info: WIESER, JOHN
Mailing Care of: JOHN WIESER
Mailing Address 1: 1930 S BON VIEW AVE 20
Mailing Address 2:
Mailing City: ONTARIO
Mailing State: CA
Mailing Zip: 91761

Detail(s)

Permit ID: PT0006515
Status: INACTIVE
Program Element Code: 4430
Permit Desc: CONDITIONALLY EXEMPT SMALL QUANTITY GENERATOR
To: 7/31/2009

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
1	3 of 6	E	0.00 / 0.00	866.35 / -4	QUALITY OFFSET PRINTERS 1930 S BON VIEW AVE #14 ONTARIO CA 91761	SANBERN CUPA

Facility ID: FA0005477
Owner Info: PRIETO, ED & MENDOZA, JOE
Mailing Care of:
Mailing Address 1: 1707 S GROVE ST STE A
Mailing Address 2:
Mailing City: ONTARIO
Mailing State: CA
Mailing Zip: 91761

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Detail(s)

Permit ID: PT0006473
Status: INACTIVE
Program Element Code: 4430
Permit Desc: CONDITIONALLY EXEMPT SMALL QUANTITY GENERATOR
To: 12/31/2008

1	***4 of 6***	***E***	***0.00 / 0.00***	***866.35 / -4***	***QUALITY OFFSET PRINTERS 1930 S BON VIEW AVE STE 14 ONTARIO CA 917615532***	***HAZNET***

SIC Code:
NAICS Code: 32311
EPA ID: CAL000095238
Create Date: 7/12/1993
Fac Act Ind: No
Inact Date: 6/15/2005
County Code: 36
County Name: San Bernardino
Mail Name:
Mailing Addr 1: 1930 S BON VIEW AVE STE 14
Mailing Addr 2:
Owner Fax:

Mailing City: ONTARIO
Mailing State: CA
Mailing Zip: 917615532
Region Code: 4
Owner Name: QUALITY OFFEST PRINTERS
Owner Addr 1: 1930 BEN VIEW AVE #14
Owner Addr 2:
Owner City: ONTARIO
Owner State: CA
Owner Zip: 917615532
Owner Phone: 9099471433

Contact Information
-- --
Contact Name: JOE MENDOZA OR ED PRIETO/OWNER
Street Address 1: 1930 S BON VIEW AVE STE 14
Street Address 2:
City: ONTARIO
State: CA
Zip: 917615532
Phone: 9099471433
-- --
-- --
Tanner Information
-- --
Generator EPA ID: CAL000095238
Generator County Code: 36
Generator County: San Bernardino
TSD EPA ID: CAT000613976
TSD County Code: 30
TSD County: Orange
State Waste Code: 741
State Waste Code Desc.: Liquids with halogenated organic compounds >= 1,000 Mg./L
Method Code: H01
Method Description: Transfer station
Tons: 0.0166
Year: 2000
-- --
Generator EPA ID: CAL000095238
Generator County Code: 36
Generator County: San Bernardino
TSD EPA ID: CAT000613976
TSD County Code: 30
TSD County: Orange
State Waste Code: 741
State Waste Code Desc.: Liquids with halogenated organic compounds >= 1,000 Mg./L
Method Code: H01
Method Description: Transfer station
Tons: 0.083
Year: 2001
-- --
Generator EPA ID: CAL000095238
Generator County Code: 36
Generator County: San Bernardino

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

TSD EPA ID:	CAT000613976
TSD County Code:	30
TSD County:	Orange
State Waste Code:	741
State Waste Code Desc.:	Liquids with halogenated organic compounds >= 1,000 Mg./L
Method Code:	H01
Method Description:	Transfer station
Tons:	0.06672
Year:	2002
--	--
Generator EPA ID:	CAL000095238
Generator County Code:	36
Generator County:	San Bernardino
TSD EPA ID:	CAT000613976
TSD County Code:	30
TSD County:	Orange
State Waste Code:	741
State Waste Code Desc.:	Liquids with halogenated organic compounds >= 1,000 Mg./L
Method Code:	H01
Method Description:	Transfer station
Tons:	0.06672
Year:	2003
--	--
Generator EPA ID:	CAL000095238
Generator County Code:	36
Generator County:	San Bernardino
TSD EPA ID:	CAT000613976
TSD County Code:	30
TSD County:	Orange
State Waste Code:	741
State Waste Code Desc.:	Liquids with halogenated organic compounds >= 1,000 Mg./L
Method Code:	H01
Method Description:	Transfer station
Tons:	0.05004
Year:	2004
--	--

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
1	5 of 6	E	0.00 / 0.00	866.35 / -4	COLUMN ENGINEERING 1930 S BON VIEW AVE ONTARIO CA 917610000	HAZNET

SIC Code:	2835	**Mailing City:**	ONTARIO
NAICS Code:	325412	**Mailing State:**	CA
EPA ID:	CAL000137623	**Mailing Zip:**	917610000
Create Date:	12/19/1994	**Region Code:**	4
Fac Act Ind:	No	**Owner Name:**	JOHN WIESER
Inact Date:	9/14/2009	**Owner Addr 1:**	1930 S BON VIEW AVE STE 20
County Code:	36	**Owner Addr 2:**	
County Name:	San Bernardino	**Owner City:**	ONTARIO
Mail Name:		**Owner State:**	CA
Mailing Addr 1:	1930 S BON VIEW AVE STE 20	**Owner Zip:**	917610000
Mailing Addr 2:		**Owner Phone:**	9099473000
Owner Fax:	0000000000		

Contact Information

--	--
Contact Name:	JOHN WIESER/OWNER
Street Address 1:	1930 S BON VIEW AVE STE 20
Street Address 2:	
City:	ONTARIO
State:	CA
Zip:	917610000
Phone:	9099473000
--	--
--	--

Tanner Information

--	--
Generator EPA ID:	CAL000137623

Generator County Code:	36
Generator County:	San Bernardino
TSD EPA ID:	CAD028409019
TSD County Code:	19
TSD County:	Los Angeles
State Waste Code:	135
State Waste Code Desc.:	Unspecified aqueous solution
Method Code:	H141
Method Description:	STORAGE, BULKING, AND/OR TRANSFER OFF SITE--NO TREATMENT/REOVERY (H010-H129) OR (H131-H135)
Tons:	0.021
Year:	2008
--	--
Generator EPA ID:	CAL000137623
Generator County Code:	36
Generator County:	San Bernardino
TSD EPA ID:	CAD028409019
TSD County Code:	19
TSD County:	Los Angeles
State Waste Code:	211
State Waste Code Desc.:	Halogenated solvents (chloroforms, methyl chloride, perchloroethylene, etc)
Method Code:	H061
Method Description:	FUEL BLENDING PRIOR TO ENERGY RECOVERY AT ANOTHER SITE
Tons:	0.2085
Year:	2007
--	--
Generator EPA ID:	CAL000137623
Generator County Code:	36
Generator County:	San Bernardino
TSD EPA ID:	CAD028409019
TSD County Code:	19
TSD County:	Los Angeles
State Waste Code:	211
State Waste Code Desc.:	Halogenated solvents (chloroforms, methyl chloride, perchloroethylene, etc)
Method Code:	H061
Method Description:	FUEL BLENDING PRIOR TO ENERGY RECOVERY AT ANOTHER SITE
Tons:	0.2085
Year:	2008
--	--
Generator EPA ID:	CAL000137623
Generator County Code:	36
Generator County:	San Bernardino
TSD EPA ID:	CAD000088252
TSD County Code:	19
TSD County:	Los Angeles
State Waste Code:	211
State Waste Code Desc.:	Halogenated solvents (chloroforms, methyl chloride, perchloroethylene, etc)
Method Code:	H01
Method Description:	Transfer station
Tons:	0.2293
Year:	1996
--	--
Generator EPA ID:	CAL000137623
Generator County Code:	36
Generator County:	San Bernardino
TSD EPA ID:	CAD000088252
TSD County Code:	19
TSD County:	Los Angeles
State Waste Code:	211
State Waste Code Desc.:	Halogenated solvents (chloroforms, methyl chloride, perchloroethylene, etc)
Method Code:	H01
Method Description:	Transfer station
Tons:	0.4378
Year:	1998
--	--
Generator EPA ID:	CAL000137623
Generator County Code:	36
Generator County:	San Bernardino
TSD EPA ID:	CAD028409019

TSD County Code:	19
TSD County:	Los Angeles
State Waste Code:	211
State Waste Code Desc.:	Halogenated solvents (chloroforms, methyl chloride, perchloroethylene, etc)
Method Code:	H01
Method Description:	Transfer station
Tons:	0.0417
Year:	1999
--	--
Generator EPA ID:	CAL000137623
Generator County Code:	36
Generator County:	San Bernardino
TSD EPA ID:	CAD028409019
TSD County Code:	19
TSD County:	Los Angeles
State Waste Code:	211
State Waste Code Desc.:	Halogenated solvents (chloroforms, methyl chloride, perchloroethylene, etc)
Method Code:	H01
Method Description:	Transfer station
Tons:	0.3753
Year:	2000
--	--
Generator EPA ID:	CAL000137623
Generator County Code:	36
Generator County:	San Bernardino
TSD EPA ID:	CAD028409019
TSD County Code:	19
TSD County:	Los Angeles
State Waste Code:	211
State Waste Code Desc.:	Halogenated solvents (chloroforms, methyl chloride, perchloroethylene, etc)
Method Code:	H01
Method Description:	Transfer station
Tons:	0.4586
Year:	2001
--	--
Generator EPA ID:	CAL000137623
Generator County Code:	36
Generator County:	San Bernardino
TSD EPA ID:	CAD028409019
TSD County Code:	19
TSD County:	Los Angeles
State Waste Code:	211
State Waste Code Desc.:	Halogenated solvents (chloroforms, methyl chloride, perchloroethylene, etc)
Method Code:	H01
Method Description:	Transfer station
Tons:	0.22935
Year:	2002
--	--
Generator EPA ID:	CAL000137623
Generator County Code:	36
Generator County:	San Bernardino
TSD EPA ID:	CAD028409019
TSD County Code:	19
TSD County:	Los Angeles
State Waste Code:	211
State Waste Code Desc.:	Halogenated solvents (chloroforms, methyl chloride, perchloroethylene, etc)
Method Code:	H01
Method Description:	Transfer station
Tons:	0.22935
Year:	2004
--	--
Generator EPA ID:	CAL000137623
Generator County Code:	36
Generator County:	San Bernardino
TSD EPA ID:	CAD028409019
TSD County Code:	19
TSD County:	Los Angeles
State Waste Code:	211
State Waste Code Desc.:	Halogenated solvents (chloroforms, methyl chloride, perchloroethylene, etc)

Method Code:	H01
Method Description:	Transfer station
Tons:	0.22935
Year:	2005
--	--
Generator EPA ID:	CAL000137623
Generator County Code:	36
Generator County:	San Bernardino
TSD EPA ID:	CAD028409019
TSD County Code:	19
TSD County:	Los Angeles
State Waste Code:	211
State Waste Code Desc.:	Halogenated solvents (chloroforms, methyl chloride, perchloroethylene, etc)
Method Code:	H01
Method Description:	Transfer station
Tons:	0.2085
Year:	2006
--	--
Generator EPA ID:	CAL000137623
Generator County Code:	36
Generator County:	San Bernardino
TSD EPA ID:	CAD028409019
TSD County Code:	19
TSD County:	Los Angeles
State Waste Code:	214
State Waste Code Desc.:	Unspecified solvent mixture
Method Code:	H061
Method Description:	FUEL BLENDING PRIOR TO ENERGY RECOVERY AT ANOTHER SITE
Tons:	0.108
Year:	2008
--	--
Generator EPA ID:	CAL000137623
Generator County Code:	36
Generator County:	San Bernardino
TSD EPA ID:	CAD000088252
TSD County Code:	19
TSD County:	Los Angeles
State Waste Code:	221
State Waste Code Desc.:	Waste oil and mixed oil
Method Code:	H01
Method Description:	Transfer station
Tons:	0.209
Year:	1997
--	--
Generator EPA ID:	CAL000137623
Generator County Code:	36
Generator County:	San Bernardino
TSD EPA ID:	CAD028409019
TSD County Code:	19
TSD County:	Los Angeles
State Waste Code:	221
State Waste Code Desc.:	Waste oil and mixed oil
Method Code:	T01
Method Description:	Treatment, tank
Tons:	0.209
Year:	2002
--	--
Generator EPA ID:	CAL000137623
Generator County Code:	36
Generator County:	San Bernardino
TSD EPA ID:	CAD982444481
TSD County Code:	36
TSD County:	San Bernardino
State Waste Code:	611
State Waste Code Desc.:	Contaminated soil from site clean-up
Method Code:	
Method Description:	
Tons:	0.125
Year:	2003

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
--		--				
1	6 of 6	E	0.00 / 0.00	866.35 / -4	QUALITY PRINTERS LLC 1930 S BON VIEW AVE STE 14 ONTARIO CA 917615532	HAZNET

SIC Code:	7389	**Mailing City:**	ORANGE
NAICS Code:	561439	**Mailing State:**	CA
EPA ID:	CAL000295237	**Mailing Zip:**	928696047
Create Date:	6/15/2005 4:29:22 PM	**Region Code:**	4
Fac Act Ind:	No	**Owner Name:**	MIKE BURNS
Inact Date:	6/30/2008	**Owner Addr 1:**	5838 E SANDSTONE CT
County Code:	36	**Owner Addr 2:**	
County Name:	San Bernardino	**Owner City:**	ORANGE
Mail Name:		**Owner State:**	CA
Mailing Addr 1:	5838 E SANDSTONE CT	**Owner Zip:**	928696047
Mailing Addr 2:		**Owner Phone:**	7147914212
Owner Fax:			

Contact Information

--	--
Contact Name:	MIKE BURNS
Street Address 1:	1930 S BON VIEW AVE STE 14
Street Address 2:	
City:	ONTARIO
State:	CA
Zip:	917615532
Phone:	9099471433
--	--
--	--

Tanner Information

--	--
Generator EPA ID:	CAL000295237
Generator County Code:	36
Generator County:	San Bernardino
TSD EPA ID:	CAT000613976
TSD County Code:	30
TSD County:	Orange
State Waste Code:	741
State Waste Code Desc.:	Liquids with halogenated organic compounds >= 1,000 Mg./L
Method Code:	H141
Method Description:	STORAGE, BULKING, AND/OR TRANSFER OFF SITE--NO TREATMENT/REOVERY (H010-H129) OR (H131-H135)
Tons:	0.03336
Year:	2007
--	--
Generator EPA ID:	CAL000295237
Generator County Code:	36
Generator County:	San Bernardino
TSD EPA ID:	CAT000613976
TSD County Code:	30
TSD County:	Orange
State Waste Code:	741
State Waste Code Desc.:	Liquids with halogenated organic compounds >= 1,000 Mg./L
Method Code:	H141
Method Description:	STORAGE, BULKING, AND/OR TRANSFER OFF SITE--NO TREATMENT/REOVERY (H010-H129) OR (H131-H135)
Tons:	0.03336
Year:	2008
--	--
Generator EPA ID:	CAL000295237
Generator County Code:	36
Generator County:	San Bernardino
TSD EPA ID:	CAT000613893
TSD County Code:	19
TSD County:	Los Angeles
State Waste Code:	741
State Waste Code Desc.:	Liquids with halogenated organic compounds >= 1,000 Mg./L

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Method Code: H01
Method Description: Transfer station
Tons: 0.02085
Year: 2006
-- --

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
2	1 of 1	ESE	0.00 / 0.00	863.36 / -7	W. H. THORNTON CO 1948 S BON VIEW ONTARIO CA 91761	EMISSIONS

1987 Criteria Data

Facility ID: 22268
Facility SIC Code: 2511
CO: 36
Air Basin: SC
District: SC
COID: SBD
DISN: SOUTH COAST AQMD
CHAPIS:

CERR Code:
TOGT: 0
ROGT: 0
COT:
NOXT:
SOXT:
PMT:
PM10T:

1987 Toxic Data

Facility ID: 22268
Facility SIC Code: 2511
CO: 36
Air Basin: SC
District: SC
TS:
Health Risk Asmt:
Non-Cancer Chronic Haz Ind:
Non-Cancer Acute Haz Ind:

COID: SBD
DISN: SOUTH COAST AQMD
CHAPIS:
CERR Code:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
3	1 of 6	ENE	0.00 / 0.00	869.45 / -1	NOVA MEN AUTO REPAIR 1914 S BON VIEW #4 ONTARIO CA 91761	SANBERN CUPA

Facility ID: FA0010493
Owner Info: DELGADO, MANUEL
Mailing Care of: NOVA MEN
Mailing Address 1: 7040 ARCHIBALD AVE. #74
Mailing Address 2:
Mailing City: ALTA LOMA
Mailing State: CA
Mailing Zip: 91701

Detail(s)

Permit ID: PT0017843
Status: INACTIVE
Program Element Code: 4420
Permit Desc: SPECIAL GENERATOR
To: 8/31/2007

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
3	2 of 6	ENE	0.00 / 0.00	869.45 / -1	ABS GLOBAL INC 1914 S BON VIEW UNIT 3 ONTARIO CA 91761	SANBERN CUPA

Facility ID: FA0010805
Owner Info: ABS GLOBAL INC
Mailing Care of: LORI HELLABRAND
Mailing Address 1: 1914 S BON VIEW #3

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Mailing Address 2:
Mailing City: ONTARIO
Mailing State: CA
Mailing Zip: 91761

Detail(s)

Permit ID: PT0018548
Status: INACTIVE
Program Element Code: 4241
Permit Desc: HAZARDOUS MATERIALS 1-3 CHEMICALS SPECIAL
To: 2/28/2016

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
3	3 of 6	ENE	0.00 / 0.00	869.45 / -1	LARRY RAMONEDA 1914 S BON VIEW AVE ONTARIO CA 917615546	HAZNET

SIC Code:
NAICS Code:
EPA ID: CAC002632556
Create Date: 7/14/2008
Fac Act Ind: No
Inact Date: 1/11/2009
County Code: 36
County Name: San Bernardino
Mail Name:
Mailing Addr 1: 1949 E PUENTE ST
Mailing Addr 2:
Owner Fax:

Mailing City: COVINA
Mailing State: CA
Mailing Zip: 917243375
Region Code: 4
Owner Name: LARRY RAMONEDA
Owner Addr 1: 1949 E PUENTE ST
Owner Addr 2:
Owner City: COVINA
Owner State: CA
Owner Zip: 917243375
Owner Phone: 9099174679

Contact Information
-- --
Contact Name: LARRY RAMONEDA
Street Address 1: 1949 E PUENTE ST
Street Address 2:
City: COVINA
State: CA
Zip: 917243375
Phone: 9099174679
-- --

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
3	4 of 6	ENE	0.00 / 0.00	869.45 / -1	NOVA MEN AUTO REPAIR 1914 S BON VIEW AVE STE 4 ONTARIO CA 917615546	HAZNET

SIC Code: 7699
NAICS Code: 81149
EPA ID: CAL000300907
Create Date: 11/30/2005 10:50:53 AM
Fac Act Ind: No
Inact Date: 6/30/2007
County Code: 36
County Name: San Bernardino
Mail Name:
Mailing Addr 1: 1914 S BON VIEW AVE STE 4
Mailing Addr 2:
Owner Fax: 9099301902

Mailing City: ONTARIO
Mailing State: CA
Mailing Zip: 917615546
Region Code: 4
Owner Name: MANUEL DELGADO
Owner Addr 1: 10033 BAYWOOD WAY
Owner Addr 2:
Owner City: ALTA LOMA
Owner State: CA
Owner Zip: 917370000
Owner Phone: 9094838359

Contact Information
-- --
Contact Name: MANUEL DELGADO
Street Address 1: 1914 S BON VIEW AVE STE 4
Street Address 2:
City: ONTARIO
State: CA
Zip: 917615546

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Phone:	9099232181
--	--
--	--
Tanner Information	
--	--
Generator EPA ID:	CAL000300907
Generator County Code:	36
Generator County:	San Bernardino
TSD EPA ID:	CAD059494310
TSD County Code:	43
TSD County:	Santa Clara
State Waste Code:	222
State Waste Code Desc.:	Oil/water separation sludge
Method Code:	R01
Method Description:	Recycler
Tons:	5.2125
Year:	2002
--	--

3	5 of 6	ENE	0.00 / 0.00	869.45 / -1	ABS GLOBAL INC 1914 S BON VIEW UNIT 3 ONTARIO CA 91761	FINDS/FRS

Registry ID:	110065503976
FIPS Code:	
HUC Code:	18070203
Site Type Name:	STATIONARY
Location Description:	
Supplemental Location:	
Create Date:	13-OCT-15
Update Date:	
Interest Types:	STATE MASTER
SIC Codes:	
SIC Code Descriptions:	
NAICS Codes:	
NAICS Code Descriptions:	
Conveyor:	FRS-GEOCODE
Federal Facility Code:	
Federal Agency Name:	
Tribal Land Code:	
Tribal Land Name:	
Congressional Dist No:	43
Census Block Code:	060710018131010
EPA Region Code:	09
County Name:	SAN BERNARDINO COUNT
US/Mexico Border Ind:	
Latitude:	34.03899
Longitude:	-117.63744
Reference Point:	CENTER OF A FACILITY OR STATION
Coord Collection Method:	ADDRESS MATCHING-HOUSE NUMBER
Accuracy Value:	30
Datum:	NAD83
Source:	
Facility Detail Rprt URL:	https://ofmpub.epa.gov/frs_public2/fii_query_detail.disp_program_facility?p_registry_id=110065503976
Program Acronyms:	

CA-ENVIROVIEW:2691

3	6 of 6	ENE	0.00 / 0.00	869.45 / -1	CUSTOM COLOR FRAME 1914 BON VIEW ONTARIO CA	EMISSIONS

1987 Criteria Data

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Facility ID: 50374
Facility SIC Code: 7538
CO: 36
Air Basin: SC
District: SC
COID: SBD
DISN: SOUTH COAST AQMD
CHAPIS:
CERR Code:
TOGT: 2
ROGT: 1.936
COT:
NOXT:
SOXT:
PMT:
PM10T:

1987 Toxic Data

Facility ID: 50374
Facility SIC Code: 7538
CO: 36
Air Basin: SC
District: SC
TS:
Health Risk Asmt:
Non-Cancer Chronic Haz Ind:
Non-Cancer Acute Haz Ind:
COID: SBD
DISN: SOUTH COAST AQMD
CHAPIS:
CERR Code:

---

4 | **1 of 11** | **ESE** | **0.01 / 30.77** | **864.04 / -6** | **JLMC, INC**
1944 S BON VIEW
ONTARIO CA 91761 | **SANBERN CUPA**

Facility ID: FA0004143
Owner Info: Richard Jr. Geary
Mailing Care of:
Mailing Address 1: P.O. BOX 3817
Mailing Address 2:
Mailing City: ONTARIO
Mailing State: CA
Mailing Zip: 91761

Detail(s)

Permit ID: PT0019544
Status: ACTIVE
Program Element Code: 4452
Permit Desc: CONDITIONALLY EXEMPT SM QTY GENERATOR
To: 8/31/2021

Permit ID: PT0005088
Status: ACTIVE
Program Element Code: 4243
Permit Desc: HAZARDOUS MATERIALS 4-10 CHEMICALS
To: 8/31/2021

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4 | **2 of 11** | **ESE** | **0.01 / 30.77** | **864.04 / -6** | **J L M C INC**
1944 BON VIEW AVE
ONTARIO CA 917615503 | **HAZNET**

SIC Code: 2499,3412,3429,3433,3443,3444,3499,3537,3569,3634
NAICS Code: 332322,332439,333414
EPA ID: CAL000268240
Create Date: 3/26/2003
Fac Act Ind: Yes
Inact Date:
County Code: 36
County Name: San Bernardino
Mail Name:
Mailing Addr 1: PO BOX 3817
Mailing Addr 2:
Mailing City: ONTARIO
Mailing State: CA
Mailing Zip: 917610000
Region Code: 4
Owner Name: J L M C INC
Owner Addr 1: 1944 BON VIEW AVE
Owner Addr 2:
Owner City: ONTARIO
Owner State: CA
Owner Zip: 917615503
Owner Phone: 9099472980

Owner Fax:	0000000000
Contact Information	
--	--
Contact Name:	CHUCK GARDENHIRE
Street Address 1:	1944 S BON VIEW AVE
Street Address 2:	
City:	ONTARIO
State:	CA
Zip:	91761
Phone:	9099472980
--	--
--	--
Tanner Information	
--	--
Generator EPA ID:	CAL000268240
Generator County Code:	36
Generator County:	San Bernardino
TSD EPA ID:	CAT080033681
TSD County Code:	19
TSD County:	Los Angeles
State Waste Code:	352
State Waste Code Desc.:	Other organic solids
Method Code:	D80
Method Description:	Disposal, landfill
Tons:	0.3
Year:	2003
--	--

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
4	3 of 11	ESE	0.01 / 30.77	864.04 / -6	J L M C INC 1944 BON VIEW ONTARIO CA 917615503	HAZNET

SIC Code:		**Mailing City:**	ONTARIO
NAICS Code:		**Mailing State:**	CA
EPA ID:	CAP000033472	**Mailing Zip:**	917610000
Create Date:	5/13/1998	**Region Code:**	4
Fac Act Ind:	No	**Owner Name:**	RICHARD GEARY
Inact Date:	12/21/2000	**Owner Addr 1:**	1944 BON VIEW
County Code:	36	**Owner Addr 2:**	
County Name:	San Bernardino	**Owner City:**	ONTARIO
Mail Name:		**Owner State:**	CA
Mailing Addr 1:	1944 BON VIEW	**Owner Zip:**	917610000
Mailing Addr 2:		**Owner Phone:**	9099472980
Owner Fax:			

Contact Information	
--	--
Contact Name:	MR DON CHRISTY
Street Address 1:	1944 BON VIEW
Street Address 2:	
City:	ONTARIO
State:	CA
Zip:	917610000
Phone:	--
--	--
--	--
Tanner Information	
--	--
Generator EPA ID:	CAP000033472
Generator County Code:	36
Generator County:	San Bernardino
TSD EPA ID:	CAD008252405
TSD County Code:	19
TSD County:	Los Angeles
State Waste Code:	343
State Waste Code Desc.:	Unspecified organic liquid mixture
Method Code:	R01

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Method Description:	Recycler
Tons:	0.561
Year:	1997
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4 **4 of 11** **ESE** **0.01 / 30.77** **864.04 / -6** **JLMCNA INC**
1944 S BON VIEW
ONTARIO CA 91761
FINDS/FRS

Registry ID:	110065899558
FIPS Code:	
HUC Code:	18070203
Site Type Name:	STATIONARY
Location Description:	
Supplemental Location:	
Create Date:	13-OCT-15
Update Date:	
Interest Types:	STATE MASTER
SIC Codes:	3400
SIC Code Descriptions:	
NAICS Codes:	
NAICS Code Descriptions:	
Conveyor:	FRS-GEOCODE
Federal Facility Code:	
Federal Agency Name:	
Tribal Land Code:	
Tribal Land Name:	
Congressional Dist No:	43
Census Block Code:	060710018031021
EPA Region Code:	09
County Name:	SAN BERNARDINO COUNT
US/Mexico Border Ind:	
Latitude:	34.038336
Longitude:	-117.637211
Reference Point:	ENTRANCE POINT OF A FACILITY OR STATION
Coord Collection Method:	ADDRESS MATCHING-HOUSE NUMBER
Accuracy Value:	50
Datum:	NAD83
Source:	
Facility Detail Rprt URL:	https://ofmpub.epa.gov/frs_public2/fii_query_detail.disp_program_facility?p_registry_id=110065899558
Program Acronyms:	

CA-ENVIROVIEW:40052

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4 **5 of 11** **ESE** **0.01 / 30.77** **864.04 / -6** **FLO-BIN RENTALS**
1944 S BON VIEW AVE
ONTARIO CA 917615503
HAZNET

SIC Code:	7359,7699	**Mailing City:**	ONTARIO
NAICS Code:	562991	**Mailing State:**	CA
EPA ID:	CAL000414437	**Mailing Zip:**	917615503
Create Date:	2/18/2016	**Region Code:**	4
Fac Act Ind:	Yes	**Owner Name:**	CCKX INC
Inact Date:		**Owner Addr 1:**	17225 EL CAMINO REAL STE 340
County Code:	36	**Owner Addr 2:**	
County Name:	San Bernardino	**Owner City:**	HOUSTON
Mail Name:		**Owner State:**	TX
Mailing Addr 1:	1944 S BON VIEW AVE	**Owner Zip:**	77058
Mailing Addr 2:		**Owner Phone:**	8322249073
Owner Fax:	8322244319		

Contact Information

--	--
Contact Name:	GARY J GARCIA
Street Address 1:	1944 S BON VIEW AVE

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Street Address 2:
City: ONTARIO
State: CA
Zip: 917615503
Phone: 6268629251
-- --

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
4	6 of 11	ESE	0.01 / 30.77	864.04 / -6	JLMC INC 1944 S BON VIEW AVE ONTARIO CA 91761	FINDS/FRS

Registry ID: 110070090553
FIPS Code:
HUC Code: 18070203
Site Type Name: STATIONARY
Location Description:
Supplemental Location:
Create Date: 07-AUG-17
Update Date:
Interest Types: ICIS-NPDES NON-MAJOR, STORM WATER INDUSTRIAL
SIC Codes: 3444
SIC Code Descriptions: SHEET METALWORK
NAICS Codes:
NAICS Code Descriptions:
Conveyor: ICIS
Federal Facility Code:
Federal Agency Name:
Tribal Land Code:
Tribal Land Name:
Congressional Dist No: 43
Census Block Code: 060710018131010
EPA Region Code: 09
County Name:
US/Mexico Border Ind:
Latitude: 34.0386
Longitude: -117.63726
Reference Point:
Coord Collection Method:
Accuracy Value:
Datum: NAD83
Source:
Facility Detail Rprt URL: https://ofmpub.epa.gov/frs_public2/fii_query_detail.disp_program_facility?p_registry_id=110070090553
Program Acronyms:

NPDES:CAZ338008

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
4	7 of 11	ESE	0.01 / 30.77	864.04 / -6	JLMC, INC 1944 S BON VIEW ONTARIO CA 91761	CERS HAZ

Site ID: 40052
Latitude: 34.038378
Longitude: -117.637370
County:

Regulated Programs

EI ID: 10040932 **EI Description:** Chemical Storage Facilities

EI ID: 10040932 **EI Description:** Hazardous Waste Generator

Evaluations

Eval Date: 06/04/2015
Violations Found: No
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: San Bernardino County Fire Department
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

Routine inspection; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 08/23/2018
Violations Found: No
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: San Bernardino County Fire Department
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

Eval Date: 08/23/2018
Violations Found: No
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: San Bernardino County Fire Department
Eval Program: HW
Eval Source: CERS
Eval Notes:

Eval Date: 06/04/2015
Violations Found: No
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: San Bernardino County Fire Department
Eval Program: HW
Eval Source: CERS
Eval Notes:

Routine inspection; Note: data in [EVAL Notes] field for some records is truncated from the source.

Affiliations

Affil Type Desc: Environmental Contact
Entity Name: THOMAS LAO
Entity Title:
Address: 11660 Church St. #28
City: Rancho Cucamonga
State: CA
Country:
Zip Code: 91739
Phone:

Affil Type Desc: CUPA District
Entity Name: San Bernardino County Fire
Entity Title:
Address: 620 South E Street
City: San Bernardino
State: CA
Country:
Zip Code: 92415-0153
Phone: (909) 386-8401

Affil Type Desc: Property Owner
Entity Name: Richard Jr. Geary
Entity Title:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Address: 1944 S BON VIEW
City: ONTARIO
State: CA
Country: United States
Zip Code: 91761
Phone: (909) 947-2980

Affil Type Desc: Parent Corporation
Entity Name: JLMC, INC
Entity Title:
Address:
City:
State:
Country:
Zip Code:
Phone:

Affil Type Desc: Facility Mailing Address
Entity Name: Mailing Address
Entity Title:
Address: 1944 S BON VIEW
City: ONTARIO
State: CA
Country:
Zip Code: 91761
Phone:

Affil Type Desc: Legal Owner
Entity Name: Richard Jr. Geary
Entity Title:
Address: 1944 S BON VIEW
City: ONTARIO
State: CA
Country: United States
Zip Code: 91761
Phone: (909) 947-2980

Affil Type Desc: Operator
Entity Name: JLMC Inc. / Chuck Gardenhire
Entity Title:
Address:
City:
State:
Country:
Zip Code:
Phone: (909) 947-2980

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
4	8 of 11	ESE	0.01 / 30.77	864.04 / -6	CORPORATE RESOURCE SERVICES 1944 S BONVIEW AVE ONTARIO CA 91761	FINDS/FRS

Registry ID: 110070318958
FIPS Code:
HUC Code:
Site Type Name:
Location Description:
Supplemental Location:
Create Date: 27-SEP-18
Update Date:
Interest Types: OSHA ESTABLISHMENT
SIC Codes: 3446
SIC Code Descriptions: ARCHITECTURAL AND ORNAMENTAL METALWORK
NAICS Codes: 332323
NAICS Code Descriptions: ORNAMENTAL AND ARCHITECTURAL METAL WORK MANUFACTURING.
Conveyor:
Federal Facility Code:
Federal Agency Name:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Tribal Land Code:	
Tribal Land Name:	
Congressional Dist No:	
Census Block Code:	
EPA Region Code:	09
County Name:	
US/Mexico Border Ind:	
Latitude:	
Longitude:	
Reference Point:	
Coord Collection Method:	
Accuracy Value:	
Datum:	NAD83
Source:	
Facility Detail Rprt URL:	https://ofmpub.epa.gov/frs_public2/fii_query_detail.disp_program_facility?p_registry_id=110070318958
Program Acronyms:	

OSHA-OIS:316350909

4	9 of 11	ESE	0.01 / 30.77	864.04 / -6	J L M C INC 1944 BON VIEW AVE ONTARIO CA 91761-5503	RCRA NON GEN

EPA Handler ID:	CAL000268240
Gen Status Universe:	No Report
Contact Name:	CHUCK GARDENHIRE
Contact Address:	1944 S BON VIEW AVE , , ONTARIO , CA, 91761 ,
Contact Phone No and Ext:	909-947-2980
Contact Email:	CHUCK@JLMC.COM
Contact Country:	
County Name:	SAN BERNARDINO
EPA Region:	09
Land Type:	
Receive Date:	20030326
Location Latitude:	34.038277
Location Longitude:	-117.637265

Violation/Evaluation Summary

Note: NO RECORDS: As of Jan 2021, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility:	No
Onsite Burner Exemption:	No
Furnace Exemption:	No
Underground Injection Activity:	No
Commercial TSD:	No
Used Oil Transporter:	No
Used Oil Transfer Facility:	No
Used Oil Processor:	No
Used Oil Refiner:	No
Used Oil Burner:	No
Used Oil Market Burner:	No
Used Oil Spec Marketer:	No

Hazardous Waste Handler Details

Sequence No: 1

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Receive Date: 20030326
Handler Name: J L M C INC
Source Type: Implementer
Federal Waste Generator Code: N
Generator Code Description: Not a Generator, Verified

Owner/Operator Details

Owner/Operator Ind: Current Operator
Type: Other
Name: CHUCK GARDENHIRE
Date Became Current:
Date Ended Current:
Phone: 909-947-2980
Source Type: Implementer
Street No:
Street 1: 1944 S BON VIEW AVE
Street 2:
City: ONTARIO
State: CA
Country:
Zip Code: 91761

Owner/Operator Ind: Current Owner
Type: Other
Name: J L M C INC
Date Became Current:
Date Ended Current:
Phone: 909-947-2980
Source Type: Implementer
Street No:
Street 1: 1944 BON VIEW AVE
Street 2:
City: ONTARIO
State: CA
Country:
Zip Code: 91761-5503

4	10 of 11	ESE	0.01 / 30.77	864.04 / -6	J L M C INC 1944 BON VIEW AVE ONTARIO CA 91761-5503	FINDS/FRS

Registry ID: 110070457433
FIPS Code: 06071
HUC Code:
Site Type Name: STATIONARY
Location Description:
Supplemental Location:
Create Date: 02-JAN-19
Update Date:
Interest Types: OTHER HAZARDOUS WASTE ACTIVITIES, SQG, TRANSPORTER
SIC Codes:
SIC Code Descriptions:
NAICS Codes: 332322, 332439, 333414
NAICS Code Descriptions: HEATING EQUIPMENT (EXCEPT WARM AIR FURNACES) MANUFACTURING., OTHER METAL CONTAINER MANUFACTURING., SHEET METAL WORK MANUFACTURING.
Conveyor:
Federal Facility Code:
Federal Agency Name:
Tribal Land Code:
Tribal Land Name:
Congressional Dist No:
Census Block Code:
EPA Region Code: 09
County Name: SAN BERNARDINO
US/Mexico Border Ind:
Latitude:
Longitude:
Reference Point:
Coord Collection Method:
Accuracy Value:
Datum: NAD83
Source:
Facility Detail Rprt URL: https://ofmpub.epa.gov/frs_public2/fii_query_detail.disp_program_facility?p_registry_id=110070457433
Program Acronyms:

RCRAINFO:CAL000268240, RCRAINFO:CAP000033472

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
4	11 of 11	ESE	0.01 / 30.77	864.04 / -6	J L M C INC 1944 BON VIEW ONTARIO CA 91761	RCRA SQG

EPA Handler ID: CAP000033472
Gen Status Universe: Small Quantity Generator
Contact Name: DON CHRISTY
Contact Address: 1944 BON VIEW , , ONTARIO , CA, 91761 , US
Contact Phone No and Ext: 909-947-2980
Contact Email:
Contact Country: US
County Name: SAN BERNARDINO
EPA Region: 09
Land Type: Private
Receive Date: 19971104
Location Latitude: 34.038277
Location Longitude: -117.637265

Violation/Evaluation Summary

Note: NO RECORDS: As of Jan 2021, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: No
Transfer Facility: No
Onsite Burner Exemption: No
Furnace Exemption: No
Underground Injection Activity: No
Commercial TSD: No
Used Oil Transporter: No
Used Oil Transfer Facility: No
Used Oil Processor: No
Used Oil Refiner: No
Used Oil Burner: No
Used Oil Market Burner: No
Used Oil Spec Marketer: No

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 19971104
Handler Name: J L M C INC
Federal Waste Generator Code: 2
Generator Code Description: Small Quantity Generator
Source Type: Implementer

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 19971104
Handler Name: J L M C INC
Federal Waste Generator Code: 1
Generator Code Description: Large Quantity Generator
Source Type: Notification

Owner/Operator Details

Owner/Operator Ind: Current Owner
Type: Private
Street No:
Street 1: 1944 BON VIEW

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Name:	RICHARD GEARY	**Street 2:**	
Date Became Current:		**City:**	ONTARIO
Date Ended Current:		**State:**	CA
Phone:	909-947-2980	**Country:**	
Source Type:	Notification	**Zip Code:**	91761
Owner/Operator Ind:	Current Owner	**Street No:**	
Type:	Private	**Street 1:**	1944 BON VIEW
Name:	RICHARD GEARY	**Street 2:**	
Date Became Current:		**City:**	ONTARIO
Date Ended Current:		**State:**	CA
Phone:	909-947-2980	**Country:**	
Source Type:	Implementer	**Zip Code:**	91761

Historical Handler Details

Receive Dt:	19971104
Generator Code Description:	Large Quantity Generator
Handler Name:	J L M C INC

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5 | ***1 of 4*** | ***ESE*** | ***0.01 / 70.30*** | ***864.43 / -6*** | ***PETERSON PIPELINE INC***
1945 S BON VIEW
ONTARIO CA 91761 | ***HAZNET***

SIC Code:	1521,1531,8741	**Mailing City:**	CHINO
NAICS Code:	23321	**Mailing State:**	CA
EPA ID:	CAL000279724	**Mailing Zip:**	917080000
Create Date:	3/5/2004	**Region Code:**	4
Fac Act Ind:	No	**Owner Name:**	PETERSON PIPELINE INC
Inact Date:	6/30/2015	**Owner Addr 1:**	6871 WEEPING WILLOW CT
County Code:	36	**Owner Addr 2:**	
County Name:	San Bernardino	**Owner City:**	CHINO
Mail Name:		**Owner State:**	CA
Mailing Addr 1:	PO BOX 1649	**Owner Zip:**	917100000
Mailing Addr 2:		**Owner Phone:**	9093931906
Owner Fax:	0000000000		

Contact Information

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Contact Name:	GREG PETERSON
Street Address 1:	6871 WEEPING WILLOW CT
Street Address 2:	
City:	CHINO
State:	CA
Zip:	917100000
Phone:	9093931906
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5 | ***2 of 4*** | ***ESE*** | ***0.01 / 70.30*** | ***864.43 / -6*** | ***OSS INC***
1945 S BON VIEW
ONTARIO CA 91761 | ***HAZNET***

SIC Code:	4212	**Mailing City:**	ONTARIO
NAICS Code:	562119	**Mailing State:**	CA
EPA ID:	CAL000283115	**Mailing Zip:**	917610000
Create Date:	6/15/2004 3:13:48 PM	**Region Code:**	4
Fac Act Ind:	No	**Owner Name:**	OSS INC
Inact Date:	6/30/2013	**Owner Addr 1:**	PO BOX 3995
County Code:	36	**Owner Addr 2:**	
County Name:	San Bernardino	**Owner City:**	ONTARIO
Mail Name:		**Owner State:**	CA
Mailing Addr 1:	PO BOX 3995	**Owner Zip:**	917610000
Mailing Addr 2:		**Owner Phone:**	9099473980
Owner Fax:	0000000000		

Contact Information

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
--		--				
Contact Name:		DAVID SHEPPLER				
Street Address 1:		12743 CYPRESS AVE				
Street Address 2:						
City:		CHINO				
State:		CA				
Zip:		917100000				
Phone:		9096281140				
--		--				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
5	3 of 4	ESE	0.01 / 70.30	864.43 / -6	PETERSON PIPELINE INC 1945 S BON VIEW ONTARIO CA 91761	RCRA NON GEN

EPA Handler ID: CAL000279724
Gen Status Universe: No Report
Contact Name: GREG PETERSON
Contact Address: 3863 PILGRIMS WAY , , CHINO , CA, 91710 ,
Contact Phone No and Ext: 909-393-1906
Contact Email: DIGDIRT1986@AOL.COM
Contact Country:
County Name: SAN BERNARDINO
EPA Region: 09
Land Type:
Receive Date: 20040305
Location Latitude: 34.038128
Location Longitude: -117.637182

Violation/Evaluation Summary

Note: NO RECORDS: As of Jan 2021, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: No
Transfer Facility: No
Onsite Burner Exemption: No
Furnace Exemption: No
Underground Injection Activity: No
Commercial TSD: No
Used Oil Transporter: No
Used Oil Transfer Facility: No
Used Oil Processor: No
Used Oil Refiner: No
Used Oil Burner: No
Used Oil Market Burner: No
Used Oil Spec Marketer: No

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 20040305
Handler Name: PETERSON PIPELINE INC
Source Type: Implementer
Federal Waste Generator Code: N
Generator Code Description: Not a Generator, Verified

Owner/Operator Details

Owner/Operator Ind: Current Owner **Street No:**

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Type:	Other	**Street 1:**	3863 PILGRIMS WAY
Name:	GREG PETERSON	**Street 2:**	
Date Became Current:		**City:**	CHINO
Date Ended Current:		**State:**	CA
Phone:	909-393-1906	**Country:**	
Source Type:	Implementer	**Zip Code:**	91710
Owner/Operator Ind:	Current Operator	**Street No:**	
Type:	Other	**Street 1:**	3863 PILGRIMS WAY
Name:	GREG PETERSON	**Street 2:**	
Date Became Current:		**City:**	CHINO
Date Ended Current:		**State:**	CA
Phone:	909-393-1906	**Country:**	
Source Type:	Implementer	**Zip Code:**	91710

5	4 of 4	ESE	0.01 / 70.30	864.43 / -6	**PETERSON PIPELINE INC** **1945 S BON VIEW** **ONTARIO CA 91761**	FINDS/FRS

Registry ID:	110070457023
FIPS Code:	06071
HUC Code:	
Site Type Name:	STATIONARY
Location Description:	
Supplemental Location:	
Create Date:	02-JAN-19
Update Date:	
Interest Types:	OTHER HAZARDOUS WASTE ACTIVITIES, TRANSPORTER
SIC Codes:	
SIC Code Descriptions:	
NAICS Codes:	
NAICS Code Descriptions:	
Conveyor:	
Federal Facility Code:	
Federal Agency Name:	
Tribal Land Code:	
Tribal Land Name:	
Congressional Dist No:	
Census Block Code:	
EPA Region Code:	09
County Name:	SAN BERNARDINO
US/Mexico Border Ind:	
Latitude:	
Longitude:	
Reference Point:	
Coord Collection Method:	
Accuracy Value:	
Datum:	NAD83
Source:	
Facility Detail Rprt URL:	https://ofmpub.epa.gov/frs_public2/fii_query_detail.disp_program_facility?p_registry_id=110070457023
Program Acronyms:	

RCRAINFO:CAL000279724

6	1 of 2	NE	0.02 / 83.88	871.55 / 1	**POUCHES, INC.** **1901 S. BONVIEW AVE.** **ONTARIO CA 91761-5601**	FINDS/FRS

Registry ID:	110015311312
FIPS Code:	06071
HUC Code:	18070203
Site Type Name:	STATIONARY
Location Description:	
Supplemental Location:	
Create Date:	17-JUL-03

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Update Date:	23-DEC-15
Interest Types:	COMPLIANCE ACTIVITY, ENFORCEMENT/COMPLIANCE ACTIVITY, OSHA ESTABLISHMENT, OTHER HAZARDOUS WASTE ACTIVITIES, PESTICIDE PRODUCER
SIC Codes:	
SIC Code Descriptions:	
NAICS Codes:	325998, 326112
NAICS Code Descriptions:	ALL OTHER MISCELLANEOUS CHEMICAL PRODUCT AND PREPARATION MANUFACTURING., PLASTICS PACKAGING FILM AND SHEET (INCLUDING LAMINATED) MANUFACTURING.
Conveyor:	FRS-GEOCODE
Federal Facility Code:	
Federal Agency Name:	
Tribal Land Code:	
Tribal Land Name:	
Congressional Dist No:	43
Census Block Code:	060710018031021
EPA Region Code:	09
County Name:	SAN BERNARDINO
US/Mexico Border Ind:	
Latitude:	34.03951
Longitude:	-117.63723
Reference Point:	CENTER OF A FACILITY OR STATION
Coord Collection Method:	ADDRESS MATCHING-HOUSE NUMBER
Accuracy Value:	30
Datum:	NAD83
Source:	
Facility Detail Rprt URL:	https://ofmpub.epa.gov/frs_public2/fii_query_detail.disp_program_facility?p_registry_id=110015311312
Program Acronyms:	

ICIS:3600006552, NCDB:C09#F-09-03-609-46, OSHA-OIS:300861796, RCRAINFO:CAL000436389, SSTS:074497CA001

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
6	2 of 2	NE	0.02 / 83.88	871.55 / 1	POUCHES, INC 1901 S BON VIEW AVE - ONTARIO CA 91761	SSTS

EPA Region:	9
Establishment No:	74497-CA-1
Est Create Update Date:	
Est Site County:	San Bernardino
Est Site Country:	USA
Est Mailing Address:	1901 S BON VIEW AVE
Est Mailing Address Line 2:	-
Est Mail City:	ONTARIO
Est Mail State:	CA
Est Mail Zip:	91761
Est Mail Country:	USA
Company Name:	POUCHES, INC.
Co Site Address Line 1:	1901 S. BONVIEW AVE.
Co Site Address Line 2:	-
Co Site City:	ONTARIO
Co Site State:	CA
Co Site Zip:	91761
Co Site Country:	USA
Co Mailing Address Line 1:	1901 S. BONVIEW AVE.
Co Mail Address Line 2:	-
Co Mail City:	ONTARIO
Co Mail State:	CA
Co Mail Zip:	91761
Co Mail Country:	USA

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
7	1 of 1	NE	0.02 / 85.51	870.57 / 0	POUCHES, INC. 1901 S. BONVIEW AVE. ONTARIO CA 91761-5601	ICIS

EPA Region:		**Federal Facility ID:**	
Registry ID:	110015311312	**Tribal Land Code:**	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Program Sys ID:	3600006552	**County:**	SAN BERNARDINO
Prog Sys Acrnym:	ICIS	**Latitude:**	34.03951
Permit Type:		**Longitude:**	-117.63723

Details

Interest Type:	ENFORCEMENT/COMPLIANCE ACTIVITY	**FIPS Code:**	06071
Pgm Report:	no data yet	**Public Ind:**	Y
Active Status:		**Accuracy Value:**	30
HUC8 Code:	18070203	**Ref Point Desc:**	CENTER OF A FACILITY OR STATION
Collect Mth Desc:	ADDRESS MATCHING-HOUSE NUMBER		
Fac Url:	https://ofmpub.epa.gov/frs_public2/fii_query_detail.disp_program_facility?p_registry_id=110015311312		
Program Url:			

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
8	1 of 4	NE	0.02 / 87.87	871.55 / 1	**Ontario Fire Dept** **1856 South Bon View Ave** **Ontario CA**	CHMIRS

Control No:		**Notified Date:**	9/2/199811:30:54 PM
Notified Date Time:		**Year:**	1998
County:	San Bernardino County		
URL:			

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
8	2 of 4	NE	0.02 / 87.87	871.55 / 1	**HUB CONSTRUCTION SPECIALTIES** **1856 S BONVIEW AVE** **ONTARIO CA 91761**	HAZNET

SIC Code:		**Mailing City:**	ONTARIO
NAICS Code:		**Mailing State:**	CA
EPA ID:	CAC002554621	**Mailing Zip:**	91761
Create Date:	7/29/2002	**Region Code:**	4
Fac Act Ind:	No	**Owner Name:**	HUB CONSTRUCTION SPECIALTIES
Inact Date:	3/18/2003	**Owner Addr 1:**	1856 S BONVIEW AVE
County Code:	36	**Owner Addr 2:**	
County Name:	San Bernardino	**Owner City:**	ONTARIO
Mail Name:		**Owner State:**	CA
Mailing Addr 1:	1856 S BONVIEW AVE	**Owner Zip:**	91761
Mailing Addr 2:		**Owner Phone:**	9099474669
Owner Fax:			

Contact Information

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Contact Name:	RANDY SMITH
Street Address 1:	1856 S BONVIEW AVE
Street Address 2:	
City:	ONTARIO
State:	CA
Zip:	91761
Phone:	9099474669
--	--
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Tanner Information

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Generator EPA ID:	CAC002554621
Generator County Code:	36
Generator County:	San Bernardino
TSD EPA ID:	CAT080013352
TSD County Code:	19
TSD County:	Los Angeles
State Waste Code:	331
State Waste Code Desc.:	Off-specification, aged or surplus organics
Method Code:	R01
Method Description:	Recycler
Tons:	0.33
Year:	2002

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

--	--
Generator EPA ID:	CAC002554621
Generator County Code:	36
Generator County:	San Bernardino
TSD EPA ID:	CAT080033681
TSD County Code:	19
TSD County:	Los Angeles
State Waste Code:	331
State Waste Code Desc.:	Off-specification, aged or surplus organics
Method Code:	R01
Method Description:	Recycler
Tons:	0.1782
Year:	2002
--	--
Generator EPA ID:	CAC002554621
Generator County Code:	36
Generator County:	San Bernardino
TSD EPA ID:	CAD008252405
TSD County Code:	19
TSD County:	Los Angeles
State Waste Code:	343
State Waste Code Desc.:	Unspecified organic liquid mixture
Method Code:	R01
Method Description:	Recycler
Tons:	0.035
Year:	2002
--	--
Generator EPA ID:	CAC002554621
Generator County Code:	36
Generator County:	San Bernardino
TSD EPA ID:	CAD980884183
TSD County Code:	34
TSD County:	Sacramento
State Waste Code:	791
State Waste Code Desc.:	Liquids with pH <= 2
Method Code:	D99
Method Description:	Disposal, other
Tons:	0.01
Year:	2002
--	--

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
8	3 of 4	NE	0.02 / 87.87	871.55 / 1	HUB CONSTRUCTION SPECIALTIESNA INC. 1856 S BON VIEW ST ONTARIO CA 91761	FINDS/FRS

Registry ID:	110066436039
FIPS Code:	
HUC Code:	18070203
Site Type Name:	STATIONARY
Location Description:	
Supplemental Location:	
Create Date:	14-OCT-15
Update Date:	
Interest Types:	STATE MASTER
SIC Codes:	5032
SIC Code Descriptions:	BRICK, STONE, AND RELATED CONSTRUCTION MATERIALS
NAICS Codes:	
NAICS Code Descriptions:	
Conveyor:	FRS-GEOCODE
Federal Facility Code:	
Federal Agency Name:	
Tribal Land Code:	
Tribal Land Name:	
Congressional Dist No:	43
Census Block Code:	060710018131010
EPA Region Code:	09
County Name:	SAN BERNARDINO COUNT

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

US/Mexico Border Ind:
Latitude: 34.03955
Longitude: -117.63784
Reference Point: CENTER OF A FACILITY OR STATION
Coord Collection Method: ADDRESS MATCHING-HOUSE NUMBER
Accuracy Value: 30
Datum: NAD83
Source:
Facility Detail Rprt URL: https://ofmpub.epa.gov/frs_public2/fii_query_detail.disp_program_facility?p_registry_id=110066436039
Program Acronyms:

CA-ENVIROVIEW:37217

8	*4 of 4*	*NE*	*0.02 / 87.87*	*871.55 / 1*	***HUB CONSTRUCTION SPECIALTIES, INC.*** ***1856 S BON VIEW ST*** ***ONTARIO CA 91761***	***DELISTED HAZ***

Siteid: 37217
Latitude: 34.039558
Longitude: -117.637850
Original Source: CHAZ
Record Date: 20-OCT-2017

9	*1 of 1*	*NE*	*0.03 / 154.77*	*871.53 / 1*	***HUB CONSTRUCTION SPECIALTIES, INC.*** ***1856 S BON VIEW ST*** ***ONTARIO CA 91761***	***SANBERN CUPA***

Facility ID: FA0003874
Owner Info: HUB CONST SPECIALTIES
Mailing Care of:
Mailing Address 1: P O BOX 1269
Mailing Address 2:
Mailing City: SAN BERNARDINO
Mailing State: CA
Mailing Zip: 92402-9240

Detail(s)

Permit ID: PT0004223
Status: INACTIVE
Program Element Code: 4243
Permit Desc: HAZARDOUS MATERIALS 4-10 CHEMICALS
To: 8/31/2018

10	*1 of 2*	*NE*	*0.03 / 160.79*	*871.51 / 1*	***POUCHES INCORPORATED*** ***1901 S BON VIEW*** ***ONTARIO CA 91761***	***SANBERN CUPA***

Facility ID: FA0008364
Owner Info: POUCHES INCORPORATED
Mailing Care of: DAVID NAGY
Mailing Address 1: 1901 S BON VIEW
Mailing Address 2:
Mailing City: ONTARIO
Mailing State: CA
Mailing Zip: 91761

Detail(s)

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Permit ID:		PT0014605				
Status:		INACTIVE				
Program Element Code:		4221				
Permit Desc:		HAZMAT HANDLER 0-10 EMPLOYEES				
To:		5/31/2013				
10	2 of 2	NE	0.03 / 160.79	871.51 / 1	POUCHES INCORPORATED 1901 S BON VIEW ONTARIO CA 91761	RCRA NON GEN

EPA Handler ID:	CAL000436389
Gen Status Universe:	No Report
Contact Name:	CRAIG CROOK
Contact Address:	1901 S BON VIEW , , ONTARIO , CA, 91761 ,
Contact Phone No and Ext:	909-923-1135
Contact Email:	SALES@POUCHESINC.COM
Contact Country:	
County Name:	SAN BERNARDINO
EPA Region:	09
Land Type:	
Receive Date:	20180521
Location Latitude:	34.039539
Location Longitude:	-117.6368

Violation/Evaluation Summary

Note:	NO RECORDS: As of Jan 2021, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility:	No
Onsite Burner Exemption:	No
Furnace Exemption:	No
Underground Injection Activity:	No
Commercial TSD:	No
Used Oil Transporter:	No
Used Oil Transfer Facility:	No
Used Oil Processor:	No
Used Oil Refiner:	No
Used Oil Burner:	No
Used Oil Market Burner:	No
Used Oil Spec Marketer:	No

Hazardous Waste Handler Details

Sequence No:	1
Receive Date:	20180521
Handler Name:	POUCHES INCORPORATED
Source Type:	Implementer
Federal Waste Generator Code:	N
Generator Code Description:	Not a Generator, Verified

Owner/Operator Details

Owner/Operator Ind:	Current Owner	**Street No:**	
Type:	Other	**Street 1:**	1901 S BON VIEW
Name:	DAVID A NAGY	**Street 2:**	
Date Became Current:		**City:**	ONTARIO
Date Ended Current:		**State:**	CA

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Phone:	909-923-1135	**Country:**	
Source Type:	Implementer	**Zip Code:**	91761
Owner/Operator Ind:	Current Operator	**Street No:**	
Type:	Other	**Street 1:**	1901 S BON VIEW
Name:	CRAIG CROOK	**Street 2:**	
Date Became Current:		**City:**	ONTARIO
Date Ended Current:		**State:**	CA
Phone:	909-923-1135	**Country:**	
Source Type:	Implementer	**Zip Code:**	91761

11 *1 of 2* **S** *0.03 / 172.12* *862.31 / -8* ***830 E CEDAR ST, #D ONTARIO CA*** ***CDL***

Clue:	2001-03-010
Date:	3/2/2001
County:	RIVERSIDE
Lab Type:	L
Lab Type Description:	Illegal Drug Lab - location where an illegal drug lab was operated or drug lab equipment and/or materials were stored.

11 *2 of 2* **S** *0.03 / 172.12* *862.31 / -8* ***830 E CEDAR ST, APT A ONTARIO CA 91761*** ***CDL***

Clue:	2001-12-006
Date:	12/3/2001
County:	SAN BERNARDINO
Lab Type:	L
Lab Type Description:	Illegal Drug Lab - location where an illegal drug lab was operated or drug lab equipment and/or materials were stored.

12 *1 of 1* **NNW** *0.04 / 203.76* *874.75 / 5* ***R & I INDUSTRIES 1871 TAYLOR PLACE ONTARIO CA 91761-0000*** ***RCRA NON GEN***

EPA Handler ID:	CAL000190198
Gen Status Universe:	No Report
Contact Name:	JIM LARSEN
Contact Address:	1876 S TAYLOR PLACE , , ONTARIO , CA, 91761-0000 ,
Contact Phone No and Ext:	909-923-7747
Contact Email:	JIM@RIMETAL.COM
Contact Country:	
County Name:	SAN BERNARDINO
EPA Region:	09
Land Type:	
Receive Date:	19990611
Location Latitude:	
Location Longitude:	

Violation/Evaluation Summary

Note:	NO RECORDS: As of Jan 2021, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility:	No

Onsite Burner Exemption:	No
Furnace Exemption:	No
Underground Injection Activity:	No
Commercial TSD:	No
Used Oil Transporter:	No
Used Oil Transfer Facility:	No
Used Oil Processor:	No
Used Oil Refiner:	No
Used Oil Burner:	No
Used Oil Market Burner:	No
Used Oil Spec Marketer:	No

Hazardous Waste Handler Details

Sequence No:	1
Receive Date:	19990611
Handler Name:	R & I INDUSTRIES
Source Type:	Implementer
Federal Waste Generator Code:	N
Generator Code Description:	Not a Generator, Verified

Owner/Operator Details

Owner/Operator Ind:	Current Operator	**Street No:**	
Type:	Other	**Street 1:**	1876 S TAYLOR PLACE
Name:	JIM LARSEN	**Street 2:**	
Date Became Current:		**City:**	ONTARIO
Date Ended Current:		**State:**	CA
Phone:	909-923-7747	**Country:**	
Source Type:	Implementer	**Zip Code:**	91761-0000

Owner/Operator Ind:	Current Owner	**Street No:**	
Type:	Other	**Street 1:**	1876 S TAYLOR PLACE
Name:	WILLIAM F ROWAN JR	**Street 2:**	
Date Became Current:		**City:**	ONTARIO
Date Ended Current:		**State:**	CA
Phone:	909-923-7747	**Country:**	
Source Type:	Implementer	**Zip Code:**	91761-0000

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
13	1 of 2	NNW	0.04 / 209.69	875.41 / 5	R & I INDUSTRIES, INC 1876 TAYLOR PL ONTARIO CA 91761	SANBERN CUPA

Facility ID:	FA0005506
Owner Info:	ROWAN JR, FRANK
Mailing Care of:	
Mailing Address 1:	1876 TAYLOR PL
Mailing Address 2:	
Mailing City:	ONTARIO
Mailing State:	CA
Mailing Zip:	91761

Detail(s)

Permit ID:	PT0007602
Status:	ACTIVE
Program Element Code:	4244
Permit Desc:	HAZARDOUS MATERIALS 11-30 CHEMICALS
To:	5/31/2021

Permit ID:	PT0021461
Status:	ACTIVE
Program Element Code:	4452
Permit Desc:	CONDITIONALLY EXEMPT SM QTY GENERATOR
To:	5/31/2021

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
13	2 of 2	NNW	0.04 / 209.69	875.41 / 5	R & I INDUSTRIES, INC 1876 TAYLOR PL ONTARIO CA 91761	CERS HAZ

Site ID: 145854
Latitude: 34.040000
Longitude: -117.638800
County:

Regulated Programs

EI ID: 10043443 **EI Description:** Hazardous Waste Generator

EI ID: 10043443 **EI Description:** Chemical Storage Facilities

Violations

Violation Date: 11/01/2016 **Violation Source:** CERS
Violation Program: HW **Violation Division:** San Bernardino County Fire Department
Citation: HSC 6.5 Multiple - California Health and Safety Code, Chapter 6.5, Section(s) Multiple
Violation Notes:

Returned to compliance on 09/01/2017. Failure to obtain an EPA ID Number (CCR 66262.12(a)) The EPA id was found to be inactive. Submit the provided forms to the DTSC to update and activate the number.

Violation Description:

Hazardous Waste Generator Program - Administration/Documentation - General

Violations

Violation Date: 11/01/2016 **Violation Source:** CERS
Violation Program: HMRRP **Violation Division:** San Bernardino County Fire Department
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Notes:

Returned to compliance on 11/30/2016. The business plan was last submitted in 2013. The plan must be updated yearly before March1st.

Violation Description:

Failure to annually review and electronically certify that the business plan is complete and accurate on or before the annual due date.

Violations

Violation Date: 01/15/2020 **Violation Source:** CERS
Violation Program: HMRRP **Violation Division:** San Bernardino County Fire Department
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Notes:

Returned to compliance on 01/16/2020. OBSERVATION: The facility site map submitted via CERS was missing north orientation, hazardous waste storage area, and accurate locations for all hazardous materials. CERS ID#10043443. CORRECTIVE ACTION: Update the facility site map by adding north orientation, hazardous waste storage area, and accurate locations for all hazardous materials. Submit the completed Certificate of Compliance (CofC) to this Division indicating that the facility site map has been updated and resubmitted via CERS.

Violation Description:

Failure to complete and electronically submit a site map with all required content.

Violations

Violation Date: 11/01/2016 **Violation Source:** CERS
Violation Program: HW **Violation Division:** San Bernardino County Fire Department
Citation: HSC 6.5 Multiple - California Health and Safety Code, Chapter 6.5, Section(s) Multiple
Violation Notes:

Returned to compliance on 09/11/2017. Failure to label hazardous waste containers (CCR 66262.34(f)(3)) Drum of waste absorbent, oil and rags were found missing hazardous waste labeling. Labels were provided.

Violation Description:

Hazardous Waste Generator Program - Operations/Maintenance - General

Violations

Violation Date: 01/15/2020 **Violation Source:** CERS
Violation Program: HW **Violation Division:** San Bernardino County Fire Department
Citation: 22 CCR 12 66262.34(f) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.34(f)
Violation Notes:

Returned to compliance on 01/15/2020. OBSERVATION: Observed (1) 55-gallon drum of used oil missing a hazardous waste label. CORRECTED ON SITE: Mr. Jim Larsen placed a complete hazardous waste label on the (1) 55-gallon drum of used oil at the time of inspection.

Violation Description:

Failure to properly label hazardous waste accumulation containers and portable tanks with the following requirements: "Hazardous Waste", name and address of the generator, physical and chemical characteristics of the Hazardous Waste, and starting accumulation date.

Enforcements

Enf Action Date: 11/01/2016 **Enf Action Program:** HMRRP
Enf Action Type: Notice of Violation (Unified Program) **Enf Action Source:** CERS
Enf Action Division: San Bernardino County Fire Department
Enf Action Description: Notice of Violation Issued by the Inspector at the Time of Inspection
Enf Action Notes:

Enf Action Date: 11/01/2016 **Enf Action Program:** HW
Enf Action Type: Notice of Violation (Unified Program) **Enf Action Source:** CERS
Enf Action Division: San Bernardino County Fire Department
Enf Action Description: Notice of Violation Issued by the Inspector at the Time of Inspection
Enf Action Notes:

Evaluations

Eval Date: 01/15/2020
Violations Found: Yes
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: San Bernardino County Fire Department
Eval Program: HW
Eval Source: CERS
Eval Notes:

Eval Date: 09/11/2017
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: San Bernardino County Fire Department
Eval Program: HW
Eval Source: CERS
Eval Notes:

ACTIVITY TIME INCLUDES POST INSPECTION; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 11/01/2016
Violations Found: Yes
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: San Bernardino County Fire Department
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

routine inspection; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 11/01/2016
Violations Found: Yes
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: San Bernardino County Fire Department
Eval Program: HW
Eval Source: CERS
Eval Notes:

routine inspection; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 01/15/2020
Violations Found: Yes
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: San Bernardino County Fire Department
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

Affiliations

Affil Type Desc: Parent Corporation
Entity Name: R & I INDUSTRIES, INC
Entity Title:
Address:
City:
State:
Country:
Zip Code:
Phone:

Affil Type Desc: Facility Mailing Address
Entity Name: Mailing Address
Entity Title:
Address: 1876 TAYLOR PL
City: ONTARIO
State: CA
Country:
Zip Code: 91761
Phone:

Affil Type Desc: Legal Owner
Entity Name: ROWAN JR, FRANK
Entity Title:
Address: 22455 WHIRLAWAY CT
City: CANYON LAKE
State: CA
Country: United States
Zip Code: 92587
Phone: (909) 923-7747

Affil Type Desc: Operator

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Entity Name: DAVID ROWAN
Entity Title:
Address:
City:
State:
Country:
Zip Code:
Phone: (909) 923-7747

Affil Type Desc: CUPA District
Entity Name: San Bernardino County Fire
Entity Title:
Address: 620 South E Street
City: San Bernardino
State: CA
Country:
Zip Code: 92415-0153
Phone: (909) 386-8401

Affil Type Desc: Environmental Contact
Entity Name: DAVID ROWAN
Entity Title:
Address: 23624 SCHOONER DR
City: CANYON LAKE
State: CA
Country:
Zip Code: 92587
Phone:

14	1 of 3	NNW	0.05 / 246.87	875.51 / 5	GREENLINE LABS 1851 S TAYLOR PL ONTARIO CA 91761	SANBERN CUPA

Facility ID: FA0014746
Owner Info: LUPE MOLKEY
Mailing Care of:
Mailing Address 1: 1851 S. TAYLOR AVENUE
Mailing Address 2:
Mailing City: ONTARIO
Mailing State: CA
Mailing Zip: 91761

Detail(s)

Permit ID: PT0025728
Status: ACTIVE
Program Element Code: 4244
Permit Desc: HAZARDOUS MATERIALS 11-30 CHEMICALS
To: 11/30/2021

14	2 of 3	NNW	0.05 / 246.87	875.51 / 5	GREENLINE LABS 1851 S TAYLOR PL ONTARIO CA 91761	CERS HAZ

Site ID: 120661
Latitude: 34.040028
Longitude: -117.638535
County:

Regulated Programs

EI ID: 10313695 **EI Description:** Chemical Storage Facilities

Violations

Violation Date: 07/25/2018 ***Violation Source:*** CERS
Violation Program: HMRRP ***Violation Division:*** San Bernardino County Fire Department
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Notes:

Returned to compliance on 07/30/2018. OBSERVATION: The plan was last submitted on 2/3/2017. Ensure that the plan is updated yearly before March 1st. It was also found that the emergency response plan was incomplete. CORRECTIVE ACTION: Review and certify the business plan within 30 days and yearly after that. Upload all portions of the emergency response plan.

Violation Description:

Failure to annually review and electronically certify that the business plan is complete and accurate on or before the annual due date.

Violations

Violation Date: 07/25/2018 ***Violation Source:*** CERS
Violation Program: HMRRP ***Violation Division:*** San Bernardino County Fire Department
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Notes:

Returned to compliance on 08/01/2018. OBSERVATION: Hazardous materials (alcohol and propane) were observed in reportable quantities that were not listed on the CERS inventory. A portion of the facility map was found in the emergency response plan section. CORRECTIVE ACTION: Submit an update to the plan to include the hazardous materials identified during the inspection in the hazardous materials inventory of the California Environmental Reporting System (CERS) and move the map to the maps section.

Violation Description:

Failure to complete and electronically submit hazardous material inventory information for all reportable hazardous materials on site at or above reportable quantities.

Violations

Violation Date: 05/06/2015 ***Violation Source:*** CERS
Violation Program: HMRRP ***Violation Division:*** San Bernardino County Fire Department
Citation: HSC 6.95 25508(d) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(d)
Violation Notes:

Returned to compliance on 07/30/2018. To date, no business plan has yet been submitted to this department or to the CERS website. This plan must be submitted to the CERS website within 30 days. Failure to do so may result in formal enforcement action being taken by this department.

Violation Description:

Failure to complete and/or electronically submit a business plan when storing/handling a hazardous material at or above reportable quantities.

Violations

Violation Date: 05/06/2015 ***Violation Source:*** CERS
Violation Program: HMRRP ***Violation Division:*** San Bernardino County Fire Department
Citation: HSC 6.95 25507 - California Health and Safety Code, Chapter 6.95, Section(s) 25507
Violation Notes:

Returned to compliance on 07/30/2018. A business plan has been requested in the past, however no plan has yet been established by paper or electronically. The CERS ID# is 10313695. Once your account is established in the California Environmental Reporting System, use your CERS ID# to access your existing record to establish your business plan.

Violation Description:

Failure to adequately establish and implement a business plan when storing/handling a hazardous material at or above reportable quantities.

Enforcements

Enf Action Date: 05/06/2015 ***Enf Action Program:*** HMRRP
Enf Action Type: Notice of Violation (Unified Program) ***Enf Action Source:*** CERS
Enf Action Division: San Bernardino County Fire Department
Enf Action Description: Notice of Violation Issued by the Inspector at the Time of Inspection
Enf Action Notes:

Evaluations

Eval Date: 05/06/2015
Violations Found: Yes
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: San Bernardino County Fire Department
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

Routine inspection; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 07/25/2018
Violations Found: Yes
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: San Bernardino County Fire Department
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

Affiliations

Affil Type Desc: Document Preparer
Entity Name: Daniel Bentley
Entity Title:
Address:
City:
State:
Country:
Zip Code:
Phone:

Affil Type Desc: Identification Signer
Entity Name: DANIEL BENTLEY
Entity Title: FACILITY SUPERVISOR
Address:
City:
State:
Country:
Zip Code:
Phone:

Affil Type Desc: Legal Owner
Entity Name: LUPE MOLKEY
Entity Title:
Address: 1851 S. TAYLOR AVENUE
City: ONTARIO
State: CA
Country: United States
Zip Code: 91761
Phone: (909) 923-1722

Affil Type Desc: Operator
Entity Name: LUPE MOLKEY
Entity Title:
Address:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

City:
State:
Country:
Zip Code:
Phone: (909) 226-7568

Affil Type Desc: Parent Corporation
Entity Name: GREENLINE LABS
Entity Title:
Address:
City:
State:
Country:
Zip Code:
Phone:

Affil Type Desc: Environmental Contact
Entity Name: DANIEL BENTLEY
Entity Title:
Address: 1851 S. TAYLOR AVENUE
City: ONTARIO
State: CA
Country:
Zip Code: 91761
Phone:

Affil Type Desc: Property Owner
Entity Name: LUPE MOLKEY
Entity Title:
Address: 1851 S TAYLOR PL
City: ONTARIO
State: CA
Country: United States
Zip Code: 91761
Phone: (909) 923-1722

Affil Type Desc: Facility Mailing Address
Entity Name: Mailing Address
Entity Title:
Address: 1851 S. TAYLOR AVENUE
City: ONTARIO
State: CA
Country:
Zip Code: 91761
Phone:

Affil Type Desc: CUPA District
Entity Name: San Bernardino County Fire
Entity Title:
Address: 620 South E Street
City: San Bernardino
State: CA
Country:
Zip Code: 92415-0153
Phone: (909) 386-8401

Coordinates

Env Int Type Code: HMBP
Program ID: 10313695
Latitude: 34.040030
Longitude: -117.638530
Coord Name:
Ref Point Type Desc: Center of a facility or station.

14	3 of 3	NNW	0.05 / 246.87	875.51 / 5	GREENLINE LABORATORIES, INC. 1851 S. TAYLOR PLACE ONTARIO CA 91761	RCRA NON GEN

EPA Handler ID:	CAC002988936
Gen Status Universe:	No Report
Contact Name:	ERICK MOLKEY
Contact Address:	1851 S. TAYLOR PLACE , , ONTARIO , CA, 91761 ,
Contact Phone No and Ext:	909-923-1722
Contact Email:	ERICK@GREENLINELABS.COM
Contact Country:	
County Name:	SAN BERNARDINO
EPA Region:	09
Land Type:	
Receive Date:	20181112
Location Latitude:	34.040523
Location Longitude:	-117.638783

Violation/Evaluation Summary

Note:	NO RECORDS: As of Jan 2021, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility:	No
Onsite Burner Exemption:	No
Furnace Exemption:	No
Underground Injection Activity:	No
Commercial TSD:	No
Used Oil Transporter:	No
Used Oil Transfer Facility:	No
Used Oil Processor:	No
Used Oil Refiner:	No
Used Oil Burner:	No
Used Oil Market Burner:	No
Used Oil Spec Marketer:	No

Hazardous Waste Handler Details

Sequence No:	1
Receive Date:	20181112
Handler Name:	GREENLINE LABORATORIES, INC.
Source Type:	Implementer
Federal Waste Generator Code:	N
Generator Code Description:	Not a Generator, Verified

Owner/Operator Details

Owner/Operator Ind:	Current Owner	***Street No:***	
Type:	Other	***Street 1:***	1851 S. TAYLOR PLACE
Name:	LUPE MOLKEY	***Street 2:***	
Date Became Current:		***City:***	ONTARIO
Date Ended Current:		***State:***	CA
Phone:	909-923-1722	***Country:***	
Source Type:	Implementer	***Zip Code:***	91761

Owner/Operator Ind:	Current Operator	***Street No:***	
Type:	Other	***Street 1:***	1851 S. TAYLOR PLACE
Name:	ERICK MOLKEY	***Street 2:***	
Date Became Current:		***City:***	ONTARIO
Date Ended Current:		***State:***	CA
Phone:	909-923-1722	***Country:***	
Source Type:	Implementer	***Zip Code:***	91761

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
15	1 of 1	NE	0.05 / 259.88	872.49 / 2	DEVIOUS CUSTOMS 915 E GREVILLEA CT ONTARIO CA 91761	SANBERN CUPA

Facility ID: FA0010346
Owner Info: DEVIOUS CUSTOMS
Mailing Care of: JEFF/DANIELLE DAY
Mailing Address 1: 4264 RIDGERIDER CT
Mailing Address 2:
Mailing City: RIVERSIDE
Mailing State: CA
Mailing Zip: 92509

Detail(s)

Permit ID: PT0017586
Status: INACTIVE
Program Element Code: 4221
Permit Desc: HAZMAT HANDLER 0-10 EMPLOYEES
To: 3/31/2008

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
16	1 of 2	NNW	0.08 / 397.70	876.51 / 6	SKY SYSTEMS CO., INC. 1825 TAYLOR PL ONTARIO CA 91761	SANBERN CUPA

Facility ID: FA0006211
Owner Info: SKY SYSTEMS CO., INC.
Mailing Care of:
Mailing Address 1: 1825 TAYLOR PL
Mailing Address 2:
Mailing City: ONTARIO
Mailing State: CA
Mailing Zip: 91761

Detail(s)

Permit ID: PT0007982
Status: ACTIVE
Program Element Code: 4243
Permit Desc: HAZARDOUS MATERIALS 4-10 CHEMICALS
To: 5/31/2021

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
16	2 of 2	NNW	0.08 / 397.70	876.51 / 6	SKY SYSTEMS CO., INC. 1825 TAYLOR PL ONTARIO CA 91761	CERS HAZ

Site ID: 154045
Latitude: 34.041113
Longitude: -117.638800
County:

Regulated Programs

EI ID: 10044778 **EI Description:** Chemical Storage Facilities

Violations

Violation Date: 10/17/2016 **Violation Source:** CERS
Violation Program: HMRRP **Violation Division:** San Bernardino County Fire Department
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Notes:

Returned to compliance on 11/29/2016. The last Business Plan submitted by this facility is dated 4/13/2010.

Violation Description:

Failure to annually review and electronically certify that the business plan is complete and accurate on or before the annual due date.

Violations

Violation Date: 12/17/2019 ***Violation Source:*** CERS
Violation Program: HMRRP ***Violation Division:*** San Bernardino County Fire Department
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Notes:

Returned to compliance on 01/14/2020. OBSERVATION: The business plan was last submitted via CERS on 11/29/2016. CERS ID#10044778. CORRECTIVE ACTION: Review and certify the facility business plan, then resubmit via CERS. Submit the completed Certificate of Compliance (CofC) to this Division indicating that the business plan has been resubmitted via CERS.

Violation Description:

Failure to annually review and electronically certify that the business plan is complete and accurate on or before the annual due date.

Violations

Violation Date: 10/17/2016 ***Violation Source:*** CERS
Violation Program: HMRRP ***Violation Division:*** San Bernardino County Fire Department
Citation: HSC 6.95 25508.1(a)-(f) - California Health and Safety Code, Chapter 6.95, Section(s) 25508.1(a)-(f)
Violation Notes:

Returned to compliance on 11/29/2016. Hazardous materials were observed on site during the inspection that are not listed in the most current Business Plan inventory. Also, the emergency contacts have changed and must be revised.

Violation Description:

Failure to electronically update business plan within 30 days of any one of the following events:
A 100 percent or more increase in the quantity of a previously disclosed material.
Any handling of a previously undisclosed hazardous materials at or above reportable quantities.
A change of business address, business ownership, or business name.
A substantial change in the handler's operations that requires modification to any portion of the business plan.

Violations

Violation Date: 10/17/2016 ***Violation Source:*** CERS
Violation Program: HMRRP ***Violation Division:*** San Bernardino County Fire Department
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Notes:

Returned to compliance on 11/29/2016. This facility has not submitted the Business Plan elements into CERS. CERS ID 10044778.

Violation Description:

Failure to complete and electronically submit a business plan when storing/handling a hazardous material at or above reportable quantities.

Violations

Violation Date: 12/17/2019 ***Violation Source:*** CERS
Violation Program: HMRRP ***Violation Division:*** San Bernardino County Fire Department
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Notes:

Returned to compliance on 01/14/2020. OBSERVATION: The facility site map submitted via CERS was missing the hazardous materials storage area and the adjacent cross streets. CORRECTIVE ACTION: Update the site map by adding the hazardous materials storage area and adjacent cross streets and resubmit via CERS. Submit the completed Certificate of Compliance (CofC) to this DIvision indicating that the site map has been updated.

Violation Description:

Failure to complete and electronically submit a site map with all required content.

Violations

Violation Date: 12/17/2019
Violation Source: CERS
Violation Program: HMRRP
Violation Division: San Bernardino County Fire Department
Citation: HSC 6.95 25508.1(a)-(f) - California Health and Safety Code, Chapter 6.95, Section(s) 25508.1(a)-(f)
Violation Notes:

Returned to compliance on 03/03/2020. OBSERVATION: Observed (5) 55-gallon drums of propylene glycol on site that was missing from the hazardous materials inventory via CERS. CORRECTIVE ACTION: Update the hazardous materials inventory via CERS by adding (5) 55-gallon drums of propylene glycol. Submit the completed Certificate of Compliance (CofC) to this Division indicating that the hazardous materials inventory has been updated.

Violation Description:

Failure to electronically update business plan within 30 days of any one of the following events:
A 100 percent or more increase in the quantity of a previously disclosed material.
Any handling of a previously undisclosed hazardous materials at or above reportable quantities.
A change of business address, business ownership, or business name.
A substantial change in the handler's operations that requires modification to any portion of the business plan.

Violations

Violation Date: 12/17/2019
Violation Source: CERS
Violation Program: HMRRP
Violation Division: San Bernardino County Fire Department
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Notes:

Returned to compliance on 01/14/2020. OBSERVATION: The facility emergency response plan submitted via CERS was missing the phone number for the local CUPA. CORRECTIVE ACTION: Update the emergency response plan by adding (909) 386-8425 or 1 (800) 33-TOXIC as the phone number for the local CUPA. Submit the completed Certificate of Compliance (CofC) indicating that the phone number for the local CUPA has been updated.

Violation Description:

Failure to establish and electronically submit an adequate emergency response plan and procedures for a release or threatened release of a hazardous material.

Enforcements

Enf Action Date: 10/17/2016
Enf Action Program: HMRRP
Enf Action Type: Notice of Violation (Unified Program)
Enf Action Source: CERS
Enf Action Division: San Bernardino County Fire Department
Enf Action Description: Notice of Violation Issued by the Inspector at the Time of Inspection
Enf Action Notes:

Evaluations

Eval Date: 12/17/2019
Violations Found: Yes
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: San Bernardino County Fire Department
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

Eval Date: 10/17/2016
Violations Found: Yes

Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: San Bernardino County Fire Department
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

ROUTINE HANDLER INSPECTION-SKY SYSTEMS; Note: data in [EVAL Notes] field for some records is truncated from the source.

Affiliations

Affil Type Desc: Parent Corporation
Entity Name: SKY SYSTEMS CO., INC.
Entity Title:
Address:
City:
State:
Country:
Zip Code:
Phone:

Affil Type Desc: Environmental Contact
Entity Name: RANDY SU
Entity Title:
Address: 1825 TAYLOR PLACE
City: ONTARIO
State: CA
Country:
Zip Code: 91761
Phone:

Affil Type Desc: Legal Owner
Entity Name: SKY SYSTEMS CO., INC.
Entity Title:
Address: 1825 TAYLOR PL
City: ONTARIO
State: CA
Country: United States
Zip Code: 91761
Phone: (909) 923-7040

Affil Type Desc: Operator
Entity Name: Riandy Su
Entity Title:
Address:
City:
State:
Country:
Zip Code:
Phone: (909) 923-7040

Affil Type Desc: CUPA District
Entity Name: San Bernardino County Fire
Entity Title:
Address: 620 South E Street
City: San Bernardino
State: CA
Country:
Zip Code: 92415-0153
Phone: (909) 386-8401

Affil Type Desc: Facility Mailing Address
Entity Name: Mailing Address
Entity Title:
Address: 1825 TAYLOR PL
City: ONTARIO
State: CA

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Country:						
Zip Code:		91761				
Phone:						

17	1 of 1	SSE	0.09 / 493.19	857.51 / -13	2032 S. BONVIEW APT D ONTARIO CA 91764	CDL

Clue:	1997-05-091
Date:	5/21/1997
County:	SAN BERNARDINO
Lab Type:	L
Lab Type Description:	Illegal Drug Lab - location where an illegal drug lab was operated or drug lab equipment and/or materials were stored.

18	1 of 2	NNW	0.12 / 632.33	880.36 / 10	RELIABLE 780 E FRANCIS ST UNIT N ONTARIO CA 91761	SANBERN CUPA

Facility ID:	FA0005663
Owner Info:	Jesse Olasaba
Mailing Care of:	
Mailing Address 1:	780 E FRANCIS ST UNIT N
Mailing Address 2:	
Mailing City:	ONTARIO
Mailing State:	CA
Mailing Zip:	91761

Detail(s)

Permit ID:	PT0007451
Status:	INACTIVE
Program Element Code:	4242
Permit Desc:	HAZARDOUS MATERIALS 1-3 CHEMICALS
To:	5/31/2016

Permit ID:	PT0007452
Status:	INACTIVE
Program Element Code:	4453
Permit Desc:	SMALL QUANTITY GENERATOR
To:	5/31/2016

18	2 of 2	NNW	0.12 / 632.33	880.36 / 10	CERTIFIED WELDING 780 E FRANCIS UNIT M ONTARIO CA 91761	SANBERN CUPA

Facility ID:	FA0001845
Owner Info:	BYRD, ROCKY A. & PATRICIA
Mailing Care of:	ROCKY BYRD
Mailing Address 1:	31335 49TH AVENUE S
Mailing Address 2:	
Mailing City:	AUBURN
Mailing State:	WA
Mailing Zip:	98001-3711

Detail(s)

Permit ID:	PT0000704
Status:	INACTIVE
Program Element Code:	4221
Permit Desc:	HAZMAT HANDLER 0-10 EMPLOYEES
To:	11/30/2006

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
19	1 of 1	N	0.12 / 644.14	878.51 / 8	TOM GUILFOYLE 840 E FRANCIS ST ONTARIO CA	UST SWEEPS

C C:	I36-000-2	**D Filename:**	NSITE1
BOE:		**Page No:**	149
Comp:	2	**County:**	SAN BERNARDINO
Status:	INACTIVE	**State :**	CA
No of Tanks:	1	**Zip:**	91761
Jurisdict:	SAN BERNARDINO COUNTY	**Latitude:**	34.040996
Agency:	ENVIRONMENTAL HEALTH - U.S.T.	**Longitude:**	-117.633495
Phone:	(714) 946-7165	**Georesult:**	S5HPNTSCZA

Tank Details

Tank ID:	000001	**S Contain:**	NONE
O Tank ID:		**Stg:**	
SWRCB No:	36-000-000002-000001	**Storage :**	PRODUCT
Removed:	05-15-91	**Storag Type:**	PRODUCT
Installed:	11-11-11	**P Contain:**	BARE STEEL
A Date:		**Content:**	REGULAR UNLE
Capac:	500	**ONA:**	
Tank Use:	EMPTY	**D File Name:**	NTANK1

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
20	1 of 7	NW	0.12 / 647.59	880.51 / 10	RIVIERA TUBE BENDING 760 E FRANCIS UNIT T ONTARIO CA 91761	RCRA SQG

EPA Handler ID:	CAR000070581
Gen Status Universe:	Small Quantity Generator
Contact Name:	DOUG STEARNS
Contact Address:	760 E FRANCIS UNIT T , , ONTARIO , CA, 91761 , US
Contact Phone No and Ext:	909-923-7481
Contact Email:	
Contact Country:	US
County Name:	SAN BERNARDINO
EPA Region:	09
Land Type:	Private
Receive Date:	20000417
Location Latitude:	34.041115
Location Longitude:	-117.64023

Violation/Evaluation Summary

Note:	NO RECORDS: As of Jan 2021, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility:	No
Onsite Burner Exemption:	No
Furnace Exemption:	No
Underground Injection Activity:	No
Commercial TSD:	No
Used Oil Transporter:	No
Used Oil Transfer Facility:	No
Used Oil Processor:	No
Used Oil Refiner:	No
Used Oil Burner:	No
Used Oil Market Burner:	No
Used Oil Spec Marketer:	No

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 20000417
Handler Name: RIVIERA TUBE BENDING
Federal Waste Generator Code: 2
Generator Code Description: Small Quantity Generator
Source Type: Notification

Waste Code Details

Hazardous Waste Code: D001
Waste Code Description: IGNITABLE WASTE

Hazardous Waste Code: D018
Waste Code Description: BENZENE

Hazardous Waste Code: D039
Waste Code Description: TETRACHLOROETHYLENE

Hazardous Waste Code: D040
Waste Code Description: TRICHLORETHYLENE

Owner/Operator Details

Owner/Operator Ind: Current Owner
Type: Private
Name: DOUG STEARNS
Date Became Current:
Date Ended Current:
Phone: 909-923-7481
Source Type: Notification

Street No:
Street 1: 760 E FRANCIS UNIT T
Street 2:
City: ONTARIO
State: CA
Country:
Zip Code: 91761

20	2 of 7	NW	0.12 / 647.59	880.51 / 10	ISLAND PETROLEUM BUILDERS, INC 760 E FRANCIS ST A ONTARIO CA 91761	SANBERN CUPA

Facility ID: FA0008164
Owner Info: COLLEY, CHUCK
Mailing Care of: INLAND PETROLEUM BUILDERS, INC
Mailing Address 1: 7470 SVL BOX
Mailing Address 2:
Mailing City: VICTORVILLE
Mailing State: CA
Mailing Zip: 92392

Detail(s)

Permit ID: PT0014314
Status: INACTIVE
Program Element Code: 4221
Permit Desc: HAZMAT HANDLER 0-10 EMPLOYEES
To: 3/31/2004

20	3 of 7	NW	0.12 / 647.59	880.51 / 10	RIVIERA TUBE BENDING & MFG. CO. 760 E FRANCIS ST T ONTARIO CA 91761	SANBERN CUPA

Facility ID: FA0005750
Owner Info: RIVIERA TUBE BENDING/MFG

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Mailing Care of:
Mailing Address 1: 760 E FRANCIS ST T
Mailing Address 2:
Mailing City: ONTARIO
Mailing State: CA
Mailing Zip: 91761-9176

Detail(s)

Permit ID: PT0008632
Status: INACTIVE
Program Element Code: 4210
Permit Desc: SPECIAL HANDLER
To: 8/31/2005

Permit ID: PT0008633
Status: INACTIVE
Program Element Code: 4420
Permit Desc: SPECIAL GENERATOR
To: 8/31/2005

20	*4 of 7*	*NW*	*0.12 / 647.59*	*880.51 / 10*	***Z & L CABINETS, LARRY CIABURRI*** ***760 E FRANCIS*** ***ONTARIO CA 91714***	***EMISSIONS***

1990 Criteria Data

Facility ID: 73768
Facility SIC Code: 2434
CO: 36
Air Basin: SC
District: SC
COID: SBD
DISN: SOUTH COAST AQMD
CHAPIS:
CERR Code:
TOGT: .4
ROGT: .3872
COT:
NOXT:
SOXT:
PMT:
PM10T:

1990 Toxic Data

Facility ID: 73768
Facility SIC Code: 2434
CO: 36
Air Basin: SC
District: SC
TS:
Health Risk Asmt:
Non-Cancer Chronic Haz Ind:
Non-Cancer Acute Haz Ind:
COID: SBD
DISN: SOUTH COAST AQMD
CHAPIS:
CERR Code:

20	*5 of 7*	*NW*	*0.12 / 647.59*	*880.51 / 10*	***NEW ERA AUTOMOTIVE*** ***760 E FRANCIS ST STE A*** ***ONTARIO CA 91761-5549***	***RCRA NON GEN***

EPA Handler ID: CAL000372886
Gen Status Universe: No Report
Contact Name: JOHN EINI
Contact Address: 760 E FRANCIS ST STE A , , ONTARIO , CA, 91761 ,
Contact Phone No and Ext: 909-923-7035
Contact Email: JOHN@NEWERAAUTOSERVICE.COM
Contact Country:
County Name: SAN BERNARDINO
EPA Region: 09
Land Type:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Receive Date: 20120320
Location Latitude: 34.041115
Location Longitude: -117.64023

Violation/Evaluation Summary

Note: NO RECORDS: As of Jan 2021, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: No
Transfer Facility: No
Onsite Burner Exemption: No
Furnace Exemption: No
Underground Injection Activity: No
Commercial TSD: No
Used Oil Transporter: No
Used Oil Transfer Facility: No
Used Oil Processor: No
Used Oil Refiner: No
Used Oil Burner: No
Used Oil Market Burner: No
Used Oil Spec Marketer: No

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 20120320
Handler Name: NEW ERA AUTOMOTIVE
Source Type: Implementer
Federal Waste Generator Code: N
Generator Code Description: Not a Generator, Verified

Owner/Operator Details

Owner/Operator Ind: Current Owner
Type: Other
Name: JOHN EINI
Date Became Current:
Date Ended Current:
Phone: 909-319-1261
Source Type: Implementer
Street No:
Street 1: 2941 S GOLDCREST PL
Street 2:
City: ONTARIO
State: CA
Country:
Zip Code: 91761-0000

Owner/Operator Ind: Current Operator
Type: Other
Name: JOHN EINI
Date Became Current:
Date Ended Current:
Phone: 909-923-7035
Source Type: Implementer
Street No:
Street 1: 760 E FRANCIS ST STE A
Street 2:
City: ONTARIO
State: CA
Country:
Zip Code: 91761

20	6 of 7	NW	0.12 / 647.59	880.51 / 10	ARROWHEAD ENGINEERING 760 E. FRANCIS ST., UNIT F ONTARIO CA 91761	RCRA NON GEN

EPA Handler ID: CAC002993543
Gen Status Universe: No Report
Contact Name: GARY SMITH
Contact Address: 760 E. FRANCIS ST., UNIT F , , ONTARIO , CA, 91761 ,
Contact Phone No and Ext: 909-773-1069

Contact Email:	ARROWENG@VERIZON.NET
Contact Country:	
County Name:	SAN BERNARDINO
EPA Region:	09
Land Type:	
Receive Date:	20181218
Location Latitude:	34.041115
Location Longitude:	-117.64023

Violation/Evaluation Summary

Note:	NO RECORDS: As of Jan 2021, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility:	No
Onsite Burner Exemption:	No
Furnace Exemption:	No
Underground Injection Activity:	No
Commercial TSD:	No
Used Oil Transporter:	No
Used Oil Transfer Facility:	No
Used Oil Processor:	No
Used Oil Refiner:	No
Used Oil Burner:	No
Used Oil Market Burner:	No
Used Oil Spec Marketer:	No

Hazardous Waste Handler Details

Sequence No:	1
Receive Date:	20181218
Handler Name:	ARROWHEAD ENGINEERING
Source Type:	Implementer
Federal Waste Generator Code:	N
Generator Code Description:	Not a Generator, Verified

Owner/Operator Details

Owner/Operator Ind:	Current Owner	**Street No:**	
Type:	Other	**Street 1:**	760 E. FRANCIS ST., UNIT F
Name:	GARY SMITH	**Street 2:**	
Date Became Current:		**City:**	ONTARIO
Date Ended Current:		**State:**	CA
Phone:	909-773-1069	**Country:**	
Source Type:	Implementer	**Zip Code:**	91761
Owner/Operator Ind:	Current Operator	**Street No:**	
Type:	Other	**Street 1:**	760 E. FRANCIS ST., UNIT F
Name:	GARY SMITH	**Street 2:**	
Date Became Current:		**City:**	ONTARIO
Date Ended Current:		**State:**	CA
Phone:	909-773-1069	**Country:**	
Source Type:	Implementer	**Zip Code:**	91761

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
20	7 of 7	NW	0.12 / 647.59	880.51 / 10	E & L QUALITY MACHINING 760 E. FRANCIS S.T UNIT T ONTARIO CA 91761	RCRA NON GEN

EPA Handler ID:	CAC002992430
Gen Status Universe:	No Report
Contact Name:	MIKE BUSCH
Contact Address:	760 E. FRANCIS ST. UNIT T , , ONTARIO , CA, 91761 ,
Contact Phone No and Ext:	909-923-3727
Contact Email:	MB@EANDLQUALITYMACHINING.COM
Contact Country:	
County Name:	SAN BERNARDINO
EPA Region:	09
Land Type:	
Receive Date:	20181210
Location Latitude:	34.041115
Location Longitude:	-117.64023

Violation/Evaluation Summary

Note:	NO RECORDS: As of Jan 2021, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility:	No
Onsite Burner Exemption:	No
Furnace Exemption:	No
Underground Injection Activity:	No
Commercial TSD:	No
Used Oil Transporter:	No
Used Oil Transfer Facility:	No
Used Oil Processor:	No
Used Oil Refiner:	No
Used Oil Burner:	No
Used Oil Market Burner:	No
Used Oil Spec Marketer:	No

Hazardous Waste Handler Details

Sequence No:	1
Receive Date:	20181210
Handler Name:	E & L QUALITY MACHINING
Source Type:	Implementer
Federal Waste Generator Code:	N
Generator Code Description:	Not a Generator, Verified

Owner/Operator Details

Owner/Operator Ind:	Current Owner	**Street No:**	
Type:	Other	**Street 1:**	760 E. FRANCIS ST. UNIT T
Name:	MIKE BUSCH	**Street 2:**	
Date Became Current:		**City:**	ONTARIO
Date Ended Current:		**State:**	CA
Phone:	909-923-3727	**Country:**	
Source Type:	Implementer	**Zip Code:**	91761

Owner/Operator Ind:	Current Operator	**Street No:**	
Type:	Other	**Street 1:**	760 E. FRANCIS ST. UNIT T
Name:	MIKE BUSCH	**Street 2:**	
Date Became Current:		**City:**	ONTARIO
Date Ended Current:		**State:**	CA
Phone:	909-923-3727	**Country:**	
Source Type:	Implementer	**Zip Code:**	91761

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
21	1 of 1	NNE	0.13 / 685.27	878.50 / 8	CHAFFEY JOINT UNION HIGH SCHOO 901 E FRANCIS ONTARIO CA 91761	EMISSIONS

1990 Criteria Data

Facility ID:	70890	***CERR Code:***	
Facility SIC Code:	8211	***TOGT:***	4.1
CO:	36	***ROGT:***	.37474
Air Basin:	SC	***COT:***	1.3
District:	SC	***NOXT:***	10.2
COID:	SBD	***SOXT:***	0
DISN:	SOUTH COAST AQMD	***PMT:***	
CHAPIS:		***PM10T:***	

1990 Toxic Data

Facility ID:	70890	***COID:***	SBD
Facility SIC Code:	8211	***DISN:***	SOUTH COAST AQMD
CO:	36	***CHAPIS:***	
Air Basin:	SC	***CERR Code:***	
District:	SC		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

1993 Criteria Data

Facility ID:	70890	***CERR Code:***	
Facility SIC Code:	8211	***TOGT:***	4.8
CO:	36	***ROGT:***	.43872
Air Basin:	SC	***COT:***	1.5
District:	SC	***NOXT:***	12.2
COID:	SBD	***SOXT:***	0
DISN:	SOUTH COAST AQMD	***PMT:***	0
CHAPIS:		***PM10T:***	0

1993 Toxic Data

Facility ID:	70890	***COID:***	SBD
Facility SIC Code:	8211	***DISN:***	SOUTH COAST AQMD
CO:	36	***CHAPIS:***	
Air Basin:	SC	***CERR Code:***	
District:	SC		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

1995 Criteria Data

Facility ID:	70890	***CERR Code:***	
Facility SIC Code:	8211	***TOGT:***	4.8
CO:	36	***ROGT:***	.43872
Air Basin:	SC	***COT:***	1.5
District:	SC	***NOXT:***	12.2
COID:	SBD	***SOXT:***	0
DISN:	SOUTH COAST AQMD	***PMT:***	0
CHAPIS:		***PM10T:***	0

1995 Toxic Data

Facility ID:	70890	***COID:***	SBD
Facility SIC Code:	8211	***DISN:***	SOUTH COAST AQMD
CO:	36	***CHAPIS:***	
Air Basin:	SC	***CERR Code:***	
District:	SC		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

1996 Criteria Data

Facility ID:	70890	***CERR Code:***	
Facility SIC Code:	8211	***TOGT:***	10.3
CO:	36	***ROGT:***	1.0076
Air Basin:	SC	***COT:***	1.034
District:	SC	***NOXT:***	.345
COID:	SBD	***SOXT:***	.00208
DISN:	SOUTH COAST AQMD	***PMT:***	.001
CHAPIS:		***PM10T:***	.001

1996 Toxic Data

Facility ID:	70890	***COID:***	SBD
Facility SIC Code:	8211	***DISN:***	SOUTH COAST AQMD
CO:	36	***CHAPIS:***	
Air Basin:	SC	***CERR Code:***	
District:	SC		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

1997 Criteria Data

Facility ID:	70890	***CERR Code:***	
Facility SIC Code:	8211	***TOGT:***	6.106
CO:	36	***ROGT:***	.7765643
Air Basin:	SC	***COT:***	.437
District:	SC	***NOXT:***	.157
COID:	SBD	***SOXT:***	.00208
DISN:	SOUTH COAST AQMD	***PMT:***	.001
CHAPIS:		***PM10T:***	.001

1997 Toxic Data

Facility ID:	70890	***COID:***	SBD
Facility SIC Code:	8211	***DISN:***	SOUTH COAST AQMD
CO:	36	***CHAPIS:***	
Air Basin:	SC	***CERR Code:***	
District:	SC		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

1998 Criteria Data

Facility ID:	70890	***CERR Code:***	

Facility SIC Code:	8211	**TOGT:**	7.482
CO:	36	**ROGT:**	.9023307
Air Basin:	SC	**COT:**	.437
District:	SC	**NOXT:**	.157
COID:	SBD	**SOXT:**	.00208
DISN:	SOUTH COAST AQMD	**PMT:**	.001
CHAPIS:		**PM10T:**	.001

1998 Toxic Data

Facility ID:	70890	**COID:**	SBD
Facility SIC Code:	8211	**DISN:**	SOUTH COAST AQMD
CO:	36	**CHAPIS:**	
Air Basin:	SC	**CERR Code:**	
District:	SC		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

1999 Criteria Data

Facility ID:	70890	**CERR Code:**	
Facility SIC Code:	8211	**TOGT:**	6.106
CO:	36	**ROGT:**	.7765643
Air Basin:	SC	**COT:**	.437
District:	SC	**NOXT:**	.157
COID:	SBD	**SOXT:**	.00208
DISN:	SOUTH COAST AQMD	**PMT:**	.001
CHAPIS:		**PM10T:**	.001

1999 Toxic Data

Facility ID:	70890	**COID:**	SBD
Facility SIC Code:	8211	**DISN:**	SOUTH COAST AQMD
CO:	36	**CHAPIS:**	
Air Basin:	SC	**CERR Code:**	
District:	SC		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

2000 Criteria Data

Facility ID:	70890	**CERR Code:**	
Facility SIC Code:	8211	**TOGT:**	6.106
CO:	36	**ROGT:**	.77
Air Basin:	SC	**COT:**	.437
District:	SC	**NOXT:**	.157
COID:	SBD	**SOXT:**	.00208
DISN:	SOUTH COAST AQMD	**PMT:**	.001
CHAPIS:		**PM10T:**	0

2000 Toxic Data

Facility ID:	70890	**COID:**	SBD
Facility SIC Code:	8211	**DISN:**	SOUTH COAST AQMD
CO:	36	**CHAPIS:**	
Air Basin:	SC	**CERR Code:**	
District:	SC		
TS:			
Health Risk Asmt:			

Non-Cancer Chronic Haz Ind:
Non-Cancer Acute Haz Ind:

2001 Criteria Data

Facility ID:	70890	***CERR Code:***	
Facility SIC Code:	8211	***TOGT:***	6.1
CO:	36	***ROGT:***	.78
Air Basin:	SC	***COT:***	.43
District:	SC	***NOXT:***	.16
COID:	SBD	***SOXT:***	0
DISN:	SOUTH COAST AQMD	***PMT:***	0
CHAPIS:		***PM10T:***	0

2001 Toxic Data

Facility ID:	70890	***COID:***	SBD
Facility SIC Code:	8211	***DISN:***	SOUTH COAST AQMD
CO:	36	***CHAPIS:***	
Air Basin:	SC	***CERR Code:***	
District:	SC		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

22	***1 of 1***	***NNE***	***0.13 / 689.52***	***878.51 / 8***	***CITY TOOL WORKS INC 907 E FRANCIS ST ONTARIO CA 91761***	***DELISTED HAZ***

Siteid:	106519
Latitude:	34.041314
Longitude:	-117.636920
Original Source:	CHAZ
Record Date:	20-OCT-2017

23	***1 of 1***	***NNE***	***0.13 / 689.91***	***878.51 / 8***	***CITY TOOL WORKS INC 907 E FRANCIS ST ONTARIO CA 91761***	***SANBERN CUPA***

Facility ID:	FA0002208
Owner Info:	LUDLOW, BILL
Mailing Care of:	William Ludlow
Mailing Address 1:	907 EAST FRANCIS STREET
Mailing Address 2:	
Mailing City:	ONTARIO
Mailing State:	CA
Mailing Zip:	91761

Detail(s)

Permit ID:	PT0005640
Status:	INACTIVE
Program Element Code:	4241
Permit Desc:	HAZARDOUS MATERIALS 1-3 CHEMICALS SPECIAL
To:	10/31/2018

Permit ID:	PT0037991
Status:	INACTIVE
Program Element Code:	4400
Permit Desc:	HAZWASTE GENERAL ACTIVITY (NB)
To:	10/31/2018

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
24	1 of 2	WNW	0.13 / 691.56	880.51 / 10	LONG RUN TRAILERS 1843 S CAMPUS AVE ONTARIO CA 91761	SANBERN CUPA

Facility ID: FA0004473
Owner Info: LONG RUN TRAILERS
Mailing Care of:
Mailing Address 1: 1843 SOUTH CAMPUS AVE
Mailing Address 2:
Mailing City: ONTARIO
Mailing State: CA
Mailing Zip: 91761

Detail(s)

Permit ID: PT0007574
Status: INACTIVE
Program Element Code: 4210
Permit Desc: SPECIAL HANDLER
To: 5/31/2002

Permit ID: PT0007575
Status: INACTIVE
Program Element Code: 4420
Permit Desc: SPECIAL GENERATOR
To: 5/31/2002

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
24	2 of 2	WNW	0.13 / 691.56	880.51 / 10	LONG RUN TRAILERS 1843 SO CAMPUS ONTARIO CA 91762	EMISSIONS

1990 Criteria Data

Facility ID: 77754
Facility SIC Code: 5012
CO: 36
Air Basin: SC
District: SC
COID: SBD
DISN: SOUTH COAST AQMD
CHAPIS:
CERR Code:
TOGT: .3
ROGT: .2904
COT:
NOXT:
SOXT:
PMT: 0
PM10T: 0

1990 Toxic Data

Facility ID: 77754
Facility SIC Code: 5012
CO: 36
Air Basin: SC
District: SC
TS:
Health Risk Asmt:
Non-Cancer Chronic Haz Ind:
Non-Cancer Acute Haz Ind:
COID: SBD
DISN: SOUTH COAST AQMD
CHAPIS:
CERR Code:

1993 Criteria Data

Facility ID: 77754
Facility SIC Code: 5012
CO: 36
Air Basin: SC
District: SC
CERR Code:
TOGT: .6
ROGT: .55256
COT: 3
NOXT: .1

COID:	SBD	***SOXT:***	0
DISN:	SOUTH COAST AQMD	***PMT:***	0
CHAPIS:		***PM10T:***	0

1993 Toxic Data

Facility ID:	77754	***COID:***	SBD
Facility SIC Code:	5012	***DISN:***	SOUTH COAST AQMD
CO:	36	***CHAPIS:***	
Air Basin:	SC	***CERR Code:***	
District:	SC		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

1995 Criteria Data

Facility ID:	77754	***CERR Code:***	
Facility SIC Code:	5012	***TOGT:***	.6
CO:	36	***ROGT:***	.55256
Air Basin:	SC	***COT:***	3
District:	SC	***NOXT:***	.1
COID:	SBD	***SOXT:***	0
DISN:	SOUTH COAST AQMD	***PMT:***	0
CHAPIS:		***PM10T:***	0

1995 Toxic Data

Facility ID:	77754	***COID:***	SBD
Facility SIC Code:	5012	***DISN:***	SOUTH COAST AQMD
CO:	36	***CHAPIS:***	
Air Basin:	SC	***CERR Code:***	
District:	SC		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

1997 Criteria Data

Facility ID:	77754	***CERR Code:***	
Facility SIC Code:	5012	***TOGT:***	.085
CO:	36	***ROGT:***	.0836989
Air Basin:	SC	***COT:***	
District:	SC	***NOXT:***	
COID:	SBD	***SOXT:***	
DISN:	SOUTH COAST AQMD	***PMT:***	
CHAPIS:		***PM10T:***	

1997 Toxic Data

Facility ID:	77754	***COID:***	SBD
Facility SIC Code:	5012	***DISN:***	SOUTH COAST AQMD
CO:	36	***CHAPIS:***	
Air Basin:	SC	***CERR Code:***	
District:	SC		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

1998 Criteria Data

Facility ID:	77754	***CERR Code:***	
Facility SIC Code:	5012	***TOGT:***	.095
CO:	36	***ROGT:***	.0933509
Air Basin:	SC	***COT:***	
District:	SC	***NOXT:***	
COID:	SBD	***SOXT:***	
DISN:	SOUTH COAST AQMD	***PMT:***	
CHAPIS:		***PM10T:***	

1998 Toxic Data

Facility ID:	77754	***COID:***	SBD
Facility SIC Code:	5012	***DISN:***	SOUTH COAST AQMD
CO:	36	***CHAPIS:***	
Air Basin:	SC	***CERR Code:***	
District:	SC		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

1999 Criteria Data

Facility ID:	77754	***CERR Code:***	
Facility SIC Code:	5012	***TOGT:***	.085
CO:	36	***ROGT:***	.0836989
Air Basin:	SC	***COT:***	
District:	SC	***NOXT:***	
COID:	SBD	***SOXT:***	
DISN:	SOUTH COAST AQMD	***PMT:***	
CHAPIS:		***PM10T:***	

1999 Toxic Data

Facility ID:	77754	***COID:***	SBD
Facility SIC Code:	5012	***DISN:***	SOUTH COAST AQMD
CO:	36	***CHAPIS:***	
Air Basin:	SC	***CERR Code:***	
District:	SC		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

2000 Criteria Data

Facility ID:	77754	***CERR Code:***	
Facility SIC Code:	5012	***TOGT:***	.085
CO:	36	***ROGT:***	.09
Air Basin:	SC	***COT:***	
District:	SC	***NOXT:***	
COID:	SBD	***SOXT:***	
DISN:	SOUTH COAST AQMD	***PMT:***	
CHAPIS:		***PM10T:***	

2000 Toxic Data

Facility ID:	77754	***COID:***	SBD
Facility SIC Code:	5012	***DISN:***	SOUTH COAST AQMD
CO:	36	***CHAPIS:***	
Air Basin:	SC	***CERR Code:***	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

District: SC
TS:
Health Risk Asmt:
Non-Cancer Chronic Haz Ind:
Non-Cancer Acute Haz Ind:

2001 Criteria Data

Facility ID:	77754	**CERR Code:**	
Facility SIC Code:	5012	**TOGT:**	1.07
CO:	36	**ROGT:**	1.06
Air Basin:	SC	**COT:**	
District:	SC	**NOXT:**	
COID:	SBD	**SOXT:**	
DISN:	SOUTH COAST AQMD	**PMT:**	
CHAPIS:		**PM10T:**	

2001 Toxic Data

Facility ID:	77754	**COID:**	SBD
Facility SIC Code:	5012	**DISN:**	SOUTH COAST AQMD
CO:	36	**CHAPIS:**	
Air Basin:	SC	**CERR Code:**	
District:	SC		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
25	1 of 1	NNW	0.13 / 692.61	880.55 / 10	AMISH COUNTRY GAZEBOS 739 E FRANCIS ST ONTARIO CA 91761	SANBERN CUPA

Facility ID: FA0008143
Owner Info: AMISH COUNTRY GAZEBOS
Mailing Care of:
Mailing Address 1: 340 HOSTETTER RD
Mailing Address 2:
Mailing City: MANHEIM
Mailing State: PA
Mailing Zip: 17545

Detail(s)

Permit ID: PT0014265
Status: INACTIVE
Program Element Code: 4430
Permit Desc: CONDITIONALLY EXEMPT SMALL QUANTITY GENERATOR
To: 3/31/2009

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
26	1 of 2	NNW	0.13 / 700.63	881.18 / 11	R & R INDUSTRIAL SERVICES, INC 757 E FRANCIS ST ONTARIO CA 91761	SANBERN CUPA

Facility ID: FA0013317
Owner Info: R & R INDUSTRIAL SERVICES, INC
Mailing Care of:
Mailing Address 1: 238 E BLUE JAY WAY
Mailing Address 2:
Mailing City: ONTARIO
Mailing State: CA
Mailing Zip: 91761

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Detail(s)

Permit ID: PT0023498
Status: ACTIVE
Program Element Code: 4452
Permit Desc: CONDITIONALLY EXEMPT SM QTY GENERATOR
To: 9/30/2021

Permit ID: PT0023497
Status: ACTIVE
Program Element Code: 4242
Permit Desc: HAZARDOUS MATERIALS 1-3 CHEMICALS
To: 9/30/2021

26	2 of 2	NNW	0.13 / 700.63	881.18 / 11	**R&R INDUSTRIAL SERVICES INC** **757 E FRANCIS ST** **ONTARIO CA 91761-5514**	RCRA NON GEN

EPA Handler ID: CAL000354062
Gen Status Universe: No Report
Contact Name: GEORGETTE GRAFF
Contact Address: 238 E. BLUE JAY WAY , , ONTARIO , CA, 91761 ,
Contact Phone No and Ext: 909-930-1616
Contact Email: GEORGETTE@RRINDUSTRIALSERVICES.COM
Contact Country:
County Name: SAN BERNARDINO
EPA Region: 09
Land Type:
Receive Date: 20100625
Location Latitude: 34.041219
Location Longitude: -117.639751

Violation/Evaluation Summary

Note: NO RECORDS: As of Jan 2021, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: No
Transfer Facility: No
Onsite Burner Exemption: No
Furnace Exemption: No
Underground Injection Activity: No
Commercial TSD: No
Used Oil Transporter: No
Used Oil Transfer Facility: No
Used Oil Processor: No
Used Oil Refiner: No
Used Oil Burner: No
Used Oil Market Burner: No
Used Oil Spec Marketer: No

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 20100625
Handler Name: R&R INDUSTRIAL SERVICES INC
Source Type: Implementer
Federal Waste Generator Code: N
Generator Code Description: Not a Generator, Verified

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Owner/Operator Details

Owner/Operator Ind:	Current Operator	***Street No:***	
Type:	Other	***Street 1:***	238 E. BLUE JAY WAY
Name:	GEORGETTE GRAFF	***Street 2:***	
Date Became Current:		***City:***	ONTARIO
Date Ended Current:		***State:***	CA
Phone:	909-930-1616	***Country:***	
Source Type:	Implementer	***Zip Code:***	91761

Owner/Operator Ind:	Current Owner	***Street No:***	
Type:	Other	***Street 1:***	757 E FRANCIS STREET
Name:	R&R INDUSTRIAL SERVICES INC	***Street 2:***	
Date Became Current:		***City:***	ONTARIO
Date Ended Current:		***State:***	CA
Phone:	909-930-1616	***Country:***	
Source Type:	Implementer	***Zip Code:***	91761-0000

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
27	*1 of 1*	*WNW*	*0.13 / 704.53*	*881.53 / 11*	***HONOR TEK 1823 S CAMPUS AVE ONTARIO CA 91761***	***SANBERN CUPA***

Facility ID:	FA0003861
Owner Info:	DENTON, THOMAS & PRIOR, JAMES
Mailing Care of:	DORIE BULES
Mailing Address 1:	1823 S CAMPUS AVE
Mailing Address 2:	
Mailing City:	ONTARIO
Mailing State:	CA
Mailing Zip:	91761

Detail(s)

Permit ID:	PT0000708
Status:	INACTIVE
Program Element Code:	4221
Permit Desc:	HAZMAT HANDLER 0-10 EMPLOYEES
To:	10/31/2002

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
28	*1 of 1*	*NW*	*0.13 / 707.30*	*881.41 / 11*	***U.S. TOOLING AND SPA, INC 753 E FRANCIS ST ONTARIO CA 91761***	***SANBERN CUPA***

Facility ID:	FA0007652
Owner Info:	OROZCO, CASIMIRA
Mailing Care of:	CASIMIRA OROZCO
Mailing Address 1:	747 EAST FRANCIS STREET
Mailing Address 2:	
Mailing City:	ONTARIO
Mailing State:	CA
Mailing Zip:	91761-5514

Detail(s)

Permit ID:	PT0013159
Status:	INACTIVE
Program Element Code:	4223
Permit Desc:	HAZMAT HANDLER 26-50 EMPLOYEES
To:	2/28/2010

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
29	*1 of 3*	*NW*	*0.14 / 716.88*	*881.41 / 11*	***U S TOOLING AND SPAS INC 753 E FRANCIS ST***	***EMISSIONS***

2005 Criteria Data

Facility ID:	145526	***CERR Code:***	
Facility SIC Code:	3089	***TOGT:***	5.10017411750622449987317502514919741444
CO:	36	***ROGT:***	3.776
Air Basin:	SC	***COT:***	.018
District:	SC	***NOXT:***	.065
COID:	SBD	***SOXT:***	0
DISN:	SOUTH COAST AQMD	***PMT:***	1.796
CHAPIS:		***PM10T:***	1.72412

2005 Toxic Data

Facility ID:	145526	***COID:***	SBD
Facility SIC Code:	3089	***DISN:***	SOUTH COAST AQMD
CO:	36	***CHAPIS:***	
Air Basin:	SC	***CERR Code:***	
District:	SC		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

2006 Criteria Data

Facility ID:	145526	***CERR Code:***	
Facility SIC Code:	3089	***TOGT:***	7.8468965907066775938342668716090396146363
CO:	36	***ROGT:***	5.69
Air Basin:	SC	***COT:***	.006
District:	SC	***NOXT:***	.024
COID:	SBD	***SOXT:***	0
DISN:	SOUTH COAST AQMD	***PMT:***	1.242
CHAPIS:		***PM10T:***	1.19231

2006 Toxic Data

Facility ID:	145526	***COID:***	SBD
Facility SIC Code:	3089	***DISN:***	SOUTH COAST AQMD
CO:	36	***CHAPIS:***	
Air Basin:	SC	***CERR Code:***	
District:	SC		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

2007 Criteria Data

Facility ID:	145526	***CERR Code:***	
Facility SIC Code:	3089	***TOGT:***	7.8468965907066775938342668716090396146363
CO:	36	***ROGT:***	5.69
Air Basin:	SC	***COT:***	.006
District:	SC	***NOXT:***	.024
COID:	SBD	***SOXT:***	0
DISN:	SOUTH COAST AQMD	***PMT:***	1.242
CHAPIS:		***PM10T:***	1.19231

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

2007 Toxic Data

Facility ID:	145526	***COID:***	SBD
Facility SIC Code:	3089	***DISN:***	SOUTH COAST AQMD
CO:	36	***CHAPIS:***	
Air Basin:	SC	***CERR Code:***	
District:	SC		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

29	*2 of 3*	*NW*	*0.14 / 716.88*	*881.41 / 11*	***US TOOLING AND SPAS MANUFACTURING*** ***753 EAST FRANCIS STREET*** ***ONTARIO CA***	***EMISSIONS***

2001 Criteria Data

Facility ID:	107323	***CERR Code:***	
Facility SIC Code:	9999	***TOGT:***	21.01
CO:	36	***ROGT:***	14.68
Air Basin:	SC	***COT:***	.02
District:	SC	***NOXT:***	.09
COID:	SBD	***SOXT:***	0
DISN:	SOUTH COAST AQMD	***PMT:***	.01
CHAPIS:	Y	***PM10T:***	.01

2001 Toxic Data

Facility ID:	107323	***COID:***	SBD
Facility SIC Code:	9999	***DISN:***	SOUTH COAST AQMD
CO:	36	***CHAPIS:***	Y
Air Basin:	SC	***CERR Code:***	
District:	SC		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

29	*3 of 3*	*NW*	*0.14 / 716.88*	*881.41 / 11*	***U.S. TOOLING AND SPAS MANUFACTURING*** ***753 E FRANCIS ST*** ***ONTARIO CA 91761***	***EMISSIONS***

2002 Criteria Data

Facility ID:	107323	***CERR Code:***	
Facility SIC Code:	3089	***TOGT:***	20.4925
CO:	36	***ROGT:***	14.60326588
Air Basin:	SC	***COT:***	.0133
District:	SC	***NOXT:***	.0494
COID:	SBD	***SOXT:***	.000315
DISN:	SOUTH COAST AQMD	***PMT:***	.00285
CHAPIS:	Y	***PM10T:***	.0027075

2002 Toxic Data

Facility ID:	107323	***COID:***	SBD

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Facility SIC Code:	3089	**DISN:**	SOUTH COAST AQMD
CO:	36	**CHAPIS:**	Y
Air Basin:	SC	**CERR Code:**	
District:	SC		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

2003 Criteria Data

Facility ID:	107323	**CERR Code:**	
Facility SIC Code:	3089	**TOGT:**	20.4924
CO:	36	**ROGT:**	14.6
Air Basin:	SC	**COT:**	.0133
District:	SC	**NOXT:**	.0494
COID:	SBD	**SOXT:**	.000315
DISN:	SOUTH COAST AQMD	**PMT:**	.00285
CHAPIS:	Y	**PM10T:**	0

2003 Toxic Data

Facility ID:	107323	**COID:**	SBD
Facility SIC Code:	3089	**DISN:**	SOUTH COAST AQMD
CO:	36	**CHAPIS:**	Y
Air Basin:	SC	**CERR Code:**	
District:	SC		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

2004 Criteria Data

Facility ID:	107323	**CERR Code:**	
Facility SIC Code:	3089	**TOGT:**	7.86292
CO:	36	**ROGT:**	5.712038824
Air Basin:	SC	**COT:**	.00962
District:	SC	**NOXT:**	.0358
COID:	SBD	**SOXT:**	.000165
DISN:	SOUTH COAST AQMD	**PMT:**	4.43206
CHAPIS:	Y	**PM10T:**	4.254757

2004 Toxic Data

Facility ID:	107323	**COID:**	SBD
Facility SIC Code:	3089	**DISN:**	SOUTH COAST AQMD
CO:	36	**CHAPIS:**	Y
Air Basin:	SC	**CERR Code:**	
District:	SC		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

30	*1 of 1*	*NW*	*0.14 / 726.05*	*881.52 / 11*	***BROTHERS VW MACHINE SHOP*** ***743 E FRANCIS ST*** ***ONTARIO CA 91761***	***SANBERN*** ***CUPA***

Facility ID:	FA0012140
Owner Info:	RENATO MORALES RAMOS
Mailing Care of:	
Mailing Address 1:	743 E FRANCIS ST

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Mailing Address 2:
Mailing City: ONTARIO
Mailing State: CA
Mailing Zip: 91761

Detail(s)

Permit ID: PT0021383
Status: INACTIVE
Program Element Code: 4242
Permit Desc: HAZARDOUS MATERIALS 1-3 CHEMICALS
To: 3/31/2018

Permit ID: PT0021382
Status: ACTIVE
Program Element Code: 4451
Permit Desc: CONDITIONALLY EXEMPT SM QTY GENERATOR SPECIAL
To: 3/31/2021

31	1 of 1	NW	0.14 / 730.08	881.52 / 11	SUPERIOR OAK DESIGN 741 E FRANCIS ST ONTARIO CA 91761	SANBERN CUPA

Facility ID: FA0006545
Owner Info: JONAS ROMERO, PRES
Mailing Care of: JONAS ROMERO, PRES.
Mailing Address 1: 741 E FRANCIS ST
Mailing Address 2:
Mailing City: ONTARIO
Mailing State: CA
Mailing Zip: 91761

Detail(s)

Permit ID: PT0000106
Status: INACTIVE
Program Element Code: 4221
Permit Desc: HAZMAT HANDLER 0-10 EMPLOYEES
To: 11/30/2001

32	1 of 1	NE	0.14 / 731.24	878.51 / 8	R&O MC INTYRE INC 921 E FRANCIS ST ONTARIO CA 91761	EMISSIONS

1996 Toxic Data

Facility ID: 79428
Facility SIC Code: 3052
CO: 36
Air Basin: SC
District: SC
TS:
Health Risk Asmt:
Non-Cancer Chronic Haz Ind:
Non-Cancer Acute Haz Ind:
COID: SBD
DISN: SOUTH COAST AQMD
CHAPIS:
CERR Code:

1997 Toxic Data

Facility ID: 79428
Facility SIC Code: 3052
CO: 36
Air Basin: SC
COID: SBD
DISN: SOUTH COAST AQMD
CHAPIS:
CERR Code:

District: SC
TS:
Health Risk Asmt:
Non-Cancer Chronic Haz Ind:
Non-Cancer Acute Haz Ind:

1998 Toxic Data

Facility ID: 79428
Facility SIC Code: 3052
CO: 36
Air Basin: SC
District: SC
TS:
Health Risk Asmt:
Non-Cancer Chronic Haz Ind:
Non-Cancer Acute Haz Ind:
COID: SBD
DISN: SOUTH COAST AQMD
CHAPIS:
CERR Code:

1999 Toxic Data

Facility ID: 79428
Facility SIC Code: 3052
CO: 36
Air Basin: SC
District: SC
TS:
Health Risk Asmt:
Non-Cancer Chronic Haz Ind:
Non-Cancer Acute Haz Ind:
COID: SBD
DISN: SOUTH COAST AQMD
CHAPIS:
CERR Code:

2000 Toxic Data

Facility ID: 79428
Facility SIC Code: 3052
CO: 36
Air Basin: SC
District: SC
TS:
Health Risk Asmt:
Non-Cancer Chronic Haz Ind:
Non-Cancer Acute Haz Ind:
COID: SBD
DISN: SOUTH COAST AQMD
CHAPIS:
CERR Code:

2001 Toxic Data

Facility ID: 79428
Facility SIC Code: 3052
CO: 36
Air Basin: SC
District: SC
TS:
Health Risk Asmt:
Non-Cancer Chronic Haz Ind:
Non-Cancer Acute Haz Ind:
COID: SBD
DISN: SOUTH COAST AQMD
CHAPIS:
CERR Code:

2015 Toxic Data

Facility ID: 79428
Facility SIC Code: 3052
CO: 36
Air Basin: SC
District: SC
TS:
Health Risk Asmt:
COID: SBD
DISN: SOUTH COAST AQMD
CHAPIS:
CERR Code:

Non-Cancer Chronic Haz Ind:
Non-Cancer Acute Haz Ind:

2016 Toxic Data

Facility ID: 79428
Facility SIC Code: 3052
CERR CODE:
COID: SBD
CO: 36
DISN: SOUTH COAST AQMD
CHAPIS:
TS:
HRA:
CH Index:
AH Index:
Air Basin: SC
District: SC

2017 Toxic Data

Facility ID: 79428
Facility SIC Code: 3052
CO: 36
Air Basin: SC
District: SC
TS:
Health Risk Asmt:
Non-Cancer Chronic Haz Ind:
Non-Cancer Acute Haz Ind:
COID: SBD
DISN: SOUTH COAST AQMD
CHAPIS:
CERR Code:

2018 Toxic Data

Facility ID: 79428
Facility SIC Code: 3052
CO: 36
Air Basin: SC
District: SC
TS:
Health Risk Asmt:
Non-Cancer Chronic Haz Ind:
Non-Cancer Acute Haz Ind:
COID: SBD
DISN: SOUTH COAST AQMD
CHAPIS:
CERR Code:

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33 | *1 of 3* | *NW* | *0.14 / 732.91* | *881.52 / 11* | ***Hudson Technologies Company***
747 E Francis St
Ontario CA 91761 | ***SANBERN CUPA***

Facility ID: FA0015418
Owner Info: Hudson Technologies Company
Mailing Care of:
Mailing Address 1: PO Box 1541, One Blue Hill Plaza
Mailing Address 2:
Mailing City: Pearl River
Mailing State: NY
Mailing Zip: 10965

Detail(s)

Permit ID: PT0034343
Status: ACTIVE
Program Element Code: 4453
Permit Desc: SMALL QUANTITY GENERATOR
To: 1/31/2021

Permit ID: PT0034342
Status: ACTIVE
Program Element Code: 4243
Permit Desc: HAZARDOUS MATERIALS 4-10 CHEMICALS
To: 1/31/2021

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
33	2 of 3	NW	0.14 / 732.91	881.52 / 11	HUDSON TECHNOLOGIES 747 E FRANCIS ST ONTARIO CA 91761	EMISSIONS

2016 Toxic Data

Facility ID:	181990	***TS:***	
Facility SIC Code:	8731	***HRA:***	
CERR CODE:		***CH Index:***	
COID:	SBD	***AH Index:***	
CO:	36	***Air Basin:***	SC
DISN:	SOUTH COAST AQMD	***District:***	SC
CHAPIS:			

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
33	3 of 3	NW	0.14 / 732.91	881.52 / 11	HUDSON TECHNOLOGIES COMPANY 747 E FRANCIS ST ONTARIO CA 91761	RCRA NON GEN

EPA Handler ID:	CAL000403306
Gen Status Universe:	No Report
Contact Name:	MOSTAFA JAHEDINIA
Contact Address:	747 E FRANCIS ST , , ONTARIO , CA, 91761 ,
Contact Phone No and Ext:	909-673-0535
Contact Email:	SMANDRACCHIA@HUDSONTECH.COM
Contact Country:	
County Name:	SAN BERNARDINO
EPA Region:	09
Land Type:	
Receive Date:	20141226
Location Latitude:	34.041219
Location Longitude:	-117.639845

Violation/Evaluation Summary

Note:	NO RECORDS: As of Jan 2021, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility:	No
Onsite Burner Exemption:	No
Furnace Exemption:	No
Underground Injection Activity:	No
Commercial TSD:	No
Used Oil Transporter:	No
Used Oil Transfer Facility:	No
Used Oil Processor:	No
Used Oil Refiner:	No
Used Oil Burner:	No
Used Oil Market Burner:	No
Used Oil Spec Marketer:	No

Hazardous Waste Handler Details

Sequence No:	1
Receive Date:	20141226
Handler Name:	HUDSON TECHNOLOGIES COMPANY

Source Type: Implementer
Federal Waste Generator Code: N
Generator Code Description: Not a Generator, Verified

Owner/Operator Details

Owner/Operator Ind:	Current Owner	**Street No:**	
Type:	Other	**Street 1:**	PO BOX 1541
Name:	HUDSON TECHNOLOGIES COMPANY	**Street 2:**	ONE BLUE HILL PLAZA
Date Became Current:		**City:**	PEARL RIVER
Date Ended Current:		**State:**	NY
Phone:	845-735-6000	**Country:**	
Source Type:	Implementer	**Zip Code:**	10965

Owner/Operator Ind:	Current Operator	**Street No:**	
Type:	Other	**Street 1:**	747 E FRANCIS ST
Name:	MOSTAFA JAHEDINIA	**Street 2:**	
Date Became Current:		**City:**	ONTARIO
Date Ended Current:		**State:**	CA
Phone:	909-673-0535	**Country:**	
Source Type:	Implementer	**Zip Code:**	91761

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34 | **1 of 1** | **NW** | **0.14 / 753.87** | **882.43 / 12** | **POLY EXTRUSIONS**
730 E FRANCIS ST
ONTARIO CA 91761 | **SANBERN CUPA**

Facility ID: FA0003860
Owner Info: POLY EXTRUSIONS
Mailing Care of:
Mailing Address 1:
Mailing Address 2:
Mailing City:
Mailing State:
Mailing Zip:

Detail(s)

Permit ID: PT0008634
Status: INACTIVE
Program Element Code: 4244
Permit Desc: HAZARDOUS MATERIALS 11-30 CHEMICALS
To: 8/31/2019

Permit ID: PT0008635
Status: INACTIVE
Program Element Code: 4453
Permit Desc: SMALL QUANTITY GENERATOR
To: 8/31/2019

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35 | **1 of 1** | **NE** | **0.14 / 761.51** | **878.12 / 8** | **UV WOOD FINISHING**
936 E FRANCIS UNIT A
ONTARIO CA 91761 | **SANBERN CUPA**

Facility ID: FA0006999
Owner Info: HARVEY SPICHER, PRES.
Mailing Care of: HARVEY SPICHER
Mailing Address 1: 13901 YORBA AVE
Mailing Address 2:
Mailing City: CHINO
Mailing State: CA
Mailing Zip: 91710-5521

Detail(s)

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Permit ID: PT0000052
Status: INACTIVE
Program Element Code: 4221
Permit Desc: HAZMAT HANDLER 0-10 EMPLOYEES
To: 12/31/2006

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
36	1 of 1	NNE	0.15 / 787.25	880.31 / 10	BEST INK AND THREAD 1752 S BON VIEW AVE ONTARIO CA 91761	RCRA NON GEN

EPA Handler ID: CAL000456287
Gen Status Universe: No Report
Contact Name: RAYMUNDO MEDRANO
Contact Address: 1752 S BON VIEW AVE , , ONTARIO , CA, 91761 ,
Contact Phone No and Ext: 909-947-5507
Contact Email: INFO@BESTINKANDTHREAD.COM
Contact Country:
County Name: SAN BERNARDINO
EPA Region: 09
Land Type:
Receive Date: 20200814
Location Latitude:
Location Longitude:

Violation/Evaluation Summary

Note: NO RECORDS: As of Jan 2021, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: No
Transfer Facility: No
Onsite Burner Exemption: No
Furnace Exemption: No
Underground Injection Activity: No
Commercial TSD: No
Used Oil Transporter: No
Used Oil Transfer Facility: No
Used Oil Processor: No
Used Oil Refiner: No
Used Oil Burner: No
Used Oil Market Burner: No
Used Oil Spec Marketer: No

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 20200814
Handler Name: BEST INK AND THREAD
Source Type: Implementer
Federal Waste Generator Code: N
Generator Code Description: Not a Generator, Verified

Owner/Operator Details

Owner/Operator Ind: Current Operator
Type: Other
Name: RAYMUNDO MEDRANO
Date Became Current:
Date Ended Current:
Street No:
Street 1: 1752 S BON VIEW AVE
Street 2:
City: ONTARIO
State: CA

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Phone:	909-947-5507	**Country:**	
Source Type:	Implementer	**Zip Code:**	91761
Owner/Operator Ind:	Current Owner	**Street No:**	
Type:	Other	**Street 1:**	1752 S BON VIEW AVE
Name:	RAYMUNDO MEDRANO	**Street 2:**	
Date Became Current:		**City:**	ONTARIO
Date Ended Current:		**State:**	CA
Phone:	909-947-5507	**Country:**	
Source Type:	Implementer	**Zip Code:**	91761

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
37	1 of 12	NNW	0.15 / 801.16	881.42 / 11	LIGHTING RESOURCES LLC 805 FRANCIS ST ONTARIO CA 91761-0000	RCRA TSD

EPA Handler ID:	CAR000156125
Gen Status Universe:	Large Quantity Generator
Contact Name:	BRYANT ASCENCIO
Contact Address:	805 , FRANCIS ST , , ONTARIO , CA, 91761-0000 , US
Contact Phone No and Ext:	909-923-7252
Contact Email:	BRYANT.ASCENCIO@LIGHTINGRESOURCESINC.COM
Contact Country:	US
Land Type:	Private
County Name:	SAN BERNARDINO
EPA Region:	09
Receive Date:	20200303
Location Latitude:	34.043576
Location Longitude:	-117.571449

Violation/Evaluation Summary

Note:	VIOLATION or UNDETERMINED: There are VIOLATION or UNDETERMINED details or records associated with this facility (EPA ID) in the Compliance Monitoring and Enforcement table dated Jan, 2021.

Violation Details

Citation:	
Violation Short Description:	State Statute or Regulation
Violation Type:	XXS
Violation Determined Date:	20190606
Scheduled Compliance Date:	
Return to Compliance:	Documented
Actual Return to Compl:	20191021
Violation Responsible Agency:	State

Enforcement Details

Enforcement Type:	112
Enforcement Type Description:	
Enforcement Action Date:	20190710
Enf Disposition Status:	
Disposition Status Date:	
Enforcement Lead Agency:	State
Proposed Penalty Amount:	
Final Amount:	
Paid Amount:	

Violation Details

Citation:	
Violation Short Description:	TSD - Financial Requirements
Violation Type:	264.H
Violation Determined Date:	20190213

Scheduled Compliance Date:
Return to Compliance: Documented
Actual Return to Compl: 20190227
Violation Responsible Agency: State

Enforcement Details

Enforcement Type: 112
Enforcement Type Description:
Enforcement Action Date: 20190312
Enf Disposition Status:
Disposition Status Date:
Enforcement Lead Agency: State
Proposed Penalty Amount:
Final Amount:
Paid Amount:

Violation Details

Citation:
Violation Short Description: Generators - General
Violation Type: 262.A
Violation Determined Date: 20190114
Scheduled Compliance Date:
Return to Compliance: Documented
Actual Return to Compl: 20190213
Violation Responsible Agency: State

Violation Details

Citation:
Violation Short Description: Generators - Pre-transport
Violation Type: 262.C
Violation Determined Date: 20190114
Scheduled Compliance Date:
Return to Compliance: Observed
Actual Return to Compl: 20190114
Violation Responsible Agency: State

Violation Details

Citation:
Violation Short Description: Generators - Pre-transport
Violation Type: 262.C
Violation Determined Date: 20190114
Scheduled Compliance Date:
Return to Compliance: Documented
Actual Return to Compl: 20190213
Violation Responsible Agency: State

Violation Details

Citation:
Violation Short Description: State Statute or Regulation
Violation Type: XXS
Violation Determined Date: 20190114
Scheduled Compliance Date:
Return to Compliance: Documented
Actual Return to Compl: 20190209
Violation Responsible Agency: State

Enforcement Details

Enforcement Type: 112
Enforcement Type Description:
Enforcement Action Date: 20190114
Enf Disposition Status:
Disposition Status Date:
Enforcement Lead Agency: State
Proposed Penalty Amount:
Final Amount:
Paid Amount:

Violation Details

Citation:
Violation Short Description: State Statute or Regulation
Violation Type: XXS
Violation Determined Date: 20190114
Scheduled Compliance Date:
Return to Compliance: Documented
Actual Return to Compl: 20190121
Violation Responsible Agency: State

Enforcement Details

Enforcement Type: 112
Enforcement Type Description:
Enforcement Action Date: 20190114
Enf Disposition Status:
Disposition Status Date:
Enforcement Lead Agency: State
Proposed Penalty Amount:
Final Amount:
Paid Amount:

Violation Details

Citation:
Violation Short Description: State Statute or Regulation
Violation Type: XXS
Violation Determined Date: 20190114
Scheduled Compliance Date:
Return to Compliance: Documented
Actual Return to Compl: 20190212
Violation Responsible Agency: State

Enforcement Details

Enforcement Type: 112
Enforcement Type Description:
Enforcement Action Date: 20190114
Enf Disposition Status:
Disposition Status Date:
Enforcement Lead Agency: State
Proposed Penalty Amount:
Final Amount:
Paid Amount:

Violation Details

Citation:
Violation Short Description: Generators - Manifest
Violation Type: 262.B
Violation Determined Date: 20141113

Scheduled Compliance Date:
Return to Compliance: Documented
Actual Return to Compl: 20141121
Violation Responsible Agency: State

Enforcement Details

Enforcement Type: 112
Enforcement Type Description:
Enforcement Action Date: 20141114
Enf Disposition Status:
Disposition Status Date:
Enforcement Lead Agency: State
Proposed Penalty Amount:
Final Amount:
Paid Amount:

Violation Details

Citation:
Violation Short Description: Transporters - General
Violation Type: 263.A
Violation Determined Date: 20141113
Scheduled Compliance Date:
Return to Compliance: Documented
Actual Return to Compl: 20150123
Violation Responsible Agency: State

Enforcement Details

Enforcement Type: 112
Enforcement Type Description:
Enforcement Action Date: 20141114
Enf Disposition Status:
Disposition Status Date:
Enforcement Lead Agency: State
Proposed Penalty Amount:
Final Amount:
Paid Amount:

Violation Details

Citation:
Violation Short Description: TSD - Preparedness and Prevention
Violation Type: 264.C
Violation Determined Date: 20141113
Scheduled Compliance Date:
Return to Compliance: Observed
Actual Return to Compl: 20141113
Violation Responsible Agency: State

Enforcement Details

Enforcement Type: 112
Enforcement Type Description:
Enforcement Action Date: 20141114
Enf Disposition Status:
Disposition Status Date:
Enforcement Lead Agency: State
Proposed Penalty Amount:
Final Amount:
Paid Amount:

Violation Details

Citation:
Violation Short Description: TSD - Manifest/Records/Reporting
Violation Type: 264.E
Violation Determined Date: 20141113
Scheduled Compliance Date:
Return to Compliance: Documented
Actual Return to Compl: 20150123
Violation Responsible Agency: State

Enforcement Details

Enforcement Type: 112
Enforcement Type Description:
Enforcement Action Date: 20141114
Enf Disposition Status:
Disposition Status Date:
Enforcement Lead Agency: State
Proposed Penalty Amount:
Final Amount:
Paid Amount:

Violation Details

Citation:
Violation Short Description: Universal Waste - General
Violation Type: 273.A
Violation Determined Date: 20141113
Scheduled Compliance Date:
Return to Compliance: Documented
Actual Return to Compl: 20141121
Violation Responsible Agency: State

Enforcement Details

Enforcement Type: 112
Enforcement Type Description:
Enforcement Action Date: 20141114
Enf Disposition Status:
Disposition Status Date:
Enforcement Lead Agency: State
Proposed Penalty Amount:
Final Amount:
Paid Amount:

Violation Details

Citation:
Violation Short Description: State Statute or Regulation
Violation Type: XXS
Violation Determined Date: 20141113
Scheduled Compliance Date:
Return to Compliance: Documented
Actual Return to Compl: 20150123
Violation Responsible Agency: State

Enforcement Details

Enforcement Type: 112
Enforcement Type Description:
Enforcement Action Date: 20141114

Enf Disposition Status:
Disposition Status Date:
Enforcement Lead Agency: State
Proposed Penalty Amount:
Final Amount:
Paid Amount:

Violation Details

Citation:
Violation Short Description: Listing - General
Violation Type: 261.A
Violation Determined Date: 20120622
Scheduled Compliance Date:
Return to Compliance: Documented
Actual Return to Compl: 20120716
Violation Responsible Agency: State

Enforcement Details

Enforcement Type: 112
Enforcement Type Description:
Enforcement Action Date: 20120622
Enf Disposition Status:
Disposition Status Date:
Enforcement Lead Agency: State
Proposed Penalty Amount:
Final Amount:
Paid Amount:

Violation Details

Citation:
Violation Short Description: Generators - General
Violation Type: 262.A
Violation Determined Date: 20120622
Scheduled Compliance Date:
Return to Compliance: Documented
Actual Return to Compl: 20121113
Violation Responsible Agency: State

Enforcement Details

Enforcement Type: 112
Enforcement Type Description:
Enforcement Action Date: 20120622
Enf Disposition Status:
Disposition Status Date:
Enforcement Lead Agency: State
Proposed Penalty Amount:
Final Amount:
Paid Amount:

Violation Details

Citation:
Violation Short Description: Generators - Pre-transport
Violation Type: 262.C
Violation Determined Date: 20120622
Scheduled Compliance Date:
Return to Compliance: Observed
Actual Return to Compl: 20120622
Violation Responsible Agency: State

Enforcement Details

Enforcement Type: 112
Enforcement Type Description:
Enforcement Action Date: 20120622
Enf Disposition Status:
Disposition Status Date:
Enforcement Lead Agency: State
Proposed Penalty Amount:
Final Amount:
Paid Amount:

Violation Details

Citation:
Violation Short Description: State Statute or Regulation
Violation Type: XXS
Violation Determined Date: 20090603
Scheduled Compliance Date:
Return to Compliance: Documented
Actual Return to Compl: 20101005
Violation Responsible Agency: State

Enforcement Details

Enforcement Type: 112
Enforcement Type Description:
Enforcement Action Date: 20090604
Enf Disposition Status:
Disposition Status Date:
Enforcement Lead Agency: State
Proposed Penalty Amount:
Final Amount:
Paid Amount:

Violation Details

Citation:
Violation Short Description: State Statute or Regulation
Violation Type: XXS
Violation Determined Date: 20090514
Scheduled Compliance Date:
Return to Compliance: Documented
Actual Return to Compl: 20090527
Violation Responsible Agency: State

Enforcement Details

Enforcement Type: 112
Enforcement Type Description:
Enforcement Action Date: 20090520
Enf Disposition Status:
Disposition Status Date:
Enforcement Lead Agency: State
Proposed Penalty Amount:
Final Amount:
Paid Amount:

Violation Details

Citation:

Violation Short Description: State Statute or Regulation
Violation Type: XXS
Violation Determined Date: 20080522
Scheduled Compliance Date:
Return to Compliance: Observed
Actual Return to Compl: 20080522
Violation Responsible Agency: State

Enforcement Details

Enforcement Type: 112
Enforcement Type Description:
Enforcement Action Date: 20080522
Enf Disposition Status:
Disposition Status Date:
Enforcement Lead Agency: State
Proposed Penalty Amount:
Final Amount:
Paid Amount:

Violation Details

Citation:
Violation Short Description: TSD - General Facility Standards
Violation Type: 264.B
Violation Determined Date: 20070327
Scheduled Compliance Date:
Return to Compliance: Documented
Actual Return to Compl: 20070327
Violation Responsible Agency: State

Enforcement Details

Enforcement Type: 112
Enforcement Type Description:
Enforcement Action Date: 20070328
Enf Disposition Status:
Disposition Status Date:
Enforcement Lead Agency: State
Proposed Penalty Amount:
Final Amount:
Paid Amount:

Violation Details

Citation:
Violation Short Description: TSD - Container Use and Management
Violation Type: 264.I
Violation Determined Date: 20070327
Scheduled Compliance Date:
Return to Compliance: Documented
Actual Return to Compl: 20070328
Violation Responsible Agency: State

Enforcement Details

Enforcement Type: 112
Enforcement Type Description:
Enforcement Action Date: 20070328
Enf Disposition Status:
Disposition Status Date:
Enforcement Lead Agency: State
Proposed Penalty Amount:

Final Amount:
Paid Amount:

Violation Details

Citation:
Violation Short Description: TSD - General Facility Standards
Violation Type: 264.B
Violation Determined Date: 20060418
Scheduled Compliance Date:
Return to Compliance: Documented
Actual Return to Compl: 20060427
Violation Responsible Agency: State

Enforcement Details

Enforcement Type: 112
Enforcement Type Description:
Enforcement Action Date: 20060418
Enf Disposition Status:
Disposition Status Date:
Enforcement Lead Agency: State
Proposed Penalty Amount:
Final Amount:
Paid Amount:

Enforcement Type: 140
Enforcement Type Description: LETTER OF INTENT TO INITIATE ENFORCEMENT ACTION
Enforcement Action Date: 20061109
Enf Disposition Status:
Disposition Status Date:
Enforcement Lead Agency: State
Proposed Penalty Amount:
Final Amount:
Paid Amount:

Enforcement Type: 385
Enforcement Type Description: SINGLE SITE CA/FO
Enforcement Action Date: 20061130
Enf Disposition Status:
Disposition Status Date:
Enforcement Lead Agency: State
Proposed Penalty Amount:
Final Amount: 11113
Paid Amount:

Violation Details

Citation:
Violation Short Description: TSD - General Facility Standards
Violation Type: 264.B
Violation Determined Date: 20050921
Scheduled Compliance Date:
Return to Compliance: Documented
Actual Return to Compl: 20051128
Violation Responsible Agency: State

Enforcement Details

Enforcement Type: 112
Enforcement Type Description:
Enforcement Action Date: 20050921
Enf Disposition Status:
Disposition Status Date:

Enforcement Lead Agency: State
Proposed Penalty Amount:
Final Amount:
Paid Amount:

Enforcement Type: 140
Enforcement Type Description: LETTER OF INTENT TO INITIATE ENFORCEMENT ACTION
Enforcement Action Date: 20051220
Enf Disposition Status:
Disposition Status Date:
Enforcement Lead Agency: State
Proposed Penalty Amount:
Final Amount:
Paid Amount:

Enforcement Type: 385
Enforcement Type Description: SINGLE SITE CA/FO
Enforcement Action Date: 20060210
Enf Disposition Status:
Disposition Status Date:
Enforcement Lead Agency: State
Proposed Penalty Amount:
Final Amount: 4000
Paid Amount:

Violation Details

Citation:
Violation Short Description: TSD - Container Use and Management
Violation Type: 264.I
Violation Determined Date: 20050921
Scheduled Compliance Date:
Return to Compliance: Observed
Actual Return to Compl: 20050921
Violation Responsible Agency: State

Enforcement Details

Enforcement Type: 112
Enforcement Type Description:
Enforcement Action Date: 20050921
Enf Disposition Status:
Disposition Status Date:
Enforcement Lead Agency: State
Proposed Penalty Amount:
Final Amount:
Paid Amount:

Evaluation Details

Evaluation Start Date: 20190724
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION ON-SITE
Violation Short Description:
Return to Compliance Date:
Evaluation Agency: State

Evaluation Start Date: 20190606
Evaluation Type Description: FOLLOW-UP INSPECTION
Violation Short Description: State Statute or Regulation
Return to Compliance Date: 20191021
Evaluation Agency: State

Evaluation Start Date: 20190213
Evaluation Type Description: FINANCIAL RECORD REVIEW
Violation Short Description: TSD - Financial Requirements

Return to Compliance Date: 20190227
Evaluation Agency: State

Evaluation Start Date: 20190114
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION ON-SITE
Violation Short Description: Generators - General
Return to Compliance Date: 20190213
Evaluation Agency: State

Evaluation Start Date: 20190114
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION ON-SITE
Violation Short Description: State Statute or Regulation
Return to Compliance Date: 20190209
Evaluation Agency: State

Evaluation Start Date: 20190114
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION ON-SITE
Violation Short Description: State Statute or Regulation
Return to Compliance Date: 20190121
Evaluation Agency: State

Evaluation Start Date: 20190114
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION ON-SITE
Violation Short Description: Generators - Pre-transport
Return to Compliance Date: 20190213
Evaluation Agency: State

Evaluation Start Date: 20190114
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION ON-SITE
Violation Short Description: Generators - Pre-transport
Return to Compliance Date: 20190114
Evaluation Agency: State

Evaluation Start Date: 20190114
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION ON-SITE
Violation Short Description: State Statute or Regulation
Return to Compliance Date: 20190212
Evaluation Agency: State

Evaluation Start Date: 20170208
Evaluation Type Description: FINANCIAL RECORD REVIEW
Violation Short Description:
Return to Compliance Date:
Evaluation Agency: State

Evaluation Start Date: 20170119
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION ON-SITE
Violation Short Description:
Return to Compliance Date:
Evaluation Agency: State

Evaluation Start Date: 20160302
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION ON-SITE
Violation Short Description:
Return to Compliance Date:
Evaluation Agency: State

Evaluation Start Date: 20150113
Evaluation Type Description: FINANCIAL RECORD REVIEW
Violation Short Description:
Return to Compliance Date:
Evaluation Agency: State

Evaluation Start Date: 20141113
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION ON-SITE
Violation Short Description: Transporters - General
Return to Compliance Date: 20150123
Evaluation Agency: State

Evaluation Start Date: 20141113
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION ON-SITE
Violation Short Description: TSD - Preparedness and Prevention
Return to Compliance Date: 20141113
Evaluation Agency: State

Evaluation Start Date: 20141113
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION ON-SITE
Violation Short Description: Universal Waste - General
Return to Compliance Date: 20141121
Evaluation Agency: State

Evaluation Start Date: 20141113
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION ON-SITE
Violation Short Description: State Statute or Regulation
Return to Compliance Date: 20150123
Evaluation Agency: State

Evaluation Start Date: 20141113
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION ON-SITE
Violation Short Description: TSD - Manifest/Records/Reporting
Return to Compliance Date: 20150123
Evaluation Agency: State

Evaluation Start Date: 20141113
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION ON-SITE
Violation Short Description: Generators - Manifest
Return to Compliance Date: 20141121
Evaluation Agency: State

Evaluation Start Date: 20121126
Evaluation Type Description: FINANCIAL RECORD REVIEW
Violation Short Description:
Return to Compliance Date:
Evaluation Agency: State

Evaluation Start Date: 20121114
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION ON-SITE
Violation Short Description:
Return to Compliance Date:
Evaluation Agency: State

Evaluation Start Date: 20120622
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION ON-SITE
Violation Short Description: Listing - General
Return to Compliance Date: 20120716
Evaluation Agency: State

Evaluation Start Date: 20120622
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION ON-SITE
Violation Short Description: Generators - General
Return to Compliance Date: 20121113
Evaluation Agency: State

Evaluation Start Date: 20120622
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION ON-SITE
Violation Short Description: Generators - Pre-transport
Return to Compliance Date: 20120622
Evaluation Agency: State

Evaluation Start Date: 20090608
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION ON-SITE
Violation Short Description:
Return to Compliance Date:
Evaluation Agency: State

Evaluation Start Date: 20090603
Evaluation Type Description: FINANCIAL RECORD REVIEW
Violation Short Description: State Statute or Regulation

Return to Compliance Date: 20101005
Evaluation Agency: State

Evaluation Start Date: 20090514
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION ON-SITE
Violation Short Description: State Statute or Regulation
Return to Compliance Date: 20090527
Evaluation Agency: State

Evaluation Start Date: 20080522
Evaluation Type Description: FOCUSED COMPLIANCE INSPECTION
Violation Short Description: State Statute or Regulation
Return to Compliance Date: 20080522
Evaluation Agency: State

Evaluation Start Date: 20080522
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION ON-SITE
Violation Short Description: State Statute or Regulation
Return to Compliance Date: 20080522
Evaluation Agency: State

Evaluation Start Date: 20080519
Evaluation Type Description: FINANCIAL RECORD REVIEW
Violation Short Description:
Return to Compliance Date:
Evaluation Agency: State

Evaluation Start Date: 20070327
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION ON-SITE
Violation Short Description: TSD - Container Use and Management
Return to Compliance Date: 20070328
Evaluation Agency: State

Evaluation Start Date: 20070327
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION ON-SITE
Violation Short Description: TSD - General Facility Standards
Return to Compliance Date: 20070327
Evaluation Agency: State

Evaluation Start Date: 20070323
Evaluation Type Description: FINANCIAL RECORD REVIEW
Violation Short Description:
Return to Compliance Date:
Evaluation Agency: State

Evaluation Start Date: 20060510
Evaluation Type Description: FINANCIAL RECORD REVIEW
Violation Short Description:
Return to Compliance Date:
Evaluation Agency: State

Evaluation Start Date: 20060427
Evaluation Type Description: NOT A SIGNIFICANT NON-COMPLIER
Violation Short Description:
Return to Compliance Date:
Evaluation Agency: State

Evaluation Start Date: 20060418
Evaluation Type Description: SIGNIFICANT NON-COMPLIER
Violation Short Description:
Return to Compliance Date:
Evaluation Agency: State

Evaluation Start Date: 20060418
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION ON-SITE
Violation Short Description: TSD - General Facility Standards
Return to Compliance Date: 20060427
Evaluation Agency: State

Evaluation Start Date: 20051128
Evaluation Type Description: NOT A SIGNIFICANT NON-COMPLIER
Violation Short Description:
Return to Compliance Date:
Evaluation Agency: State

Evaluation Start Date: 20050921
Evaluation Type Description: SIGNIFICANT NON-COMPLIER
Violation Short Description:
Return to Compliance Date:
Evaluation Agency: State

Evaluation Start Date: 20050921
Evaluation Type Description: FOCUSED COMPLIANCE INSPECTION
Violation Short Description: TSD - Container Use and Management
Return to Compliance Date: 20050921
Evaluation Agency: State

Evaluation Start Date: 20050921
Evaluation Type Description: FOCUSED COMPLIANCE INSPECTION
Violation Short Description: TSD - General Facility Standards
Return to Compliance Date: 20051128
Evaluation Agency: State

Handler Summary

Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: Yes
Transfer Facility: No
Onsite Burner Exemption: No
Smelting, Melting and Refining: No
Underground Injection Control: No
Commercial TSD: No
Used Oil Transporter: No
Used Oil Transfer Facility: No
Used Oil Processor: No
Used Oil Refiner: No
Used Oil Burner: No
Used Oil Market Burner: No
Used Oil Spec Marketer: No

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 20040720
Handler Name: LIGHTING RESOURCES INC
Federal Waste Generator Code: 1
Generator Code Description: Large Quantity Generator
Source Type: Notification

Waste Code Details

Hazardous Waste Code: D008
Waste Code Description: LEAD

Hazardous Waste Code: D009
Waste Code Description: MERCURY

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 20060223
Handler Name: LIGHTING RESOURCES LLC

Federal Waste Generator Code: 1
Generator Code Description: Large Quantity Generator
Source Type: Annual/Biennial Report

Waste Code Details

Hazardous Waste Code: D009
Waste Code Description: MERCURY

Hazardous Waste Handler Details

Sequence No: 2
Receive Date: 20080208
Handler Name: LIGHTING RESOURCES LLC
Federal Waste Generator Code: 1
Generator Code Description: Large Quantity Generator
Source Type: Annual/Biennial Report

Waste Code Details

Hazardous Waste Code: D008
Waste Code Description: LEAD

Hazardous Waste Code: D009
Waste Code Description: MERCURY

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 20100302
Handler Name: LIGHTING RESOURCES LLC
Federal Waste Generator Code: 1
Generator Code Description: Large Quantity Generator
Source Type: Annual/Biennial Report update with Notification

Waste Code Details

Hazardous Waste Code: 181
Waste Code Description: Other inorganic solid waste

Hazardous Waste Code: 261
Waste Code Description: Polychlorinated biphenyls and material containing PCB's

Hazardous Waste Code: D008
Waste Code Description: LEAD

Hazardous Waste Code: D009
Waste Code Description: MERCURY

Hazardous Waste Handler Details

Sequence No: 2
Receive Date: 20120925
Handler Name: LIGHTING RESOURCES, LLC
Federal Waste Generator Code: 1
Generator Code Description: Large Quantity Generator
Source Type: Annual/Biennial Report update with Notification

Waste Code Details

Hazardous Waste Code: 181

Waste Code Description: Other inorganic solid waste

Hazardous Waste Code: 261
Waste Code Description: Polychlorinated biphenyls and material containing PCB's

Hazardous Waste Code: D008
Waste Code Description: LEAD

Hazardous Waste Code: D009
Waste Code Description: MERCURY

Hazardous Waste Handler Details

Sequence No: 3
Receive Date: 20140411
Handler Name: LIGHTING RESOURCES LLC
Federal Waste Generator Code: 1
Generator Code Description: Large Quantity Generator
Source Type: Annual/Biennial Report update with Notification

Waste Code Details

Hazardous Waste Code: D008
Waste Code Description: LEAD

Hazardous Waste Code: D009
Waste Code Description: MERCURY

Hazardous Waste Handler Details

Sequence No: 4
Receive Date: 20160301
Handler Name: LIGHTING RESOURCES LLC
Federal Waste Generator Code: 1
Generator Code Description: Large Quantity Generator
Source Type: Annual/Biennial Report update with Notification

Waste Code Details

Hazardous Waste Code: 181
Waste Code Description: Other inorganic solid waste

Hazardous Waste Code: 261
Waste Code Description: Polychlorinated biphenyls and material containing PCB's

Hazardous Waste Code: D008
Waste Code Description: LEAD

Hazardous Waste Code: D009
Waste Code Description: MERCURY

Hazardous Waste Handler Details

Sequence No: 5
Receive Date: 20181029
Handler Name: LIGHTING RESOURCES LLC
Federal Waste Generator Code: 1
Generator Code Description: Large Quantity Generator
Source Type: Annual/Biennial Report update with Notification

Waste Code Details

Hazardous Waste Code: 181
Waste Code Description: Other inorganic solid waste

Hazardous Waste Code: 261
Waste Code Description: Polychlorinated biphenyls and material containing PCB's

Hazardous Waste Code: D008
Waste Code Description: LEAD

Hazardous Waste Code: D009
Waste Code Description: MERCURY

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 20190125
Handler Name: LIGHTING RESOURCES LLC
Federal Waste Generator Code: 1
Generator Code Description: Large Quantity Generator
Source Type: Implementer

Waste Code Details

Hazardous Waste Code: 181
Waste Code Description: Other inorganic solid waste

Hazardous Waste Code: 261
Waste Code Description: Polychlorinated biphenyls and material containing PCB's

Hazardous Waste Code: D008
Waste Code Description: LEAD

Hazardous Waste Code: D009
Waste Code Description: MERCURY

Hazardous Waste Handler Details

Sequence No: 6
Receive Date: 20200303
Handler Name: LIGHTING RESOURCES LLC
Federal Waste Generator Code: 1
Generator Code Description: Large Quantity Generator
Source Type: Annual/Biennial Report update with Notification

Waste Code Details

Hazardous Waste Code: 181
Waste Code Description: Other inorganic solid waste

Hazardous Waste Code: 261
Waste Code Description: Polychlorinated biphenyls and material containing PCB's

Hazardous Waste Code: D008
Waste Code Description: LEAD

Hazardous Waste Code: D009
Waste Code Description: MERCURY

Owner/Operator Details

Owner/Operator Ind: Current Operator
Type: Private
Name: DANIEL GILLESPIE
Street No:
Street 1:
Street 2:

Date Became Current:	19960701	**City:**	
Date Ended Current:		**State:**	
Phone:		**Country:**	US
Source Type:	Notification	**Zip Code:**	
Owner/Operator Ind:	Current Operator	**Street No:**	
Type:	Private	**Street 1:**	
Name:	DANIEL P GILLESPIE	**Street 2:**	
Date Became Current:	19960715	**City:**	
Date Ended Current:		**State:**	
Phone:		**Country:**	US
Source Type:	Annual/Biennial Report	**Zip Code:**	
Owner/Operator Ind:	Current Operator	**Street No:**	1919
Type:	Private	**Street 1:**	WILLIAMS ST SUITE 350
Name:	DANIEL P GILLESPIE	**Street 2:**	
Date Became Current:	19900101	**City:**	SIMI VALLEY
Date Ended Current:		**State:**	CA
Phone:	805-624-3060	**Country:**	US
Source Type:	Implementer	**Zip Code:**	93065
Owner/Operator Ind:	Current Owner	**Street No:**	1919
Type:	Private	**Street 1:**	WILLIAMS ST SUITE 350
Name:	DANIEL P GILLESPIE	**Street 2:**	
Date Became Current:	19900101	**City:**	SIMI VALLEY
Date Ended Current:		**State:**	CA
Phone:	805-624-3060	**Country:**	US
Source Type:	Implementer	**Zip Code:**	93065
Owner/Operator Ind:	Current Owner	**Street No:**	386
Type:	Private	**Street 1:**	SOUTH GORDON
Name:	THUMOS, LLC	**Street 2:**	
Date Became Current:	19500101	**City:**	POMONA
Date Ended Current:		**State:**	CA
Phone:	909-623-5500	**Country:**	
Source Type:	Annual/Biennial Report update with Notification	**Zip Code:**	91766
Owner/Operator Ind:	Current Owner	**Street No:**	1919
Type:	Private	**Street 1:**	WILLIAMS ST
Name:	DANIEL P GILLESPIE	**Street 2:**	SUITE 350
Date Became Current:	19900101	**City:**	SIMI VALLEY
Date Ended Current:		**State:**	CA
Phone:	805-624-3050	**Country:**	US
Source Type:	Annual/Biennial Report update with Notification	**Zip Code:**	93065
Owner/Operator Ind:	Current Operator	**Street No:**	
Type:	Private	**Street 1:**	
Name:	LIGHTING RESOURCES LLC	**Street 2:**	
Date Became Current:	19900101	**City:**	
Date Ended Current:		**State:**	
Phone:		**Country:**	
Source Type:	Annual/Biennial Report update with Notification	**Zip Code:**	
Owner/Operator Ind:	Current Operator	**Street No:**	1919
Type:	Private	**Street 1:**	WILLIAMS ST SUITE 350
Name:	DANIEL P GILLESPIE	**Street 2:**	
Date Became Current:	19900101	**City:**	SIMI VALLEY
Date Ended Current:		**State:**	CA
Phone:	805-624-3060	**Country:**	US
Source Type:	Annual/Biennial Report update with Notification	**Zip Code:**	93065
Owner/Operator Ind:	Current Operator	**Street No:**	1919
Type:	Private	**Street 1:**	WILLIAMS ST SUITE 350
Name:	LIGHTING RESOURCES, LLC	**Street 2:**	
Date Became Current:	19900101	**City:**	SIMI VALLEY
Date Ended Current:		**State:**	CA
Phone:	805-624-3050	**Country:**	US
Source Type:	Annual/Biennial Report update with Notification	**Zip Code:**	93065

Owner/Operator Ind:	Current Operator	**Street No:**	
Type:	Private	**Street 1:**	
Name:	DAVID GILLESPIE	**Street 2:**	
Date Became Current:	19961014	**City:**	
Date Ended Current:		**State:**	
Phone:		**Country:**	
Source Type:	Annual/Biennial Report update with Notification	**Zip Code:**	

Owner/Operator Ind:	Current Owner	**Street No:**	386
Type:	Private	**Street 1:**	SOUTH GORDON
Name:	THUMOS LLC	**Street 2:**	
Date Became Current:	19500101	**City:**	POMONA
Date Ended Current:		**State:**	CA
Phone:	909-623-5500	**Country:**	
Source Type:	Annual/Biennial Report update with Notification	**Zip Code:**	91766

Owner/Operator Ind:	Current Operator	**Street No:**	
Type:	Private	**Street 1:**	
Name:	LIGHTING RESOURCES, LLC	**Street 2:**	
Date Became Current:	19900101	**City:**	
Date Ended Current:		**State:**	
Phone:		**Country:**	
Source Type:	Annual/Biennial Report update with Notification	**Zip Code:**	

Owner/Operator Ind:	Current Owner	**Street No:**	1919
Type:	Private	**Street 1:**	WILLIAMS ST SUITE 350
Name:	LIGHTING RESOURCES,LLC	**Street 2:**	
Date Became Current:	19900101	**City:**	SIMI VALLEY
Date Ended Current:		**State:**	CA
Phone:	805-624-3050	**Country:**	US
Source Type:	Annual/Biennial Report update with Notification	**Zip Code:**	93065

Owner/Operator Ind:	Current Owner	**Street No:**	1919
Type:	Private	**Street 1:**	WILLIAMS ST SUITE 350
Name:	DANIEL P GILLESPIE	**Street 2:**	
Date Became Current:	19900101	**City:**	SIMI VALLEY
Date Ended Current:		**State:**	CA
Phone:	805-624-3060	**Country:**	US
Source Type:	Annual/Biennial Report update with Notification	**Zip Code:**	93065

Owner/Operator Ind:	Current Operator	**Street No:**	805
Type:	Private	**Street 1:**	EAST FRANCIS STREET
Name:	LIGHTING RESOURCES, LLC	**Street 2:**	
Date Became Current:	19900101	**City:**	ONTARIO
Date Ended Current:		**State:**	CA
Phone:	909-923-3132	**Country:**	
Source Type:	Annual/Biennial Report update with Notification	**Zip Code:**	91761

Owner/Operator Ind:	Current Operator	**Street No:**	
Type:	Private	**Street 1:**	
Name:	DANIEL P. GILLESPIE	**Street 2:**	
Date Became Current:	19960715	**City:**	
Date Ended Current:		**State:**	
Phone:		**Country:**	US
Source Type:	Annual/Biennial Report	**Zip Code:**	

Owner/Operator Ind:	Current Owner	**Street No:**	
Type:	Private	**Street 1:**	12 GOLDENGLEN DR.
Name:	DANIEL P. GILLESPIE	**Street 2:**	
Date Became Current:	19960715	**City:**	SIMI VALLEY
Date Ended Current:		**State:**	CA
Phone:		**Country:**	US
Source Type:	Annual/Biennial Report	**Zip Code:**	93065

Owner/Operator Ind:	Current Owner	**Street No:**	
Type:	Private	**Street 1:**	12 GOLDENGLEN DR
Name:	DANIEL P GILLESPIE	**Street 2:**	
Date Became Current:	19960715	**City:**	SIMI VALLEY
Date Ended Current:		**State:**	CA

Phone:		**Country:**	US
Source Type:	Annual/Biennial Report	**Zip Code:**	93065
Owner/Operator Ind:	Current Owner	**Street No:**	805
Type:	Private	**Street 1:**	FRANCIS ST
Name:	DAN GILLESPIE	**Street 2:**	
Date Became Current:	19960715	**City:**	ONTARIO
Date Ended Current:		**State:**	CA
Phone:	909-923-7252	**Country:**	
Source Type:	Annual/Biennial Report update with Notification	**Zip Code:**	91761
Owner/Operator Ind:	Current Owner	**Street No:**	
Type:	Private	**Street 1:**	805 FRANCIS ST
Name:	DANIEL GILLESPIE	**Street 2:**	
Date Became Current:	19960701	**City:**	ONTARIO
Date Ended Current:		**State:**	CA
Phone:		**Country:**	US
Source Type:	Notification	**Zip Code:**	91761

Historical Handler Details

Receive Dt:	20190125
Generator Code Description:	Large Quantity Generator
Handler Name:	LIGHTING RESOURCES LLC
Receive Dt:	20181029
Generator Code Description:	Large Quantity Generator
Handler Name:	LIGHTING RESOURCES LLC
Receive Dt:	20160301
Generator Code Description:	Large Quantity Generator
Handler Name:	LIGHTING RESOURCES LLC
Receive Dt:	20140411
Generator Code Description:	Large Quantity Generator
Handler Name:	LIGHTING RESOURCES LLC
Receive Dt:	20120925
Generator Code Description:	Large Quantity Generator
Handler Name:	LIGHTING RESOURCES, LLC
Receive Dt:	20100302
Generator Code Description:	Large Quantity Generator
Handler Name:	LIGHTING RESOURCES LLC
Receive Dt:	20080208
Generator Code Description:	Large Quantity Generator
Handler Name:	LIGHTING RESOURCES LLC
Receive Dt:	20060223
Generator Code Description:	Large Quantity Generator
Handler Name:	LIGHTING RESOURCES LLC
Receive Dt:	20040720
Generator Code Description:	Large Quantity Generator
Handler Name:	LIGHTING RESOURCES INC

37	***2 of 12***	***NNW***	***0.15 / 801.16***	***881.42 / 11***	***LIGHTING RESOURCES LLC 805 FRANCIS ST ONTARIO CA 91761-0000***	***RCRA LQG***

EPA Handler ID:	CAR000156125
Gen Status Universe:	Large Quantity Generator
Contact Name:	BRYANT ASCENCIO
Contact Address:	805 , FRANCIS ST , , ONTARIO , CA, 91761-0000 , US
Contact Phone No and Ext:	909-923-7252
Contact Email:	BRYANT.ASCENCIO@LIGHTINGRESOURCESINC.COM

Contact Country: US
County Name: SAN BERNARDINO
EPA Region: 09
Land Type: Private
Receive Date: 20200303
Location Latitude: 34.043576
Location Longitude: -117.571449

Violation/Evaluation Summary

Note: VIOLATION or UNDETERMINED: There are VIOLATION or UNDETERMINED details or records associated with this facility (EPA ID) in the Compliance Monitoring and Enforcement table dated Jan, 2021.

Violation Details

Citation:
Violation Short Description: State Statute or Regulation
Violation Type: XXS
Violation Determined Date: 20190606
Scheduled Compliance Date:
Return to Compliance: Documented
Actual Return to Compl: 20191021
Violation Responsible Agency: State

Enforcement Details

Enforcement Type: 112
Enforcement Type Description:
Enforcement Action Date: 20190710
Enf Disposition Status:
Disposition Status Date:
Enforcement Lead Agency: State
Proposed Penalty Amount:
Final Amount:
Paid Amount:

Violation Details

Citation:
Violation Short Description: TSD - Financial Requirements
Violation Type: 264.H
Violation Determined Date: 20190213
Scheduled Compliance Date:
Return to Compliance: Documented
Actual Return to Compl: 20190227
Violation Responsible Agency: State

Enforcement Details

Enforcement Type: 112
Enforcement Type Description:
Enforcement Action Date: 20190312
Enf Disposition Status:
Disposition Status Date:
Enforcement Lead Agency: State
Proposed Penalty Amount:
Final Amount:
Paid Amount:

Violation Details

Citation:

Violation Short Description: Generators - General
Violation Type: 262.A
Violation Determined Date: 20190114
Scheduled Compliance Date:
Return to Compliance: Documented
Actual Return to Compl: 20190213
Violation Responsible Agency: State

Violation Details

Citation:
Violation Short Description: Generators - Pre-transport
Violation Type: 262.C
Violation Determined Date: 20190114
Scheduled Compliance Date:
Return to Compliance: Documented
Actual Return to Compl: 20190213
Violation Responsible Agency: State

Violation Details

Citation:
Violation Short Description: Generators - Pre-transport
Violation Type: 262.C
Violation Determined Date: 20190114
Scheduled Compliance Date:
Return to Compliance: Observed
Actual Return to Compl: 20190114
Violation Responsible Agency: State

Violation Details

Citation:
Violation Short Description: State Statute or Regulation
Violation Type: XXS
Violation Determined Date: 20190114
Scheduled Compliance Date:
Return to Compliance: Documented
Actual Return to Compl: 20190212
Violation Responsible Agency: State

Enforcement Details

Enforcement Type: 112
Enforcement Type Description:
Enforcement Action Date: 20190114
Enf Disposition Status:
Disposition Status Date:
Enforcement Lead Agency: State
Proposed Penalty Amount:
Final Amount:
Paid Amount:

Violation Details

Citation:
Violation Short Description: State Statute or Regulation
Violation Type: XXS
Violation Determined Date: 20190114
Scheduled Compliance Date:
Return to Compliance: Documented
Actual Return to Compl: 20190121
Violation Responsible Agency: State

Enforcement Details

Enforcement Type: 112
Enforcement Type Description:
Enforcement Action Date: 20190114
Enf Disposition Status:
Disposition Status Date:
Enforcement Lead Agency: State
Proposed Penalty Amount:
Final Amount:
Paid Amount:

Violation Details

Citation:
Violation Short Description: State Statute or Regulation
Violation Type: XXS
Violation Determined Date: 20190114
Scheduled Compliance Date:
Return to Compliance: Documented
Actual Return to Compl: 20190209
Violation Responsible Agency: State

Enforcement Details

Enforcement Type: 112
Enforcement Type Description:
Enforcement Action Date: 20190114
Enf Disposition Status:
Disposition Status Date:
Enforcement Lead Agency: State
Proposed Penalty Amount:
Final Amount:
Paid Amount:

Violation Details

Citation:
Violation Short Description: Generators - Manifest
Violation Type: 262.B
Violation Determined Date: 20141113
Scheduled Compliance Date:
Return to Compliance: Documented
Actual Return to Compl: 20141121
Violation Responsible Agency: State

Enforcement Details

Enforcement Type: 112
Enforcement Type Description:
Enforcement Action Date: 20141114
Enf Disposition Status:
Disposition Status Date:
Enforcement Lead Agency: State
Proposed Penalty Amount:
Final Amount:
Paid Amount:

Violation Details

Citation:

Violation Short Description: Transporters - General
Violation Type: 263.A
Violation Determined Date: 20141113
Scheduled Compliance Date:
Return to Compliance: Documented
Actual Return to Compl: 20150123
Violation Responsible Agency: State

Enforcement Details

Enforcement Type: 112
Enforcement Type Description:
Enforcement Action Date: 20141114
Enf Disposition Status:
Disposition Status Date:
Enforcement Lead Agency: State
Proposed Penalty Amount:
Final Amount:
Paid Amount:

Violation Details

Citation:
Violation Short Description: TSD - Preparedness and Prevention
Violation Type: 264.C
Violation Determined Date: 20141113
Scheduled Compliance Date:
Return to Compliance: Observed
Actual Return to Compl: 20141113
Violation Responsible Agency: State

Enforcement Details

Enforcement Type: 112
Enforcement Type Description:
Enforcement Action Date: 20141114
Enf Disposition Status:
Disposition Status Date:
Enforcement Lead Agency: State
Proposed Penalty Amount:
Final Amount:
Paid Amount:

Violation Details

Citation:
Violation Short Description: TSD - Manifest/Records/Reporting
Violation Type: 264.E
Violation Determined Date: 20141113
Scheduled Compliance Date:
Return to Compliance: Documented
Actual Return to Compl: 20150123
Violation Responsible Agency: State

Enforcement Details

Enforcement Type: 112
Enforcement Type Description:
Enforcement Action Date: 20141114
Enf Disposition Status:
Disposition Status Date:
Enforcement Lead Agency: State
Proposed Penalty Amount:

Final Amount:
Paid Amount:

Violation Details

Citation:
Violation Short Description: Universal Waste - General
Violation Type: 273.A
Violation Determined Date: 20141113
Scheduled Compliance Date:
Return to Compliance: Documented
Actual Return to Compl: 20141121
Violation Responsible Agency: State

Enforcement Details

Enforcement Type: 112
Enforcement Type Description:
Enforcement Action Date: 20141114
Enf Disposition Status:
Disposition Status Date:
Enforcement Lead Agency: State
Proposed Penalty Amount:
Final Amount:
Paid Amount:

Violation Details

Citation:
Violation Short Description: State Statute or Regulation
Violation Type: XXS
Violation Determined Date: 20141113
Scheduled Compliance Date:
Return to Compliance: Documented
Actual Return to Compl: 20150123
Violation Responsible Agency: State

Enforcement Details

Enforcement Type: 112
Enforcement Type Description:
Enforcement Action Date: 20141114
Enf Disposition Status:
Disposition Status Date:
Enforcement Lead Agency: State
Proposed Penalty Amount:
Final Amount:
Paid Amount:

Violation Details

Citation:
Violation Short Description: Listing - General
Violation Type: 261.A
Violation Determined Date: 20120622
Scheduled Compliance Date:
Return to Compliance: Documented
Actual Return to Compl: 20120716
Violation Responsible Agency: State

Enforcement Details

Enforcement Type: 112
Enforcement Type Description:
Enforcement Action Date: 20120622
Enf Disposition Status:
Disposition Status Date:
Enforcement Lead Agency: State
Proposed Penalty Amount:
Final Amount:
Paid Amount:

Violation Details

Citation:
Violation Short Description: Generators - General
Violation Type: 262.A
Violation Determined Date: 20120622
Scheduled Compliance Date:
Return to Compliance: Documented
Actual Return to Compl: 20121113
Violation Responsible Agency: State

Enforcement Details

Enforcement Type: 112
Enforcement Type Description:
Enforcement Action Date: 20120622
Enf Disposition Status:
Disposition Status Date:
Enforcement Lead Agency: State
Proposed Penalty Amount:
Final Amount:
Paid Amount:

Violation Details

Citation:
Violation Short Description: Generators - Pre-transport
Violation Type: 262.C
Violation Determined Date: 20120622
Scheduled Compliance Date:
Return to Compliance: Observed
Actual Return to Compl: 20120622
Violation Responsible Agency: State

Enforcement Details

Enforcement Type: 112
Enforcement Type Description:
Enforcement Action Date: 20120622
Enf Disposition Status:
Disposition Status Date:
Enforcement Lead Agency: State
Proposed Penalty Amount:
Final Amount:
Paid Amount:

Violation Details

Citation:
Violation Short Description: State Statute or Regulation
Violation Type: XXS
Violation Determined Date: 20090603
Scheduled Compliance Date:

Return to Compliance: Documented
Actual Return to Compl: 20101005
Violation Responsible Agency: State

Enforcement Details

Enforcement Type: 112
Enforcement Type Description:
Enforcement Action Date: 20090604
Enf Disposition Status:
Disposition Status Date:
Enforcement Lead Agency: State
Proposed Penalty Amount:
Final Amount:
Paid Amount:

Violation Details

Citation:
Violation Short Description: State Statute or Regulation
Violation Type: XXS
Violation Determined Date: 20090514
Scheduled Compliance Date:
Return to Compliance: Documented
Actual Return to Compl: 20090527
Violation Responsible Agency: State

Enforcement Details

Enforcement Type: 112
Enforcement Type Description:
Enforcement Action Date: 20090520
Enf Disposition Status:
Disposition Status Date:
Enforcement Lead Agency: State
Proposed Penalty Amount:
Final Amount:
Paid Amount:

Violation Details

Citation:
Violation Short Description: State Statute or Regulation
Violation Type: XXS
Violation Determined Date: 20080522
Scheduled Compliance Date:
Return to Compliance: Observed
Actual Return to Compl: 20080522
Violation Responsible Agency: State

Enforcement Details

Enforcement Type: 112
Enforcement Type Description:
Enforcement Action Date: 20080522
Enf Disposition Status:
Disposition Status Date:
Enforcement Lead Agency: State
Proposed Penalty Amount:
Final Amount:
Paid Amount:

Violation Details

Citation:
Violation Short Description: TSD - General Facility Standards
Violation Type: 264.B
Violation Determined Date: 20070327
Scheduled Compliance Date:
Return to Compliance: Documented
Actual Return to Compl: 20070327
Violation Responsible Agency: State

Enforcement Details

Enforcement Type: 112
Enforcement Type Description:
Enforcement Action Date: 20070328
Enf Disposition Status:
Disposition Status Date:
Enforcement Lead Agency: State
Proposed Penalty Amount:
Final Amount:
Paid Amount:

Violation Details

Citation:
Violation Short Description: TSD - Container Use and Management
Violation Type: 264.I
Violation Determined Date: 20070327
Scheduled Compliance Date:
Return to Compliance: Documented
Actual Return to Compl: 20070328
Violation Responsible Agency: State

Enforcement Details

Enforcement Type: 112
Enforcement Type Description:
Enforcement Action Date: 20070328
Enf Disposition Status:
Disposition Status Date:
Enforcement Lead Agency: State
Proposed Penalty Amount:
Final Amount:
Paid Amount:

Violation Details

Citation:
Violation Short Description: TSD - General Facility Standards
Violation Type: 264.B
Violation Determined Date: 20060418
Scheduled Compliance Date:
Return to Compliance: Documented
Actual Return to Compl: 20060427
Violation Responsible Agency: State

Enforcement Details

Enforcement Type: 385
Enforcement Type Description: SINGLE SITE CA/FO
Enforcement Action Date: 20061130
Enf Disposition Status:

Disposition Status Date:
Enforcement Lead Agency: State
Proposed Penalty Amount:
Final Amount: 11113
Paid Amount:

Enforcement Type: 140
Enforcement Type Description: LETTER OF INTENT TO INITIATE ENFORCEMENT ACTION
Enforcement Action Date: 20061109
Enf Disposition Status:
Disposition Status Date:
Enforcement Lead Agency: State
Proposed Penalty Amount:
Final Amount:
Paid Amount:

Enforcement Type: 112
Enforcement Type Description:
Enforcement Action Date: 20060418
Enf Disposition Status:
Disposition Status Date:
Enforcement Lead Agency: State
Proposed Penalty Amount:
Final Amount:
Paid Amount:

Violation Details

Citation:
Violation Short Description: TSD - General Facility Standards
Violation Type: 264.B
Violation Determined Date: 20050921
Scheduled Compliance Date:
Return to Compliance: Documented
Actual Return to Compl: 20051128
Violation Responsible Agency: State

Enforcement Details

Enforcement Type: 112
Enforcement Type Description:
Enforcement Action Date: 20050921
Enf Disposition Status:
Disposition Status Date:
Enforcement Lead Agency: State
Proposed Penalty Amount:
Final Amount:
Paid Amount:

Enforcement Type: 140
Enforcement Type Description: LETTER OF INTENT TO INITIATE ENFORCEMENT ACTION
Enforcement Action Date: 20051220
Enf Disposition Status:
Disposition Status Date:
Enforcement Lead Agency: State
Proposed Penalty Amount:
Final Amount:
Paid Amount:

Enforcement Type: 385
Enforcement Type Description: SINGLE SITE CA/FO
Enforcement Action Date: 20060210
Enf Disposition Status:
Disposition Status Date:
Enforcement Lead Agency: State
Proposed Penalty Amount:
Final Amount: 4000

Paid Amount:

Violation Details

Citation:
Violation Short Description: TSD - Container Use and Management
Violation Type: 264.I
Violation Determined Date: 20050921
Scheduled Compliance Date:
Return to Compliance: Observed
Actual Return to Compl: 20050921
Violation Responsible Agency: State

Enforcement Details

Enforcement Type: 112
Enforcement Type Description:
Enforcement Action Date: 20050921
Enf Disposition Status:
Disposition Status Date:
Enforcement Lead Agency: State
Proposed Penalty Amount:
Final Amount:
Paid Amount:

Evaluation Details

Evaluation Start Date: 20190724
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION ON-SITE
Violation Short Description:
Return to Compliance Date:
Evaluation Agency: State

Evaluation Start Date: 20190606
Evaluation Type Description: FOLLOW-UP INSPECTION
Violation Short Description: State Statute or Regulation
Return to Compliance Date: 20191021
Evaluation Agency: State

Evaluation Start Date: 20190213
Evaluation Type Description: FINANCIAL RECORD REVIEW
Violation Short Description: TSD - Financial Requirements
Return to Compliance Date: 20190227
Evaluation Agency: State

Evaluation Start Date: 20190114
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION ON-SITE
Violation Short Description: Generators - General
Return to Compliance Date: 20190213
Evaluation Agency: State

Evaluation Start Date: 20190114
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION ON-SITE
Violation Short Description: Generators - Pre-transport
Return to Compliance Date: 20190213
Evaluation Agency: State

Evaluation Start Date: 20190114
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION ON-SITE
Violation Short Description: Generators - Pre-transport
Return to Compliance Date: 20190114
Evaluation Agency: State

Evaluation Start Date: 20190114
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION ON-SITE

Violation Short Description: State Statute or Regulation
Return to Compliance Date: 20190121
Evaluation Agency: State

Evaluation Start Date: 20190114
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION ON-SITE
Violation Short Description: State Statute or Regulation
Return to Compliance Date: 20190209
Evaluation Agency: State

Evaluation Start Date: 20190114
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION ON-SITE
Violation Short Description: State Statute or Regulation
Return to Compliance Date: 20190212
Evaluation Agency: State

Evaluation Start Date: 20170208
Evaluation Type Description: FINANCIAL RECORD REVIEW
Violation Short Description:
Return to Compliance Date:
Evaluation Agency: State

Evaluation Start Date: 20170119
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION ON-SITE
Violation Short Description:
Return to Compliance Date:
Evaluation Agency: State

Evaluation Start Date: 20160302
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION ON-SITE
Violation Short Description:
Return to Compliance Date:
Evaluation Agency: State

Evaluation Start Date: 20150113
Evaluation Type Description: FINANCIAL RECORD REVIEW
Violation Short Description:
Return to Compliance Date:
Evaluation Agency: State

Evaluation Start Date: 20141113
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION ON-SITE
Violation Short Description: Universal Waste - General
Return to Compliance Date: 20141121
Evaluation Agency: State

Evaluation Start Date: 20141113
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION ON-SITE
Violation Short Description: State Statute or Regulation
Return to Compliance Date: 20150123
Evaluation Agency: State

Evaluation Start Date: 20141113
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION ON-SITE
Violation Short Description: Transporters - General
Return to Compliance Date: 20150123
Evaluation Agency: State

Evaluation Start Date: 20141113
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION ON-SITE
Violation Short Description: TSD - Preparedness and Prevention
Return to Compliance Date: 20141113
Evaluation Agency: State

Evaluation Start Date: 20141113
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION ON-SITE
Violation Short Description: TSD - Manifest/Records/Reporting
Return to Compliance Date: 20150123
Evaluation Agency: State

Evaluation Start Date: 20141113
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION ON-SITE
Violation Short Description: Generators - Manifest
Return to Compliance Date: 20141121
Evaluation Agency: State

Evaluation Start Date: 20121126
Evaluation Type Description: FINANCIAL RECORD REVIEW
Violation Short Description:
Return to Compliance Date:
Evaluation Agency: State

Evaluation Start Date: 20121114
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION ON-SITE
Violation Short Description:
Return to Compliance Date:
Evaluation Agency: State

Evaluation Start Date: 20120622
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION ON-SITE
Violation Short Description: Listing - General
Return to Compliance Date: 20120716
Evaluation Agency: State

Evaluation Start Date: 20120622
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION ON-SITE
Violation Short Description: Generators - General
Return to Compliance Date: 20121113
Evaluation Agency: State

Evaluation Start Date: 20120622
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION ON-SITE
Violation Short Description: Generators - Pre-transport
Return to Compliance Date: 20120622
Evaluation Agency: State

Evaluation Start Date: 20090608
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION ON-SITE
Violation Short Description:
Return to Compliance Date:
Evaluation Agency: State

Evaluation Start Date: 20090603
Evaluation Type Description: FINANCIAL RECORD REVIEW
Violation Short Description: State Statute or Regulation
Return to Compliance Date: 20101005
Evaluation Agency: State

Evaluation Start Date: 20090514
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION ON-SITE
Violation Short Description: State Statute or Regulation
Return to Compliance Date: 20090527
Evaluation Agency: State

Evaluation Start Date: 20080522
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION ON-SITE
Violation Short Description: State Statute or Regulation
Return to Compliance Date: 20080522
Evaluation Agency: State

Evaluation Start Date: 20080522
Evaluation Type Description: FOCUSED COMPLIANCE INSPECTION
Violation Short Description: State Statute or Regulation
Return to Compliance Date: 20080522
Evaluation Agency: State

Evaluation Start Date: 20080519
Evaluation Type Description: FINANCIAL RECORD REVIEW

Violation Short Description:
Return to Compliance Date:
Evaluation Agency: State

Evaluation Start Date: 20070327
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION ON-SITE
Violation Short Description: TSD - General Facility Standards
Return to Compliance Date: 20070327
Evaluation Agency: State

Evaluation Start Date: 20070327
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION ON-SITE
Violation Short Description: TSD - Container Use and Management
Return to Compliance Date: 20070328
Evaluation Agency: State

Evaluation Start Date: 20070323
Evaluation Type Description: FINANCIAL RECORD REVIEW
Violation Short Description:
Return to Compliance Date:
Evaluation Agency: State

Evaluation Start Date: 20060510
Evaluation Type Description: FINANCIAL RECORD REVIEW
Violation Short Description:
Return to Compliance Date:
Evaluation Agency: State

Evaluation Start Date: 20060427
Evaluation Type Description: NOT A SIGNIFICANT NON-COMPLIER
Violation Short Description:
Return to Compliance Date:
Evaluation Agency: State

Evaluation Start Date: 20060418
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION ON-SITE
Violation Short Description: TSD - General Facility Standards
Return to Compliance Date: 20060427
Evaluation Agency: State

Evaluation Start Date: 20060418
Evaluation Type Description: SIGNIFICANT NON-COMPLIER
Violation Short Description:
Return to Compliance Date:
Evaluation Agency: State

Evaluation Start Date: 20051128
Evaluation Type Description: NOT A SIGNIFICANT NON-COMPLIER
Violation Short Description:
Return to Compliance Date:
Evaluation Agency: State

Evaluation Start Date: 20050921
Evaluation Type Description: FOCUSED COMPLIANCE INSPECTION
Violation Short Description: TSD - General Facility Standards
Return to Compliance Date: 20051128
Evaluation Agency: State

Evaluation Start Date: 20050921
Evaluation Type Description: FOCUSED COMPLIANCE INSPECTION
Violation Short Description: TSD - Container Use and Management
Return to Compliance Date: 20050921
Evaluation Agency: State

Evaluation Start Date: 20050921
Evaluation Type Description: SIGNIFICANT NON-COMPLIER
Violation Short Description:
Return to Compliance Date:
Evaluation Agency: State

Handler Summary

Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	Yes
Transfer Facility:	No
Onsite Burner Exemption:	No
Furnace Exemption:	No
Underground Injection Activity:	No
Commercial TSD:	No
Used Oil Transporter:	No
Used Oil Transfer Facility:	No
Used Oil Processor:	No
Used Oil Refiner:	No
Used Oil Burner:	No
Used Oil Market Burner:	No
Used Oil Spec Marketer:	No

Hazardous Waste Handler Details

Sequence No:	1
Receive Date:	20040720
Handler Name:	LIGHTING RESOURCES INC
Federal Waste Generator Code:	1
Generator Code Description:	Large Quantity Generator
Source Type:	Notification

Waste Code Details

Hazardous Waste Code:	D008
Waste Code Description:	LEAD

Hazardous Waste Code:	D009
Waste Code Description:	MERCURY

Hazardous Waste Handler Details

Sequence No:	1
Receive Date:	20060223
Handler Name:	LIGHTING RESOURCES LLC
Federal Waste Generator Code:	1
Generator Code Description:	Large Quantity Generator
Source Type:	Annual/Biennial Report

Waste Code Details

Hazardous Waste Code:	D009
Waste Code Description:	MERCURY

Hazardous Waste Handler Details

Sequence No:	2
Receive Date:	20080208
Handler Name:	LIGHTING RESOURCES LLC
Federal Waste Generator Code:	1
Generator Code Description:	Large Quantity Generator
Source Type:	Annual/Biennial Report

Waste Code Details

Hazardous Waste Code: D008
Waste Code Description: LEAD

Hazardous Waste Code: D009
Waste Code Description: MERCURY

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 20100302
Handler Name: LIGHTING RESOURCES LLC
Federal Waste Generator Code: 1
Generator Code Description: Large Quantity Generator
Source Type: Annual/Biennial Report update with Notification

Waste Code Details

Hazardous Waste Code: 181
Waste Code Description: Other inorganic solid waste

Hazardous Waste Code: 261
Waste Code Description: Polychlorinated biphenyls and material containing PCB's

Hazardous Waste Code: D008
Waste Code Description: LEAD

Hazardous Waste Code: D009
Waste Code Description: MERCURY

Hazardous Waste Handler Details

Sequence No: 2
Receive Date: 20120925
Handler Name: LIGHTING RESOURCES, LLC
Federal Waste Generator Code: 1
Generator Code Description: Large Quantity Generator
Source Type: Annual/Biennial Report update with Notification

Waste Code Details

Hazardous Waste Code: 181
Waste Code Description: Other inorganic solid waste

Hazardous Waste Code: 261
Waste Code Description: Polychlorinated biphenyls and material containing PCB's

Hazardous Waste Code: D008
Waste Code Description: LEAD

Hazardous Waste Code: D009
Waste Code Description: MERCURY

Hazardous Waste Handler Details

Sequence No: 3
Receive Date: 20140411
Handler Name: LIGHTING RESOURCES LLC
Federal Waste Generator Code: 1
Generator Code Description: Large Quantity Generator
Source Type: Annual/Biennial Report update with Notification

Waste Code Details

Hazardous Waste Code: D008
Waste Code Description: LEAD

Hazardous Waste Code: D009
Waste Code Description: MERCURY

Hazardous Waste Handler Details

Sequence No: 4
Receive Date: 20160301
Handler Name: LIGHTING RESOURCES LLC
Federal Waste Generator Code: 1
Generator Code Description: Large Quantity Generator
Source Type: Annual/Biennial Report update with Notification

Waste Code Details

Hazardous Waste Code: 181
Waste Code Description: Other inorganic solid waste

Hazardous Waste Code: 261
Waste Code Description: Polychlorinated biphenyls and material containing PCB's

Hazardous Waste Code: D008
Waste Code Description: LEAD

Hazardous Waste Code: D009
Waste Code Description: MERCURY

Hazardous Waste Handler Details

Sequence No: 5
Receive Date: 20181029
Handler Name: LIGHTING RESOURCES LLC
Federal Waste Generator Code: 1
Generator Code Description: Large Quantity Generator
Source Type: Annual/Biennial Report update with Notification

Waste Code Details

Hazardous Waste Code: 181
Waste Code Description: Other inorganic solid waste

Hazardous Waste Code: 261
Waste Code Description: Polychlorinated biphenyls and material containing PCB's

Hazardous Waste Code: D008
Waste Code Description: LEAD

Hazardous Waste Code: D009
Waste Code Description: MERCURY

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 20190125
Handler Name: LIGHTING RESOURCES LLC
Federal Waste Generator Code: 1
Generator Code Description: Large Quantity Generator
Source Type: Implementer

Waste Code Details

Hazardous Waste Code: 181
Waste Code Description: Other inorganic solid waste

Hazardous Waste Code: 261
Waste Code Description: Polychlorinated biphenyls and material containing PCB's

Hazardous Waste Code: D008
Waste Code Description: LEAD

Hazardous Waste Code: D009
Waste Code Description: MERCURY

Hazardous Waste Handler Details

Sequence No: 6
Receive Date: 20200303
Handler Name: LIGHTING RESOURCES LLC
Federal Waste Generator Code: 1
Generator Code Description: Large Quantity Generator
Source Type: Annual/Biennial Report update with Notification

Waste Code Details

Hazardous Waste Code: 181
Waste Code Description: Other inorganic solid waste

Hazardous Waste Code: 261
Waste Code Description: Polychlorinated biphenyls and material containing PCB's

Hazardous Waste Code: D008
Waste Code Description: LEAD

Hazardous Waste Code: D009
Waste Code Description: MERCURY

Owner/Operator Details

Owner/Operator Ind: Current Owner
Type: Private
Name: DANIEL P. GILLESPIE
Date Became Current: 19960715
Date Ended Current:
Phone:
Source Type: Annual/Biennial Report
Street No:
Street 1: 12 GOLDENGLEN DR.
Street 2:
City: SIMI VALLEY
State: CA
Country: US
Zip Code: 93065

Owner/Operator Ind: Current Owner
Type: Private
Name: LIGHTING RESOURCES,LLC
Date Became Current: 19900101
Date Ended Current:
Phone: 805-624-3050
Source Type: Annual/Biennial Report update with Notification
Street No: 1919
Street 1: WILLIAMS ST SUITE 350
Street 2:
City: SIMI VALLEY
State: CA
Country: US
Zip Code: 93065

Owner/Operator Ind: Current Operator
Type: Private
Name: DANIEL P GILLESPIE
Date Became Current: 19960715
Date Ended Current:
Phone:
Source Type: Annual/Biennial Report
Street No:
Street 1:
Street 2:
City:
State:
Country: US
Zip Code:

Owner/Operator Ind: Current Operator
Type: Private
Street No:
Street 1:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Name:	LIGHTING RESOURCES LLC	**Street 2:**	
Date Became Current:	19900101	**City:**	
Date Ended Current:		**State:**	
Phone:		**Country:**	
Source Type:	Annual/Biennial Report update with Notification	**Zip Code:**	

Owner/Operator Ind:	Current Owner	**Street No:**	1919
Type:	Private	**Street 1:**	WILLIAMS ST
Name:	DANIEL P GILLESPIE	**Street 2:**	SUITE 350
Date Became Current:	19900101	**City:**	SIMI VALLEY
Date Ended Current:		**State:**	CA
Phone:	805-624-3050	**Country:**	US
Source Type:	Annual/Biennial Report update with Notification	**Zip Code:**	93065

Owner/Operator Ind:	Current Owner	**Street No:**	1919
Type:	Private	**Street 1:**	WILLIAMS ST SUITE 350
Name:	DANIEL P GILLESPIE	**Street 2:**	
Date Became Current:	19900101	**City:**	SIMI VALLEY
Date Ended Current:		**State:**	CA
Phone:	805-624-3060	**Country:**	US
Source Type:	Annual/Biennial Report update with Notification	**Zip Code:**	93065

Owner/Operator Ind:	Current Operator	**Street No:**	1919
Type:	Private	**Street 1:**	WILLIAMS ST SUITE 350
Name:	DANIEL P GILLESPIE	**Street 2:**	
Date Became Current:	19900101	**City:**	SIMI VALLEY
Date Ended Current:		**State:**	CA
Phone:	805-624-3060	**Country:**	US
Source Type:	Implementer	**Zip Code:**	93065

Owner/Operator Ind:	Current Owner	**Street No:**	
Type:	Private	**Street 1:**	805 FRANCIS ST
Name:	DANIEL GILLESPIE	**Street 2:**	
Date Became Current:	19960701	**City:**	ONTARIO
Date Ended Current:		**State:**	CA
Phone:		**Country:**	US
Source Type:	Notification	**Zip Code:**	91761

Owner/Operator Ind:	Current Operator	**Street No:**	
Type:	Private	**Street 1:**	
Name:	DAVID GILLESPIE	**Street 2:**	
Date Became Current:	19961014	**City:**	
Date Ended Current:		**State:**	
Phone:		**Country:**	
Source Type:	Annual/Biennial Report update with Notification	**Zip Code:**	

Owner/Operator Ind:	Current Operator	**Street No:**	
Type:	Private	**Street 1:**	
Name:	DANIEL GILLESPIE	**Street 2:**	
Date Became Current:	19960701	**City:**	
Date Ended Current:		**State:**	
Phone:		**Country:**	US
Source Type:	Notification	**Zip Code:**	

Owner/Operator Ind:	Current Owner	**Street No:**	1919
Type:	Private	**Street 1:**	WILLIAMS ST SUITE 350
Name:	DANIEL P GILLESPIE	**Street 2:**	
Date Became Current:	19900101	**City:**	SIMI VALLEY
Date Ended Current:		**State:**	CA
Phone:	805-624-3060	**Country:**	US
Source Type:	Implementer	**Zip Code:**	93065

Owner/Operator Ind:	Current Owner	**Street No:**	805
Type:	Private	**Street 1:**	FRANCIS ST
Name:	DAN GILLESPIE	**Street 2:**	
Date Became Current:	19960715	**City:**	ONTARIO
Date Ended Current:		**State:**	CA
Phone:	909-923-7252	**Country:**	
Source Type:	Annual/Biennial Report update with Notification	**Zip Code:**	91761

Owner/Operator Ind:	Current Operator	**Street No:**	1919
Type:	Private	**Street 1:**	WILLIAMS ST SUITE 350
Name:	DANIEL P GILLESPIE	**Street 2:**	
Date Became Current:	19900101	**City:**	SIMI VALLEY
Date Ended Current:		**State:**	CA
Phone:	805-624-3060	**Country:**	US
Source Type:	Annual/Biennial Report update with Notification	**Zip Code:**	93065

Owner/Operator Ind:	Current Operator	**Street No:**	1919
Type:	Private	**Street 1:**	WILLIAMS ST SUITE 350
Name:	LIGHTING RESOURCES, LLC	**Street 2:**	
Date Became Current:	19900101	**City:**	SIMI VALLEY
Date Ended Current:		**State:**	CA
Phone:	805-624-3050	**Country:**	US
Source Type:	Annual/Biennial Report update with Notification	**Zip Code:**	93065

Owner/Operator Ind:	Current Operator	**Street No:**	
Type:	Private	**Street 1:**	
Name:	DANIEL P. GILLESPIE	**Street 2:**	
Date Became Current:	19960715	**City:**	
Date Ended Current:		**State:**	
Phone:		**Country:**	US
Source Type:	Annual/Biennial Report	**Zip Code:**	

Owner/Operator Ind:	Current Owner	**Street No:**	386
Type:	Private	**Street 1:**	SOUTH GORDON
Name:	THUMOS, LLC	**Street 2:**	
Date Became Current:	19500101	**City:**	POMONA
Date Ended Current:		**State:**	CA
Phone:	909-623-5500	**Country:**	
Source Type:	Annual/Biennial Report update with Notification	**Zip Code:**	91766

Owner/Operator Ind:	Current Owner	**Street No:**	386
Type:	Private	**Street 1:**	SOUTH GORDON
Name:	THUMOS LLC	**Street 2:**	
Date Became Current:	19500101	**City:**	POMONA
Date Ended Current:		**State:**	CA
Phone:	909-623-5500	**Country:**	
Source Type:	Annual/Biennial Report update with Notification	**Zip Code:**	91766

Owner/Operator Ind:	Current Operator	**Street No:**	
Type:	Private	**Street 1:**	
Name:	LIGHTING RESOURCES, LLC	**Street 2:**	
Date Became Current:	19900101	**City:**	
Date Ended Current:		**State:**	
Phone:		**Country:**	
Source Type:	Annual/Biennial Report update with Notification	**Zip Code:**	

Owner/Operator Ind:	Current Owner	**Street No:**	
Type:	Private	**Street 1:**	12 GOLDENGLEN DR
Name:	DANIEL P GILLESPIE	**Street 2:**	
Date Became Current:	19960715	**City:**	SIMI VALLEY
Date Ended Current:		**State:**	CA
Phone:		**Country:**	US
Source Type:	Annual/Biennial Report	**Zip Code:**	93065

Owner/Operator Ind:	Current Operator	**Street No:**	805
Type:	Private	**Street 1:**	EAST FRANCIS STREET
Name:	LIGHTING RESOURCES, LLC	**Street 2:**	
Date Became Current:	19900101	**City:**	ONTARIO
Date Ended Current:		**State:**	CA
Phone:	909-923-3132	**Country:**	
Source Type:	Annual/Biennial Report update with Notification	**Zip Code:**	91761

Historical Handler Details

Receive Dt: 20190125

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Generator Code Description: Large Quantity Generator
Handler Name: LIGHTING RESOURCES LLC

Receive Dt: 20181029
Generator Code Description: Large Quantity Generator
Handler Name: LIGHTING RESOURCES LLC

Receive Dt: 20160301
Generator Code Description: Large Quantity Generator
Handler Name: LIGHTING RESOURCES LLC

Receive Dt: 20140411
Generator Code Description: Large Quantity Generator
Handler Name: LIGHTING RESOURCES LLC

Receive Dt: 20120925
Generator Code Description: Large Quantity Generator
Handler Name: LIGHTING RESOURCES, LLC

Receive Dt: 20100302
Generator Code Description: Large Quantity Generator
Handler Name: LIGHTING RESOURCES LLC

Receive Dt: 20080208
Generator Code Description: Large Quantity Generator
Handler Name: LIGHTING RESOURCES LLC

Receive Dt: 20060223
Generator Code Description: Large Quantity Generator
Handler Name: LIGHTING RESOURCES LLC

Receive Dt: 20040720
Generator Code Description: Large Quantity Generator
Handler Name: LIGHTING RESOURCES INC

37	3 of 12	NNW	0.15 / 801.16	881.42 / 11	**LIGHTING RESOURCES, LLC** **805 E FRANCIS ST** **ONTARIO CA 91761**	**SANBERN** **CUPA**

Facility ID: FA0004431
Owner Info: GILLESPIE, DAN
Mailing Care of:
Mailing Address 1: 805 EAST FRANCIS STREET
Mailing Address 2:
Mailing City: ONTARIO
Mailing State: CA
Mailing Zip: 91761

Detail(s)

Permit ID: PT0036549
Status: INACTIVE
Program Element Code: 4354
Permit Desc: RCRA LARGE QUANTITY GENERATOR
To: 9/30/2017

Permit ID: PT0017050
Status: INACTIVE
Program Element Code: 4303
Permit Desc: HAZARDOUS WASTE GENERATOR RCRA LQG
To: 9/30/2013

Permit ID: PT0018584
Status: ACTIVE
Program Element Code: 5415
Permit Desc: UW HANDLER WITH ANOTHER CUPA PERMIT
To: 9/30/2021

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Permit ID: PT0006524
Status: ACTIVE
Program Element Code: 4243
Permit Desc: HAZARDOUS MATERIALS 4-10 CHEMICALS
To: 9/30/2021

Permit ID: PT0006525
Status: ACTIVE
Program Element Code: 4354
Permit Desc: RCRA LARGE QUANTITY GENERATOR
To: 9/30/2021

37	4 of 12	NNW	0.15 / 801.16	881.42 / 11	LIGHTING RESOURCES LLC 805 E FRANCIS ST ONTARIO CA 917610000	ENVIROSTOR

Estor/EPA ID: CAL000827758
Site Code: 400467
Nat Priority List:
APN:
Census Tract:
Site Type: CLOSED- PERMIT AUTHORITY: Standardized
Address Description: 805 E FRANCIS ST
Office:
Special Program:
Funding:
Cleanup Status:
Cleanup Oversight Agencies:
School District:
Past Use that Caused Contam:
Potential Media Affected:
Potential Contamin of Concern:

Assembly District: 52
Senate District: 20
Permit Renewal Lead:
Public Partici Spclst:
Project Manager:
County: SAN BERNARDINO
Latitude: 34.041742
Longitude: -117.639362
Acres:
Supervisor:

Site History:

Lighting Resources LLC (LRL) originally operated under this EPA ID but the County of San Bernardino Fire Department requested LRL to change their ID in 2004. During the same time, they changed their name from Lighting Resources Inc to LLC so they made a Class 1 Permit Modification to reflect these changes and was issued a new permit with the updated name and EPA ID in 2005. Thus, this facility is being tracked under a new EPA ID # CAR000156125.

Status: CLOSED
A2 Program Type: HAZ WASTE - Standardized
CalEnviroScreen Score: 96-100%
Summary Link: http://www.envirostor.dtsc.ca.gov/public/hwmp_profile_report?global_id=CAL000827758

Status: NO ACTION
A2 Program Type: INSPECTION
CalEnviroScreen Score: 96-100%
Summary Link: http://www.envirostor.dtsc.ca.gov/public/eerp_profile_report?global_id=3000630

Permit Units - Completed Activities

Unit: MULTIPLE UNITS
Event Description: NEW OPERATING PERMIT - PUBLIC COMMENT (BEGIN)
Date: 4/10/1996
Doc Link:

Unit: MULTIPLE UNITS
Event Description: NEW OPERATING PERMIT - TECHNICAL COMPLETE LETTER
Date: 10/20/1994
Doc Link:

Unit: MULTIPLE UNITS
Event Description: NEW OPERATING PERMIT - APPLICATION PART B RECEIVED

Date: 4/1/1994
Doc Link:

Unit: MULTIPLE UNITS
Event Description: NEW OPERATING PERMIT - FINAL PERMIT (EFFECTIVE)
Date: 6/24/1996
Doc Link:

Unit: MULTIPLE UNITS
Event Description: NEW OPERATING PERMIT - FINAL PERMIT
Date: 6/24/1996
Doc Link: http://www.envirostor.dtsc.ca.gov/public/hwmp_final_documents?global_id=CAL000827758&link_key=12662&document_category=FINAL+PERMIT&event_description=New+Operating+Permit+%2D+FINAL+PERMIT+&mytype=pa

Unit: MULTIPLE UNITS
Event Description: NEW OPERATING PERMIT - APPLICATION PART A RECEIVED
Date: 4/1/1994
Doc Link:

Units Undergoing Closure

Unit: MULTIPLE UNITS
Event Description: CLOSURE ADMINISTRATIVE - ISSUE CLOSURE VERIFICATION
Date: 6/25/1996
Doc Link: http://www.envirostor.dtsc.ca.gov/public/hwmp_final_documents?global_id=CAL000827758&link_key=453&document_category=CLOSURE+VERIFICATION&event_description=Closure+Administrative+%2D+ISSUE+CLOSURE+VERIFICATION+&mytype=pa

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
37	5 of 12	NNW	0.15 / 801.16	881.42 / 11	LIGHTING RESOURCES LLC 805 FRANCIS ST ONTARIO CA 917610000	ENVIROSTOR

Estor/EPA ID: CAR000156125
Site Code: 400467, 401467, 500315
Nat Priority List:
APN:
Census Tract:
Site Type: OPERATING PERMIT
Address Description: 805 FRANCIS ST
Office:
Special Program:
Funding:
Cleanup Status:
Cleanup Oversight Agencies:
School District:
Past Use that Caused Contam:
Potential Media Affected:
Potential Contamin of Concern:

Assembly District: 52
Senate District: 20
Permit Renewal Lead:
Public Partici Spclst:
Project Manager:
County: SAN BERNARDINO
Latitude: 34.041742
Longitude: -117.639362
Acres:
Supervisor:

Site History:

Quarterly Update Period:

July 2020 - September 2020

Permit application currently under technical review of revised permit application in response to 2nd NOD.

FACILITY DESCRIPTION/HISTORY

The Lighting Resources facility (Facility) is located at 805 East Francis Street, Ontario, California 91761, in San Bernardino County at latitude 34 degrees 02' 30" and longitude 117 degrees 30' 15". The Facility is located in an area zoned for light industrial. The nearest residential zone is about 0.1 mile away.

The owners of the facility are Lighting Resources, LLC at 805 East Francis Street, Ontario, California 91761; and Thumos, LLC, 4054 Mission Boulevard, Montclair, California 91763. LRL has been operating under a Standardized Hazardous Waste Facility Permit, Series A, issued June 24, 1996, which authorized LRL to operate as an off-site hazardous waste treatment and storage facility.

LRL, which is also a registered hazardous waste transporter, collects and transports spent fluorescent lamps, High Intensity Discharge (HID) lamps, other spent mercury-containing lamps, mercury-containing instruments (e.g. manometers) and intact PCB-containing lighting ballasts to its Facility. The collection of mercury-containing instruments is incidental to the primary lamp recycling operations. LRL also accepts the above described wastes from other transporters. The hazardous waste management activities occur mainly inside a warehouse building, storage trailers, and paved area outside of the warehouse building.

PERMITTING REGULATORY DESCRIPTION/HISTORY

The first permit was issued in 1996 and renewed once in 2007. The current permit will expire in 2017. Since the permit was issued in 2007, LRL has made no permit modifications. Six units are regulated under this permit.

(1) Lamp Machine (treatment)
The Lamp Machine is a demanufacturing machine into which lamps are manually fed. Fluorescent lamps are allowed to enter the system at a rate of up to one per second, up to a maximum of 32,000 lamps per day.
(2) HID Glove Box (treatment)
This is used to manually disassemble and recover mercury-containing powders from HID lamps. The maximum permitted treatment capacity is 4,800 lamps and/or mercury-containing devices per day.
(3) Lamp Storage Area (storage)
The maximum permitted storage capacity of the Lamp Storage Area is twenty-seven (27) pallets. Each pallet store no more than 1,300 fluorescent and/or HID lamps.
(4) HID Storage Area (storage)
The maximum permitted storage capacity of the HID Storage Area is seven (7) pallets. Each pallet store no more than 1,300 fluorescent and/or HID lamps.
(5) Hazardous Waste Storage Area (storage)
The maximum number of flasks stored inside or outside of drums shall not exceed four (4). The maximum drum limit shall not exceed eighty-two (82) drums plus up to four (4) drums that contain one (1) flask in each drum, for a maximum limit of eighty-six (86) drums.
(6) Trailer Storage Area (storage)
Intact fluorescent and/or HID lamps are stored inside of the trailers prior to introduction into the recycling processes. The maximum permitted storage capacity of each trailer is ten (10) pallets. Each pallet store no more than 1,300 fluorescent and/or HID lamps.

There are currently no corrective action/cleanup activities being conducted by DTSC or the Regional Water Quality Control Board at the facility.

Status: NO ACTION
A2 Program Type: INSPECTION
CalEnviroScreen Score: 96-100%
Summary Link: http://www.envirostor.dtsc.ca.gov/public/eerp_profile_report?global_id=3000782

Status: OPERATING PERMIT
A2 Program Type: HAZ WASTE - Standardized
CalEnviroScreen Score: 96-100%
Summary Link: http://www.envirostor.dtsc.ca.gov/public/hwmp_profile_report?global_id=CAR000156125

Permit Units - Completed Activities

Unit:
Event Description: MOD CLASS 1 - NO PRIOR APPROVAL REQUIRED - 1ST REQUEST FOR FURTHER INFORMATION
Date: 8/6/2018
Doc Link:

Unit:
Event Description: MOD CLASS 1 - NO PRIOR APPROVAL REQUIRED - FINAL PERMIT MODIFICATION (EXPIRES)
Date: 3/23/2017
Doc Link:

Unit: MULTIPLE UNITS
Event Description: RENEWAL - NO CHANGES - FINAL PART A & PART B RECEIVED
Date: 10/31/2006
Doc Link: http://www.envirostor.dtsc.ca.gov/public/hwmp_final_documents?global_id=CAR000156125&link_key=6645&document_category=FINAL+PART+A+%26+PART+B+RECEIVED&event_description=Renewal+%2D+No+Changes+%2D+FINAL+PART+A+%26+PART+B+RECEIVED+&mytype=pa

Unit: MULTIPLE UNITS
Event Description: NEW OPERATING PERMIT - FINAL PERMIT (EXPIRES)
Date: 6/24/2006
Doc Link:

Unit: MULTIPLE UNITS

Event Description: NEW OPERATING PERMIT - APPLICATION PART A RECEIVED
Date: 4/1/1994
Doc Link:

Unit: MULTIPLE UNITS
Event Description: NEW OPERATING PERMIT - APPLICATION PART B RECEIVED
Date: 4/1/1994
Doc Link:

Unit: MULTIPLE UNITS
Event Description: RENEWAL - WITH CHANGES - APPLICATION PART A RECEIVED
Date: 10/28/2016
Doc Link: https://www.hwmpenvirostor.dtsc.ca.gov/public/site_documents/2156651139/1%2E%202016%20StandardizedPermit%5F1093A%2012%2D29%2D2016%2Epdf

Unit: MULTIPLE UNITS
Event Description: RENEWAL - NO CHANGES - 1ST NOTICE OF DEFICIENCY ISSUED
Date: 4/4/2006
Doc Link: https://www.hwmpenvirostor.dtsc.ca.gov/public/site_documents/6676877677/NOD%20April%204%2Epdf

Unit: MULTIPLE UNITS
Event Description: NEW OPERATING PERMIT - FINAL PERMIT
Date: 6/24/1996
Doc Link:

Unit: MULTIPLE UNITS
Event Description: NEW OPERATING PERMIT - PUBLIC COMMENT (END)
Date: 4/10/1996
Doc Link:

Unit: MULTIPLE UNITS
Event Description: RENEWAL - WITH CHANGES - 1ST NOTICE OF DEFICIENCY ISSUED
Date: 10/12/2018
Doc Link: https://www.hwmpenvirostor.dtsc.ca.gov/public/site_documents/5009427726/20181012%5FLRL%5F1stNOD%20Final%5FE%2Epdf

Unit: MULTIPLE UNITS
Event Description: RENEWAL - NO CHANGES - PUBLIC COMMENT (BEGIN)
Date: 12/8/2006
Doc Link: http://www.envirostor.dtsc.ca.gov/public/hwmp_final_documents?global_id=CAR000156125&link_key=6645&document_category=PUBLIC+COMMENT&event_description=Renewal+%2D+No+Changes+%2D+PUBLIC+COMMENT+%28BEGIN%29&mytype=pa

Unit: MULTIPLE UNITS
Event Description: NEW OPERATING PERMIT - PUBLIC COMMENT (BEGIN)
Date: 4/10/1996
Doc Link:

Unit: MULTIPLE UNITS
Event Description: RENEWAL - WITH CHANGES - RESPONSE TO 2ND NOD RECEIVED
Date: 4/3/2020
Doc Link:

Unit: MULTIPLE UNITS
Event Description: RENEWAL - WITH CHANGES - 2ND NOTICE OF DEFICIENCY ISSUED
Date: 3/5/2020
Doc Link:

Unit:
Event Description: MOD CLASS 1 - NO PRIOR APPROVAL REQUIRED - FINAL PERMIT MODIFICATION (EFFECTIVE)
Date: 2/28/2019
Doc Link:

Unit: MULTIPLE UNITS
Event Description: RENEWAL - WITH CHANGES - RESPONSE TO 1ST NOD RECEIVED
Date: 2/21/2019
Doc Link: http://www.envirostor.dtsc.ca.gov/public/hwmp_final_documents?global_id=CAR000156125&link_key=1397&document_category=RESPONSE+TO+1ST+NOD+RECEIVED&event_description=Renewal+%2D+With+Changes+%2D+RESPONSE+TO+1ST+NOD+RECEIVED+&mytype=pa

Unit: MULTIPLE UNITS
Event Description: RENEWAL - NO CHANGES - FINAL PERMIT RENEWAL (EXPIRES)
Date: 3/23/2017
Doc Link:

Unit: MULTIPLE UNITS
Event Description: NEW OPERATING PERMIT - FINAL PERMIT (EFFECTIVE)
Date: 6/24/1996
Doc Link:

Unit: MULTIPLE UNITS
Event Description: RENEWAL - NO CHANGES - RESPONSE TO 1ST NOD RECEIVED
Date: 5/15/2006
Doc Link:

Unit: MULTIPLE UNITS
Event Description: NEW OPERATING PERMIT - FINAL CEQA
Date: 6/24/1996
Doc Link:

Unit:
Event Description: MOD CLASS 1 - NO PRIOR APPROVAL REQUIRED - FINAL PERMIT MODIFICATION
Date: 2/28/2019
Doc Link: http://www.envirostor.dtsc.ca.gov/public/hwmp_final_documents?global_id=CAR000156125&link_key=1690&document_category=FINAL+PERMIT&event_description=Mod+Class+1+%2D+No+Prior+Approval+Required+%2D+FINAL+PERMIT+MODIFICATION+&mytype=pa

Unit:
Event Description: MOD CLASS 1 - NO PRIOR APPROVAL REQUIRED - FINAL PERMIT MODIFICATION
Date: 10/22/2018
Doc Link: https://www.hwmpenvirostor.dtsc.ca.gov/public/site_documents/5992566764/20181022%5FLighting%20resources%5FAcknowledgemente%20letter%5F%20Class%201%20mod%5Fchange%20of%20emergency%20contact%2Epdf

Unit: MULTIPLE UNITS
Event Description: RENEWAL - WITH CHANGES - ADMINISTRATIVE REVIEW APPROVED
Date: 2/22/2017
Doc Link: https://www.hwmpenvirostor.dtsc.ca.gov/public/site_documents/8732007682/20170222%5FLRL%5FAdmin%20Completeness%20Letter%5FPublic%2Epdf

Unit: MULTIPLE UNITS
Event Description: RENEWAL - WITH CHANGES - APPLICATION PART B RECEIVED
Date: 10/28/2016
Doc Link: https://www.hwmpenvirostor.dtsc.ca.gov/public/site_documents/5155271232/Part%20B%5F%20renewal%20application%5Fsubmitted%2012302016%2Epdf

Unit: MULTIPLE UNITS
Event Description: RENEWAL - NO CHANGES - FINAL PERMIT RENEWAL
Date: 3/23/2007
Doc Link: http://www.envirostor.dtsc.ca.gov/public/hwmp_final_documents?global_id=CAR000156125&link_key=6645&document_category=FINAL+PERMIT&event_description=Renewal+%2D+No+Changes+%2D+FINAL+PERMIT+RENEWAL+&mytype=pa

Unit: MULTIPLE UNITS
Event Description: RENEWAL - NO CHANGES - FINAL PERMIT RENEWAL (EFFECTIVE)
Date: 3/23/2007
Doc Link:

Unit: MULTIPLE UNITS
Event Description: RENEWAL - NO CHANGES - PUBLIC COMMENT (END)
Date: 2/6/2007
Doc Link:

Unit: MULTIPLE UNITS
Event Description: RENEWAL - NO CHANGES - PUBLIC COMMENT (PUBLIC HEARING)
Date: 1/8/2007
Doc Link:

Unit: MULTIPLE UNITS
Event Description: RENEWAL - NO CHANGES - TECHNICAL COMPLETE LETTER
Date: 10/31/2006
Doc Link: https://www.hwmpenvirostor.dtsc.ca.gov/public/site_documents/3348706901/Lighting%20Resources%20Technical%20Completeness%20Letter%2010%2D31%2D06%2Epdf

Units Undergoing Closure

Unit: NO PERMIT ACTIVITIES HAVE BEEN COMPLETED FOR THIS SITE
Event Description:
Date:
Doc Link:

37	6 of 12	NNW	0.15 / 801.16	881.42 / 11	LIGHTING RESOURCES LLC 805 FRANCIS ST ONTARIO CA 917610000	HWP

Estor/EPA ID: CAR000156125
Site Code: 400467, 401467, 500315
Nat Priority List:
Acres:
Special Program:
Funding:
Assembly District: 52
Senate District: 20
School District:
APN:
Cleanup Status:
Cleanup Oversight Agencies:
Site Type: OPERATING PERMIT
Office:
Past Use that Caused Contam:
Potential Media Affected:
Potential Contamin of Concern:

Permit Renewal Lead:
Project Manager:
Supervisor:
Public Partici Spclst:
Census Tract:
County: SAN BERNARDINO
Latitude: 34.041742
Longitude: -117.639362

Site History:

Quarterly Update Period:

July 2020 - September 2020

Permit application currently under technical review of revised permit application in response to 2nd NOD.

FACILITY DESCRIPTION/HISTORY

The Lighting Resources facility (Facility) is located at 805 East Francis Street, Ontario, California 91761, in San Bernardino County at latitude 34 degrees 02' 30" and longitude 117 degrees 30' 15". The Facility is located in an area zoned for light industrial. The nearest residential zone is about 0.1 mile away.

The owners of the facility are Lighting Resources, LLC at 805 East Francis Street, Ontario, California 91761; and Thumos, LLC, 4054 Mission Boulevard, Montclair, California 91763. LRL has been operating under a Standardized Hazardous Waste Facility Permit, Series A, issued June 24, 1996, which authorized LRL to operate as an off-site hazardous waste treatment and storage facility.

LRL, which is also a registered hazardous waste transporter, collects and transports spent fluorescent lamps, High Intensity Discharge (HID) lamps, other spent mercury-containing lamps, mercury-containing instruments (e.g. manometers) and intact PCB-containing lighting ballasts to its Facility. The collection of mercury-containing instruments is incidental to the primary lamp recycling operations. LRL also accepts the above described wastes from other transporters. The hazardous waste management activities occur mainly inside a warehouse building, storage trailers, and paved area outside of the warehouse building.

PERMITTING REGULATORY DESCRIPTION/HISTORY

The first permit was issued in 1996 and renewed once in 2007. The current permit will expire in 2017. Since the permit was issued in 2007, LRL has made no permit modifications. Six units are regulated under this permit.

(1) Lamp Machine (treatment)
The Lamp Machine is a demanufacturing machine into which lamps are manually fed. Fluorescent lamps are allowed to enter the system at a rate of up to one per second, up to a maximum of 32,000 lamps per day.
(2) HID Glove Box (treatment)

This is used to manually disassemble and recover mercury-containing powders from HID lamps. The maximum permitted treatment capacity is 4,800 lamps and/or mercury-containing devices per day.
(3) Lamp Storage Area (storage)
The maximum permitted storage capacity of the Lamp Storage Area is twenty-seven (27) pallets. Each pallet store no more than 1,300 fluorescent and/or HID lamps.
(4) HID Storage Area (storage)
The maximum permitted storage capacity of the HID Storage Area is seven (7) pallets. Each pallet store no more than 1,300 fluorescent and/or HID lamps.
(5) Hazardous Waste Storage Area (storage)
The maximum number of flasks stored inside or outside of drums shall not exceed four (4). The maximum drum limit shall not exceed eighty-two (82) drums plus up to four (4) drums that contain one (1) flask in each drum, for a maximum limit of eighty-six (86) drums.
(6) Trailer Storage Area (storage)
Intact fluorescent and/or HID lamps are stored inside of the trailers prior to introduction into the recycling processes. The maximum permitted storage capacity of each trailer is ten (10) pallets. Each pallet store no more than 1,300 fluorescent and/or HID lamps.

There are currently no corrective action/cleanup activities being conducted by DTSC or the Regional Water Quality Control Board at the facility.

Status: NO ACTION
Program Type: INSPECTION
CalEnviroScreen Score: 96-100%
Summary Link: http://www.envirostor.dtsc.ca.gov/public/eerp_profile_report?global_id=3000782

Status: OPERATING PERMIT
Program Type: HAZ WASTE - Standardized
CalEnviroScreen Score: 96-100%
Summary Link: http://www.envirostor.dtsc.ca.gov/public/hwmp_profile_report?global_id=CAR000156125

Permit Units - Completed Activities

Unit: MULTIPLE UNITS
Event Description: RENEWAL - NO CHANGES - RESPONSE TO 1ST NOD RECEIVED
Date: 5/15/2006
Doc Link:

Unit: MULTIPLE UNITS
Event Description: RENEWAL - NO CHANGES - FINAL PERMIT RENEWAL
Date: 3/23/2007
Doc Link: http://www.envirostor.dtsc.ca.gov/public/hwmp_final_documents?global_id=CAR000156125&link_key=6645&document_category=FINAL+PERMIT&event_description=Renewal+%2D+No+Changes+%2D+FINAL+PERMIT+RENEWAL+&mytype=pa

Unit: MULTIPLE UNITS
Event Description: RENEWAL - NO CHANGES - PUBLIC COMMENT (PUBLIC HEARING)
Date: 1/8/2007
Doc Link:

Unit:
Event Description: MOD CLASS 1 - NO PRIOR APPROVAL REQUIRED - 1ST REQUEST FOR FURTHER INFORMATION
Date: 8/6/2018
Doc Link:

Unit: MULTIPLE UNITS
Event Description: NEW OPERATING PERMIT - FINAL CEQA
Date: 6/24/1996
Doc Link:

Unit: MULTIPLE UNITS
Event Description: RENEWAL - NO CHANGES - TECHNICAL COMPLETE LETTER
Date: 10/31/2006
Doc Link: https://www.hwmpenvirostor.dtsc.ca.gov/public/site_documents/3348706901/Lighting%20Resources%20Technical%20Completeness%20Letter%2010%2D31%2D06%2Epdf

Unit: MULTIPLE UNITS
Event Description: RENEWAL - WITH CHANGES - APPLICATION PART B RECEIVED
Date: 10/28/2016
Doc Link: https://www.hwmpenvirostor.dtsc.ca.gov/public/site_documents/5155271232/Part%20B%5F%20renewal%20application%5Fsubmitted%2012302016%2Epdf

Unit: MULTIPLE UNITS
Event Description: RENEWAL - WITH CHANGES - 1ST NOTICE OF DEFICIENCY ISSUED
Date: 10/12/2018
Doc Link: https://www.hwmpenvirostor.dtsc.ca.gov/public/site_documents/5009427726/20181012%5FLRL%5F1stNOD%20Final%5FE%2Epdf

Unit: MULTIPLE UNITS
Event Description: RENEWAL - NO CHANGES - PUBLIC COMMENT (END)
Date: 2/6/2007
Doc Link:

Unit: MULTIPLE UNITS
Event Description: RENEWAL - WITH CHANGES - RESPONSE TO 1ST NOD RECEIVED
Date: 2/21/2019
Doc Link: http://www.envirostor.dtsc.ca.gov/public/hwmp_final_documents?global_id=CAR000156125&link_key=1397&document_category=RESPONSE+TO+1ST+NOD+RECEIVED&event_description=Renewal+%2D+With+Changes+%2D+RESPONSE+TO+1ST+NOD+RECEIVED+&mytype=pa

Unit:
Event Description: MOD CLASS 1 - NO PRIOR APPROVAL REQUIRED - FINAL PERMIT MODIFICATION
Date: 10/22/2018
Doc Link: https://www.hwmpenvirostor.dtsc.ca.gov/public/site_documents/5992566764/20181022%5FLighting%20resources%5FAcknowledgemente%20letter%5F%20Class%201%20mod%5Fchange%20of%20emergency%20contact%2Epdf

Unit: MULTIPLE UNITS
Event Description: NEW OPERATING PERMIT - FINAL PERMIT (EXPIRES)
Date: 6/24/2006
Doc Link:

Unit: MULTIPLE UNITS
Event Description: NEW OPERATING PERMIT - APPLICATION PART A RECEIVED
Date: 4/1/1994
Doc Link:

Unit: MULTIPLE UNITS
Event Description: RENEWAL - NO CHANGES - FINAL PERMIT RENEWAL (EXPIRES)
Date: 3/23/2017
Doc Link:

Unit: MULTIPLE UNITS
Event Description: RENEWAL - WITH CHANGES - ADMINISTRATIVE REVIEW APPROVED
Date: 2/22/2017
Doc Link: https://www.hwmpenvirostor.dtsc.ca.gov/public/site_documents/8732007682/20170222%5FLRL%5FAdmin%20Completeness%20Letter%5FPublic%2Epdf

Unit: MULTIPLE UNITS
Event Description: RENEWAL - NO CHANGES - FINAL PART A & PART B RECEIVED
Date: 10/31/2006
Doc Link: http://www.envirostor.dtsc.ca.gov/public/hwmp_final_documents?global_id=CAR000156125&link_key=6645&document_category=FINAL+PART+A+%26+PART+B+RECEIVED&event_description=Renewal+%2D+No+Changes+%2D+FINAL+PART+A+%26+PART+B+RECEIVED+&mytype=pa

Unit: MULTIPLE UNITS
Event Description: RENEWAL - NO CHANGES - FINAL PERMIT RENEWAL (EFFECTIVE)
Date: 3/23/2007
Doc Link:

Unit: MULTIPLE UNITS
Event Description: NEW OPERATING PERMIT - APPLICATION PART B RECEIVED
Date: 4/1/1994
Doc Link:

Unit: MULTIPLE UNITS
Event Description: NEW OPERATING PERMIT - FINAL PERMIT
Date: 6/24/1996
Doc Link:

Unit: MULTIPLE UNITS
Event Description: RENEWAL - WITH CHANGES - RESPONSE TO 2ND NOD RECEIVED
Date: 4/3/2020
Doc Link:

Unit: MULTIPLE UNITS
Event Description: NEW OPERATING PERMIT - PUBLIC COMMENT (BEGIN)
Date: 4/10/1996
Doc Link:

Unit:
Event Description: MOD CLASS 1 - NO PRIOR APPROVAL REQUIRED - FINAL PERMIT MODIFICATION
Date: 2/28/2019
Doc Link: http://www.envirostor.dtsc.ca.gov/public/hwmp_final_documents?global_id=CAR000156125&link_key=1690&document_category=FINAL+PERMIT&event_description=Mod+Class+1+%2D+No+Prior+Approval+Required+%2D+FINAL+PERMIT+MODIFICATION+&mytype=pa

Unit: MULTIPLE UNITS
Event Description: RENEWAL - WITH CHANGES - 2ND NOTICE OF DEFICIENCY ISSUED
Date: 3/5/2020
Doc Link:

Unit: MULTIPLE UNITS
Event Description: RENEWAL - WITH CHANGES - APPLICATION PART A RECEIVED
Date: 10/28/2016
Doc Link: https://www.hwmpenvirostor.dtsc.ca.gov/public/site_documents/2156651139/1%2E%202016%20StandardizedPermit%5F1093A%2012%2D29%2D2016%2Epdf

Unit: MULTIPLE UNITS
Event Description: RENEWAL - NO CHANGES - 1ST NOTICE OF DEFICIENCY ISSUED
Date: 4/4/2006
Doc Link: https://www.hwmpenvirostor.dtsc.ca.gov/public/site_documents/6676877677/NOD%20April%204%2Epdf

Unit: MULTIPLE UNITS
Event Description: NEW OPERATING PERMIT - FINAL PERMIT (EFFECTIVE)
Date: 6/24/1996
Doc Link:

Unit:
Event Description: MOD CLASS 1 - NO PRIOR APPROVAL REQUIRED - FINAL PERMIT MODIFICATION (EFFECTIVE)
Date: 2/28/2019
Doc Link:

Unit:
Event Description: MOD CLASS 1 - NO PRIOR APPROVAL REQUIRED - FINAL PERMIT MODIFICATION (EXPIRES)
Date: 3/23/2017
Doc Link:

Unit: MULTIPLE UNITS
Event Description: NEW OPERATING PERMIT - PUBLIC COMMENT (END)
Date: 4/10/1996
Doc Link:

Unit: MULTIPLE UNITS
Event Description: RENEWAL - NO CHANGES - PUBLIC COMMENT (BEGIN)
Date: 12/8/2006
Doc Link: http://www.envirostor.dtsc.ca.gov/public/hwmp_final_documents?global_id=CAR000156125&link_key=6645&document_category=PUBLIC+COMMENT&event_description=Renewal+%2D+No+Changes+%2D+PUBLIC+COMMENT+%28BEGIN%29&mytype=pa

Units Undergoing Closure

Unit: NO PERMIT ACTIVITIES HAVE BEEN COMPLETED FOR THIS SITE
Event Description:
Date:
Doc Link:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
37	7 of 12	NNW	0.15 / 801.16	881.42 / 11	LIGHTING RESOURCES LLC 805 E FRANCIS ST ONTARIO CA 917610000	HWP

Estor/EPA ID: CAL000827758
Site Code: 400467
Nat Priority List:
Acres:
Special Program:
Funding:
Assembly District: 52
Senate District: 20
School District:
APN:
Cleanup Status:
Cleanup Oversight Agencies:
Site Type: CLOSED- PERMIT AUTHORITY: Standardized
Office:
Past Use that Caused Contam:
Potential Media Affected:
Potential Contamin of Concern:

Permit Renewal Lead:
Project Manager:
Supervisor:
Public Partici Spclst:
Census Tract:
County: SAN BERNARDINO
Latitude: 34.041742
Longitude: -117.639362

Site History:

Lighting Resources LLC (LRL) originally operated under this EPA ID but the County of San Bernardino Fire Department requested LRL to change their ID in 2004. During the same time, they changed their name from Lighting Resources Inc to LLC so they made a Class 1 Permit Modification to reflect these changes and was issued a new permit with the updated name and EPA ID in 2005. Thus, this facility is being tracked under a new EPA ID # CAR000156125.

Status: CLOSED
Program Type: HAZ WASTE - Standardized
CalEnviroScreen Score: 96-100%
Summary Link: http://www.envirostor.dtsc.ca.gov/public/hwmp_profile_report?global_id=CAL000827758

Status: NO ACTION
Program Type: INSPECTION
CalEnviroScreen Score: 96-100%
Summary Link: http://www.envirostor.dtsc.ca.gov/public/eerp_profile_report?global_id=3000630

Permit Units - Completed Activities

Unit: MULTIPLE UNITS
Event Description: NEW OPERATING PERMIT - FINAL PERMIT (EFFECTIVE)
Date: 6/24/1996
Doc Link:

Unit: MULTIPLE UNITS
Event Description: NEW OPERATING PERMIT - FINAL PERMIT
Date: 6/24/1996
Doc Link: http://www.envirostor.dtsc.ca.gov/public/hwmp_final_documents?global_id=CAL000827758&link_key=12662&document_category=FINAL+PERMIT&event_description=New+Operating+Permit+%2D+FINAL+PERMIT+&mytype=pa

Unit: MULTIPLE UNITS
Event Description: NEW OPERATING PERMIT - APPLICATION PART A RECEIVED
Date: 4/1/1994
Doc Link:

Unit: MULTIPLE UNITS
Event Description: NEW OPERATING PERMIT - TECHNICAL COMPLETE LETTER
Date: 10/20/1994
Doc Link:

Unit: MULTIPLE UNITS
Event Description: NEW OPERATING PERMIT - APPLICATION PART B RECEIVED
Date: 4/1/1994
Doc Link:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Unit: MULTIPLE UNITS
Event Description: NEW OPERATING PERMIT - PUBLIC COMMENT (BEGIN)
Date: 4/10/1996
Doc Link:

Units Undergoing Closure

Unit: MULTIPLE UNITS
Event Description: CLOSURE ADMINISTRATIVE - ISSUE CLOSURE VERIFICATION
Date: 6/25/1996
Doc Link: http://www.envirostor.dtsc.ca.gov/public/hwmp_final_documents?global_id=CAL000827758&link_key=453&document_category=CLOSURE+VERIFICATION&event_description=Closure+Administrative+%2D+ISSUE+CLOSURE+VERIFICATION+&mytype=pa

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37 | 8 of 12 | NNW | 0.15 / 801.16 | 881.42 / 11 | **LIGHTING RESOURCES, INC.**
805 E. FRANCIS STREET
ONTARIO CA 91761 | PCB

Site ID: CAR000156125
Receive Date:
Generator: No
Storer: No
Transporter: Yes
Disposer: No
Research: No
Smelter: No
Cert Title:
Cert Date: 2004-09-02T00:00:00-04:00
Cert Name:
Location Country: US
State Name: CALIFORNIA
Region: 09

Mail Address 1: 805 E. FRANCIS STREET
Mail Address 2:
Mail Street No:
Mail City: ONTARIO
Mail State: CA
Mail Zip: 91761
Mail Country: US
Contact Name: DANIEL P GILLESPIE
Contact Title:
Contact Phone: 909-923-7252
Contact Phone Ext:
Contact Email:
Owner Name: DANIEL P. GILLESPIE

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37 | 9 of 12 | NNW | 0.15 / 801.16 | 881.42 / 11 | **LIGHTING RESOURCES, INC.**
805 EAST FRANCIS ST
ONTARIO CA 91761 | RCRA TSD

EPA Handler ID: CAD000827758
Gen Status Universe: No Report
Contact Name: DAVID GILLESPIE
Contact Address: US
Contact Phone No and Ext: 909-923-7252
Contact Email:
Contact Country: US
Land Type:
County Name: SAN BERNARDINO
EPA Region: 09
Receive Date: 19990415
Location Latitude:
Location Longitude:

Violation/Evaluation Summary

Note: NO RECORDS: As of Jan 2021, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity:
Mixed Waste Generator:
Transporter Activity:
Transfer Facility:
Onsite Burner Exemption:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Smelting, Melting and Refining:
Underground Injection Control:
Commercial TSD: No
Used Oil Transporter:
Used Oil Transfer Facility:
Used Oil Processor:
Used Oil Refiner:
Used Oil Burner:
Used Oil Market Burner:
Used Oil Spec Marketer:

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 19990415
Handler Name: LIGHTING RESOURCES, INC.
Federal Waste Generator Code: 1
Generator Code Description: Large Quantity Generator
Source Type: Annual/Biennial Report

37	*10 of 12*	*NNW*	*0.15 / 801.16*	*881.42 / 11*	***LIGHTING RESOURCES INC*** ***805 FRANCIS ST*** ***ONTARIO CA 91761***	***RCRA TSD***

EPA Handler ID: CAL000827758
Gen Status Universe: Small Quantity Generator
Contact Name: DAN P GILLESPIE
Contact Address: US
Contact Phone No and Ext: 909-923-7252 x14
Contact Email: LRIRECYCLES@AOL.COM
Contact Country: US
Land Type: Private
County Name: SAN BERNARDINO
EPA Region: 09
Receive Date: 20040109
Location Latitude: 34.041219
Location Longitude: -117.639095

Violation/Evaluation Summary

Note: VIOLATION or UNDETERMINED: There are VIOLATION or UNDETERMINED details or records associated with this facility (EPA ID) in the Compliance Monitoring and Enforcement table dated Jan, 2021.

Violation Details

Citation:
Violation Short Description: Generators - General
Violation Type: 262.A
Violation Determined Date: 20040618
Scheduled Compliance Date:
Return to Compliance: Observed
Actual Return to Compl: 20040720
Violation Responsible Agency: State

Enforcement Details

Enforcement Type: 120
Enforcement Type Description: WRITTEN INFORMAL
Enforcement Action Date: 20040621
Enf Disposition Status:
Disposition Status Date:
Enforcement Lead Agency: State
Proposed Penalty Amount:

Final Amount:
Paid Amount:

Violation Details

Citation:
Violation Short Description: TSD - General Facility Standards
Violation Type: 264.B
Violation Determined Date: 20040614
Scheduled Compliance Date:
Return to Compliance: Documented
Actual Return to Compl: 20040707
Violation Responsible Agency: State

Enforcement Details

Enforcement Type: 112
Enforcement Type Description:
Enforcement Action Date: 20040615
Enf Disposition Status:
Disposition Status Date:
Enforcement Lead Agency: State
Proposed Penalty Amount:
Final Amount:
Paid Amount:

Violation Details

Citation:
Violation Short Description: TSD - Preparedness and Prevention
Violation Type: 264.C
Violation Determined Date: 20040614
Scheduled Compliance Date:
Return to Compliance: Documented
Actual Return to Compl: 20040707
Violation Responsible Agency: State

Enforcement Details

Enforcement Type: 112
Enforcement Type Description:
Enforcement Action Date: 20040615
Enf Disposition Status:
Disposition Status Date:
Enforcement Lead Agency: State
Proposed Penalty Amount:
Final Amount:
Paid Amount:

Violation Details

Citation:
Violation Short Description: Generators - Pre-transport
Violation Type: 262.C
Violation Determined Date: 19980619
Scheduled Compliance Date:
Return to Compliance: Documented
Actual Return to Compl: 19990319
Violation Responsible Agency: State

Enforcement Details

Enforcement Type: 112
Enforcement Type Description:
Enforcement Action Date: 19980619
Enf Disposition Status:
Disposition Status Date:
Enforcement Lead Agency: State
Proposed Penalty Amount:
Final Amount:
Paid Amount:

Enforcement Type: 310
Enforcement Type Description: FINAL 3008(A) COMPLIANCE ORDER
Enforcement Action Date: 19990319
Enf Disposition Status:
Disposition Status Date:
Enforcement Lead Agency: State
Proposed Penalty Amount:
Final Amount: 17000
Paid Amount:

Enforcement Type: 210
Enforcement Type Description: INITIAL 3008(A) COMPLIANCE
Enforcement Action Date: 19981014
Enf Disposition Status:
Disposition Status Date:
Enforcement Lead Agency: State
Proposed Penalty Amount: 16000
Final Amount:
Paid Amount:

Violation Details

Citation:
Violation Short Description: TSD - Financial Requirements
Violation Type: 264.H
Violation Determined Date: 19980619
Scheduled Compliance Date:
Return to Compliance: Documented
Actual Return to Compl: 19990319
Violation Responsible Agency: State

Enforcement Details

Enforcement Type: 112
Enforcement Type Description:
Enforcement Action Date: 19980619
Enf Disposition Status:
Disposition Status Date:
Enforcement Lead Agency: State
Proposed Penalty Amount:
Final Amount:
Paid Amount:

Enforcement Type: 310
Enforcement Type Description: FINAL 3008(A) COMPLIANCE ORDER
Enforcement Action Date: 19990319
Enf Disposition Status:
Disposition Status Date:
Enforcement Lead Agency: State
Proposed Penalty Amount:
Final Amount: 17000
Paid Amount:

Enforcement Type: 210
Enforcement Type Description: INITIAL 3008(A) COMPLIANCE
Enforcement Action Date: 19981014
Enf Disposition Status:

Disposition Status Date:
Enforcement Lead Agency: State
Proposed Penalty Amount: 16000
Final Amount:
Paid Amount:

Violation Details

Citation:
Violation Short Description: TSD - Container Use and Management
Violation Type: 264.I
Violation Determined Date: 19980619
Scheduled Compliance Date:
Return to Compliance: Documented
Actual Return to Compl: 19990319
Violation Responsible Agency: State

Enforcement Details

Enforcement Type: 112
Enforcement Type Description:
Enforcement Action Date: 19980619
Enf Disposition Status:
Disposition Status Date:
Enforcement Lead Agency: State
Proposed Penalty Amount:
Final Amount:
Paid Amount:

Enforcement Type: 310
Enforcement Type Description: FINAL 3008(A) COMPLIANCE ORDER
Enforcement Action Date: 19990319
Enf Disposition Status:
Disposition Status Date:
Enforcement Lead Agency: State
Proposed Penalty Amount:
Final Amount: 17000
Paid Amount:

Enforcement Type: 210
Enforcement Type Description: INITIAL 3008(A) COMPLIANCE
Enforcement Action Date: 19981014
Enf Disposition Status:
Disposition Status Date:
Enforcement Lead Agency: State
Proposed Penalty Amount: 16000
Final Amount:
Paid Amount:

Violation Details

Citation:
Violation Short Description: Permits - Application
Violation Type: 270.B
Violation Determined Date: 19980619
Scheduled Compliance Date:
Return to Compliance: Documented
Actual Return to Compl: 19990319
Violation Responsible Agency: State

Enforcement Details

Enforcement Type: 112
Enforcement Type Description:

Enforcement Action Date: 19980619
Enf Disposition Status:
Disposition Status Date:
Enforcement Lead Agency: State
Proposed Penalty Amount:
Final Amount:
Paid Amount:

Enforcement Type: 310
Enforcement Type Description: FINAL 3008(A) COMPLIANCE ORDER
Enforcement Action Date: 19990319
Enf Disposition Status:
Disposition Status Date:
Enforcement Lead Agency: State
Proposed Penalty Amount:
Final Amount: 17000
Paid Amount:

Enforcement Type: 210
Enforcement Type Description: INITIAL 3008(A) COMPLIANCE
Enforcement Action Date: 19981014
Enf Disposition Status:
Disposition Status Date:
Enforcement Lead Agency: State
Proposed Penalty Amount: 16000
Final Amount:
Paid Amount:

Evaluation Details

Evaluation Start Date: 20050407
Evaluation Type Description: FINANCIAL RECORD REVIEW
Violation Short Description:
Return to Compliance Date:
Evaluation Agency: State

Evaluation Start Date: 20040629
Evaluation Type Description: FINANCIAL RECORD REVIEW
Violation Short Description:
Return to Compliance Date:
Evaluation Agency: State

Evaluation Start Date: 20040618
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION ON-SITE
Violation Short Description: Generators - General
Return to Compliance Date: 20040720
Evaluation Agency: State Contractor/Grantee

Evaluation Start Date: 20040614
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION ON-SITE
Violation Short Description: TSD - General Facility Standards
Return to Compliance Date: 20040707
Evaluation Agency: State

Evaluation Start Date: 20040614
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION ON-SITE
Violation Short Description: TSD - Preparedness and Prevention
Return to Compliance Date: 20040707
Evaluation Agency: State

Evaluation Start Date: 20030516
Evaluation Type Description: FINANCIAL RECORD REVIEW
Violation Short Description:
Return to Compliance Date:
Evaluation Agency: State

Evaluation Start Date: 20001004
Evaluation Type Description: FINANCIAL RECORD REVIEW

Violation Short Description:
Return to Compliance Date:
Evaluation Agency: State

Evaluation Start Date: 20000926
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION ON-SITE
Violation Short Description:
Return to Compliance Date:
Evaluation Agency: State

Evaluation Start Date: 19990723
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION ON-SITE
Violation Short Description:
Return to Compliance Date:
Evaluation Agency: State

Evaluation Start Date: 19980619
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION ON-SITE
Violation Short Description: Permits - Application
Return to Compliance Date: 19990319
Evaluation Agency: State

Evaluation Start Date: 19980619
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION ON-SITE
Violation Short Description: Generators - Pre-transport
Return to Compliance Date: 19990319
Evaluation Agency: State

Evaluation Start Date: 19980619
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION ON-SITE
Violation Short Description: TSD - Container Use and Management
Return to Compliance Date: 19990319
Evaluation Agency: State

Evaluation Start Date: 19980619
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION ON-SITE
Violation Short Description: TSD - Financial Requirements
Return to Compliance Date: 19990319
Evaluation Agency: State

Handler Summary

Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: Yes
Transfer Facility: No
Onsite Burner Exemption: No
Smelting, Melting and Refining: No
Underground Injection Control: No
Commercial TSD: No
Used Oil Transporter: No
Used Oil Transfer Facility: No
Used Oil Processor: No
Used Oil Refiner: No
Used Oil Burner: No
Used Oil Market Burner: No
Used Oil Spec Marketer: No

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 20020211
Handler Name: LIGHTING RESOURCES INC
Federal Waste Generator Code: 1
Generator Code Description: Large Quantity Generator
Source Type: Annual/Biennial Report

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 20040109
Handler Name: LIGHTING RESOURCES INC
Federal Waste Generator Code: 2
Generator Code Description: Small Quantity Generator
Source Type: Implementer

Hazardous Waste Handler Details

Sequence No: 2
Receive Date: 20040109
Handler Name: LIGHTING RESOURCES INC
Federal Waste Generator Code: 1
Generator Code Description: Large Quantity Generator
Source Type: Annual/Biennial Report

Waste Code Details

Hazardous Waste Code: D009
Waste Code Description: MERCURY

Owner/Operator Details

Owner/Operator Ind: Current Owner
Type: Other
Name: DAN GILLESPIE
Date Became Current: 19960715
Date Ended Current:
Phone:
Source Type: Annual/Biennial Report
Street No:
Street 1: 805 FRANCIS ST
Street 2:
City: ONTARIO
State: CA
Country: US
Zip Code: 91761

Owner/Operator Ind: Current Owner
Type: Other
Name: DAN GILLESPIE
Date Became Current: 19960715
Date Ended Current:
Phone:
Source Type: Implementer
Street No:
Street 1: 805 FRANCIS ST
Street 2:
City: ONTARIO
State: CA
Country: US
Zip Code: 91761

Owner/Operator Ind: Current Operator
Type: Private
Name: DAN GILLESPIE
Date Became Current: 19960715
Date Ended Current:
Phone:
Source Type: Implementer
Street No:
Street 1:
Street 2:
City:
State:
Country: US
Zip Code:

Owner/Operator Ind: Current Operator
Type: Private
Name: DAN GILLESPIE
Date Became Current: 19960715
Date Ended Current:
Phone:
Source Type: Annual/Biennial Report
Street No:
Street 1:
Street 2:
City:
State:
Country: US
Zip Code:

Historical Handler Details

Receive Dt: 20040109
Generator Code Description: Large Quantity Generator
Handler Name: LIGHTING RESOURCES INC

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Receive Dt: 20020211
Generator Code Description: Large Quantity Generator
Handler Name: LIGHTING RESOURCES INC

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37 | 11 of 12 | NNW | 0.15 / 801.16 | 881.42 / 11 | **LIGHTING RESOURCES INC**
805 FRANCIS ST
ONTARIO CA 91761 | RCRA SQG

EPA Handler ID: CAL000827758
Gen Status Universe: Small Quantity Generator
Contact Name: DAN P GILLESPIE
Contact Address: US
Contact Phone No and Ext: 909-923-7252 x14
Contact Email: LRIRECYCLES@AOL.COM
Contact Country: US
County Name: SAN BERNARDINO
EPA Region: 09
Land Type: Private
Receive Date: 20040109
Location Latitude: 34.041219
Location Longitude: -117.639095

Violation/Evaluation Summary

Note: VIOLATION or UNDETERMINED: There are VIOLATION or UNDETERMINED details or records associated with this facility (EPA ID) in the Compliance Monitoring and Enforcement table dated Jan, 2021.

Violation Details

Citation:
Violation Short Description: Generators - General
Violation Type: 262.A
Violation Determined Date: 20040618
Scheduled Compliance Date:
Return to Compliance: O
Actual Return to Compl: 20040720
Violation Responsible Agency: State

Enforcement Details

Enforcement Type: 120
Enforcement Type Description: WRITTEN INFORMAL
Enforcement Action Date: 20040621
Enf Disposition Status:
Disposition Status Date:
Enforcement Lead Agency: State
Proposed Penalty Amount:
Final Amount:
Paid Amount:

Violation Details

Citation:
Violation Short Description: TSD - General Facility Standards
Violation Type: 264.B
Violation Determined Date: 20040614
Scheduled Compliance Date:
Return to Compliance: D
Actual Return to Compl: 20040707
Violation Responsible Agency: State

Enforcement Details

Enforcement Type: 112
Enforcement Type Description:
Enforcement Action Date: 20040615
Enf Disposition Status:
Disposition Status Date:
Enforcement Lead Agency: State
Proposed Penalty Amount:
Final Amount:
Paid Amount:

Violation Details

Citation:
Violation Short Description: TSD - Preparedness and Prevention
Violation Type: 264.C
Violation Determined Date: 20040614
Scheduled Compliance Date:
Return to Compliance: D
Actual Return to Compl: 20040707
Violation Responsible Agency: State

Enforcement Details

Enforcement Type: 112
Enforcement Type Description:
Enforcement Action Date: 20040615
Enf Disposition Status:
Disposition Status Date:
Enforcement Lead Agency: State
Proposed Penalty Amount:
Final Amount:
Paid Amount:

Violation Details

Citation:
Violation Short Description: Generators - Pre-transport
Violation Type: 262.C
Violation Determined Date: 19980619
Scheduled Compliance Date:
Return to Compliance: D
Actual Return to Compl: 19990319
Violation Responsible Agency: State

Enforcement Details

Enforcement Type: 112
Enforcement Type Description:
Enforcement Action Date: 19980619
Enf Disposition Status:
Disposition Status Date:
Enforcement Lead Agency: State
Proposed Penalty Amount:
Final Amount:
Paid Amount:

Enforcement Type: 210
Enforcement Type Description: INITIAL 3008(A) COMPLIANCE
Enforcement Action Date: 19981014
Enf Disposition Status:
Disposition Status Date:
Enforcement Lead Agency: State
Proposed Penalty Amount: 16000

Final Amount:
Paid Amount:

Enforcement Type: 310
Enforcement Type Description: FINAL 3008(A) COMPLIANCE ORDER
Enforcement Action Date: 19990319
Enf Disposition Status:
Disposition Status Date:
Enforcement Lead Agency: State
Proposed Penalty Amount:
Final Amount: 17000
Paid Amount:

Violation Details

Citation:
Violation Short Description: TSD - Financial Requirements
Violation Type: 264.H
Violation Determined Date: 19980619
Scheduled Compliance Date:
Return to Compliance: D
Actual Return to Compl: 19990319
Violation Responsible Agency: State

Enforcement Details

Enforcement Type: 210
Enforcement Type Description: INITIAL 3008(A) COMPLIANCE
Enforcement Action Date: 19981014
Enf Disposition Status:
Disposition Status Date:
Enforcement Lead Agency: State
Proposed Penalty Amount: 16000
Final Amount:
Paid Amount:

Enforcement Type: 310
Enforcement Type Description: FINAL 3008(A) COMPLIANCE ORDER
Enforcement Action Date: 19990319
Enf Disposition Status:
Disposition Status Date:
Enforcement Lead Agency: State
Proposed Penalty Amount:
Final Amount: 17000
Paid Amount:

Enforcement Type: 112
Enforcement Type Description:
Enforcement Action Date: 19980619
Enf Disposition Status:
Disposition Status Date:
Enforcement Lead Agency: State
Proposed Penalty Amount:
Final Amount:
Paid Amount:

Violation Details

Citation:
Violation Short Description: TSD - Container Use and Management
Violation Type: 264.I
Violation Determined Date: 19980619
Scheduled Compliance Date:
Return to Compliance: D
Actual Return to Compl: 19990319

Violation Responsible Agency: State

Enforcement Details

Enforcement Type: 112
Enforcement Type Description:
Enforcement Action Date: 19980619
Enf Disposition Status:
Disposition Status Date:
Enforcement Lead Agency: State
Proposed Penalty Amount:
Final Amount:
Paid Amount:

Enforcement Type: 310
Enforcement Type Description: FINAL 3008(A) COMPLIANCE ORDER
Enforcement Action Date: 19990319
Enf Disposition Status:
Disposition Status Date:
Enforcement Lead Agency: State
Proposed Penalty Amount:
Final Amount: 17000
Paid Amount:

Enforcement Type: 210
Enforcement Type Description: INITIAL 3008(A) COMPLIANCE
Enforcement Action Date: 19981014
Enf Disposition Status:
Disposition Status Date:
Enforcement Lead Agency: State
Proposed Penalty Amount: 16000
Final Amount:
Paid Amount:

Violation Details

Citation:
Violation Short Description: Permits - Application
Violation Type: 270.B
Violation Determined Date: 19980619
Scheduled Compliance Date:
Return to Compliance: D
Actual Return to Compl: 19990319
Violation Responsible Agency: State

Enforcement Details

Enforcement Type: 310
Enforcement Type Description: FINAL 3008(A) COMPLIANCE ORDER
Enforcement Action Date: 19990319
Enf Disposition Status:
Disposition Status Date:
Enforcement Lead Agency: State
Proposed Penalty Amount:
Final Amount: 17000
Paid Amount:

Enforcement Type: 112
Enforcement Type Description:
Enforcement Action Date: 19980619
Enf Disposition Status:
Disposition Status Date:
Enforcement Lead Agency: State
Proposed Penalty Amount:
Final Amount:

Paid Amount:

Enforcement Type: 210
Enforcement Type Description: INITIAL 3008(A) COMPLIANCE
Enforcement Action Date: 19981014
Enf Disposition Status:
Disposition Status Date:
Enforcement Lead Agency: State
Proposed Penalty Amount: 16000
Final Amount:
Paid Amount:

Evaluation Details

Evaluation Start Date: 20050407
Evaluation Type Description: FINANCIAL RECORD REVIEW
Violation Short Description:
Return to Compliance Date:
Evaluation Agency: State

Evaluation Start Date: 20040629
Evaluation Type Description: FINANCIAL RECORD REVIEW
Violation Short Description:
Return to Compliance Date:
Evaluation Agency: State

Evaluation Start Date: 20040618
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION ON-SITE
Violation Short Description: Generators - General
Return to Compliance Date: 20040720
Evaluation Agency: State Contractor/Grantee

Evaluation Start Date: 20040614
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION ON-SITE
Violation Short Description: TSD - Preparedness and Prevention
Return to Compliance Date: 20040707
Evaluation Agency: State

Evaluation Start Date: 20040614
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION ON-SITE
Violation Short Description: TSD - General Facility Standards
Return to Compliance Date: 20040707
Evaluation Agency: State

Evaluation Start Date: 20030516
Evaluation Type Description: FINANCIAL RECORD REVIEW
Violation Short Description:
Return to Compliance Date:
Evaluation Agency: State

Evaluation Start Date: 20001004
Evaluation Type Description: FINANCIAL RECORD REVIEW
Violation Short Description:
Return to Compliance Date:
Evaluation Agency: State

Evaluation Start Date: 20000926
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION ON-SITE
Violation Short Description:
Return to Compliance Date:
Evaluation Agency: State

Evaluation Start Date: 19990723
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION ON-SITE
Violation Short Description:
Return to Compliance Date:
Evaluation Agency: State

Evaluation Start Date: 19980619
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION ON-SITE
Violation Short Description: TSD - Container Use and Management
Return to Compliance Date: 19990319
Evaluation Agency: State

Evaluation Start Date: 19980619
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION ON-SITE
Violation Short Description: Permits - Application
Return to Compliance Date: 19990319
Evaluation Agency: State

Evaluation Start Date: 19980619
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION ON-SITE
Violation Short Description: Generators - Pre-transport
Return to Compliance Date: 19990319
Evaluation Agency: State

Evaluation Start Date: 19980619
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION ON-SITE
Violation Short Description: TSD - Financial Requirements
Return to Compliance Date: 19990319
Evaluation Agency: State

Handler Summary

Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: Yes
Transfer Facility: No
Onsite Burner Exemption: No
Furnace Exemption: No
Underground Injection Activity: No
Commercial TSD: No
Used Oil Transporter: No
Used Oil Transfer Facility: No
Used Oil Processor: No
Used Oil Refiner: No
Used Oil Burner: No
Used Oil Market Burner: No
Used Oil Spec Marketer: No

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 20020211
Handler Name: LIGHTING RESOURCES INC
Federal Waste Generator Code: 1
Generator Code Description: Large Quantity Generator
Source Type: Annual/Biennial Report

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 20040109
Handler Name: LIGHTING RESOURCES INC
Federal Waste Generator Code: 2
Generator Code Description: Small Quantity Generator
Source Type: Implementer

Hazardous Waste Handler Details

Sequence No: 2
Receive Date: 20040109

Handler Name: LIGHTING RESOURCES INC
Federal Waste Generator Code: 1
Generator Code Description: Large Quantity Generator
Source Type: Annual/Biennial Report

Waste Code Details

Hazardous Waste Code: D009
Waste Code Description: MERCURY

Owner/Operator Details

Owner/Operator Ind: Current Owner
Type: Other
Name: DAN GILLESPIE
Date Became Current: 19960715
Date Ended Current:
Phone:
Source Type: Implementer
Street No:
Street 1: 805 FRANCIS ST
Street 2:
City: ONTARIO
State: CA
Country: US
Zip Code: 91761

Owner/Operator Ind: Current Operator
Type: Private
Name: DAN GILLESPIE
Date Became Current: 19960715
Date Ended Current:
Phone:
Source Type: Implementer
Street No:
Street 1:
Street 2:
City:
State:
Country: US
Zip Code:

Owner/Operator Ind: Current Owner
Type: Other
Name: DAN GILLESPIE
Date Became Current: 19960715
Date Ended Current:
Phone:
Source Type: Annual/Biennial Report
Street No:
Street 1: 805 FRANCIS ST
Street 2:
City: ONTARIO
State: CA
Country: US
Zip Code: 91761

Owner/Operator Ind: Current Operator
Type: Private
Name: DAN GILLESPIE
Date Became Current: 19960715
Date Ended Current:
Phone:
Source Type: Annual/Biennial Report
Street No:
Street 1:
Street 2:
City:
State:
Country: US
Zip Code:

Historical Handler Details

Receive Dt: 20040109
Generator Code Description: Large Quantity Generator
Handler Name: LIGHTING RESOURCES INC

Receive Dt: 20020211
Generator Code Description: Large Quantity Generator
Handler Name: LIGHTING RESOURCES INC

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
37	12 of 12	NNW	0.15 / 801.16	881.42 / 11	LIGHTING RESOURCES, INC. 805 EAST FRANCIS ST ONTARIO CA 91761	RCRA NON GEN

EPA Handler ID: CAD000827758
Gen Status Universe: No Report
Contact Name: DAVID GILLESPIE
Contact Address: US
Contact Phone No and Ext: 909-923-7252
Contact Email:
Contact Country: US

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

County Name: SAN BERNARDINO
EPA Region: 09
Land Type:
Receive Date: 19990415
Location Latitude:
Location Longitude:

Violation/Evaluation Summary

Note: NO RECORDS: As of Jan 2021, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity:
Mixed Waste Generator:
Transporter Activity:
Transfer Facility:
Onsite Burner Exemption:
Furnace Exemption:
Underground Injection Activity:
Commercial TSD: No
Used Oil Transporter:
Used Oil Transfer Facility:
Used Oil Processor:
Used Oil Refiner:
Used Oil Burner:
Used Oil Market Burner:
Used Oil Spec Marketer:

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 19990415
Handler Name: LIGHTING RESOURCES, INC.
Source Type: Annual/Biennial Report
Federal Waste Generator Code: 1
Generator Code Description: Large Quantity Generator

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
38	1 of 1	NE	0.15 / 811.02	878.09 / 8	COAST PLASTICS INC 936 E FRANCIS ST ONTARIO CA 91761	RCRA NON GEN

EPA Handler ID: CAL000400649
Gen Status Universe: No Report
Contact Name: ALANA TURNER
Contact Address: 936 E FRANCIS ST , , ONTARIO , CA, 91761 ,
Contact Phone No and Ext: 909-923-3848
Contact Email: ACCOUNTING@COASTPLASTICSINC.COM
Contact Country:
County Name: SAN BERNARDINO
EPA Region: 09
Land Type:
Receive Date: 20140922
Location Latitude: 34.04115
Location Longitude: -117.635958

Violation/Evaluation Summary

Note: NO RECORDS: As of Jan 2021, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Handler Summary

Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility:	No
Onsite Burner Exemption:	No
Furnace Exemption:	No
Underground Injection Activity:	No
Commercial TSD:	No
Used Oil Transporter:	No
Used Oil Transfer Facility:	No
Used Oil Processor:	No
Used Oil Refiner:	No
Used Oil Burner:	No
Used Oil Market Burner:	No
Used Oil Spec Marketer:	No

Hazardous Waste Handler Details

Sequence No:	1
Receive Date:	20140922
Handler Name:	COAST PLASTICS INC
Source Type:	Implementer
Federal Waste Generator Code:	N
Generator Code Description:	Not a Generator, Verified

Owner/Operator Details

Owner/Operator Ind:	Current Operator	***Street No:***	
Type:	Other	***Street 1:***	936 E FRANCIS ST
Name:	ALANA TURNER	***Street 2:***	
Date Became Current:		***City:***	ONTARIO
Date Ended Current:		***State:***	CA
Phone:	909-923-3848	***Country:***	
Source Type:	Implementer	***Zip Code:***	91761
Owner/Operator Ind:	Current Owner	***Street No:***	
Type:	Other	***Street 1:***	936 E FRANCIS STREET
Name:	RUSSELL WELLS SR	***Street 2:***	
Date Became Current:		***City:***	ONTARIO
Date Ended Current:		***State:***	CA
Phone:	909-923-3848	***Country:***	
Source Type:	Implementer	***Zip Code:***	91761-0000

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
39	1 of 1	NW	0.16 / 818.42	882.50 / 12	MICO WEST 701 E FRANCIS ST ONTARIO CA 91761	SANBERN CUPA

Facility ID:	FA0004697
Owner Info:	John Morrison
Mailing Care of:	Mico West
Mailing Address 1:	701 E FRANCIS ST
Mailing Address 2:	
Mailing City:	ONTARIO
Mailing State:	CA
Mailing Zip:	91761

Detail(s)

Permit ID:	PT0002797
Status:	INACTIVE
Program Element Code:	4453
Permit Desc:	SMALL QUANTITY GENERATOR

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

To: 11/30/2017

Permit ID: PT0002796
Status: INACTIVE
Program Element Code: 4243
Permit Desc: HAZARDOUS MATERIALS 4-10 CHEMICALS
To: 11/30/2017

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
40	1 of 1	NNE	0.16 / 836.41	880.26 / 10	WALKERS AIR BRAKES 921 E FRANCIS ST ONTARIO CA 91761	SANBERN CUPA

Facility ID: FA0007205
Owner Info: R & O MCINTYRE, INC.
Mailing Care of:
Mailing Address 1: 921 EAST FRANCIS STREET
Mailing Address 2:
Mailing City: ONTARIO
Mailing State: CA
Mailing Zip: 91761

Detail(s)

Permit ID: PT0005265
Status: INACTIVE
Program Element Code: 4453
Permit Desc: SMALL QUANTITY GENERATOR
To: 8/31/2017

Permit ID: PT0005264
Status: ACTIVE
Program Element Code: 4241
Permit Desc: HAZARDOUS MATERIALS 1-3 CHEMICALS SPECIAL
To: 8/31/2021

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
41	1 of 1	NW	0.16 / 840.08	882.72 / 13	MICO WEST 701 E FRANCIS ONTARIO CA 91761	RCRA NON GEN

EPA Handler ID: CAD981442536
Gen Status Universe: No Report
Contact Name: JASON L HAMMOND
Contact Address: 701 E FRANCIS , , ONTARIO , CA, 91761 , US
Contact Phone No and Ext: 507-625-6426
Contact Email:
Contact Country: US
County Name: SAN BERNARDINO
EPA Region: 09
Land Type: Private
Receive Date: 20170313
Location Latitude:
Location Longitude:

Violation/Evaluation Summary

Note: NO RECORDS: As of Jan 2021, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: No
Transfer Facility: No

Onsite Burner Exemption: No
Furnace Exemption: No
Underground Injection Activity: No
Commercial TSD: No
Used Oil Transporter: No
Used Oil Transfer Facility: No
Used Oil Processor: No
Used Oil Refiner: No
Used Oil Burner: No
Used Oil Market Burner: No
Used Oil Spec Marketer: No

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 19860910
Handler Name: MICO WEST
Source Type: Notification
Federal Waste Generator Code: 1
Generator Code Description: Large Quantity Generator

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 19960901
Handler Name: MICO WEST
Source Type: Implementer
Federal Waste Generator Code: 1
Generator Code Description: Large Quantity Generator

Hazardous Waste Handler Details

Sequence No: 2
Receive Date: 19960901
Handler Name: MICO WEST
Source Type: Implementer
Federal Waste Generator Code: 2
Generator Code Description: Small Quantity Generator

Hazardous Waste Handler Details

Sequence No: 2
Receive Date: 20170313
Handler Name: MICO WEST
Source Type: Notification
Federal Waste Generator Code: N
Generator Code Description: Not a Generator, Verified

Owner/Operator Details

Owner/Operator Ind: Current Operator
Type: Private
Name: NOT REQUIRED
Date Became Current:
Date Ended Current:
Phone: 415-555-1212
Source Type: Notification
Street No:
Street 1: NOT REQUIRED
Street 2:
City: NOT REQUIRED
State: ME
Country: US
Zip Code: 99999

Owner/Operator Ind: Current Owner
Type: Private
Name: MICO INC
Date Became Current:
Date Ended Current:
Street No:
Street 1: NOT REQUIRED
Street 2:
City: NOT REQUIRED
State: ME

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Phone:	415-555-1212	**Country:**	
Source Type:	Notification	**Zip Code:**	99999
Owner/Operator Ind:	Current Owner	**Street No:**	
Type:	Private	**Street 1:**	701 E FRANCIS
Name:	MICO WEST	**Street 2:**	
Date Became Current:	19870410	**City:**	ONTARIO
Date Ended Current:		**State:**	CA
Phone:		**Country:**	US
Source Type:	Notification	**Zip Code:**	91761
Owner/Operator Ind:	Current Operator	**Street No:**	
Type:	Private	**Street 1:**	NOT REQUIRED
Name:	NOT REQUIRED	**Street 2:**	
Date Became Current:		**City:**	NOT REQUIRED
Date Ended Current:		**State:**	ME
Phone:	415-555-1212	**Country:**	
Source Type:	Implementer	**Zip Code:**	99999

Historical Handler Details

Receive Dt:	19960901
Generator Code Description:	Small Quantity Generator
Handler Name:	MICO WEST
Receive Dt:	19960901
Generator Code Description:	Large Quantity Generator
Handler Name:	MICO WEST
Receive Dt:	19860910
Generator Code Description:	Large Quantity Generator
Handler Name:	MICO WEST

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
42	1 of 1	NNW	0.16 / 847.81	881.49 / 11	HARDWARE SPECIALTIES 761 E FRANCIS ST ONTARIO CA 91761	SANBERN CUPA

Facility ID:	FA0014730
Owner Info:	HARDWARE SPECIALTIES
Mailing Care of:	
Mailing Address 1:	761 E FRANCIS ST
Mailing Address 2:	
Mailing City:	ONTARIO
Mailing State:	CA
Mailing Zip:	91761

Detail(s)

Permit ID:	PT0025710
Status:	ACTIVE
Program Element Code:	4241
Permit Desc:	HAZARDOUS MATERIALS 1-3 CHEMICALS SPECIAL
To:	10/31/2021

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
43	1 of 2	NE	0.16 / 852.25	878.51 / 8	BOMEL CONSTRUCTION CO INC 939 E FRANCIS ST ONTARIO CA 91761	SANBERN CUPA

Facility ID:	FA0001534
Owner Info:	BOMEL CONSTRUCTION CO INC
Mailing Care of:	
Mailing Address 1:	939 E FRANCIS ST
Mailing Address 2:	
Mailing City:	ONTARIO
Mailing State:	CA

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Mailing Zip: 91761

Detail(s)

Permit ID: PT0024352
Status: ACTIVE
Program Element Code: 4453
Permit Desc: SMALL QUANTITY GENERATOR
To: 11/30/2021

Permit ID: PT0001220
Status: ACTIVE
Program Element Code: 4243
Permit Desc: HAZARDOUS MATERIALS 4-10 CHEMICALS
To: 11/30/2021

43	2 of 2	NE	0.16 / 852.25	878.51 / 8	**BOMEL CONSTRUCTION** **939 E FRANCIS ST** **ONTARIO CA 91761-5631**	**RCRA NON GEN**

EPA Handler ID: CAL000297126
Gen Status Universe: No Report
Contact Name: KEVIN OSTER
Contact Address: 96 CORPORATE PARK , , IRVINE , CA, 92606 ,
Contact Phone No and Ext: 714-921-1660
Contact Email: LOFFENBERG@BOMELCONSTRUCTION.COM
Contact Country:
County Name: SAN BERNARDINO
EPA Region: 09
Land Type:
Receive Date: 20050803
Location Latitude: 34.041208
Location Longitude: -117.635652

Violation/Evaluation Summary

Note: NO RECORDS: As of Jan 2021, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: No
Transfer Facility: No
Onsite Burner Exemption: No
Furnace Exemption: No
Underground Injection Activity: No
Commercial TSD: No
Used Oil Transporter: No
Used Oil Transfer Facility: No
Used Oil Processor: No
Used Oil Refiner: No
Used Oil Burner: No
Used Oil Market Burner: No
Used Oil Spec Marketer: No

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 20050803
Handler Name: BOMEL CONSTRUCTION
Source Type: Implementer

Federal Waste Generator Code: N
Generator Code Description: Not a Generator, Verified

Owner/Operator Details

Owner/Operator Ind:	Current Operator	**Street No:**	
Type:	Other	**Street 1:**	96 CORPORATE PARK
Name:	KEVIN OSTER	**Street 2:**	
Date Became Current:		**City:**	IRVINE
Date Ended Current:		**State:**	CA
Phone:	714-921-1660	**Country:**	
Source Type:	Implementer	**Zip Code:**	92606

Owner/Operator Ind:	Current Owner	**Street No:**	
Type:	Other	**Street 1:**	96 CORPORATE PARK
Name:	BOMEL CONSTRUCTION	**Street 2:**	
Date Became Current:		**City:**	IRIVNE
Date Ended Current:		**State:**	CA
Phone:	714-921-1660	**Country:**	
Source Type:	Implementer	**Zip Code:**	92606-5136

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44 | **1 of 2** | **NNW** | **0.17 / 877.54** | **882.25 / 12** | **LIGHTING RESOURCES LLC**
805 E FRANCIS ST
ONTARIO CA 91761 | **INSP**
COMP ENF

EPA ID:	CAL000827758	**County:**	SAN BERNARDINO
Geotracker Address:	805 E FRANCIS ST	**Geotracker Lat:**	34.041742
Geotracker City:	ONTARIO	**Geotracker Long:**	-117.639362
Report URL:	https://www.envirostor.dtsc.ca.gov/public/eerp_profile_report?global_id=3000630		

Inspection Information

Inspection Type: Financial Records Review - Treatment, Storage and Disposal
Violations: No Violations
Inspection Date: 5/16/2003
Return to Compliance:
Report Sent Date: 5/20/2003

Inspection Type: Financial Records Review - Treatment, Storage and Disposal
Violations: No Violations
Inspection Date: 6/29/2004
Return to Compliance:
Report Sent Date: 6/29/2004

Inspection Type: Financial Records Review - Standardized Permit
Violations: No Violations
Inspection Date: 10/4/2000
Return to Compliance:
Report Sent Date: 11/6/2000

Inspection Type: Compliance Evaluation Inspection - Standardized Permit
Violations: Class 1, Class 2
Inspection Date: 6/19/1998
Return to Compliance: 3/19/1999
Report Sent Date: 8/7/1998

Inspection Type: Compliance Evaluation Inspection - Standardized Permit
Violations: No Violations
Inspection Date: 9/26/2000
Return to Compliance:
Report Sent Date: 11/6/2000

Inspection Type: Compliance Evaluation Inspection - Standardized Permit
Violations: Minor
Inspection Date: 6/14/2004
Return to Compliance: 7/7/2004

Report Sent Date: 7/7/2004

Inspection Type: Financial Records Review - Treatment, Storage and Disposal
Violations: No Violations
Inspection Date: 4/7/2005
Return to Compliance:
Report Sent Date: 5/3/2005

Inspection Type: Compliance Evaluation Inspection - Transporter
Violations: No Violations
Inspection Date: 7/23/1999
Return to Compliance:
Report Sent Date: 9/9/1999

Enforcement Information (ENVIROSTOR ICE Sites Data Download)

Enforcement Type: Final Administrative Settlement (310)
Enforcement Date: 3/19/1999

Enforcement Type: Enforcement Order Issued (210)
Enforcement Date: 10/14/1998

Permitting

Site Code: 400467
Program Type: HAZARDOUS WASTE FACILITY
Facility Type: HIST PERMITTED
Assembly District: 52
Senate District: 20
Census Tract: 6071001813
Calenviro Screen Percentile Sc: 96-100% (highest scores)
Site Facility Type: CLOSED - PERMIT AUTHORITY: Standardized
Facility History:

Lighting Resources LLC (LRL) originally operated under this EPA ID but the County of San Bernardino Fire Department requested LRL to change their ID in 2004. During the same time, they changed their name from Lighting Resources Inc to LLC so they made a Class 1 Permit Modification to reflect these changes and was issued a new permit with the updated name and EPA ID in 2005. Thus, this facility is being tracked under a new EPA ID # CAR000156125.

DTSC Investigation Compliance Enforcement Sites

Envirostor ID: 3000630
Status: No Action
Site Type: INSPECTION
Latitude: 34.041742
Longitude: -117.639362

Site Details from REST Service

Envirostor ID: 3000630
Status: No Action
Site Type: INSPECTION
Latitude: 34.041742
Longitude: -117.639362

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
44	2 of 2	NNW	0.17 / 877.54	882.25 / 12	LIGHTING RESOURCES LLC 805 FRANCIS ST ONTARIO CA 91761	INSP COMP ENF

EPA ID: CAR000156125
Geotracker Address: 805 FRANCIS ST
Geotracker City: ONTARIO
County: SAN BERNARDINO
Geotracker Lat: 34.041742
Geotracker Long: -117.639362
Report URL: https://www.envirostor.dtsc.ca.gov/public/eerp_profile_report?global_id=3000782

Inspection Information

Inspection Type: Financial Records Review - Standardized Permit
Violations: No Violations
Inspection Date: 5/19/2008

Return to Compliance:
Report Sent Date: 5/21/2008

Inspection Type: Focused Compliance Inspection - Universal Waste Mercury Lamp Recyclers
Violations: Class 1, Minor
Inspection Date: 9/21/2005
Return to Compliance: 11/28/2005
Report Sent Date: 9/21/2005

Inspection Type: Follow-up Inspection - Standardized Permit
Violations: Class 2
Inspection Date: 6/6/2019
Return to Compliance: 10/21/2019
Report Sent Date: 7/31/2019

Inspection Type: Compliance Evaluation Inspection - Standardized Permit
Violations: Class 1
Inspection Date: 4/18/2006
Return to Compliance: 4/27/2006
Report Sent Date: 5/18/2006

Inspection Type: Compliance Evaluation Inspection - Standardized Permit
Violations: Class 2, Minor
Inspection Date: 6/22/2012
Return to Compliance: 11/13/2012
Report Sent Date: 8/17/2012

Inspection Type: Financial Records Review - Standardized Permit
Violations: No Violations
Inspection Date: 11/26/2012
Return to Compliance:
Report Sent Date: 11/26/2012

Inspection Type: Compliance Evaluation Inspection - Standardized Permit
Violations: Class 2, Minor
Inspection Date: 1/14/2019
Return to Compliance: 2/12/2019
Report Sent Date: 3/13/2019

Inspection Type: Financial Records Review - Standardized Permit
Violations: Minor
Inspection Date: 2/13/2019
Return to Compliance: 2/27/2019
Report Sent Date: 3/12/2019

Inspection Type: Compliance Evaluation Inspection - Transporter
Violations: No Violations
Inspection Date: 7/24/2019
Return to Compliance:
Report Sent Date: 7/24/2019

Inspection Type: Focused Compliance Inspection - Universal Waste Electronics Recycler
Violations: Class 2
Inspection Date: 5/22/2008
Return to Compliance: 5/22/2008
Report Sent Date: 5/22/2008

Inspection Type: Financial Records Review - Standardized Permit
Violations: No Violations
Inspection Date: 1/13/2015
Return to Compliance:
Report Sent Date: 1/14/2015

Inspection Type: Compliance Evaluation Inspection - Standardized Permit
Violations: No Violations
Inspection Date: 1/19/2017
Return to Compliance:
Report Sent Date: 2/24/2017

Inspection Type: Financial Records Review - Treatment, Storage and Disposal
Violations: No Violations
Inspection Date: 3/23/2007
Return to Compliance:
Report Sent Date: 3/26/2007

Inspection Type: Financial Records Review - Standardized Permit
Violations: Minor
Inspection Date: 6/3/2009
Return to Compliance: 10/5/2010
Report Sent Date: 6/4/2009

Inspection Type: Compliance Evaluation Inspection - Standardized Permit
Violations: Class 2, Minor
Inspection Date: 3/27/2007
Return to Compliance: 3/28/2007
Report Sent Date: 4/26/2007

Inspection Type: Compliance Evaluation Inspection - Standardized Permit
Violations: Class 2
Inspection Date: 5/22/2008
Return to Compliance: 5/22/2008
Report Sent Date: 7/16/2008

Inspection Type: Financial Records Review - Standardized Permit
Violations: No Violations
Inspection Date: 2/8/2017
Return to Compliance:
Report Sent Date: 2/8/2017

Inspection Type: Financial Records Review - Treatment, Storage and Disposal
Violations: No Violations
Inspection Date: 5/10/2006
Return to Compliance:
Report Sent Date: 5/10/2006

Inspection Type: Compliance Evaluation Inspection - Standardized Permit
Violations: Minor
Inspection Date: 11/13/2014
Return to Compliance: 1/23/2015
Report Sent Date: 1/6/2015

Inspection Type: Compliance Evaluation Inspection - Standardized Permit
Violations: Class 2
Inspection Date: 5/14/2009
Return to Compliance: 5/27/2009
Report Sent Date: 7/15/2009

Enforcement Information (ENVIROSTOR ICE Sites Data Download)

Enforcement Type: Consent Order with Enforcement and Settlement - Federal CA/FO (385)
Enforcement Date: 11/30/2006

Enforcement Type: Consent Order with Enforcement and Settlement - Federal CA/FO (385)
Enforcement Date: 2/10/2006

Complaints

Case No: 13-0813-0581
Complaint Date: 8/21/2013
Violations: YES

Permitting

Site Code: 400467, 400467, 400467, 400467, 401467 ***Assembly District:*** 52

Program Type:	HAZARDOUS WASTE FACILITY	***Senate District:***	20
Facility Type:	HIST PERMITTED	***Census Tract:***	6071001813
Calenviro Screen Percentile Sc:	96-100% (highest scores)		
Site Facility Type:	OPERATING PERMIT		
Facility History:			

Quarterly Update Period:

April 2020 to June 2020

Permit application currently under technical review of revised permit application in response to 2nd NOD.

FACILITY DESCRIPTION/HISTORY

The Lighting Resources facility (Facility) is located at 805 East Francis Street, Ontario, California 91761, in San Bernardino County at latitude 34 degrees 02' 30" and longitude 117 degrees 30' 15". The Facility is located in an area zoned for light industrial. The nearest residential zone is about 0.1 mile away.

The owners of the facility are Lighting Resources, LLC at 805 East Francis Street, Ontario, California 91761; and Thumos, LLC, 4054 Mission Boulevard, Montclair, California 91763. LRL has been operating under a Standardized Hazardous Waste Facility Permit, Series A, issued June 24, 1996, which authorized LRL to operate as an off-site hazardous waste treatment and storage facility.

LRL, which is also a registered hazardous waste transporter, collects and transports spent fluorescent lamps, High Intensity Discharge (HID) lamps, other spent mercury-containing lamps, mercury-containing instruments (e.g. manometers) and intact PCB-containing lighting ballasts to its Facility. The collection of mercury-containing instruments is incidental to the primary lamp recycling operations. LRL also accepts the above described wastes from other transporters. The hazardous waste management activities occur mainly inside a warehouse building, storage trailers, and paved area outside of the warehouse building.

PERMITTING REGULATORY DESCRIPTION/HISTORY

The first permit was issued in 1996 and renewed once in 2007. The current permit will expire in 2017. Since the permit was issued in 2007, LRL has made no permit modifications. Six units are regulated under this permit.

(1) Lamp Machine (treatment)
The Lamp Machine is a demanufacturing machine into which lamps are manually fed. Fluorescent lamps are allowed to enter the system at a rate of up to one per second, up to a maximum of 32,000 lamps per day.
(2) HID Glove Box (treatment)
This is used to manually disassemble and recover mercury-containing powders from HID lamps. The maximum permitted treatment capacity is 4,800 lamps and/or mercury-containing devices per day.
(3) Lamp Storage Area (storage)
The maximum permitted storage capacity of the Lamp Storage Area is twenty-seven (27) pallets. Each pallet store no more than 1,300 fluorescent and/or HID lamps.
(4) HID Storage Area (storage)
The maximum permitted storage capacity of the HID Storage Area is seven (7) pallets. Each pallet store no more than 1,300 fluorescent and/or HID lamps.
(5) Hazardous Waste Storage Area (storage)
The maximum number of flasks stored inside or outside of drums shall not exceed four (4). The maximum drum limit shall not exceed eighty-two (82) drums plus up to four (4) drums that contain one (1) flask in each drum, for a maximum limit of eighty-six (86) drums.
(6) Trailer Storage Area (storage)
Intact fluorescent and/or HID lamps are stored inside of the trailers prior to introduction into the recycling processes. The maximum permitted storage capacity of each trailer is ten (10) pallets. Each pallet store no more than 1,300 fluorescent and/or HID lamps.

There are currently no corrective action/cleanup activities being conducted by DTSC or the Regional Water Quality Control Board at the facility.

DTSC Investigation Compliance Enforcement Sites

Envirostor ID:	3000782	***Latitude:***	34.041742
Status:	Significant Non-Complier	***Longitude:***	-117.639362
Site Type:	INSPECTION		

Site Details from REST Service

Envirostor ID:	3000782	***Latitude:***	34.041742
Status:	No Action	***Longitude:***	-117.639362
Site Type:	INSPECTION		

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
45	1 of 1	NE	0.17 / 907.74	878.06 / 8	MISSION LANDSCAPE COMPANIES, INC. 952 FRANCIS ST ONTARIO CA 91761-0000	RCRA NON GEN

EPA Handler ID: CAL000209538
Gen Status Universe: No Report
Contact Name: ANA VAGLIENTY
Contact Address: 536 E DYER RD , , SANTA ANA , CA, 92707 ,
Contact Phone No and Ext: 714-918-3484
Contact Email: AVAGLIENTY@MISSIONLANDSCAPE.COM
Contact Country:
County Name: SAN BERNARDINO
EPA Region: 09
Land Type:
Receive Date: 20000131
Location Latitude: 34.041151
Location Longitude: -117.63518

Violation/Evaluation Summary

Note: NO RECORDS: As of Jan 2021, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: No
Transfer Facility: No
Onsite Burner Exemption: No
Furnace Exemption: No
Underground Injection Activity: No
Commercial TSD: No
Used Oil Transporter: No
Used Oil Transfer Facility: No
Used Oil Processor: No
Used Oil Refiner: No
Used Oil Burner: No
Used Oil Market Burner: No
Used Oil Spec Marketer: No

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 20000131
Handler Name: MISSION LANDSCAPE COMPANIES, INC.
Source Type: Implementer
Federal Waste Generator Code: N
Generator Code Description: Not a Generator, Verified

Owner/Operator Details

Owner/Operator Ind: Current Owner
Type: Other
Name: DAVID DUBOIS
Date Became Current:
Date Ended Current:
Phone: 714-662-4500
Source Type: Implementer
Street No:
Street 1: 536 E DYER RD
Street 2:
City: SANTA ANA
State: CA
Country:
Zip Code: 92707-0000

Owner/Operator Ind: Current Operator
Type: Other
Name: ANA VAGLIENTY
Street No:
Street 1: 536 E DYER RD
Street 2:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Date Became Current:		**City:**	SANTA ANA
Date Ended Current:		**State:**	CA
Phone:	714-918-3484	**Country:**	
Source Type:	Implementer	**Zip Code:**	92707

46	1 of 1	NNE	0.17 / 917.65	881.51 / 11	**ELITE TRUCK & RV LLC** **1742 S BON VIEW AVE** **ONTARIO CA 91761**	**RCRA NON GEN**

EPA Handler ID:	CAL000448659
Gen Status Universe:	No Report
Contact Name:	HECTOR GARCIA
Contact Address:	1742 S BON VIEW AVE , , ONTARIO , CA, 91761 ,
Contact Phone No and Ext:	909-923-4501
Contact Email:	HECTORGARCIA@ELITETRUCKCOLLISION.COM
Contact Country:	
County Name:	SAN BERNARDINO
EPA Region:	09
Land Type:	
Receive Date:	20190905
Location Latitude:	
Location Longitude:	

Violation/Evaluation Summary

Note:	NO RECORDS: As of Jan 2021, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility:	No
Onsite Burner Exemption:	No
Furnace Exemption:	No
Underground Injection Activity:	No
Commercial TSD:	No
Used Oil Transporter:	No
Used Oil Transfer Facility:	No
Used Oil Processor:	No
Used Oil Refiner:	No
Used Oil Burner:	No
Used Oil Market Burner:	No
Used Oil Spec Marketer:	No

Hazardous Waste Handler Details

Sequence No:	1
Receive Date:	20190905
Handler Name:	ELITE TRUCK & RV LLC
Source Type:	Implementer
Federal Waste Generator Code:	N
Generator Code Description:	Not a Generator, Verified

Owner/Operator Details

Owner/Operator Ind:	Current Operator	**Street No:**	
Type:	Other	**Street 1:**	1742 S BON VIEW AVE
Name:	HECTOR GARCIA	**Street 2:**	
Date Became Current:		**City:**	ONTARIO
Date Ended Current:		**State:**	CA
Phone:	909-923-4501	**Country:**	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Source Type:	Implementer	**Zip Code:**	91761
Owner/Operator Ind:	Current Owner	**Street No:**	
Type:	Other	**Street 1:**	1742 S BON VIEW AVE
Name:	ELITE TRUCK R.V. LLC	**Street 2:**	
Date Became Current:		**City:**	ONTARIO
Date Ended Current:		**State:**	CA
Phone:	909-784-7411	**Country:**	
Source Type:	Implementer	**Zip Code:**	91761

47	1 of 1	NNE	0.17 / 918.25	881.51 / 11	**WARFIELD ELECTRIC CO, INC** **1745 S BON VIEW AVE** **ONTARIO CA 91761**	EMISSIONS

2015 Toxic Data

Facility ID:	107766	**COID:**	SBD
Facility SIC Code:	7538	**DISN:**	SOUTH COAST AQMD
CO:	36	**CHAPIS:**	
Air Basin:	SC	**CERR Code:**	
District:	SC		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

2016 Toxic Data

Facility ID:	107766	**TS:**	
Facility SIC Code:	7538	**HRA:**	
CERR CODE:		**CH Index:**	
COID:	SBD	**AH Index:**	
CO:	36	**Air Basin:**	SC
DISN:	SOUTH COAST AQMD	**District:**	SC
CHAPIS:			

48	1 of 2	NNE	0.17 / 918.92	881.49 / 11	**WARFIELD ELECTRIC** **1745 S BON VIEW AVE** **ONTARIO CA 91761**	SANBERN CUPA

Facility ID:	FA0007222
Owner Info:	WARFIELD ELECTRIC
Mailing Care of:	
Mailing Address 1:	1745 S BON VIEW AVE
Mailing Address 2:	
Mailing City:	ONTARIO
Mailing State:	CA
Mailing Zip:	91761

Detail(s)

Permit ID:	PT0000041
Status:	ACTIVE
Program Element Code:	4453
Permit Desc:	SMALL QUANTITY GENERATOR
To:	12/31/2021

Permit ID:	PT0000042
Status:	ACTIVE
Program Element Code:	4243
Permit Desc:	HAZARDOUS MATERIALS 4-10 CHEMICALS
To:	12/31/2021

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
48	2 of 2	NNE	0.17 / 918.92	881.49 / 11	WARFIELD ELECTRIC CO 1745 S BONVIEW AVE ONTARIO CA 91761-4410	RCRA SQG

EPA Handler ID: CAR000072769
Gen Status Universe: Small Quantity Generator
Contact Name: STEVE BACSKI
Contact Address: 1745 S BONVIEW AVE , , ONTARIO , CA, 91761-4410 , US
Contact Phone No and Ext: 909-947-4257
Contact Email:
Contact Country: US
County Name: SAN BERNARDINO
EPA Region: 09
Land Type: Private
Receive Date: 20000509
Location Latitude: 34.041846
Location Longitude: -117.637207

Violation/Evaluation Summary

Note: NO RECORDS: As of Jan 2021, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: No
Transfer Facility: No
Onsite Burner Exemption: No
Furnace Exemption: No
Underground Injection Activity: No
Commercial TSD: No
Used Oil Transporter: No
Used Oil Transfer Facility: No
Used Oil Processor: No
Used Oil Refiner: No
Used Oil Burner: No
Used Oil Market Burner: No
Used Oil Spec Marketer: No

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 20000509
Handler Name: WARFIELD ELECTRIC CO
Federal Waste Generator Code: 2
Generator Code Description: Small Quantity Generator
Source Type: Notification

Waste Code Details

Hazardous Waste Code: D000
Waste Code Description: DESCRIPTION

Hazardous Waste Code: D039
Waste Code Description: TETRACHLOROETHYLENE

Owner/Operator Details

Owner/Operator Ind: Current Owner
Type: Private
Street No:
Street 1: 1745 S BONVIEW AVE

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Name:	WARFIELD ELECTRIC CO INC	**Street 2:**	
Date Became Current:		**City:**	ONTARIO
Date Ended Current:		**State:**	CA
Phone:	909-947-7606	**Country:**	
Source Type:	Notification	**Zip Code:**	91761-4410

49	1 of 2	NNE	0.19 / 1,009.73	882.54 / 12	STAR METALS INC 1715 S BON VIEW AVE ONTARIO CA 91761	SANBERN CUPA

Facility ID:	FA0013492
Owner Info:	NANCE, CHRIS
Mailing Care of:	CHRIS NANCE
Mailing Address 1:	1715 S BON VIEW AVE
Mailing Address 2:	
Mailing City:	ONTARIO
Mailing State:	CA
Mailing Zip:	91761

Detail(s)

Permit ID:	PT0023796
Status:	INACTIVE
Program Element Code:	4430
Permit Desc:	CONDITIONALLY EXEMPT SMALL QUANTITY GENERATOR
To:	10/31/2012

49	2 of 2	NNE	0.19 / 1,009.73	882.54 / 12	INLAND SIGNS INC 1715 S BON VIEW AVE ONTARIO CA 91761	RCRA NON GEN

EPA Handler ID:	CAL000449027
Gen Status Universe:	No Report
Contact Name:	KERRY SILVA
Contact Address:	1715 S BON VIEW AVE , , ONTARIO , CA, 91761 ,
Contact Phone No and Ext:	909-923-0006
Contact Email:	CONTACT@INLANDSIGNS.COM
Contact Country:	
County Name:	SAN BERNARDINO
EPA Region:	09
Land Type:	
Receive Date:	20190918
Location Latitude:	
Location Longitude:	

Violation/Evaluation Summary

Note:	NO RECORDS: As of Jan 2021, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility:	No
Onsite Burner Exemption:	No
Furnace Exemption:	No
Underground Injection Activity:	No
Commercial TSD:	No
Used Oil Transporter:	No
Used Oil Transfer Facility:	No
Used Oil Processor:	No
Used Oil Refiner:	No

Used Oil Burner: No
Used Oil Market Burner: No
Used Oil Spec Marketer: No

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 20190918
Handler Name: INLAND SIGNS INC
Source Type: Implementer
Federal Waste Generator Code: N
Generator Code Description: Not a Generator, Verified

Owner/Operator Details

Owner/Operator Ind: Current Owner
Type: Other
Name: KIODIAN GJOKA
Date Became Current:
Date Ended Current:
Phone: 909-923-0006
Source Type: Implementer
Street No:
Street 1: 1715 S BON VIEW AVE
Street 2:
City: ONTARIO
State: CA
Country:
Zip Code: 91761

Owner/Operator Ind: Current Operator
Type: Other
Name: KERRY SILVA
Date Became Current:
Date Ended Current:
Phone: 909-923-0006
Source Type: Implementer
Street No:
Street 1: 1715 S BON VIEW AVE
Street 2:
City: ONTARIO
State: CA
Country:
Zip Code: 91761

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50 | ***1 of 1*** | ***NNE*** | ***0.19 / 1,024.23*** | ***882.51 / 12*** | ***ELITE TRUCK AND RV LLC 1742 S BON VIEW Ontario CA 91761*** | ***SANBERN CUPA***

Facility ID: FA0018363
Owner Info: ELITE TRUCK AND RV LLC
Mailing Care of:
Mailing Address 1: 1742 SOUTH BON VIEW
Mailing Address 2:
Mailing City: ONTARIO
Mailing State: CA
Mailing Zip: 91761

Detail(s)

Permit ID: PT0039722
Status: ACTIVE
Program Element Code: 4242
Permit Desc: HAZARDOUS MATERIALS 1-3 CHEMICALS
To: 8/31/2021

Permit ID: PT0039723
Status: ACTIVE
Program Element Code: 4452
Permit Desc: CONDITIONALLY EXEMPT SM QTY GENERATOR
To: 8/31/2021

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51 | ***1 of 1*** | ***NE*** | ***0.21 / 1,100.35*** | ***878.04 / 8*** | ***SERA'S WHOLESALE NRSRY 943 E FRANCIS ST ONTARIO CA 91761*** | ***SANBERN CUPA***

Facility ID: FA0000641
Owner Info: SERA'S WHOLESALE NURSERY

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Mailing Care of:
Mailing Address 1: 943 E FRANCIS ST
Mailing Address 2:
Mailing City: ONTARIO
Mailing State: CA
Mailing Zip: 91761-9176

Detail(s)

Permit ID: PT0003714
Status: INACTIVE
Program Element Code: 4230
Permit Desc: HAZMAT HANDLER - AGRICULTURAL(FE)
To: 3/31/1991

52	1 of 1	NW	0.21 / 1,135.01	886.51 / 16	YOLANDA V HERNANDEZ 1740 S CAMPUS AVE ONTARIO CA 91761	RCRA NON GEN

EPA Handler ID: CAC003075518
Gen Status Universe: No Report
Contact Name: AGUSTIN HERNANDEZ
Contact Address: 1740 S CAMPUS AVE , , ONTARIO , CA, 91761 ,
Contact Phone No and Ext: 951-699-2308
Contact Email: FAVILA@BURNS-ENVIRO.COM
Contact Country:
County Name: SAN BERNARDINO
EPA Region: 09
Land Type:
Receive Date: 20200720
Location Latitude:
Location Longitude:

Violation/Evaluation Summary

Note: NO RECORDS: As of Jan 2021, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: No
Transfer Facility: No
Onsite Burner Exemption: No
Furnace Exemption: No
Underground Injection Activity: No
Commercial TSD: No
Used Oil Transporter: No
Used Oil Transfer Facility: No
Used Oil Processor: No
Used Oil Refiner: No
Used Oil Burner: No
Used Oil Market Burner: No
Used Oil Spec Marketer: No

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 20200720
Handler Name: YOLANDA V HERNANDEZ
Source Type: Implementer
Federal Waste Generator Code: N

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Generator Code Description: Not a Generator, Verified

Owner/Operator Details

Owner/Operator Ind:	Current Owner	**Street No:**	
Type:	Other	**Street 1:**	1740 S CAMPUS AVE
Name:	YOLANDA V HERNANDEZ	**Street 2:**	
Date Became Current:		**City:**	ONTARIO
Date Ended Current:		**State:**	CA
Phone:	951-699-2308	**Country:**	
Source Type:	Implementer	**Zip Code:**	91761

Owner/Operator Ind:	Current Operator	**Street No:**	
Type:	Other	**Street 1:**	1740 S CAMPUS AVE
Name:	AGUSTIN HERNANDEZ	**Street 2:**	
Date Became Current:		**City:**	ONTARIO
Date Ended Current:		**State:**	CA
Phone:	951-699-2308	**Country:**	
Source Type:	Implementer	**Zip Code:**	91761

53	1 of 2	NNE	0.22 / 1,151.48	884.58 / 14	**ALLIED MECHANICAL** **1720 S BON VIEW** **ONTARIO CA 91761**	SANBERN CUPA

Facility ID: FA0000851
Owner Info: ALLIED MECHANICAL
Mailing Care of: robin.ceballos@alliedmech.com
Mailing Address 1: 1720 S BON VIEW
Mailing Address 2:
Mailing City: ONTARIO
Mailing State: CA
Mailing Zip: 91761-9176

Detail(s)

Permit ID: PT0026354
Status: ACTIVE
Program Element Code: 4031
Permit Desc: APSA 1,320-10,000 GAL FAC CAPACITY
To: 9/30/2021

Permit ID: PT0004132
Status: ACTIVE
Program Element Code: 4244
Permit Desc: HAZARDOUS MATERIALS 11-30 CHEMICALS
To: 9/30/2021

Permit ID: PT0026355
Status: ACTIVE
Program Element Code: 4902
Permit Desc: WASTE-GENERATING RECYCLER (ONSITE)
To: 9/30/2021

Permit ID: PT0004133
Status: ACTIVE
Program Element Code: 4454
Permit Desc: LARGE QUANTITY GENERATOR
To: 9/30/2021

53	2 of 2	NNE	0.22 / 1,151.48	884.58 / 14	**ALLIED MECHANICAL** **1720 S BON VIEW** **ONTARIO CA 91761**	CERS TANK

Site ID: 384636 **Latitude:** 34.042515
Longitude: -117.638430

Regulated Programs

EI ID: 10035172
EI Description: Aboveground Petroleum Storage

EI ID: 10035172
EI Description: Chemical Storage Facilities

EI ID: 10035172
EI Description: Hazardous Waste Generator

Violations

Violation Date: 08/08/2013 ***Violation Source:*** CERS
Violation Program: HW ***Violation Division:*** San Bernardino County Fire Department
Citation: HSC 6.67 Multiple - California Health and Safety Code, Chapter 6.67, Section(s) Multiple
Violation Notes:

Returned to compliance on 09/16/2013. Failure to keep hazardous waste containers closed when not in active use (CCR 66265.173(a))

Violation Description:

Haz Waste Generator Program - Operations/Maintenance - General

Violations

Violation Date: 08/08/2013 ***Violation Source:*** CERS
Violation Program: HW ***Violation Division:*** San Bernardino County Fire Department
Citation: HSC 6.5 25143.9 - California Health and Safety Code, Chapter 6.5, Section(s) 25143.9
Violation Notes:

Returned to compliance on 09/23/2013.

Violation Description:

Failure to meet the following requirements of excluded recyclable materials:
1) Used or reused as an ingredient in an industrial process to make a product if the material is not being reclaimed,
2) Used or reused as a safe and effective substitute for commercial products if the material is not being reclaimed,
3) Returned to the original process from which the material was generated, without first being reclaimed, if the material is returned as a substitute for raw material feedstock, and the process uses raw materials as principal feedstocks,
4) The material is recycled and used at the same facility at which the material was generated, or by the same corporate entity,
5) The material is recycled within the applicable generator accumulation time,
6) The material is managed in accordance with all applicable requirements for generators of hazardous wastes,
7) If the material is held in a container or tank, the container or tank is labeled, marked, and placarded in accordance with the department's hazardous waste labeling, marking, and placarding requirements which are applicable to generators, except that the container or tank shall be labeled or marked clearly with the words "Excluded Recyclable Material" instead of the words "Hazardous Waste,"
8) If the material is used oil, the containers, aboveground tanks, and fill pipes used to transfer oil into underground storage tanks shall also be labeled and clearly marked with the words "Used Oil",
9) The owner or operator of the business location where the material is located has a business plan that meets the following minimal requirements: emergency response plans and procedures, which specifically address the material or that meets the emergency response and contingency requirements which are applicable to generators of hazardous waste, and
10) The material shall be stored and handled in accordance with all local ordinances and codes.

Violations

Violation Date: 02/19/2020 ***Violation Source:*** CERS
Violation Program: APSA ***Violation Division:*** San Bernardino County Fire Department
Citation: HSC 6.67 25270.4.5 (a) - California Health and Safety Code, Chapter 6.67, Section(s) 25270.4.5 (a)
Violation Notes:

Returned to compliance on 03/11/2020. OBSERVATION: The SPCC plan was last reviewed and approved on 9/27/2013. The plan must be reviewed and udpated every 5 years. CORRECTIVE ACTION: Submit a signed statement indicating that the 5-year review has been performed, documented and SPCC plan amended if necessary.

Violation Description:

Failure to complete a review and evaluation of the SPCC Plan at least once every five years, document the completion of the review, and sign a statement as to whether the SPCC Plan will be amended.

Violations

Violation Date: 02/19/2020 ***Violation Source:*** CERS
Violation Program: APSA ***Violation Division:*** San Bernardino County Fire Department
Citation: HSC 6.67 25270.4.5(a) - California Health and Safety Code, Chapter 6.67, Section(s) 25270.4.5(a)
Violation Notes:

Returned to compliance on 03/11/2020. OBSERVATION: The SPCC plan was prepared but wasn't implemented. CORRECTIVE ACTION: Implement the SPCC Plan. Submit a signed statement indicating that the SPCC plan has been properly implemented to include recording updates, training, and inspections.

Violation Description:

Failure to implement the SPCC Plan.

Violations

Violation Date: 08/08/2013 ***Violation Source:*** CERS
Violation Program: HMRRP ***Violation Division:*** San Bernardino County Fire Department
Citation: HSC 6.95 25505(a) - California Health and Safety Code, Chapter 6.95, Section(s) 25505(a)
Violation Notes:

Returned to compliance on 09/24/2013.

Violation Description:

Owner/Operator failed to complete and/or submit a Hazardous Materials Business Plan when storing hazardous materials at or above the thresholds quantities of 55 gallons/500 lbs/200 cubic feet.

Violations

Violation Date: 02/19/2020 ***Violation Source:*** CERS
Violation Program: HW ***Violation Division:*** San Bernardino County Fire Department
Citation: 22 CCR 12 66262.34(f) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.34(f)
Violation Notes:

Returned to compliance on 03/11/2020. OBSERVATION: Three of the four waste coolant tanks were found missing hazardous waste labels. One tank was found with a non-hazardous waste label. All hazardous waste tanks must have proper hazardous waste labeling. CORRECTIVE ACTION: Submit a signed certificate of compliance to indicate the tanks have been properly labeled.

Violation Description:

Failure to properly label hazardous waste accumulation containers and portable tanks with the following requirements: "Hazardous Waste", name and address of the generator, physical and chemical characteristics of the Hazardous Waste, and starting accumulation date.

Violations

Violation Date: 08/08/2013 ***Violation Source:*** CERS
Violation Program: HW ***Violation Division:*** San Bernardino County Fire Department
Citation: HSC 6.67 Multiple - California Health and Safety Code, Chapter 6.67, Section(s) Multiple
Violation Notes:

Returned to compliance on 09/16/2013. Failure to label hazardous waste containers (CCR 66262.34(f)(3))

Violation Description:

Haz Waste Generator Program - Operations/Maintenance - General

Violations

Violation Date: 11/01/2016 ***Violation Source:*** CERS
Violation Program: HW ***Violation Division:*** San Bernardino County Fire Department
Citation: HSC 6.5 Multiple - California Health and Safety Code, Chapter 6.5, Section(s) Multiple
Violation Notes:

Returned to compliance on 05/23/2017. Failure to conduct a Source Reduction Evaluation Review and Plan (CHSC 25244.19(a)) A 2014 Source Reduction plan was not available for review.

Violation Description:

Hazardous Waste Generator Program - Administration/Documentation - General

Violations

Violation Date: 11/01/2016 ***Violation Source:*** CERS
Violation Program: HMRRP ***Violation Division:*** San Bernardino County Fire Department
Citation: HSC 6.95 25508.1(a)-(f) - California Health and Safety Code, Chapter 6.95, Section(s) 25508.1(a)-(f)
Violation Notes:

Returned to compliance on 12/23/2016. The following inventory items were not reported: (3) 55 gallon drums of way oil, (3) 55 gallon drums of hydraulic oil. The following inventory items were under reported: (15) 221 cu-ft cylinders of argon/helium, (7) 250 cu-ft cylinders of argon/CO2, (5) 200 cu-ft cylinders of oxygen

Violation Description:

Failure to electronically update business plan within 30 days of any one of the following events:
A 100 percent or more increase in the quantity of a previously disclosed material.
Any handling of a previously undisclosed hazardous materials at or above reportable quantities.
A change of business address, business ownership, or business name.
A substantial change in the handler's operations that requires modification to any portion of the business plan.

Violations

Violation Date: 08/08/2013 ***Violation Source:*** CERS
Violation Program: HW ***Violation Division:*** San Bernardino County Fire Department
Citation: HSC 6.67 Multiple - California Health and Safety Code, Chapter 6.67, Section(s) Multiple
Violation Notes:

Returned to compliance on 09/16/2013. Failure to note accumulation start date on labels (CCR 66262.34(f)(2))

Violation Description:

Haz Waste Generator Program - Operations/Maintenance - General

Violations

Violation Date: 11/01/2016 ***Violation Source:*** CERS
Violation Program: HW ***Violation Division:*** San Bernardino County Fire Department
Citation: HSC 6.5 Multiple - California Health and Safety Code, Chapter 6.5, Section(s) Multiple
Violation Notes:

Returned to compliance on 01/13/2017. Failure to obtain an EPA ID Number (CCR 66262.12(a)) EPA ID number CAL000000298 was inactive.

Violation Description:

Hazardous Waste Generator Program - Administration/Documentation - General

Enforcements

Enf Action Date: 08/08/2013 ***Enf Action Program:*** HW
Enf Action Type: Notice of Violation (Unified Program) ***Enf Action Source:*** CERS
Enf Action Division: San Bernardino County Fire Department
Enf Action Description: Notice of Violation Issued by the Inspector at the Time of Inspection
Enf Action Notes:

Enf Action Date: 11/01/2016 ***Enf Action Program:*** HW
Enf Action Type: Notice of Violation (Unified Program) ***Enf Action Source:*** CERS
Enf Action Division: San Bernardino County Fire Department
Enf Action Description: Notice of Violation Issued by the Inspector at the Time of Inspection
Enf Action Notes:

Enf Action Date: 08/08/2013 ***Enf Action Program:*** HMRRP
Enf Action Type: Notice of Violation (Unified Program) ***Enf Action Source:*** CERS
Enf Action Division: San Bernardino County Fire Department
Enf Action Description: Notice of Violation Issued by the Inspector at the Time of Inspection
Enf Action Notes:

Enf Action Date: 11/01/2016 ***Enf Action Program:*** HMRRP
Enf Action Type: Notice of Violation (Unified Program) ***Enf Action Source:*** CERS
Enf Action Division: San Bernardino County Fire Department
Enf Action Description: Notice of Violation Issued by the Inspector at the Time of Inspection
Enf Action Notes:

Evaluations

Eval Date: 02/19/2020
Violations Found: No
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: San Bernardino County Fire Department
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

Eval Date: 08/08/2013
Violations Found: No
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: San Bernardino County Fire Department
Eval Program: HWRecycler
Eval Source: CERS
Eval Notes:

ON SITE RECYCLER-ALLIED MECHANICAL; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 08/08/2013
Violations Found: Yes
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: San Bernardino County Fire Department
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

ROUTINE HANDLER INSPECTION-ALLIED MECHANICAL; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 02/19/2020
Violations Found: Yes
Eval General Type: Compliance Evaluation Inspection

Eval Type: Routine done by local agency
Eval Division: San Bernardino County Fire Department
Eval Program: APSA
Eval Source: CERS
Eval Notes:

Eval Date: 02/19/2020
Violations Found: Yes
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: San Bernardino County Fire Department
Eval Program: HW
Eval Source: CERS
Eval Notes:

Eval Date: 11/01/2016
Violations Found: Yes
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: San Bernardino County Fire Department
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

INSPECTION - BP; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 11/01/2016
Violations Found: Yes
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: San Bernardino County Fire Department
Eval Program: HW
Eval Source: CERS
Eval Notes:

INSPECTION - HW; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 08/08/2013
Violations Found: No
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: San Bernardino County Fire Department
Eval Program: APSA
Eval Source: CERS
Eval Notes:

APSA INSPECTION-ALLIED MECHANICAL; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 02/19/2020
Violations Found: No
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: San Bernardino County Fire Department
Eval Program: HWRecycler
Eval Source: CERS
Eval Notes:

Eval Date: 08/08/2013
Violations Found: Yes
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: San Bernardino County Fire Department
Eval Program: HW
Eval Source: CERS

Eval Notes:

ROUTINE GENERATOR INSPECTION-ALLIED MECHANICAL; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 11/01/2016
Violations Found: No
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: San Bernardino County Fire Department
Eval Program: APSA
Eval Source: CERS
Eval Notes:

INSPECTION APSA. FA0000851; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 11/01/2016
Violations Found: No
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: San Bernardino County Fire Department
Eval Program: HWRecycler
Eval Source: CERS
Eval Notes:

INSPECTION - WASTE RECYCLING; Note: data in [EVAL Notes] field for some records is truncated from the source.

Affiliations

Affil Type Desc: Parent Corporation
Entity Name: ALLIED MECHANICAL
Entity Title:
Address:
City:
State:
Country:
Zip Code:
Phone:

Affil Type Desc: Legal Owner
Entity Name: ALLIED MECHANICAL
Entity Title:
Address: 1720 S BON VIEW
City: ONTARIO
State: CA
Country: United States
Zip Code: 91761-9176
Phone: (909) 947-2723

Affil Type Desc: Environmental Contact
Entity Name: Chris Ver Halen
Entity Title:
Address: 1720 S BON VIEW
City: ONTARIO
State: CA
Country:
Zip Code: 91761
Phone:

Affil Type Desc: Property Owner
Entity Name: Tom Stull
Entity Title:
Address: 1720 S BON VIEW
City: ONTARIO
State: CA
Country: United States

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Zip Code: 91761
Phone: (909) 947-2723

Affil Type Desc: Operator
Entity Name: Tom Stull
Entity Title:
Address:
City:
State:
Country:
Zip Code:
Phone: (909) 947-2723

Affil Type Desc: CUPA District
Entity Name: San Bernardino County Fire
Entity Title:
Address: 620 South E Street
City: San Bernardino
State: CA
Country:
Zip Code: 92415-0153
Phone: (909) 386-8401

Affil Type Desc: Identification Signer
Entity Name: Jo Nell Bevington
Entity Title: HR Director
Address:
City:
State:
Country:
Zip Code:
Phone:

Affil Type Desc: Document Preparer
Entity Name: Jo Nell Bevington
Entity Title:
Address:
City:
State:
Country:
Zip Code:
Phone:

Affil Type Desc: Facility Mailing Address
Entity Name: Mailing Address
Entity Title:
Address: 1720 S BON VIEW
City: ONTARIO
State: CA
Country:
Zip Code: 91761
Phone:

54	1 of 2	NNE	0.22 / 1,154.37	884.58 / 14	ALLIED MECHANICAL PRODUCTS 1720 S BON VIEW AVE ONTARIO CA 91761	RCRA SQG

EPA Handler ID: CAR000067926
Gen Status Universe: Small Quantity Generator
Contact Name: JOSEPH GARCIA
Contact Address: 1720 S BON VIEW AVE , , ONTARIO , CA, 91761 , US
Contact Phone No and Ext: 909-947-2723
Contact Email:
Contact Country: US
County Name: SAN BERNARDINO
EPA Region: 09
Land Type: Private
Receive Date: 20000315

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Location Latitude: 34.042509
Location Longitude: -117.637266

Violation/Evaluation Summary

Note: NO RECORDS: As of Jan 2021, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: No
Transfer Facility: No
Onsite Burner Exemption: No
Furnace Exemption: No
Underground Injection Activity: No
Commercial TSD: No
Used Oil Transporter: No
Used Oil Transfer Facility: No
Used Oil Processor: No
Used Oil Refiner: No
Used Oil Burner: No
Used Oil Market Burner: No
Used Oil Spec Marketer: No

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 20000315
Handler Name: ALLIED MECHANICAL PRODUCTS
Federal Waste Generator Code: 2
Generator Code Description: Small Quantity Generator
Source Type: Notification

Waste Code Details

Hazardous Waste Code: D039
Waste Code Description: TETRACHLOROETHYLENE

Owner/Operator Details

Owner/Operator Ind: Current Owner
Type: Private
Name: TOWER INDUSTRIES INC
Date Became Current:
Date Ended Current:
Phone: 714-630-6981
Source Type: Notification
Street No:
Street 1: 2951 E LA PALMA AVE
Street 2:
City: ANAHEIM
State: CA
Country:
Zip Code: 92806

54	2 of 2	NNE	0.22 / 1,154.37	884.58 / 14	***ALLIED MECHANICAL PRODUCTS DBA ALLIED MECHANICAL 1720 S BON VIEW AVE ONTARIO CA 91761-4411***	***RCRA NON GEN***

EPA Handler ID: CAL000000298
Gen Status Universe: No Report
Contact Name: CHRIS VER HALEN
Contact Address: 1720 SO BON VIEW , , ONTARIO , CA, 91761 ,
Contact Phone No and Ext: 909-947-2723
Contact Email: CHRISV@ALLIEDMECH.COM
Contact Country:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

County Name: SAN BERNARDINO
EPA Region: 09
Land Type:
Receive Date: 19891114
Location Latitude: 34.042509
Location Longitude: -117.637266

Violation/Evaluation Summary

Note: NO RECORDS: As of Jan 2021, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: No
Transfer Facility: No
Onsite Burner Exemption: No
Furnace Exemption: No
Underground Injection Activity: No
Commercial TSD: No
Used Oil Transporter: No
Used Oil Transfer Facility: No
Used Oil Processor: No
Used Oil Refiner: No
Used Oil Burner: No
Used Oil Market Burner: No
Used Oil Spec Marketer: No

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 19891114
Handler Name: ALLIED MECHANICAL PRODUCTS DBA ALLIED MECHANICAL
Source Type: Implementer
Federal Waste Generator Code: N
Generator Code Description: Not a Generator, Verified

Owner/Operator Details

Owner/Operator Ind: Current Owner
Type: Other
Name: TOWER INDUSTRIES INC TOM STULL
Date Became Current:
Date Ended Current:
Phone: 805-686-9072
Source Type: Implementer
Street No:
Street 1: 5699 HAPPY CANYON ROD
Street 2:
City: SANTA YNEZ
State: CA
Country:
Zip Code: 93460-0000

Owner/Operator Ind: Current Operator
Type: Other
Name: CHRIS VER HALEN
Date Became Current:
Date Ended Current:
Phone: 909-947-2723
Source Type: Implementer
Street No:
Street 1: 1720 SO BON VIEW
Street 2:
City: ONTARIO
State: CA
Country:
Zip Code: 91761

55	1 of 1	NNE	0.22 / 1,187.80	885.51 / 15	NEFF CONSTRUCTION, INC. 1701 S BON VIEW AVE ONTARIO CA 91761	SANBERN CUPA

Facility ID: FA0004194
Owner Info: NEFF CONSTRUCTION, INC

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Mailing Care of:
Mailing Address 1: 1701 S BON VIEW 104
Mailing Address 2:
Mailing City: ONTARIO
Mailing State: CA
Mailing Zip: 91761-9176

Detail(s)

Permit ID: PT0008900
Status: INACTIVE
Program Element Code: 4221
Permit Desc: HAZMAT HANDLER 0-10 EMPLOYEES
To: 8/31/2008

56	1 of 1	NNE	0.23 / 1,220.53	885.59 / 15	SOUTHTOWN INDUSTRIAL PARK 1701, 1703, 1705, 1707 S. BON FRANCIS ONTARIO CA 91761	HHSS

County: San Bernardino
Pdf File Url: http://geotracker.waterboards.ca.gov/ustpdfs/pdf/0002a3ea.pdf

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57	1 of 8	NW	0.24 / 1,252.29	888.54 / 18	AMD INTERNATIONAL TECHNOLOGIES, LLC. 1725 S. CAMPUS AVE. ONTARIO CA 91761	RCRA NON GEN

EPA Handler ID: CAC002983872
Gen Status Universe: No Report
Contact Name: RAVI JOSHI
Contact Address: 1725 S. CAMPUS AVE. , , ONTARIO , CA, 91761 ,
Contact Phone No and Ext: 909-985-8300
Contact Email: LINDA@AMDINTTECH.COM
Contact Country:
County Name: SAN BERNARDINO
EPA Region: 09
Land Type:
Receive Date: 20181008
Location Latitude: 34.042258
Location Longitude: -117.641589

Violation/Evaluation Summary

Note: NO RECORDS: As of Jan 2021, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: No
Transfer Facility: No
Onsite Burner Exemption: No
Furnace Exemption: No
Underground Injection Activity: No
Commercial TSD: No
Used Oil Transporter: No
Used Oil Transfer Facility: No
Used Oil Processor: No
Used Oil Refiner: No
Used Oil Burner: No
Used Oil Market Burner: No

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Used Oil Spec Marketer: No

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 20181008
Handler Name: AMD INTERNATIONAL TECHNOLOGIES, LLC.
Source Type: Implementer
Federal Waste Generator Code: N
Generator Code Description: Not a Generator, Verified

Owner/Operator Details

Owner/Operator Ind: Current Owner
Type: Other
Name: RAVI JOSHI
Date Became Current:
Date Ended Current:
Phone: 909-985-8300
Source Type: Implementer
Street No:
Street 1: 1725 S. CAMPUS AVE.
Street 2:
City: ONTARIO
State: CA
Country:
Zip Code: 91761

Owner/Operator Ind: Current Operator
Type: Other
Name: RAVI JOSHI
Date Became Current:
Date Ended Current:
Phone: 909-985-8300
Source Type: Implementer
Street No:
Street 1: 1725 S. CAMPUS AVE.
Street 2:
City: ONTARIO
State: CA
Country:
Zip Code: 91761

57	2 of 8	NW	0.24 / 1,252.29	888.54 / 18	AMD INTERNATIONAL 1725 S. CAMPUS AVE. ONTARIO CA 91761	RCRA NON GEN

EPA Handler ID: CAC002999846
Gen Status Universe: No Report
Contact Name: RAVINDER JOSHI
Contact Address: 1725 S. CAMPUS AVE. , , ONTARIO , CA, 91761 ,
Contact Phone No and Ext: 909-985-8300
Contact Email: LINDA@AMDINTTECH.COM
Contact Country:
County Name: SAN BERNARDINO
EPA Region: 09
Land Type:
Receive Date: 20190206
Location Latitude: 34.042258
Location Longitude: -117.641589

Violation/Evaluation Summary

Note: NO RECORDS: As of Jan 2021, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: No
Transfer Facility: No
Onsite Burner Exemption: No
Furnace Exemption: No
Underground Injection Activity: No
Commercial TSD: No
Used Oil Transporter: No

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Used Oil Transfer Facility: No
Used Oil Processor: No
Used Oil Refiner: No
Used Oil Burner: No
Used Oil Market Burner: No
Used Oil Spec Marketer: No

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 20190206
Handler Name: AMD INTERNATIONAL
Source Type: Implementer
Federal Waste Generator Code: N
Generator Code Description: Not a Generator, Verified

Owner/Operator Details

Owner/Operator Ind: Current Owner
Type: Other
Name: RAVINDER JOSHI
Date Became Current:
Date Ended Current:
Phone: 909-985-8300
Source Type: Implementer
Street No:
Street 1: 1725 S. CAMPUS AVE.
Street 2:
City: ONTARIO
State: CA
Country:
Zip Code: 91761

Owner/Operator Ind: Current Operator
Type: Other
Name: RAVINDER JOSHI
Date Became Current:
Date Ended Current:
Phone: 909-985-8300
Source Type: Implementer
Street No:
Street 1: 1725 S. CAMPUS AVE.
Street 2:
City: ONTARIO
State: CA
Country:
Zip Code: 91761

57	3 of 8	NW	0.24 / 1,252.29	888.54 / 18	**AMD INTERNATIONAL TECHNOLOGIES** **1725 S. CAMPUS AVE.** **ONTARIO CA 91761**	RCRA TSD

EPA Handler ID: CAC003015988
Gen Status Universe: No Report
Contact Name: RAVINDER JOSHI
Contact Address: 1725 S. CAMPUS AVE. , , ONTARIO , CA, 91761 ,
Contact Phone No and Ext: 909-985-8300
Contact Email: LINDA@AMDINTTECH.COM
Contact Country:
Land Type:
County Name: SAN BERNARDINO
EPA Region: 09
Receive Date: 20190521
Location Latitude: 34.042258
Location Longitude: -117.641589

Violation/Evaluation Summary

Note: NO RECORDS: As of Jan 2021, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: No

Transfer Facility:	No
Onsite Burner Exemption:	No
Smelting, Melting and Refining:	No
Underground Injection Control:	No
Commercial TSD:	No
Used Oil Transporter:	No
Used Oil Transfer Facility:	No
Used Oil Processor:	No
Used Oil Refiner:	No
Used Oil Burner:	No
Used Oil Market Burner:	No
Used Oil Spec Marketer:	No

Hazardous Waste Handler Details

Sequence No:	1
Receive Date:	20190521
Handler Name:	AMD INTERNATIONAL TECHNOLOGIES
Federal Waste Generator Code:	N
Generator Code Description:	Not a Generator, Verified
Source Type:	Implementer

Owner/Operator Details

Owner/Operator Ind:	Current Owner	**Street No:**	
Type:	Other	**Street 1:**	1725 S. CAMPUS AVE.
Name:	RAVINDER JOSHI	**Street 2:**	
Date Became Current:		**City:**	ONTARIO
Date Ended Current:		**State:**	CA
Phone:	909-985-8300	**Country:**	
Source Type:	Implementer	**Zip Code:**	91761
Owner/Operator Ind:	Current Operator	**Street No:**	
Type:	Other	**Street 1:**	1725 S. CAMPUS AVE.
Name:	RAVINDER JOSHI	**Street 2:**	
Date Became Current:		**City:**	ONTARIO
Date Ended Current:		**State:**	CA
Phone:	909-985-8300	**Country:**	
Source Type:	Implementer	**Zip Code:**	91761

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
57	4 of 8	NW	0.24 / 1,252.29	888.54 / 18	AMD INTERNATIONAL TECHNOLOGIES 1725 S. CAMPUS AVE. ONTARIO CA 91761	RCRA NON GEN

EPA Handler ID:	CAC003015988
Gen Status Universe:	No Report
Contact Name:	RAVINDER JOSHI
Contact Address:	1725 S. CAMPUS AVE. , , ONTARIO , CA, 91761 ,
Contact Phone No and Ext:	909-985-8300
Contact Email:	LINDA@AMDINTTECH.COM
Contact Country:	
County Name:	SAN BERNARDINO
EPA Region:	09
Land Type:	
Receive Date:	20190521
Location Latitude:	34.042258
Location Longitude:	-117.641589

Violation/Evaluation Summary

Note:	NO RECORDS: As of Jan 2021, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Handler Summary

Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility:	No
Onsite Burner Exemption:	No
Furnace Exemption:	No
Underground Injection Activity:	No
Commercial TSD:	No
Used Oil Transporter:	No
Used Oil Transfer Facility:	No
Used Oil Processor:	No
Used Oil Refiner:	No
Used Oil Burner:	No
Used Oil Market Burner:	No
Used Oil Spec Marketer:	No

Hazardous Waste Handler Details

Sequence No:	1
Receive Date:	20190521
Handler Name:	AMD INTERNATIONAL TECHNOLOGIES
Source Type:	Implementer
Federal Waste Generator Code:	N
Generator Code Description:	Not a Generator, Verified

Owner/Operator Details

Owner/Operator Ind:	Current Owner	***Street No:***	
Type:	Other	***Street 1:***	1725 S. CAMPUS AVE.
Name:	RAVINDER JOSHI	***Street 2:***	
Date Became Current:		***City:***	ONTARIO
Date Ended Current:		***State:***	CA
Phone:	909-985-8300	***Country:***	
Source Type:	Implementer	***Zip Code:***	91761
Owner/Operator Ind:	Current Operator	***Street No:***	
Type:	Other	***Street 1:***	1725 S. CAMPUS AVE.
Name:	RAVINDER JOSHI	***Street 2:***	
Date Became Current:		***City:***	ONTARIO
Date Ended Current:		***State:***	CA
Phone:	909-985-8300	***Country:***	
Source Type:	Implementer	***Zip Code:***	91761

57	*5 of 8*	*NW*	*0.24 / 1,252.29*	*888.54 / 18*	***AMD INTERNATIONAL TECHNOLOGIES, LLC. AMD INTERNATIONAL TECHNOLOGIES, LLC 1725 S. CAMPUS AVE. ONTARIO CA 91761***	***RCRA NON GEN***

EPA Handler ID:	CAC003040617
Gen Status Universe:	No Report
Contact Name:	JOHNNY MIRELES
Contact Address:	AMD INTERNATIONAL TECHNOLOGIES, LLC , 1725 S. CAMPUS AVE. , ONTARIO , CA, 91761 ,
Contact Phone No and Ext:	909-985-8300
Contact Email:	LINDA@AMDINTTECH.COM
Contact Country:	
County Name:	SAN BERNARDINO
EPA Region:	09
Land Type:	
Receive Date:	20191028
Location Latitude:	
Location Longitude:	

Violation/Evaluation Summary

Note: NO RECORDS: As of Jan 2021, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility:	No
Onsite Burner Exemption:	No
Furnace Exemption:	No
Underground Injection Activity:	No
Commercial TSD:	No
Used Oil Transporter:	No
Used Oil Transfer Facility:	No
Used Oil Processor:	No
Used Oil Refiner:	No
Used Oil Burner:	No
Used Oil Market Burner:	No
Used Oil Spec Marketer:	No

Hazardous Waste Handler Details

Sequence No:	1
Receive Date:	20191028
Handler Name:	AMD INTERNATIONAL TECHNOLOGIES, LLC.
Source Type:	Implementer
Federal Waste Generator Code:	N
Generator Code Description:	Not a Generator, Verified

Owner/Operator Details

Owner/Operator Ind:	Current Operator	***Street No:***	
Type:	Other	***Street 1:***	AMD INTERNATIONAL TECHNOLOGIES, LLC
Name:	JOHNNY MIRELES	***Street 2:***	1725 S. CAMPUS AVE.
Date Became Current:		***City:***	ONTARIO
Date Ended Current:		***State:***	CA
Phone:	909-985-8300	***Country:***	
Source Type:	Implementer	***Zip Code:***	91761

Owner/Operator Ind:	Current Owner	***Street No:***	
Type:	Other	***Street 1:***	AMD INTERNATIONAL TECHNOLOGIES, LLC
Name:	RAVINDER JOSHI	***Street 2:***	1725 S. CAMPUS AVE.
Date Became Current:		***City:***	ONTARIO
Date Ended Current:		***State:***	CA
Phone:	909-985-8300	***Country:***	
Source Type:	Implementer	***Zip Code:***	91761

57	*6 of 8*	*NW*	*0.24 / 1,252.29*	*888.54 / 18*	***AMD INTERNATIONAL TECHNOLOGIES, LLC. 1725 S. CAMPUS AVE. ONTARIO CA 91761-4346***	***RCRA NON GEN***

EPA Handler ID:	CAC003063746
Gen Status Universe:	No Report
Contact Name:	RAVINDER JOSHI
Contact Address:	1725 S. CAMPUS AVE. , , ONTARIO , CA, 91761-4346 ,
Contact Phone No and Ext:	909-985-8300
Contact Email:	LINDA@AMDINTTECH.COM
Contact Country:	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

County Name: SAN BERNARDINO
EPA Region: 09
Land Type:
Receive Date: 20200420
Location Latitude:
Location Longitude:

Violation/Evaluation Summary

Note: NO RECORDS: As of Jan 2021, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: No
Transfer Facility: No
Onsite Burner Exemption: No
Furnace Exemption: No
Underground Injection Activity: No
Commercial TSD: No
Used Oil Transporter: No
Used Oil Transfer Facility: No
Used Oil Processor: No
Used Oil Refiner: No
Used Oil Burner: No
Used Oil Market Burner: No
Used Oil Spec Marketer: No

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 20200420
Handler Name: AMD INTERNATIONAL TECHNOLOGIES, LLC.
Source Type: Implementer
Federal Waste Generator Code: N
Generator Code Description: Not a Generator, Verified

Owner/Operator Details

Owner/Operator Ind: Current Operator
Type: Other
Name: RAVINDER JOSHI
Date Became Current:
Date Ended Current:
Phone: 909-985-8300
Source Type: Implementer
Street No:
Street 1: 1725 S. CAMPUS AVE.
Street 2:
City: ONTARIO
State: CA
Country:
Zip Code: 91761-4346

Owner/Operator Ind: Current Owner
Type: Other
Name: RAVINDER JOSHI
Date Became Current:
Date Ended Current:
Phone: 909-985-8300
Source Type: Implementer
Street No:
Street 1: 1725 S. CAMPUS AVE.
Street 2:
City: ONTARIO
State: CA
Country:
Zip Code: 91761-4346

57	7 of 8	NW	0.24 / 1,252.29	888.54 / 18	AMD INTERNATIONAL TECHNOLOGIES, LLC. 1725 S. CAMPUS AVE. ONTARIO CA 91761-4346	RCRA NON GEN

EPA Handler ID: CAC003080253

Gen Status Universe:	No Report
Contact Name:	RAVINDER JOSHI
Contact Address:	1725 S. CAMPUS AVE. , , ONTARIO , CA, 91761-4346 ,
Contact Phone No and Ext:	909-985-8300
Contact Email:	LINDA@AMDINTTECH.COM
Contact Country:	
County Name:	SAN BERNARDINO
EPA Region:	09
Land Type:	
Receive Date:	20200821
Location Latitude:	
Location Longitude:	

Violation/Evaluation Summary

Note:	NO RECORDS: As of Jan 2021, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility:	No
Onsite Burner Exemption:	No
Furnace Exemption:	No
Underground Injection Activity:	No
Commercial TSD:	No
Used Oil Transporter:	No
Used Oil Transfer Facility:	No
Used Oil Processor:	No
Used Oil Refiner:	No
Used Oil Burner:	No
Used Oil Market Burner:	No
Used Oil Spec Marketer:	No

Hazardous Waste Handler Details

Sequence No:	1
Receive Date:	20200821
Handler Name:	AMD INTERNATIONAL TECHNOLOGIES, LLC.
Source Type:	Implementer
Federal Waste Generator Code:	N
Generator Code Description:	Not a Generator, Verified

Owner/Operator Details

Owner/Operator Ind:	Current Operator	**Street No:**	
Type:	Other	**Street 1:**	1725 S. CAMPUS AVE.
Name:	RAVINDER JOSHI	**Street 2:**	
Date Became Current:		**City:**	ONTARIO
Date Ended Current:		**State:**	CA
Phone:	909-985-8300	**Country:**	
Source Type:	Implementer	**Zip Code:**	91761-4346
Owner/Operator Ind:	Current Owner	**Street No:**	
Type:	Other	**Street 1:**	1725 S. CAMPUS AVE.
Name:	RAVINDER JOSHI	**Street 2:**	
Date Became Current:		**City:**	ONTARIO
Date Ended Current:		**State:**	CA
Phone:	909-985-8300	**Country:**	
Source Type:	Implementer	**Zip Code:**	91761-4346

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
57	8 of 8	NW	0.24 / 1,252.29	888.54 / 18	AMD INTERNATIONAL TECHNOLOGIES, LLC 1725 S. CAMPUS AVE. ONTARIO CA 91761	RCRA NON GEN

EPA Handler ID: CAC003095316
Gen Status Universe: No Report
Contact Name: RAVI JOSHI
Contact Address: 1725 S. CAMPUS AVE. , , ONTARIO , CA, 91761 ,
Contact Phone No and Ext: 909-985-8300
Contact Email: LINDA@AMDINTTECH.COM
Contact Country:
County Name: SAN BERNARDINO
EPA Region: 09
Land Type:
Receive Date: 20201202
Location Latitude:
Location Longitude:

Violation/Evaluation Summary

Note: NO RECORDS: As of Jan 2021, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: No
Transfer Facility: No
Onsite Burner Exemption: No
Furnace Exemption: No
Underground Injection Activity: No
Commercial TSD: No
Used Oil Transporter: No
Used Oil Transfer Facility: No
Used Oil Processor: No
Used Oil Refiner: No
Used Oil Burner: No
Used Oil Market Burner: No
Used Oil Spec Marketer: No

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 20201202
Handler Name: AMD INTERNATIONAL TECHNOLOGIES, LLC
Source Type: Implementer
Federal Waste Generator Code: N
Generator Code Description: Not a Generator, Verified

Owner/Operator Details

Owner/Operator Ind: Current Owner
Type: Other
Name: RAVI JOSHI
Date Became Current:
Date Ended Current:
Phone: 909-985-8300
Source Type: Implementer
Street No:
Street 1: 1725 S. CAMPUS AVE.
Street 2:
City: ONTARIO
State: CA
Country:
Zip Code: 91761

Owner/Operator Ind: Current Operator
Type: Other
Name: RAVI JOSHI
Street No:
Street 1: 1725 S. CAMPUS AVE.
Street 2:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Date Became Current:		**City:**	ONTARIO
Date Ended Current:		**State:**	CA
Phone:	909-985-8300	**Country:**	
Source Type:	Implementer	**Zip Code:**	91761

58	1 of 2	NW	0.24 / 1,255.37	888.54 / 18	**INLAND VLY RUBBER CO INC** **1725 S CAMPUS AVE** **ONTARIO CA 91761**	**SANBERN** **CUPA**

Facility ID:	FA0003986
Owner Info:	COWLES, KEVIN
Mailing Care of:	INLAND VALLEY RUBBER COMPANY
Mailing Address 1:	1725 SOUTH CAMPUS AVE
Mailing Address 2:	
Mailing City:	ONTARIO
Mailing State:	CA
Mailing Zip:	91761-9176

Detail(s)

Permit ID:	PT0005573
Status:	INACTIVE
Program Element Code:	4411
Permit Desc:	HAZARDOUS WASTE GENERATOR - 11-25 EMPLOYEES
To:	7/31/2009

Permit ID:	PT0005572
Status:	INACTIVE
Program Element Code:	4203
Permit Desc:	HAZMAT HANDLER 11-25 EMPLOYEES (W/GEN PRMT)
To:	7/31/2009

58	2 of 2	NW	0.24 / 1,255.37	888.54 / 18	**AMD INTERNATIONAL TECHNOLOGIES, LLC.** **1725 S CAMPUS AVE.** **ONTARIO CA 91761-4346**	**RCRA** **NON GEN**

EPA Handler ID:	CAC003041949
Gen Status Universe:	No Report
Contact Name:	RAVINDER JOSHI
Contact Address:	1725 S CAMPUS AVE. , , ONTARIO , CA, 91761-4346 ,
Contact Phone No and Ext:	909-985-8300
Contact Email:	LINDA@AMDINTTECH.COM
Contact Country:	
County Name:	SAN BERNARDINO
EPA Region:	09
Land Type:	
Receive Date:	20191105
Location Latitude:	
Location Longitude:	

Violation/Evaluation Summary

Note:	NO RECORDS: As of Jan 2021, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility:	No
Onsite Burner Exemption:	No
Furnace Exemption:	No

Underground Injection Activity:	No
Commercial TSD:	No
Used Oil Transporter:	No
Used Oil Transfer Facility:	No
Used Oil Processor:	No
Used Oil Refiner:	No
Used Oil Burner:	No
Used Oil Market Burner:	No
Used Oil Spec Marketer:	No

Hazardous Waste Handler Details

Sequence No:	1
Receive Date:	20191105
Handler Name:	AMD INTERNATIONAL TECHNOLOGIES, LLC.
Source Type:	Implementer
Federal Waste Generator Code:	N
Generator Code Description:	Not a Generator, Verified

Owner/Operator Details

Owner/Operator Ind:	Current Owner	***Street No:***	
Type:	Other	***Street 1:***	1725 S CAMPUS AVE.
Name:	AMD INTERNATIONAL TECHNOLOGIES, LLC	***Street 2:***	
Date Became Current:		***City:***	ONTARIO
Date Ended Current:		***State:***	CA
Phone:	909-985-8300	***Country:***	
Source Type:	Implementer	***Zip Code:***	91761-4346
Owner/Operator Ind:	Current Operator	***Street No:***	
Type:	Other	***Street 1:***	1725 S CAMPUS AVE.
Name:	RAVINDER JOSHI	***Street 2:***	
Date Became Current:		***City:***	ONTARIO
Date Ended Current:		***State:***	CA
Phone:	909-985-8300	***Country:***	
Source Type:	Implementer	***Zip Code:***	91761-4346

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59 | ***1 of 1*** | ***NNE*** | ***0.24 / 1,265.92*** | ***886.51 / 16*** | ***SOUTHTOWN INDUSTRIAL PARK***
1701 S BON VIEW
ONTARIO CA | ***UST SWEEPS***

C C:	A36-000-4588	***D Filename:***	SITE10A
BOE:	44-019895	***Page No:***	141
Comp:	4588	***County:***	SAN BERNARDINO
Status:	ACTIVE	***State :***	CA
No of Tanks:	2	***Zip:***	91761
Jurisdict:	SAN BERNARDINO COUNTY	***Latitude:***	34.042743
Agency:	ENVIRONMENTAL HEALTH - U.S.T.	***Longitude:***	-117.637152
Phone:		***Georesult:***	S5HP--SCZA

Tank Details

Tank ID:	000002	***S Contain:***	
O Tank ID:	2	***Stg:***	P
SWRCB No:	36-000-004588-000002	***Storage :***	
Removed:		***Storag Type:***	PRODUCT
Installed:		***P Contain:***	
A Date:	07-01-85	***Content:***	REG UNLEADED
Capac:	4000	***ONA:***	
Tank Use:	M.V. FUEL	***D File Name:***	TANK10A

Tank Details

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Tank ID:	000001	**S Contain:**	
O Tank ID:	1	**Stg:**	P
SWRCB No:	36-000-004588-000001	**Storage :**	
Removed:		**Storag Type:**	PRODUCT
Installed:		**P Contain:**	
A Date:	07-01-85	**Content:**	REG UNLEADED
Capac:	6000	**ONA:**	
Tank Use:	M.V. FUEL	**D File Name:**	TANK10A

60	1 of 1	N	0.37 / 1,930.73	896.21 / 26	ONTARIO DRUMS 1516 SOUTH BON VIEW ONTARIO CA 91761	SEMS

EPA ID:	CAN000906085	**County:**	SAN BERNARDINO
Site ID:		**Latitude:**	
NPL:		**Longitude:**	
Federal Facility:		**County Name(MAP):**	SAN BERNARDINO
Non NPL Status:		**Latitude83(MAP):**	34.04456
SuperF Alt Agrmnt:		**Longitude83(MAP):**	-117.63726
FIPS Code:		**Region:**	
Date SEMS List:	28-JAN-2021	**Cong District:**	
Primary Name(MAP):	ONTARIO DRUMS		
Loc Address(MAP):	1516 SOUTH BON VIEW		
City Name(MAP):	ONTARIO		
State Code(MAP):	CA		
Postal Code(MAP):	91761-4407		
Site Name:	ONTARIO DRUMS		
Street Address:	1516 SOUTH BON VIEW		
Street Address 2:			
City:	ONTARIO		
State:	CA		
Zip:	91761		

Site Level Information

Site ID:	0906085	**Superfund Alt Agmt:**	No
NPL:	Not on the NPL	**FIPS Code:**	06071
Federal Facility:	No	**Cong District:**	
FF Docket:	No	**Region:**	09
Non NPL Status:	Removal Only Site (No Site Assessment Work Needed)		

Action Information

Site ID:	0906085	**Start Actual:**	05/19/2004
Operable Units:	00	**Finish Actual:**	05/21/2004
Action Code:	RV	**Qual:**	C
Action Name:	RMVL	**Curr Action Lead:**	EPA Perf
SEQ:	1		

REST Information

Registry ID:	110017865933	**Ref Point Desc:**	CENTER OF A FACILITY OR STATION
Active Status:	NOT ON THE NPL	**HUC8 Code:**	18070203
Interest Type:	SUPERFUND (NON-NPL)	**Public Ind:**	Y
Fac Url:	https://ofmpub.epa.gov/frs_public2/fii_query_detail.disp_program_facility?p_registry_id=110017865933		
Program Url:			
Pgm Report:	no data yet		
Collect Mth Desc:	ADDRESS MATCHING-HOUSE NUMBER		
Accuracy Value:	30		

61	1 of 1	N	0.39 / 2,075.88	898.24 / 28	ONTARIO DRUMS 1516 SOUTH BON VIEW ONTARIO CA 91761	CERCLIS

Site ID:	0906085	**RNPL Status Code:**	N
Site EPA ID:	CAN000906085	**NPL Status:**	Not on the NPL
Site Street Address 2:		**RFED Facility Code:**	N
Site County Name:	SAN BERNARDINO	**RFED Facility Desc:**	Not a Federal Facility
Site FIPS Code:	06071	**USGS Hydro Unit No.:**	
Region Code:	09	**Site Cong. Dist. Code:**	
Site SMSA No.:		**ROT Desc:**	
Site Prim. Latitude:	+34.171874	**FR NPL Update No.:**	
Site Prim. Longitude:	-011.838722	**RFRA Code:**	
Lat Long Source:			

RNON NPL Status Desc: Removal Only Site (No Site Assessment Work Needed)

CERCLIS Site Contact Name(s)

Person ID:	9270721.00
First Name:	Robert
Last Name:	Wise
Phone No.:	5624996312
Email:	

CERCLIS Site Contact Name(s)

Person ID:	13004003.00
First Name:	Carl
Last Name:	Brickner
Phone No.:	
Email:	

CERCLIS Site Contact Name(s)

Person ID:	13003858.00
First Name:	Sharon
Last Name:	Murray
Phone No.:	4159724250
Email:	

CERCLIS Site Contact Name(s)

Person ID:	13003854.00
First Name:	Leslie
Last Name:	Ramirez
Phone No.:	4159723978
Email:	

CERCLIS Assess History

OU ID:	00	**RALT Short Name:**	
Act Code ID:		**Act Start Date:**	
RAT Code:		**Act Complete Date:**	
RAT Short Name:		**AGT Order No.:**	0
RAT Name:		**SH OU:**	
RAT Hist. Only Flag:		**SH Code:**	
RAT NSI Indicator:		**SH Seq:**	
RAT Level:		**SH Start Date:**	
RAT DEF OU:		**SH Complete Date:**	
RFBS Code:		**SH Lead:**	
SPA Code:			
RAT Def:			

Site Desc: No description available
.

Site Alias: No alias data available

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

CERCLIS Assess History

OU ID:	00	***RALT Short Name:***	EPA Fund
Act Code ID:	001	***Act Start Date:***	5/19/2004 00:00:00
RAT Code:	RV	***Act Complete Date:***	5/21/2004 00:00:00
RAT Short Name:	RMVL	***AGT Order No.:***	70
RAT Name:	REMOVAL	***SH OU:***	
RAT Hist. Only Flag:		***SH Code:***	
RAT NSI Indicator:	B	***SH Seq:***	
RAT Level:	1	***SH Start Date:***	
RAT DEF OU:	00	***SH Complete Date:***	
RFBS Code:	V	***SH Lead:***	
SPA Code:	08		

RAT Def: Response action that requires expeditious attention to reduce imminent and substantial dangers to human health, welfare, or the environment or an emergency response required within hours or days to address acute situations involving actual or potential threat to human health, the environment, or real or personal property due to the release of a hazardous substance. Characterization of a removal action as removal, not immediate removal or planned removal, started at the beginning of FY 1987. This code now takes the place of immediate removal (IR) and planned removal (PR).

Site Desc:

Site Alias:

62	*1 of 1*	*NNE*	*0.67 / 3,548.87*	*916.40 / 46*	***OAKWOOD INTERIORS SITE*** ***1333 S BON VIEW AVE*** ***ONTARIO CA 91761***	***ENVIROSTOR***

Estor/EPA ID:	36340065	***Assembly District:***	52
Site Code:	400844	***Senate District:***	20
Nat Priority List:	NO	***Permit Renewal Lead:***	
APN:	1049-421-01, 1049-421-02, 1049-431-06, 104942101, 104942102, 104943106	***Public Partici Spclst:***	TIMOTHY CHAUVEL
Census Tract:	6071001803	***Project Manager:***	RANIA ZABANEH
Site Type:	VOLUNTARY CLEANUP	***County:***	SAN BERNARDINO
Address Description:	1333 S BON VIEW AVE	***Latitude:***	34.0490408891814
Office:	CLEANUP CYPRESS	***Longitude:***	-117.636152613439
Special Program:	VOLUNTARY CLEANUP PROGRAM	***Acres:***	9.8 ACRES
Funding:	SITE PROPONENT	***Supervisor:***	MARYAM TASNIF-ABBASI

Cleanup Status: CERTIFIED O&M - LAND USE RESTRICTIONS ONLY AS OF 12/15/2008

Cleanup Oversight Agencies: DTSC - SITE CLEANUP PROGRAM - LEAD AGENCY

School District:

Past Use that Caused Contam: METAL PLATING - CHROME

Potential Media Affected: OTHER GROUNDWATER AFFECTED (USES OTHER THAN DRINKING WATER), SOIL

Potential Contamin of Concern:

ARSENIC

Site History:

The site was owned by Cirus & Bernette Harding until 1961. The southern 3 acres were acquired by Montclair Motor Homes Inc. The earliest known industrial use was for the storage and repair of motor homes by Montclair. The site was leased in 1964 to Keystone Bumper and Automotive. Activities included distribution of automotive wheels and bumpers used for polishing, plating, and final finishing of wheels and bumpers. In 1968 Keystone became the owner and sole tenant. In the 1980's, Intermark Inc. acquired Keystone. Keystone Company's name changed to Dynmark in 1985 and filed bankruptcy in 1991. In 1992, the operations terminated. Dynmark conducted six different types of operations in Bldg. 3: paint line, plating line, paint spray booth, casting and aluminum machining, a strip line, and a casting and machining area. Chemicals used were cleaning solution, chromic acid and phosphate rinsing solution, and hexavalent chromium. Nickel and zinc chemicals were used in dip tanks to plate the wheels. Biocides were reportedly used in the coolant tower. Hydraulic fluid and dye lubricant were used to operate and maintain the casting machinery. Molten aluminum, sulfuric acid, and lead were also used. The site was vacant from 1992 until 1996 when Bon View purchased it from the U.S. Bankruptcy Court and converted the facility into an Oak Furniture manufacturing business. The chemicals used in furniture manufacturing consisted of stain, acetone, water-based lacquer thinner, and motor oil stored in approximately 30 55-gallon drums. The name of the current occupant of the site is Oakwood Interiors located at 1333 South Bonview Avenue in Ontario, CA. The site is in an industrial area. The site was bought by the City of Ontario and remodeled for municipal offices.

The site was investigated and certified with a land use covenant due to contamination left in place with LUC inspections conducted annually to ensure that the contamination under the cap is not disturbed.

Status: CERTIFIED O&M - LAND USE RESTRICTIONS ONLY - LAND USE RESTRICTIONS

A2 Program Type: VOLUNTARY CLEANUP

CalEnviroScreen Score: 96-100%

Summary Link: http://www.envirostor.dtsc.ca.gov/public/profile_report?global_id=36340065

Land Use Restrictions

Site Management Requirements: DAY CARE CENTER PROHIBITED
ELDER CARE CENTER PROHIBITED
HOSPITAL USE PROHIBITED
NO EXCAVATION OF CONTAMINATED SOILS WITHOUT AGENCY REVIEW AND APPROVAL
PUBLIC OR PRIVATE SCHOOL FOR PERSONS UNDER 21 PROHIBITED
RESIDENCE USE PROHIBITED

Title: Deed Restriction / LUC
Title Link: http://www.envirostor.dtsc.ca.gov/public/view_document?docurl=/public/deliverable_documents/9750440299/City%20of%20Ontario%20Covenant%20Envrironmental%20Restriciton%2Epdf
Date Recorded: 12/9/2008

Completed Activities

Title: Annual LUC Inspection & Report 2018 (for 2017)
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=36340065&enforcement_id=60424754
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Land Use Restriction - Site Inspection/Visit
Date Completed: 2/14/2018
Comments: Received the report via email in a pdf and then the hardcopy in the mail upon request.

Title: Yearly Cost Estimate Letter & REW for FY 16/17
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=36340065&enforcement_id=60421632
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Annual Oversight Cost Estimate
Date Completed: 10/5/2016
Comments: Yearly cost estimate letter and REW for FY 16/17 sent to RP.

Title: Annual LUC Inspection & Report 2016 (for 2015)
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=36340065&enforcement_id=60395563
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Land Use Restriction - Site Inspection/Visit
Date Completed: 2/22/2016
Comments: DTSC received the inspection report for 2016 from the City of Ontario (owner). No earth disturbance and no violations of the LUC.

Title: Annual Cost Estimation Letter & REW FY 17/18
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=36340065&enforcement_id=60438371
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Annual Oversight Cost Estimate
Date Completed: 11/27/2017
Comments: DTSC sent annual cost estimation letter and REW to RP.

Title: LUC Annual Inspection & Report
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=36340065&enforcement_id=60261190
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Land Use Restriction - Site Inspection/Visit
Date Completed: 2/28/2011
Comments: Annual LUC site inspection and report completed.

Title: Soil Management Plan
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=36340065&doc_id=6020195
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Soils Management Plan
Date Completed: 12/9/2008
Comments: Soil Management Plan completed.

Title: Site Investigation Report
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=36340065&doc_id=60442296
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Site Characterization Report
Date Completed: 11/6/2006
Comments: The objective of the SI is to further assess the site for the possible presence of elevated concentrations of various chemical compounds at the site. This SI report describes site investigation activities performed to provide additional subsurface information to supplement previous environmental investigations performed at the Site. Based upon the results of the site investigation, the nature and extent of the contaminants have been delineated such that potential risks to human health and the environment can be conservatively assessed. DTSC's previous comments regarding the SI have been adequately addressed. Therefore, DTSC hereby approves the SI.

Title: Voluntary Cleanup Agreement
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=36340065&enforcement_id=5005238
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Standard Voluntary Agreement
Date Completed: 6/30/2000
Comments: DTSC entered into a Voluntary Cleanup Agreement (VCA) with Bon View Corporation (Proponent) to review and comment on reports of prior investigations and remediation conducted at Oakwood Interiors Site. All prior activities at the Site were conducted without DTSC oversight. The materials were deemed not to be equivalent to a PEA and a PEA has been requested.

Title: Annual Cost Estimate FY 18/19
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=36340065&enforcement_id=60451800
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Annual Oversight Cost Estimate
Date Completed: 9/14/2018
Comments: DTSC sent cost estimate to RP.

Title: Certification Package
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=36340065&enforcement_id=6012762
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Certification
Date Completed: 12/15/2008
Comments: Site has been certified with an LUC recorded with the County of San Bernardino.

Title: 2020 LUC Site Inspection & Report
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=36340065&enforcement_id=60475783
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Land Use Restriction - Site Inspection/Visit
Date Completed: 2/12/2020
Comments: Report submitted by City of Ontario and accepted by DTSC.

Title: Yearly Cost Estimation Letter for FY 15/16
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=36340065&enforcement_id=60397940
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Annual Oversight Cost Estimate
Date Completed: 8/20/2015
Comments: DTSC mailed annual cost estimation letter to RP on 8/19/2015 and emailed it to RP on 8/20/2015.

Title: LUC annual inspection & report 2014
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=36340065&enforcement_id=60348022
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Land Use Restriction - Site Inspection/Visit
Date Completed: 4/9/2014
Comments:

Title: Site-Specific Health Risk Assessment
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=36340065&doc_id=60442294
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Risk Assessment Report
Date Completed: 3/5/2007
Comments: DTSC revised HRA to minimize turnaround time. See attached DTSC letter dated 4/30/2007

Title: Annual LUC Inspection Report 2015 (for 2014)
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=36340065&enforcement_id=60387817
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Land Use Restriction - Site Inspection/Visit
Date Completed: 5/18/2015
Comments: DTSC completed review of annual LUC inspection report submitted by RP. DTSC did not visit the site in 2015.

Title: Annual LUC site inspection & report
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=36340065&enforcement_id=60317292
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Land Use Restriction - Site Inspection/Visit
Date Completed: 2/20/2013
Comments: Site visit on 2/4/2013 & DTSC report completed. Owner submitted their report on 2/15/2013 as per the LUC.

Title: LUC Annual Inspection Report
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=36340065&enforcement_id=60193597
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Land Use Restriction - Site Inspection/Visit
Date Completed: 5/19/2010
Comments:

Title: Annual Cost Estimate letter 2008
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=36340065&enforcement_id=6011835
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Correspondence
Date Completed: 11/5/2007
Comments: 2008 Annual Cost Estimate letter sent.

Title: VCA Amendment
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=36340065&enforcement_id=5005237
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Amendment - Order/Agreement
Date Completed: 6/25/2002
Comments: DTSC has entered into a Voluntary Cleanup Agreement with Bon View (Oakwood) for an RI/FS.

Title: Annual LUC Inspection & Report 2019 (for 2018)
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=36340065&enforcement_id=60449138
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Land Use Restriction - Site Inspection/Visit
Date Completed: 3/12/2019
Comments: RP submitted annual LUC inspection report.

Title: Proposed installation of a building at 1333 S Bon View in Ontario (not in LUC area)
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=36340065&enforcement_id=60432029
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Correspondence
Date Completed: 2/20/2018
Comments: Received the designs for the construction in hardcopy and the since the construction work is not being conducted in the restricted areas, DTSC PM gave okay to proceed.

Title: Annual Oversight Cost Estimate FY 14/15
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=36340065&enforcement_id=60381271
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Annual Oversight Cost Estimate
Date Completed: 9/10/2014
Comments: Sent annual cost estimate letter with REW to Mike Sigsbee of the City of Ontario (RP) for FY 14/15.

Title: Annual Cost Estimation Letter & REW FY 20/21
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=36340065&enforcement_id=60485958
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Annual Oversight Cost Estimate
Date Completed: 9/29/2020
Comments: Cost Estimation Letter & REW emailed to Michael Sigsbee of the City of Ontario.

Title: Annual Cost Estimate FY 19/20
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=36340065&enforcement_id=60451801
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Annual Oversight Cost Estimate
Date Completed: 9/26/2019
Comments: CE Letter & REW emailed to RP on 9/30/2019.

Title: Annual LUC Inspection & Report 2017 (for 2016)
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=36340065&enforcement_id=60406066
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Land Use Restriction - Site Inspection/Visit

Date Completed: 3/13/2017
Comments: DTSC received RP's annual LUC inspection report.

Title: Deed Restriction / LUC
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=36340065&enforcement_id=6010815
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Land Use Restriction
Date Completed: 12/9/2008
Comments: LUC recorded with County of San Bernardino.

Title: Site Investigation Workplan
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=36340065&doc_id=6007842
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Remedial Investigation Workplan
Date Completed: 2/15/2006
Comments: Approval of Workplan and proceed work on Report.

63	1 of 1	WSW	0.75 / 3,984.35	848.52 / -22	SUNSHINE CLEANERS - DRIFTWOOD VILLAGE 2238 S. EUCLID AVENUE, #2238F ONTARIO CA 91762	ENVIROSTOR

Estor/EPA ID: 60002433
Site Code: 401763
Nat Priority List: NO
APN: 1051-051-011, 1051-051-017, 1051-051-071, 1051-051-072, 105105111, 105105117, 105105169, 105105170
Census Tract: 6071001704
Site Type: VOLUNTARY CLEANUP
Address Description: 2238 S. EUCLID AVENUE, #2238F
Office: SOUTHERN CALIFORNIA SCHOOLS & BROWNFIELDS OUTREACH
Special Program: VOLUNTARY CLEANUP PROGRAM
Funding: SITE PROPONENT
Assembly District: , 52
Senate District: , 20
Permit Renewal Lead:
Public Partici Spclst:
Project Manager: LINA HIJAZI
County: SAN BERNARDINO
Latitude: 34.0333907185669
Longitude: -117.652620461654
Acres: 8 ACRES
Supervisor: SHAHIR HADDAD
Cleanup Status: ACTIVE AS OF 10/1/2016
Cleanup Oversight Agencies: DTSC - SITE CLEANUP PROGRAM - LEAD AGENCY
School District:
Past Use that Caused Contam: DRY CLEANING
Potential Media Affected: INDOOR AIR, SOIL, SOIL VAPOR
Potential Contamin of Concern:

TETRACHLOROETHYLENE (PCE), TRICHLOROETHYLENE (TCE)

Site History:

The Site is comprised of two units (former and current dry cleaning operations) within an approximately 8-acre, multi-tenant, commercial shopping center. Prior to the initial development in 1982 as Driftwood Village shopping center, the property consisted primarily of agricultural use, including residential use as early as the 1930s. Two units conducted dry cleaning operations: 1) Safeway Cleaners, a former tenant which occupied a unit as early as 1982 to approximately 1989/1990; and 2) Sunshine Cleaners, a current tenant, has occupied a unit as early as 1990 to the present. The Site is currently surrounded by a gas station (northeast), residential us (north and west), agricultural (south), and commercial use (east).

A Voluntary Cleanup Agreement (VCA) to investigate and remediate the Site (originally defined as the entire 8-acre shopping center) under DTSC oversight was fully executed on December 12, 2016. Subsequently, the First Amendment to the VCA, which re-defined the Site as the two units which conducted dry cleaning operations, was executed in October 2018.

After a revised workplan proposing soil and soil vapor sampling activities was submitted in August 2017, DTSC approved the workplan with two conditions in November 2017. Fieldwork activities to collect soil and soil vapor samples commenced in February 2018. An assessment report with the results was submitted in March 2018. Based on the report, which indicated detections of perchloroethylene (PCE), DTSC determined that additional site characterization was necessary. In November 2018, DTSC conditionally approved an addendum to the workplan which proposed additional investigation activities to determine the extent of contamination with soil and soil vapor sampling and to assess potential vapor intrusion with indoor air sampling. The majority of fieldwork activities were completed in March 2019; however, additional soil vapor sampling and the second round of indoor air sampling were subsequently conducted. A report presented results of the soil, soil vapor, and indoor air sampling activities; the report indicated that additional soil

vapor investigation is necessary to determine the extent of contamination.

The Additional Assessment Workplan proposing additional soil vapor investigation activities, as modified, was determined acceptable for implementation by DTSC in March 2020. Associated field activities were scheduled to commence in March 2020. A Periodic Soil Vapor Sampling Workplan, in conjunction with DTSC comments, was acceptable for implementation by DTSC in April 2020. Periodic soil vapor sampling is to be conducted on a semi-annual frequency (for at least two years) beginning May 2020. A single report, Report of Results for Periodic Sampling and Site Assessment, which presented results of implementing the Additional Assessment Workplan and initial semi-annual soil vapor sampling event was submitted in July 2020. In August 2020, DTSC issued a response letter indicating the Site was not adequately characterized, provided comments to the Report, and requested a workplan proposing additional site characterization.

Status: ACTIVE
A2 Program Type: VOLUNTARY CLEANUP
CalEnviroScreen Score: 81-85%
Summary Link: http://www.envirostor.dtsc.ca.gov/public/profile_report?global_id=60002433

Future Activities

Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Site Characterization Report
Due Date: 2022

Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Site Characterization Report
Due Date: 2021

Completed Activities

Title: Change of DTSC Project Manager
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60002433&enforcement_id=60489300
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Correspondence
Date Completed: 10/8/2020
Comments: In a letter, dated October 8, 2020, DTSC provided notification of a change in the DTSC Project Manager.

Title: Site Characterization Workplan
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60002433&doc_id=60425966
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Site Characterization Workplan
Date Completed: 11/9/2017
Comments: In a letter, dated November 9, 2017, DTSC approved the workplan with the two conditions and requested a response by November 17, 2017.

Title: Site Visit
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60002433&enforcement_id=60424482
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Site Inspections/Visit (Non LUR)
Date Completed: 4/13/2017
Comments: On April 13, 2017, DTSC conducted a site visit with the Proponent.

Title: Annual Oversight Cost Estimate Fiscal Year 2020-2021
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60002433&enforcement_id=60479599

Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Annual Oversight Cost Estimate
Date Completed: 10/1/2020
Comments: In a letter, dated October 1, 2020, DTSC transmitted the annual cost estimate for regulatory oversight pertaining to fiscal year 2020 - 2021.

Title: Periodic Soil Vapor Sampling Workplan Tech Memo
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60002433&doc_id=60476327
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Monitoring Plan
Date Completed: 4/21/2020
Comments: Via email on April 21, 2020, DTSC found the implementation schedule for the Periodic Soil Vapor Sampling Workplan Tech Memo acceptable. DTSC conditionally approved the workplan in a letter, dated April 9, 2020.

Title: Fieldwork
Title Link:
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Fieldwork
Date Completed: 3/21/2019
Comments: Via email on April 8, 2019, DTSC was informed that fieldwork (other than surveying) activities were completed on March 21, 2019.

Title: Additional Fieldwork
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60002433&doc_id=60464946
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Fieldwork
Date Completed: 9/18/2019
Comments: The Abbreviated Site Assessment Report, dated October 28, 2019, indicates that fieldwork sampling activities appeared to have been completed on September 18, 2019.

Title: Annual Oversight Cost Estimate Fiscal Year 2019-2020
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60002433&enforcement_id=60463804
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Annual Oversight Cost Estimate
Date Completed: 9/9/2019
Comments: In a letter, dated September 9, 2019, DTSC provided an annual cost estimate for the project.

Title: Site Assessment and Soil Vapor Probe Sampling Results Report
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60002433&doc_id=60434513
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Site Characterization Report
Date Completed: 4/25/2018
Comments: In a letter, dated April 25, 2018, DTSC provided comments on the Report an indicated that a revised report is not requested since additional Site investigation is necessary. DTSC requested submittal of an addendum to the workplan to investigate the lateral and vertical extent of contamination and assess potential vapor intrusion.

Title: First Amendment to VCA
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60002433&enforcement_id=60447711
Area Name:
Area Link:
Sub Area:

Sub Area Link:
Document Type: Amendment - Order/Agreement
Date Completed: 10/8/2018
Comments: On October 8, 2018, DTSC fully executed the First Amendment to Voluntary Cleanup Agreement, which re-defined the Site.

Title: Voluntary Cleanup Agreement
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60002433&enforcement_id=60418886
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Standard Voluntary Agreement
Date Completed: 12/12/2016
Comments: VCA was fully executed.

Title: Addendum to Site Characterization Workplan
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60002433&doc_id=60443943
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Site Characterization Workplan
Date Completed: 11/20/2018
Comments: In a letter, dated November 20, 2018, DTSC approved the workplan addendum with the three conditions: 1) a sewer line investigation be conducted at the Sunshine Cleaners unit; 2) the preliminary laboratory reports of indoor air sampling events be provided to DTSC upon receipt; and 3) the report regarding the second indoor air sampling event be submitted to DTSC 30 days following the event.

Title: Abbreviated Site Assessment Report
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60002433&doc_id=60450212
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Site Characterization Report
Date Completed: 11/21/2019
Comments: In a letter, dated November 21, 2019, DTSC provided a response, including comments on the Abbreviated Site Assessment Report. DTSC requested a workplan be submitted by January 3, 2020 to propose additional investigation activities.

Title: Annual Oversight Cost Estimate Fiscal Year 2018-2019
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60002433&enforcement_id=60447861
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Annual Oversight Cost Estimate
Date Completed: 9/5/2018
Comments: FY 1819 Estimate: $47,585

Title: Fieldwork
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60002433&doc_id=60434509
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Fieldwork
Date Completed: 3/1/2018
Comments: Via email on March 1, 2018, DTSC was informed that fieldwork activities are complete.

Title: Annual Oversight Cost Estimate Fiscal Year 2017-2018
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60002433&enforcement_id=60433635
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Annual Oversight Cost Estimate
Date Completed: 9/11/2017

Comments: In a letter, dated September 11, 2017, DTSC transmitted a project cost estimate for 2017 - 2018.

Title: Existing Documents & Scoping Meeting
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60002433&doc_id=60422139
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Site Characterization Report
Date Completed: 4/13/2017
Comments: On April 13, 2017, DTSC conducted a Scoping Meeting with the Proponent and, via email, provided comments on the existing documents which were discussed during the meeting.

Title: Additional Assessment Workplan
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60002433&doc_id=60472122
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Site Characterization Workplan
Date Completed: 3/10/2020
Comments: In a letter, dated March 20, 2020, DTSC determined the Additional Assessment Workplan, as modified by the Response to Comments and in conjunction with DTSC's Comments, acceptable for implementation. DTSC also provided other suggestions and recommended an alternate approach.

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
64	1 of 1	SSW	0.94 / 4,956.89	813.51 / -57	WOODCREST ELEMENTARY/JR HIGH SCHOOL 2725 SOUTH CAMPUS AVENUE ONTARIO CA 91761	ENVIROSTOR

Estor/EPA ID: 36010007
Site Code: 404019, 404069
Nat Priority List: NO
APN: 1051-371-01, 1051-381-02, 1051-381-06, 1051-381-07, 105137101, 105138106, 105138107
Census Tract: 6071001804
Site Type: SCHOOL
Address Description: 2725 SOUTH CAMPUS AVENUE
Office: SOUTHERN CALIFORNIA SCHOOLS & BROWNFIELDS OUTREACH
Special Program:
Funding: SCHOOL DISTRICT
Assembly District: 52
Senate District: 20
Permit Renewal Lead:
Public Partici Spclst:
Project Manager:
County: SAN BERNARDINO
Latitude: 34.02435
Longitude: -117.641333
Acres: 28 ACRES
Supervisor: JAVIER HINOJOSA
Cleanup Status: CERTIFIED AS OF 2/1/2012
Cleanup Oversight Agencies: DTSC - SITE CLEANUP PROGRAM - LEAD AGENCY
School District: CHINO VALLEY UNIFIED SCHOOL DISTRICT
Past Use that Caused Contam: AGRICULTURAL - ROW CROPS
Potential Media Affected: SOIL VAPOR
Potential Contamin of Concern:

HYDROGEN SULFIDE, METHANE, NITRATE

Site History:

The site is approximately 28-acres of former agricultural land, portions of which were developed in 1992 as the Woodcrest Junior High and the City of Ontario Kimball Park. The site was occupied by the Ferreira Dairy from approximately 1960 to 1992. Dairy facilities included rural residential structures, hay storage sheds, animal pens, and three water retention ponds. All dairy facilities were removed in 1992. The Kimball Park is approximately 6-acres and is owned by the City of Ontario. Chino Valley Unified School District plans to use the park for its sports activities under a joint use agreement. The Woodcrest Junior High was subsequently divided into two school sites, the approximately 12-acres Woodcrest Junior High and the approximately 10-acres Liberty Elementary School. The entire site includes the park, the junior high and the elementary school.

Status: CERTIFIED
A2 Program Type: SCHOOL CLEANUP
CalEnviroScreen Score: 76-80%
Summary Link: http://www.envirostor.dtsc.ca.gov/public/profile_report?global_id=36010007

Completed Activities

Title: Site Closure Certification
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=36010007&enforcement_id=60275140
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Certification
Date Completed: 10/6/2011
Comments:

Title: Removal Action completion Report for Woodcrest Jr.HS and Libert ES
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=36010007&doc_id=6027892
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Removal Action Completion Report
Date Completed: 10/6/2009
Comments:

Title: Operation & Maintenance Agreement
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=36010007&enforcement_id=6004633
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Operation & Maintenance Order/Agreement
Date Completed: 3/10/2005
Comments:

Title: * Site Visit - Site Inspections/visit
Title Link:
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Site Inspections/Visit (Non LUR)
Date Completed: 2/28/2002
Comments:

Title: * Site Visit - Site Inspections/visit
Title Link:
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Site Inspections/Visit (Non LUR)
Date Completed: 8/22/2000
Comments:

Title: Change in Monitoring Frequency (quarterly to semi-annually)
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=36010007&doc_id=6024138
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Operations and Maintenance Plan Amendment
Date Completed: 7/13/2009
Comments: In a letter dated 06/26/09, the consultant Planning Center (on behalf of the district) requested for reduction of methane monitoring frequency from quarterly to semi-annually. Subsequently based on the available methane monitoring data, DTSC granted their request via e-mail on 7/13/2009.

Title: Operations and Maintenance Plan
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=36010007&doc_id=6004634
Area Name:
Area Link:
Sub Area:
Sub Area Link:

Document Type: Operations and Maintenance Plan
Date Completed: 4/15/2005
Comments: Approved O&M Agreement & Plan for Liberty Elementary School. Need separate plan & agreement for Woodcrest Junior High.

Title: Preliminary Endangerment Assessment Report
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=36010007&doc_id=6004635
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Preliminary Endangerment Assessment Report
Date Completed: 12/7/2000
Comments:

Title: Environmental Oversight Agreement
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=36010007&enforcement_id=6004631
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Environmental Oversight Agreement
Date Completed: 7/20/2000
Comments:

Title: * Site Visit - Site Inspections/visit
Title Link:
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Site Inspections/Visit (Non LUR)
Date Completed: 10/11/2001
Comments:

Title: 5-year Review Report 05022011
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=36010007&doc_id=60266643
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: 5 Year Review Reports
Date Completed: 10/6/2011
Comments:

Title: 3rd Quarter Inspection/Monitoring Report
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=36010007&doc_id=6028913
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Operations and Maintenance Report
Date Completed: 12/17/2009
Comments: After the district responded to DTSC comments and submitted a revised 3rd Quarter Inspection/Monitoring Report, the report was approved on 12/17/09 via e-mail.

Title: * Site Visit - Site Inspections/visit
Title Link:
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Site Inspections/Visit (Non LUR)
Date Completed: 4/20/2004
Comments:

Title: 2010 - First Quarter Inspection/Monitoring Report
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=36010007&doc_id=6029857
Area Name:

Area Link:
Sub Area:
Sub Area Link:
Document Type: Operations and Maintenance Report
Date Completed: 2/2/2010
Comments:

Title: Methane Mitigation/Monitoring System Routine Inspection/Monitoring Report
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=36010007&doc_id=6008264
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Operations and Maintenance Report
Date Completed: 10/17/2005
Comments: Approved via email with request for line graph comparison of data for future report submittals and requested Jan 05 notification for Feb 05 monitoring event.

Title: * Site Visit - Site Inspections/visit
Title Link:
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Site Inspections/Visit (Non LUR)
Date Completed: 2/9/2005
Comments:

Title: * Site Visit - Site Inspections/visit
Title Link:
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Site Inspections/Visit (Non LUR)
Date Completed: 9/25/2003
Comments:

Title: * Site Visit - Site Inspections/visit
Title Link:
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Site Inspections/Visit (Non LUR)
Date Completed: 2/7/2003
Comments:

Title: * Site Visit - Site Inspections/visit
Title Link:
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Site Inspections/Visit (Non LUR)
Date Completed: 12/5/2002
Comments:

Title: PEA Workplan
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=36010007&doc_id=6022204
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Preliminary Endangerment Assessment Workplan
Date Completed: 6/15/2000
Comments: ok

Title: Voluntary Clean-up Agreement

Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=36010007&enforcement_id=6004647
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Standard Voluntary Agreement
Date Completed: 10/2/2000
Comments:

Title: Phase 1
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=36010007&doc_id=6004636
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Phase 1
Date Completed: 1/24/2000
Comments:

Title: Liberty ES and Woodcrest Methane Monitoring Report 2005-2007
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=36010007&doc_id=6021723
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Operations and Maintenance Report
Date Completed: 7/27/2009
Comments: DTSC received several O&M methane monitoing reports for Liberty Elementary School (dated 05/2006, 09/2006, 03/2007 and 05/2007) and Woodcrest Jr. High School (dated 05/2006, 09/2006 and 05/2007) in late 2008. These were late submittals by the district. The consultant (Planning Center) on behalf of the district requested for DTSC's review of these reports in a letter dated 06/26/09. DTSC approved these O&M reports in an emailed dated 07/27/2009 to the consultant and the district.

Title: RAW
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=36010007&doc_id=6004637
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Removal Action Workplan
Date Completed: 8/8/2002
Comments:

Title: * CEQA
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=36010007&enforcement_id=6004629
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: * CEQA
Date Completed: 3/22/2002
Comments:

Unplottable Summary

Total: 0 Unplottable sites

DB	Company Name/Site Name	Address	City	Zip	ERIS ID

No unplottable records were found that may be relevant for the search criteria.

Unplottable Report

No unplottable records were found that may be relevant for the search criteria.

Appendix: Database Descriptions

Environmental Risk Information Services (ERIS) can search the following databases. The extent of historical information varies with each database and current information is determined by what is publicly available to ERIS at the time of update. ERIS updates databases as set out in ASTM Standard E1527-13, Section 8.1.8 Sources of Standard Source Information:

"Government information from nongovernmental sources may be considered current if the source updates the information at least every 90 days, or, for information that is updated less frequently than quarterly by the government agency, within 90 days of the date the government agency makes the information available to the public."

Standard Environmental Record Sources

Federal

Formerly Utilized Sites Remedial Action Program: DOE FUSRAP

The U.S. Department of Energy (DOE) established the Formerly Utilized Sites Remedial Action Program (FUSRAP) in 1974 to remediate sites where radioactive contamination remained from the Manhattan Project and early U.S. Atomic Energy Commission (AEC) operations. The DOE Office of Legacy Management (LM) established long-term surveillance and maintenance (LTS&M) requirements for remediated FUSRAP sites. DOE evaluates the final site conditions of a remediated site on the basis of risk for different future uses. DOE then confirms that LTS&M requirements will maintain protectiveness.

Government Publication Date: Mar 4, 2017

National Priority List: NPL

National Priorities List (Superfund)-NPL: EPA's (United States Environmental Protection Agency) list of the most serious uncontrolled or abandoned hazardous waste sites identified for possible long-term remedial action under the Superfund program. The NPL, which EPA is required to update at least once a year, is based primarily on the score a site receives from EPA's Hazard Ranking System. A site must be on the NPL to receive money from the Superfund Trust Fund for remedial action.

Government Publication Date: Feb 23, 2021

National Priority List - Proposed: PROPOSED NPL

Includes sites proposed (by the EPA, the state, or concerned citizens) for addition to the NPL due to contamination by hazardous waste and identified by the Environmental Protection Agency (EPA) as a candidate for cleanup because it poses a risk to human health and/or the environment.

Government Publication Date: Feb 23, 2021

Deleted NPL: DELETED NPL

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Government Publication Date: Feb 23, 2021

SEMS List 8R Active Site Inventory: SEMS

The Superfund Program has deployed the Superfund Enterprise Management System (SEMS), which integrates multiple legacy systems into a comprehensive tracking and reporting tool. This inventory contains active sites evaluated by the Superfund program that are either proposed to be or are on the National Priorities List (NPL) as well as sites that are in the screening and assessment phase for possible inclusion on the NPL. The Active Site Inventory Report displays site and location information at active SEMS sites. An active site is one at which site assessment, removal, remedial, enforcement, cost recovery, or oversight activities are being planned or conducted.

Government Publication Date: Jan 28, 2021

Inventory of Open Dumps, June 1985: ODI

The Resource Conservation and Recovery Act (RCRA) provides for publication of an inventory of open dumps. The Act defines "open dumps" as facilities which do not comply with EPA's "Criteria for Classification of Solid Waste Disposal Facilities and Practices" (40 CFR 257).

Government Publication Date: Jun 1985

SEMS List 8R Archive Sites: SEMS ARCHIVE

The Superfund Enterprise Management System (SEMS) Archived Site Inventory displays site and location information at sites archived from SEMS. An archived site is one at which EPA has determined that assessment has been completed and no further remedial action is planned under the Superfund program at this time.

Government Publication Date: Jan 28, 2021

Comprehensive Environmental Response, Compensation and Liability Information System - CERCLIS: CERCLIS

Superfund is a program administered by the United States Environmental Protection Agency (EPA) to locate, investigate, and clean up the worst hazardous waste sites throughout the United States. CERCLIS is a database of potential and confirmed hazardous waste sites at which the EPA Superfund program has some involvement. It contains sites that are either proposed to be or are on the National Priorities List (NPL) as well as sites that are in the screening and assessment phase for possible inclusion on the NPL. The EPA administers the Superfund program in cooperation with individual states and tribal governments; this database is made available by the EPA.

Government Publication Date: Oct 25, 2013

EPA Report on the Status of Open Dumps on Indian Lands: IODI

Public Law 103-399, The Indian Lands Open Dump Cleanup Act of 1994, enacted October 22, 1994, identified congressional concerns that solid waste open dump sites located on American Indian or Alaska Native (AI/AN) lands threaten the health and safety of residents of those lands and contiguous areas. The purpose of the Act is to identify the location of open dumps on Indian lands, assess the relative health and environment hazards posed by those sites, and provide financial and technical assistance to Indian tribal governments to close such dumps in compliance with Federal standards and regulations or standards promulgated by Indian Tribal governments or Alaska Native entities.

Government Publication Date: Dec 31, 1998

CERCLIS - No Further Remedial Action Planned: CERCLIS NFRAP

An archived site is one at which EPA has determined that assessment has been completed and no further remedial action is planned under the Superfund program at this time. The Archive designation means that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list this site on the National Priorities List (NPL). This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.

Government Publication Date: Oct 25, 2013

CERCLIS Liens: CERCLIS LIENS

A Federal Superfund lien exists at any property where EPA has incurred Superfund costs to address contamination ("Superfund site") and has provided notice of liability to the property owner. A Federal CERCLA ("Superfund") lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. This database is made available by the United States Environmental Protection Agency (EPA).

Government Publication Date: Jan 30, 2014

RCRA CORRACTS-Corrective Action: RCRA CORRACTS

RCRA Info is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. At these sites, the Corrective Action Program ensures that cleanups occur. EPA and state regulators work with facilities and communities to design remedies based on the contamination, geology, and anticipated use unique to each site.

Government Publication Date: Jan 22, 2021

RCRA non-CORRACTS TSD Facilities: RCRA TSD

RCRA Info is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. This database includes Non-Corrective Action sites listed as treatment, storage and/or disposal facilities of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA).

Government Publication Date: Jan 22, 2021

RCRA Generator List: RCRA LQG

RCRA Info is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Large Quantity Generators (LQGs) generate 1,000 kilograms per month or more of hazardous waste or more than one kilogram per month of acutely hazardous waste.

Government Publication Date: Jan 22, 2021

RCRA Small Quantity Generators List: RCRA SQG

RCRA Info is the EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Small Quantity Generators (SQGs) generate more than 100 kilograms, but less than 1,000 kilograms, of hazardous waste per month.

Government Publication Date: Jan 22, 2021

RCRA Very Small Quantity Generators List: RCRA VSQG

RCRA Info is the EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Very Small Quantity Generators (VSQG) generate 100 kilograms or less per month of hazardous waste, or one kilogram or less per month of acutely hazardous waste. Additionally, VSQG may not accumulate more than 1,000 kilograms of hazardous waste at any time.

Government Publication Date: Jan 22, 2021

RCRA Non-Generators: RCRA NON GEN

RCRA Info is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Non-Generators do not presently generate hazardous waste.

Government Publication Date: Jan 22, 2021

Federal Engineering Controls-ECs: FED ENG

Engineering controls (ECs) encompass a variety of engineered and constructed physical barriers (e.g., soil capping, sub-surface venting systems, mitigation barriers, fences) to contain and/or prevent exposure to contamination on a property. This database is made available by the United States Environmental Protection Agency (EPA).

Government Publication Date: Feb 23, 2021

Federal Institutional Controls- ICs: FED INST

Institutional controls are non-engineered instruments, such as administrative and legal controls, that help minimize the potential for human exposure to contamination and/or protect the integrity of the remedy. Although it is EPA's (United States Environmental Protection Agency) expectation that treatment or engineering controls will be used to address principal threat wastes and that groundwater will be returned to its beneficial use whenever practicable, ICs play an important role in site remedies because they reduce exposure to contamination by limiting land or resource use and guide human behavior at a site.

Government Publication Date: Feb 23, 2021

Land Use Control Information System: LUCIS

The LUCIS database is maintained by the U.S. Department of the Navy and contains information for former Base Realignment and Closure (BRAC) properties across the United States.

Government Publication Date: Sep 1, 2006

Emergency Response Notification System: ERNS 1982 TO 1986

Database of oil and hazardous substances spill reports controlled by the National Response Center. The primary function of the National Response Center is to serve as the sole national point of contact for reporting oil, chemical, radiological, biological, and etiological discharges into the environment anywhere in the United States and its territories.

Government Publication Date: 1982-1986

Emergency Response Notification System: ERNS 1987 TO 1989

Database of oil and hazardous substances spill reports controlled by the National Response Center. The primary function of the National Response Center is to serve as the sole national point of contact for reporting oil, chemical, radiological, biological, and etiological discharges into the environment anywhere in the United States and its territories.

Government Publication Date: 1987-1989

Emergency Response Notification System: ERNS

Database of oil and hazardous substances spill reports made available by the United States Coast Guard National Response Center (NRC). The NRC fields initial reports for pollution and railroad incidents and forwards that information to appropriate federal/state agencies for response. These data contain initial incident data that has not been validated or investigated by a federal/state response agency.

Government Publication Date: Nov 9, 2020

The Assessment, Cleanup and Redevelopment Exchange System (ACRES) Brownfield Database: FED BROWNFIELDS

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties protects the environment, reduces blight, and takes development pressures off greenspaces and working lands. This database is made available by the United States Environmental Protection Agency (EPA).

Government Publication Date: Jan 6, 2021

FEMA Underground Storage Tank Listing: FEMA UST

The Federal Emergency Management Agency (FEMA) of the Department of Homeland Security maintains a list of FEMA owned underground storage tanks.

Government Publication Date: Dec 31, 2017

Facility Response Plan: FRP

List of facilities that have submitted Facility Response Plans (FRP) to EPA. Facilities that could reasonably be expected to cause "substantial harm" to the environment by discharging oil into or on navigable waters are required to prepare and submit Facility Response Plans (FRPs). Harm is determined based on total oil storage capacity, secondary containment and age of tanks, oil transfer activities, history of discharges, proximity to a public drinking water intake or sensitive environments.

Government Publication Date: Dec 2, 2020

Historical Gas Stations: HIST GAS STATIONS

This historic directory of service stations is provided by the Cities Service Company. The directory includes Cities Service filling stations that were located throughout the United States in 1930.

Government Publication Date: Jul 1, 1930

Petroleum Refineries: REFN

List of petroleum refineries from the U.S. Energy Information Administration (EIA) Refinery Capacity Report. Includes operating and idle petroleum refineries (including new refineries under construction) and refineries shut down during the previous year located in the 50 States, the District of Columbia, Puerto Rico, the Virgin Islands, Guam, and other U.S. possessions. Survey locations adjusted using public data.

Government Publication Date: Jul 10, 2020

Petroleum Product and Crude Oil Rail Terminals: BULK TERMINAL

List of petroleum product and crude oil rail terminals made available by the U.S. Energy Information Administration (EIA). Includes operable bulk petroleum product terminals located in the 50 States and the District of Columbia with a total bulk shell storage capacity of 50,000 barrels or more, and/or the ability to receive volumes from tanker, barge, or pipeline; also rail terminals handling the loading and unloading of crude oil that were active between 2017 and 2018. Petroleum product terminals comes from the EIA-815 Bulk Terminal and Blender Report, which includes working, shell in operation, and shell idle for several major product groupings. Survey locations adjusted using public data.

Government Publication Date: Apr 28, 2020

LIEN on Property: SEMS LIEN

The EPA Superfund Enterprise Management System (SEMS) provides LIEN information on properties under the EPA Superfund Program.

Government Publication Date: Jan 28, 2021

Superfund Decision Documents: SUPERFUND ROD

This database contains a listing of decision documents for Superfund sites. Decision documents serve to provide the reasoning for the choice of (or) changes to a Superfund Site cleanup plan. The decision documents include Records of Decision (ROD), ROD Amendments, Explanations of Significant Differences (ESD), along with other associated memos and files. This information is maintained and made available by the US EPA (Environmental Protection Agency).

Government Publication Date: Feb 23, 2021

State

State Response Sites: RESPONSE

A list of identified confirmed release sites where the Department of Toxic Substances Control (DTSC) is involved in remediation, either in a lead or oversight capacity. These confirmed release sites are generally high-priority and high potential risk. This database is state equivalent NPL.

Government Publication Date: Jan 13, 2021

EnviroStor Database: ENVIROSTOR

The EnviroStor Data Management System is made available by the Department of Toxic Substances Control (DTSC). Includes Corrective Action sites, Tiered Permit sites, Historical Sites and Evaluation/Investigation sites. This database is state equivalent CERCLIS.

Government Publication Date: Jan 13, 2021

Delisted State Response Sites: DELISTED ENVS

Sites removed from the list of State Response Sites made available by the EnviroStor Data Management System, Department of Toxic Substances Control (DTSC).

Government Publication Date: Jan 13, 2021

Solid Waste Information System (SWIS): SWF/LF

The Solid Waste Information System (SWIS) database made available by the Department of Resources Recycling and Recovery (CalRecycle) contains information on solid waste facilities, operations, and disposal sites throughout the State of California. The types of facilities found in this database include landfills, transfer stations, material recovery facilities, composting sites, transformation facilities, waste tire sites, and closed disposal sites.

Government Publication Date: Feb 8, 2021

Solid Waste Disposal Sites with Waste Constituents Above Hazardous Waste Levels: SWRCB SWF

This is a list of solid waste disposal sites identified by California State Water Resources Control Board with waste constituents above hazardous waste levels outside the waste management unit.

Government Publication Date: Sep 20, 2006

EnviroStor Hazardous Waste Facilities: HWP

A list of hazardous waste facilities including permitted, post-closure and historical facilities found in the Department of Toxic Substances Control (DTSC) EnviroStor database.

Government Publication Date: Jan 13, 2021

Sites Listed in the Solid Waste Assessment Test (SWAT) Program Report: SWAT

In a 1993 Memorandum of Understanding, the State Water Resources Control Board (SWRCB) agreed to submit a comprehensive report on the Solid Waste Assessment Test (SWAT) Program to the California Integrated Waste Management Board (CIWMB). This report summarizes the work completed to date on the SWAT Program, and addresses both the impacts that leakage from solid waste disposal sites (SWDS) may have upon waters of the State and the actions taken to address such leakage.

Government Publication Date: Dec 31, 1995

Construction and Demolition Debris Recyclers: C&D DEBRIS RECY

This listing of Construction and Demolition Debris Recyclers is maintained by the California Intergrated Waste Management Board-common C&D materials include lumber, drywall, metals, masonry (brick, concrete, etc.), carpet, plastic, pipe, rocks, dirt, paper, cardboard, or green waste related to land development.

Government Publication Date: Jun 20, 2018

Recycling Centers: RECYCLING

This list of Certified Recycling Centers that are operating under the state of California's Beverage Container Recycling Program is maintained by the California Department of Resources Recycling and Recovery.

Government Publication Date: Nov 2, 2020

Listing of Certified Processors: PROCESSORS

This list of Certified Processors that are operating under the state of California's Beverage Container Recycling Program is maintained by the California Department of Resources Recycling and Recovery.

Government Publication Date: Oct 27, 2020

Listing of Certified Dropoff, Collection, and Community Service Programs: CONTAINER RECY

This list of Certified Dropoff, Collection, and Community Service Programs (non-buyback) operating under the state of California's Beverage Container Recycling Program is maintained by the California Department of Resources Recycling and Recovery.

Government Publication Date: Dec 16, 2020

Land Disposal Sites: LDS

Land Disposal Sites in GeoTracker, the State Water Resources Control Board (SWRCB)'s data management system. The Land Disposal program regulates of waste discharge to land for treatment, storage and disposal in waste management units. Waste management units include waste piles, surface impoundments, and landfills.

Government Publication Date: Mar 9, 2021

Leaking Underground Fuel Tank Reports: LUST

List of Leaking Underground Storage Tanks within the Cleanup Sites data in GeoTracker database. GeoTracker is the State Water Resources Control Board's (SWRCB) data management system for managing sites that impact groundwater, especially those that require groundwater cleanup (Underground Storage Tanks, Department of Defense and Site Cleanup Program) as well as permitted facilities such as operating Underground Storage Tanks. The Leak Prevention Program that overlooks LUST sites is the SWRCB in California's Environmental Protection Agency.

Government Publication Date: Mar 9, 2021

Delisted Leaking Storage Tanks: DELISTED LST

List of Leaking Underground Storage Tanks (LUST) cleanup sites removed from GeoTracker, the State Water Resources Control Board (SWRCB)'s database system, as well as sites removed from the SWRCB's list of UST Case closures.

Government Publication Date: Mar 9, 2021

Permitted Underground Storage Tank (UST) in GeoTracker: UST

List of Permitted Underground Storage Tank (UST) sites made available by the State Water Resources Control Board (SWRCB) in California's Environmental Protection Agency (EPA).

Government Publication Date: Mar 23, 2021

Proposed Closure of Underground Storage Tank Cases: UST CLOSURE

List of UST cases that are being considered for closure by either the California Environmental Protection Agency, State Water Resources Control Board or the Executive Director that have been posted for a 60-day public comment period.

Government Publication Date: Feb 2, 2021

Historical Hazardous Substance Storage Information Database: HHSS

The Historical Hazardous Substance Storage database contains information collected in the 1980s from facilities that stored hazardous substances. The information was originally collected on paper forms, was later transferred to microfiche, and recently indexed as a searchable database. When using this database, please be aware that it is based upon self-reported information submitted by facilities which has not been independently verified. It is unlikely that every facility responded to the survey and the database should not be expected to be a complete inventory of all facilities that were operating at that time. This database is maintained by the California State Water Resources Control Board's (SWRCB) Geotracker.

Government Publication Date: Aug 27, 2015

Statewide Environmental Evaluation and Planning System: UST SWEEPS

The Statewide Environmental Evaluation and Planning System (SWEEPS) is a historical listing of active and inactive underground storage tanks made available by the California State Water Resources Control Board (SWRCB).

Government Publication Date: Oct 1, 1994

Aboveground Storage Tanks: AST

A statewide list from 2009 of aboveground storage tanks (ASTs) made available by the Cal FIRE Office of the State Fire Marshal (OSFM). This list is no longer maintained or updated by the Cal FIRE OSFM.

Government Publication Date: Aug 31, 2009

SWRCB Historical Aboveground Storage Tanks: AST SWRCB

A list of aboveground storage tanks made available by the California State Water Resources Control Board (SWRCB). Effective January 1, 2008, the Certified Unified Program Agencies (CUPAs) are vested with the responsibility and authority to implement the Aboveground Petroleum Storage Act (APSA).

Government Publication Date: Dec 1, 2007

Oil and Gas Facility Tanks: TANK OIL GAS

Locations of oil and gas tanks that fall under the jurisdiction of the Geologic Energy Management Division of the California Department of Conservation (CalGEM) (CCR 1760). CalGEM was formerly the Division of Oil, Gas, and Geothermal Resources (DOGGR).

Government Publication Date: Feb 12, 2021

Delisted Storage Tanks: DELISTED TNK

This database contains a list of storage tank sites that were removed by the State Water Resources Control Board (SWRCB) in California's Environmental Protection Agency (EPA) and the Cal FIRE Office of State Fire Marshal (OSFM).

Government Publication Date: Mar 18, 2021

California Environmental Reporting System (CERS) Tanks: CERS TANK

List of sites in the California Environmental Protection Agency (CalEPA) Regulated Site Portal which fall under the Aboveground Petroleum Storage and Underground Storage Tank regulatory programs. The CalEPA oversees the statewide implementation of the Unified Program which applies regulatory standards to protect Californians from hazardous waste and materials.

Government Publication Date: Feb 9, 2021

Delisted California Environmental Reporting System (CERS) Tanks: DELISTED CTNK

This database contains a list of Aboveground Petroleum Storage and Underground Storage Tank sites that were removed from in the California Environmental Protection Agency (CalEPA) Regulated Site Portal.

Government Publication Date: Feb 9, 2021

Historical Hazardous Substance Storage Container Information - Facility Summary: HIST TANK

The State Water Resources Control Board maintained the Hazardous Substance Storage Containers listing and inventory in th 1980s. This facility summary lists historic tank sites where the following container types were present: farm motor vehicle fuel tanks; waste tanks; sumps; pits, ponds, lagoons, and others; and all other product tanks. This set, published in May 1988, lists facility and owner information, as well as the number of containers. This data is historic and will not be updated.

Government Publication Date: May 27, 1988

Site Mitigation and Brownfields Reuse Program Facility Sites with Land Use Restrictions: LUR

The Department of Toxic Substances Control (DTSC) Site Mitigation and Brownfields Reuse Program (SMBRP) list includes sites cleaned up under the program's oversight and generally does not include current or former hazardous waste facilities that required a hazardous waste facility permit. The list represents land use restrictions that are active. Some sites have multiple land use restrictions.

Government Publication Date: Jan 13, 2021

CALSITES Database: CALSITES

This historical database was maintained by the Department of Toxic Substance Control (DTSC) for more than a decade. CALSITES contains information on Brownfield properties with confirmed or potential hazardous contamination. In 2006, DTSC introduced EnviroStor as the latest Brownfields site database.

Government Publication Date: May 1, 2004

Hazardous Waste Management Program Facility Sites with Deed / Land Use Restrictions: HLUR

The Department of Toxic Substances Control (DTSC) Hazardous Waste Management Program (HWMP) has developed a list of current or former hazardous waste facilities that have a recorded land use restriction at the local county recorder's office. The land use restrictions on this list were required by the DTSC HWMP as a result of the presence of hazardous substances that remain on site after the facility (or part of the facility) has been closed or cleaned up. The types of land use restriction include deed notice, deed restriction, or a land use restriction that binds current and future owners.

Government Publication Date: Feb 18, 2021

Deed Restrictions and Land Use Restrictions: DEED

List of Deed Restrictions, Land Use Restrictions and Covenants in GeoTracker made available by the State Water Resources Control Board (SWRCB) in California's Environmental Protection Agency. A deed restriction (land use covenant) may be required to facilitate the remediation of past environmental contamination and to protect human health and the environment by reducing the risk of exposure to residual hazardous materials.

Government Publication Date: Mar 9, 2021

Voluntary Cleanup Program: VCP

List of sites in the Voluntary Cleanup Program made available by the Department of Toxic Substances and Control (DTSC). The Voluntary Cleanup Program was designed to respond to lower priority sites. Under the Voluntary Cleanup Program, DTSC enters site-specific agreements with project proponents for DTSC oversight of site assessment, investigation, and/or removal or remediation activities, and the project proponents agree to pay DTSC's reasonable costs for those services.

Government Publication Date: Jan 13, 2021

GeoTracker Cleanup Program Sites: CLEANUP SITES

A list of Cleanup Program sites in the state of California made available by The State Water Resources Control Board (SWRCB) of the California Environmental Protection Agency (EPA). SWRCB tracks leaking underground storage tank cleanups as well as other water board cleanups.

Government Publication Date: Mar 9, 2021

Delisted County Records: DELISTED COUNTY

Records removed from county or CUPA databases. Records may be removed from the county lists made available by the respective county departments because they are inactive, or because they have been deemed to be below reportable thresholds.

Government Publication Date: Apr 1, 2021

Tribal

Leaking Underground Storage Tanks (LUSTs) on Indian Lands: INDIAN LUST
LUSTs on Tribal/Indian Lands in Region 9, which includes California.
Government Publication Date: Apr 8, 2020

Underground Storage Tanks (USTs) on Indian Lands: INDIAN UST
USTs on Tribal/Indian Lands in Region 9, which includes California.
Government Publication Date: Apr 8, 2020

Delisted Tribal Leaking Storage Tanks: DELISTED ILST
Leaking Underground Storage Tank facilities which have been removed from the Regional Tribal LUST lists made available by the EPA.
Government Publication Date: Apr 14, 2020

Delisted Tribal Underground Storage Tanks: DELISTED IUST
Underground Storage Tank facilities which have been removed from the Regional Tribal UST lists made available by the EPA.
Government Publication Date: Apr 14, 2020

County

San Bernardino County - CUPA List: SANBERN CUPA
A list of facilities associated with various Certified Unified Program Agency (CUPA) programs in San Bernardino County. This list is made available by San Bernardino County Fire Department which is the CUPA for all areas of the County except the city of Victorville.
Government Publication Date: Mar 4, 2021

Additional Environmental Record Sources

Federal

PFOA/PFOS Contaminated Sites: PFAS NPL
List of sites where PFOA or PFOS contaminants have been found in drinking water or soil. Made available by the Federal Environmental Protection Agency (EPA).
Government Publication Date: Mar 1, 2021

Facility Registry Service/Facility Index: FINDS/FRS
The Facility Registry Service (FRS) is a centrally managed database that identifies facilities, sites, or places subject to environmental regulations or of environmental interest. FRS creates high-quality, accurate, and authoritative facility identification records through rigorous verification and management procedures that incorporate information from program national systems, state master facility records, and data collected from EPA's Central Data Exchange registrations and data management personnel. This list is made available by the Environmental Protection Agency (US EPA).
Government Publication Date: Nov 2, 2020

Toxics Release Inventory (TRI) Program: TRIS
The EPA's Toxics Release Inventory (TRI) is a database containing data on disposal or other releases of over 650 toxic chemicals from thousands of U. S. facilities and information about how facilities manage those chemicals through recycling, energy recovery, and treatment. One of TRI's primary purposes is to inform communities about toxic chemical releases to the environment.
Government Publication Date: Feb 19, 2020

Perfluorinated Alkyl Substances (PFAS) Releases: PFAS TRI

List of Toxics Release Inventory (TRI) facilities at which the reported chemical is a Per- or polyfluorinated alkyl substance (PFAS) included in the Environmental Protection Agency (EPA)'s consolidated PFAS Master List of PFAS Substances. The EPA's Toxics Release Inventory (TRI) is a database containing data on disposal or other releases of over 650 toxic chemicals from thousands of U.S. facilities and information about how facilities manage those chemicals through recycling, energy recovery, and treatment.

Government Publication Date: Feb 19, 2020

Perfluorinated Alkyl Substances (PFAS) Water Quality: PFAS WATER

The Water Quality Portal (WQP) is a cooperative service sponsored by the United States Geological Survey (USGS), the Environmental Protection Agency (EPA), and the National Water Quality Monitoring Council (NWQMC). This listing includes records from the Water Quality Portal where the characteristic (environmental measurement) is in the Environmental Protection Agency (EPA)'s consolidated PFAS Master List of PFAS Substances.

Government Publication Date: Jul 20, 2020

Hazardous Materials Information Reporting System: HMIRS

US DOT - Department of Transportation Pipeline and Hazardous Materials Safety Administration (PHMSA) Incidents Reports Database taken from Hazmat Intelligence Portal, U.S. Department of Transportation.

Government Publication Date: Sep 1, 2020

National Clandestine Drug Labs: NCDL

The U.S. Department of Justice ("the Department") provides this data as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy.

Government Publication Date: Oct 5, 2020

Toxic Substances Control Act: TSCA

The Environmental Protection Agency (EPA) is amending the Toxic Substances Control Act (TSCA) section 8(a) Inventory Update Reporting (IUR) rule and changing its name to the Chemical Data Reporting (CDR) rule.

The CDR enables EPA to collect and publish information on the manufacturing, processing, and use of commercial chemical substances and mixtures (referred to hereafter as chemical substances) on the TSCA Chemical Substance Inventory (TSCA Inventory). This includes current information on chemical substance production volumes, manufacturing sites, and how the chemical substances are used. This information helps the Agency determine whether people or the environment are potentially exposed to reported chemical substances. EPA publishes submitted CDR data that is not Confidential Business Information (CBI).

Government Publication Date: Apr 11, 2019

Hist TSCA: HIST TSCA

The Environmental Protection Agency (EPA) is amending the Toxic Substances Control Act (TSCA) section 8(a) Inventory Update Reporting (IUR) rule and changing its name to the Chemical Data Reporting (CDR) rule.

The 2006 IUR data summary report includes information about chemicals manufactured or imported in quantities of 25,000 pounds or more at a single site during calendar year 2005. In addition to the basic manufacturing information collected in previous reporting cycles, the 2006 cycle is the first time EPA collected information to characterize exposure during manufacturing, processing and use of organic chemicals. The 2006 cycle also is the first time manufacturers of inorganic chemicals were required to report basic manufacturing information.

Government Publication Date: Dec 31, 2006

FTTS Administrative Case Listing: FTTS ADMIN

An administrative case listing from the Federal Insecticide, Fungicide, & Rodenticide Act (FIFRA) and Toxic Substances Control Act (TSCA), together known as FTTS. This database was obtained from the Environmental Protection Agency's (EPA) National Compliance Database (NCDB). The FTTS and NCDB was shut down in 2006.

Government Publication Date: Jan 19, 2007

FTTS Inspection Case Listing: FTTS INSP

An inspection case listing from the Federal Insecticide, Fungicide, & Rodenticide Act (FIFRA) and Toxic Substances Control Act (TSCA), together known as FTTS. This database was obtained from the Environmental Protection Agency's (EPA) National Compliance Database (NCDB). The FTTS and NCDB was shut down in 2006.

Government Publication Date: Jan 19, 2007

Potentially Responsible Parties List: PRP

Early in the cleanup process, the Environmental Protection Agency (EPA) conducts a search to find the potentially responsible parties (PRPs). EPA looks for evidence to determine liability by matching wastes found at the site with parties that may have contributed wastes to the site.

Government Publication Date: Feb 23, 2021

State Coalition for Remediation of Drycleaners Listing: SCRD DRYCLEANER

The State Coalition for Remediation of Drycleaners (SCRD) was established in 1998, with support from the U.S. Environmental Protection Agency (EPA) Office of Superfund Remediation and Technology Innovation. Coalition members are states with mandated programs and funding for drycleaner site remediation. Current members are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.

Government Publication Date: Nov 08, 2017

Integrated Compliance Information System (ICIS): ICIS

The Integrated Compliance Information System (ICIS) is a system that provides information for the Federal Enforcement and Compliance (FE&C) and the National Pollutant Discharge Elimination System (NPDES) programs. The FE&C component supports the Environmental Protection Agency's (EPA) Civil Enforcement and Compliance program activities. These activities include Compliance Assistance, Compliance Monitoring and Enforcement. The NPDES program supports tracking of NPDES permits, limits, discharge monitoring data and other program reports.

Government Publication Date: Jan 6, 2021

Drycleaner Facilities: FED DRYCLEANERS

A list of drycleaner facilities from Enforcement and Compliance History Online (ECHO) online search. The Environmental Protection Agency (EPA) tracks facilities that possess NAIC and SIC codes that classify businesses as drycleaner establishments.

Government Publication Date: Feb 17, 2021

Delisted Drycleaner Facilities: DELISTED FED DRY

List of sites removed from the list of Drycleaner Facilities (sites in the EPA's Integrated Compliance Information System (ICIS) with NAIC or SIC codes identifying the business as a drycleaner establishment).

Government Publication Date: Feb 17, 2021

Formerly Used Defense Sites: FUDS

Formerly Used Defense Sites (FUDS) are properties that were formerly owned by, leased to, or otherwise possessed by and under the jurisdiction of the Secretary of Defense prior to October 1986, where the Department of Defense (DoD) is responsible for an environmental restoration. This list is published by the U.S. Army Corps of Engineers.

Government Publication Date: Jan 28, 2020

Former Military Nike Missile Sites: FORMER NIKE

This information was taken from report DRXTH-AS-IA-83A016 (Historical Overview of the Nike Missile System, 12/1984) which was performed by Environmental Science and Engineering, Inc. for the U.S. Army Toxic and Hazardous Materials Agency Assessment Division. The Nike system was deployed between 1954 and the mid-1970's. Among the substances used or stored on Nike sites were liquid missile fuel (JP-4); starter fluids (UDKH, aniline, and furfuryl alcohol); oxidizer (IRFNA); hydrocarbons (motor oil, hydraulic fluid, diesel fuel, gasoline, heating oil); solvents (carbon tetrachloride, trichloroethylene, trichloroethane, stoddard solvent); and battery electrolyte. The quantities of material a disposed of and procedures for disposal are not documented in published reports. Virtually all information concerning the potential for contamination at Nike sites is confined to personnel who were assigned to Nike sites. During deactivation most hardware was shipped to depot-level supply points. There were reportedly instances where excess materials were disposed of on or near the site itself at closure. There was reportedly no routine site decontamination.

Government Publication Date: Dec 1, 1984

PHMSA Pipeline Safety Flagged Incidents: PIPELINE INCIDENT

A list of flagged pipeline incidents made available by the U.S. Department of Transportation (US DOT) Pipeline and Hazardous Materials Safety Administration (PHMSA). PHMSA regulations require incident and accident reports for five different pipeline system types.

Government Publication Date: Jul 7, 2020

Material Licensing Tracking System (MLTS): MLTS

A list of sites that store radioactive material subject to the Nuclear Regulatory Commission (NRC) licensing requirements. This list is maintained by the NRC. As of September 2016, the NRC no longer releases location information for sites. Site locations were last received in July 2016.

Government Publication Date: Aug 5, 2020

Historic Material Licensing Tracking System (MLTS) sites: HIST MLTS

A historic list of sites that have inactive licenses and/or removed from the Material Licensing Tracking System (MLTS). In some cases, a site is removed from the MLTS when the state becomes an "Agreement State". An Agreement State is a State that has signed an agreement with the Nuclear Regulatory Commission (NRC) authorizing the State to regulate certain uses of radioactive materials within the State.

Government Publication Date: Jan 31, 2010

Mines Master Index File: MINES

The Master Index File (MIF) contains mine identification numbers issued by the Department of Labor Mine Safety and Health Administration (MSHA) for mines active or opened since 1971. Note that addresses may or may not correspond with the physical location of the mine itself.

Government Publication Date: Nov 3, 2020

Surface Mining Control and Reclamation Act Sites: SMCRA

An inventory of land and water impacted by past mining (primarily coal mining) is maintained by the Office of Surface Mining Reclamation and Enforcement (OSMRE) to provide information needed to implement the Surface Mining Control and Reclamation Act of 1977 (SMCRA). The inventory contains information on the location, type, and extent of Abandoned Mine Land (AML) impacts, as well as information on the cost associated with the reclamation of those problems. The inventory is based upon field surveys by State, Tribal, and OSMRE program officials. It is dynamic to the extent that it is modified as new problems are identified and existing problems are reclaimed.

Government Publication Date: Dec 18, 2020

Mineral Resource Data System: MRDS

The Mineral Resource Data System (MRDS) is a collection of reports describing metallic and nonmetallic mineral resources throughout the world. Included are deposit name, location, commodity, deposit description, geologic characteristics, production, reserves, resources, and references. This database contains the records previously provided in the Mineral Resource Data System (MRDS) of USGS and the Mineral Availability System/Mineral Industry Locator System (MAS/MILS) originated in the U.S. Bureau of Mines, which is now part of USGS. The USGS has ceased systematic updates of the MRDS database with their focus more recently on deposits of critical minerals while providing a well-documented baseline of historical mine locations from USGS topographic maps.

Government Publication Date: Mar 15, 2006

Uranium Mill Tailings Radiation Control Act Sites: URANIUM

The Legacy Management Office of the Department of Energy (DOE) manages radioactive and chemical waste, environmental contamination, and hazardous material at over 100 sites across the U.S. The L.M. Office manages this database of sites registered under the Uranium Mill Tailings Control Act (UMTRCA).

Government Publication Date: Mar 4, 2017

Alternative Fueling Stations: ALT FUELS

List of alternative fueling stations made available by the US Department of Energy's Office of Energy Efficiency & Renewable Energy. Includes Biodiesel stations, Ethanol (E85) stations, Liquefied Petroleum Gas (Propane) stations, Ethanol (E85) stations, Natural Gas stations, Hydrogen stations, and Electric Vehicle Supply Equipment (EVSE). The National Renewable Energy Laboratory (NREL) obtains information about new stations from trade media, Clean Cities coordinators, a Submit New Station form on the Station Locator website, and through collaborating with infrastructure equipment and fuel providers, original equipment manufacturers (OEMs), and industry groups.

Government Publication Date: Jan 18, 2021

Registered Pesticide Establishments: SSTS

List of active EPA-registered foreign and domestic pesticide-producing and device-producing establishments based on data from the Section Seven Tracking System (SSTS). The Federal Insecticide, Fungicide, and Rodenticide Act (FIFRA) Section 7 requires that facilities producing pesticides, active ingredients, or devices be registered. The list of establishments is made available by the EPA.

Government Publication Date: Mar 31, 2020

Polychlorinated Biphenyl (PCB) Notifiers: PCB

Facilities included in the national list of facilities that have notified the United States Environmental Protection Agency (EPA) of Polychlorinated Biphenyl (PCB) activities. Any company or person storing, transporting or disposing of PCBs or conducting PCB research and development must notify the EPA and receive an identification number.

Government Publication Date: Nov 19, 2020

State

Dry Cleaning Facilities: DRYCLEANERS

A list of drycleaner related facilities that have EPA ID numbers. These are facilities with certain SIC codes: power laundries, family and commercial, linen supply, commercial laundry, dry cleaning and pressing machines - Coin Operated Laundry and Dry Cleaning. This is provided by the Department of Toxic Substance Control.

Government Publication Date: Feb 22, 2021

Delisted Drycleaners: DELISTED DRYCLEANERS

Sites removed from the list of drycleaner related facilities that have EPA ID numbers, made available by the California Department of Toxic Substance Control.

Government Publication Date: Feb 22, 2021

Non-Toxic Dry Cleaning Incentive Program: DRYC GRANT

A list of grant recipients of the Non-Toxic Dry Cleaning Incentive Program made available by the California Air Resources Board (CARB). The program provides grants to eligible dry cleaning businesses to assist them in transitioning away from PERC machines to alternative non-toxic and non-smog forming technologies.

Government Publication Date: Feb 28, 2018

Per- and Polyfluoroalkyl Substances (PFAS): PFAS

List of sites from the State Water Resources Control Board (SWRCB)'s GeoTracker at which one or more of the potential contaminants of concern are in the PFAS Master List of PFAS Substances made available by the Environmental Protection Agency (US EPA).

Government Publication Date: Mar 9, 2021

PFOA/PFOS Groundwater: PFAS GW

A list of water wells from the Groundwater Ambient Monitoring and Assessment Program (GAMA) Groundwater Information System with the groundwater chemical perfluorooctanoic acid (PFOA) (NL = 0.014 UG/L) or perfluorooctanoic sulfonate (PFOS) (NL = 0.013 UG/L). The GAMA Groundwater Information System search is made available by California Water Boards.

Government Publication Date: Oct 22, 2020

Hazardous Waste and Substances Site List - Site Cleanup: HWSS CLEANUP

The Hazardous Waste and Substances Sites (Cortese) List is a planning document used by the State, local agencies and developers to comply with the California Environmental Quality Act requirements in providing information about the location of hazardous materials release sites. This list is published by California Department of Toxic Substance Control.

Government Publication Date: Nov 10, 2020

List of Hazardous Waste Facilities Subject to Corrective Action: DTSC HWF

This is a list of hazardous waste facilities identified in Health and Safety Code (HSC) § 25187.5. These facilities are those where Department of Toxic Substances Control (DTSC) has taken or contracted for corrective action because a facility owner/operator has failed to comply with a date for taking corrective action in an order issued under HSC § 25187, or because DTSC determined that immediate corrective action was necessary to abate an imminent or substantial endangerment.

Government Publication Date: Jul 18, 2016

EnviroStor Inspection, Compliance, and Enforcement: INSP COMP ENF

A list of permitted facilities with inspections and enforcements tracked in the Department of Toxic Substance Control (DTSC) EnviroStor.

Government Publication Date: Oct 7, 2020

School Property Evaluation Program Sites: SCH

A list of sites registered with The Department of Toxic Substances Control (DTSC) School Property Evaluation and Cleanup (SPEC) Division. SPEC is responsible for assessing, investigating and cleaning up proposed school sites. The Division ensures that selected properties are free of contamination or, if the properties were previously contaminated, that they have been cleaned up to a level that protects the students and staff who will occupy the new school.

Government Publication Date: Jan 13, 2021

California Hazardous Material Incident Report System (CHMIRS): CHMIRS

A list of reported hazardous material incidents, spills, and releases from the California Hazardous Material Incident Report System (CHMIRS). This list has been made available by the California Office of Emergency Services (OES).

Government Publication Date: Jan 21, 2021

Historical California Hazardous Material Incident Report System (CHMIRS): HIST CHMIRS

A list of reported hazardous material incidents, spills, and releases from the California Hazardous Material Incident Report System (CHMIRS) prior to 1993. This list has been made available by the California Office of Emergency Services (OES).

Government Publication Date: Jan 1, 1993

Hazardous Waste Manifest Data: HAZNET

A list of hazardous waste manifests received each year by Department of Toxic Substances Control (DTSC). The volume of manifests is typically 900,000 - 1,000,000 annually, representing approximately 450,000 - 500,000 shipments.
Government Publication Date: Oct 24, 2016

Historical Hazardous Waste Manifest Data: HIST MANIFEST
A list of historic hazardous waste manifests received by the Department of Toxic Substances Control (DTSC) from year the 1980 to 1992. The volume of manifests is typically 900,000 - 1,000,000 annually, representing approximately 450,000 - 500,000 shipments.
Government Publication Date: Dec 31, 1992

DTSC Registered Hazardous Waste Transporters: HW TRANSPORT
The California Department of Toxic Substances Control (DTSC) maintains this list of Registered Hazardous Waste Transporters.
Government Publication Date: Oct 19, 2020

Registered Waste Tire Haulers: WASTE TIRE
This list of registered waste tire haulers is maintained by the California Department of Resources Recycling and Recovery.
Government Publication Date: Dec 16, 2020

California Medical Waste Management Program Facility List: MEDICAL WASTE
This list of Medical Waste Management Program Facilities is maintained by the California Department of Public Health. The Medical Waste Management Program (MWMP) regulates the generation, handling, storage, treatment, and disposal of medical waste by providing oversight for the implementation of the Medical Waste Management Act (MWMA). The MWMP permits and inspects all medical waste off-site treatment facilities, medical waste transporters, and medical waste transfer stations. This list contains transporters, treatment, and transfer facilities.
Government Publication Date: Dec 31, 2020

Historical Cortese List: HIST CORTESE
List of sites which were once included on the Cortese list. The Hazardous Waste and Substances Sites (Cortese) List is a planning document used by the State, local agencies and developers to comply with the California Environmental Quality Act requirements for providing information about the location of hazardous sites.
Government Publication Date: Nov 13, 2008

Cease and Desist Orders and Cleanup and Abatement Orders: CDO/CAO
The California Environment Protection Agency "Cortese List" of active Cease and Desist Orders (CDO) and Cleanup and Abatement Orders (CAO). This list contains many CDOs and CAOs that do NOT concern the discharge of wastes that are hazardous materials. Many of the listed orders concern, as examples, discharges of domestic sewage, food processing wastes, or sediment that do not contain hazardous materials, but the Water Boards' database does not distinguish between these types of orders.
Government Publication Date: Feb 16, 2012

California Environmental Reporting System (CERS) Hazardous Waste Sites: CERS HAZ
List of sites in the California Environmental Protection Agency (CalEPA) Regulated Site Portal which fall under the following regulatory programs: Hazardous Chemical Management, Hazardous Waste Onsite Treatment, Household Hazardous Waste Collection, Hazardous Waste Generator, RCRA LQ HW Generator. The CalEPA oversees the statewide implementation of the Unified Program which applies regulatory standards to protect Californians from hazardous waste and materials.
Government Publication Date: Feb 9, 2021

Delisted Environmental Reporting System (CERS) Hazardous Waste Sites: DELISTED HAZ
This database contains a list of sites that were removed from the California Environmental Protection Agency (CalEPA) in the following regulatory programs: Hazardous Chemical Management, Hazardous Waste Onsite Treatment, Household Hazardous Waste Collection, Hazardous Waste Generator, RCRA LQ HW Generator.
Government Publication Date: Nov 29, 2018

Sites in GeoTracker: GEOTRACKER
GeoTracker is the State Water Resource Control Boards' data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater. This is a list of sites in GeoTracker that aren't otherwise categorized as LUST, Land Disposal Sites (LDS), Cleanup Sites, or sites having Waste Discharge Requirements (WDR). This listing includes program types such as Underground Injection Control (UIC), Confined Animal Facilities (CAF), Irrigated Lands Regulatory Program, plans, and non-case information.
Government Publication Date: Mar 9, 2021

Mines Listing: MINE

This list includes mine site locations extracted from the Mines Online database, maintained by the California Department of Conservation. Mines Online (MOL) is an interactive web map designed with GIS features that provide information such as the mine name, mine status, commodity sold, location, and other mine specific data. Please note: Mine location information is provided to assist experts in determining the location of mine operators in accordance with California Civil Code section 1103.4 and reflects information reported by mine operators in annual reports provided under Public Resources Code section 2207. While the Division of Mine Reclamation (DMR) attempts to populate MOL with accurate location information, the DMR cannot guarantee the accuracy of operator reported location information.

Government Publication Date: Jan 12, 2021

Recorded Environmental Cleanup Liens: LIEN

The California Department of Toxic Substance Control (DTSC) maintains this list of liens placed upon real properties. A lien is utilized by the DTSC to obtain reimbursement from responsible parties for costs associated with the remediation of contaminated properties.

Government Publication Date: Nov 16, 2020

Waste Discharge Requirements: WASTE DISCHG

List of sites in California State Water Resources Control Board (SWRCB) Waste Discharge Requirements (WDRs) Program in California, made available by the SWRCB via GeoTracker. The WDR program regulates point discharges that are exempt pursuant to Subsection 20090 of Title 27 and not subject to the Federal Water Pollution Control Act. The scope of the WDRs Program also includes the discharge of wastes classified as inert, pursuant to section 20230 of Title 27.

Government Publication Date: Mar 9, 2021

Toxic Pollutant Emissions Facilities: EMISSIONS

A list of criteria and toxic pollutant emissions data for facilities in California made available by the California Environmental Protection Agency - Air Resources Board (ARB). Risk data may be based on previous inventory submittals. The toxics data are submitted to the ARB by the local air districts as requirement of the Air Toxics "Hot Spots" Program. This program requires emission inventory updates every four years.

Government Publication Date: Dec 31, 2018

Clandestine Drug Lab Sites: CDL

The Department of Toxic Substances Control (DTSC) maintains a listing of drug lab sites. DTSC is responsible for removal and disposal of hazardous substances discovered by law enforcement officials while investigating illegal/clandestine drug laboratories.

Government Publication Date: Jan 19, 2021

Tribal

No Tribal additional environmental record sources available for this State.

County

San Bernardino County - Medical Waste Facility List: SANBERN MED WSTE

This list of San Bernardino County medical waste facilities is maintained by the County of San Bernardino Department of Public Health Medical Waste Program. The Medical Waste Program regulates generators of medical waste based on the Medical Waste Management Act. The program inspects medical waste facilities, facilities with on-site medical waste treatment units, and common storage areas annually. This program also investigates complaints regarding mishandling of medical waste and facilities that may be operating without a valid health permit. Some facilities that may generate medical waste include hospitals, skilled nursing facilities, blood banks, and doctors, dental and veterinarian offices.

Government Publication Date: Dec 22, 2020

Definitions

Database Descriptions: This section provides a detailed explanation for each database including: source, information available, time coverage, and acronyms used. They are listed in alphabetic order.

Detail Report: This is the section of the report which provides the most detail for each individual record. Records are summarized by location, starting with the project property followed by records in closest proximity.

Distance: The distance value is the distance between plotted points, not necessarily the distance between the sites' boundaries. All values are an approximation.

Direction: The direction value is the compass direction of the site in respect to the project property and/or center point of the report.

Elevation: The elevation value is taken from the location at which the records for the site address have been plotted. All values are an approximation. Source: Google Elevation API.

Executive Summary: This portion of the report is divided into 3 sections:

'Report Summary'- Displays a chart indicating how many records fall on the project property and, within the report search radii.

'Site Report Summary'-Project Property'- This section lists all the records which fall on the project property. For more details, see the 'Detail Report' section.

'Site Report Summary-Surrounding Properties'- This section summarizes all records on adjacent properties, listing them in order of proximity from the project property. For more details, see the 'Detail Report' section.

Map Key: The map key number is assigned according to closest proximity from the project property. Map Key numbers always start at #1. The project property will always have a map key of '1' if records are available. If there is a number in brackets beside the main number, this will indicate the number of records on that specific property. If there is no number in brackets, there is only one record for that property.

The symbol and colour used indicates 'elevation': the red inverted triangle will dictate 'ERIS Sites with Lower Elevation', the yellow triangle will dictate 'ERIS Sites with Higher Elevation' and the orange square will dictate 'ERIS Sites with Same Elevation.'

Unplottables: These are records that could not be mapped due to various reasons, including limited geographic information. These records may or may not be in your study area, and are included as reference.

APPENDIX C

USER QUESTIONNAIRE

PHASE I ENVIRONMENTAL SITE ASSESSMENT – ASTM 1527-13
USER QUESTIONNAIRE

In order to qualify for one of the Landowner Liability Protections offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the "Brownfields Amendments") the user should provide the following information (if available) to the environmental professional.

1) Title Review - Environmental cleanup liens that are filed or recorded against the site (40 CFR 312.25). ***Are you aware of any environmental cleanup liens against the property that are filed or recorded under federal, tribal, state or local law?*** **NO**

2) Activity and land use limitations that are in place on the site or that have been filed or recorded in a registry (40 CFR 312.26). ***Are you aware of any activity and use limitations (AULs), such as engineering controls, land use restrictions or institutional controls that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state or local law?*** **NO**

3) Specialized knowledge or experience of the person seeking to qualify for the LLP (40 CFR 312.28). ***Do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?***

NO

4) Relationship of the purchase price to the fair market value of the property if it were not contaminated (40 CFR 312.29). ***Does the purchase price being paid for this property reasonably reflect the fair market value of the property?*** **YES**

If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property?

5) Commonly known or reasonably ascertainable information about the property (40 CFR 312.30). ***Are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of releases or threatened releases of hazardous materials?***

(a.) Do you know the past uses of the property? **NO**

(b.) Do you know of specific chemicals that are present or once were present at the property? **NO**

(c.) Do you know of spills or other chemical releases that have taken place at the property? **NO**

(d.) Do you know of any environmental cleanups that have taken place at the property? **NO**

User's Initials TM

Property Name ___Bon View

6) The degree of obviousness of the presence, or likely presence, of contamination at the property, and the ability to detect the contamination by appropriate investigation (40 CFR 312.31). ***Based on your knowledge and experience related to the property are there any obvious indicators that point to the presence, or likely presence, of contamination at the property?***

NO

7) Proceedings Involving the Property Pursuant to ASTM E 1527-13 §10.9, ***As the user of this ESA do you know of (1) any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, or from the property; (2) any pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the property; and (3) any notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products?***

NO

SIGNATURE

I have completed this *User Questionnaire* to the best of my actual knowledge only, and provided readily available information, if any, as stated in this document to the environmental professional as of the following date. The information contained in this document does not constitute a warranty or guarantee of any kind as to the accuracy of any third party information provided, and the undersigned disclaims any liability for the reliance on any such information by others.



SIGNATURE — DATE: 4/7/2021

Trevor McKune

PRINT OR TYPE NAME

Bon View

PROPERTY NAME

Ontario, CA

LOCATION

APPENDIX D

TARGET PROPERTY RECONNAISSANCE PHOTOGRAPHS

APPENDIX D
TARGET PROPERTY RECONNAISSANCE PHOTOGRAPHS

Orion collected the following photographs at the property located at 21 through 52, 1906, 1914, 1930, and 1944 South Bon View Avenue, Ontario, California. The photographs were collected on 13 April 2021 during onsite reconnaissance.



Exterior of Bon View Industrial Condominiums Building Looking West (1914 & 1930 Bon View Avenue)



Exterior of Bon View Industrial Condominiums Building (Units 1-11) Looking West

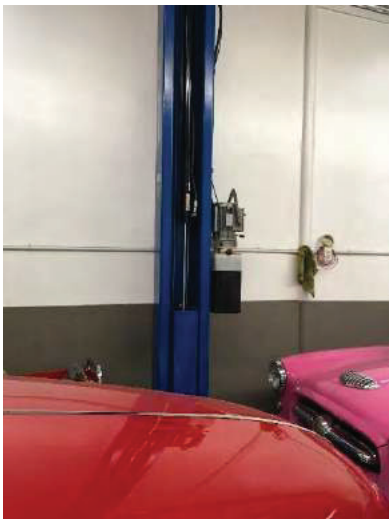
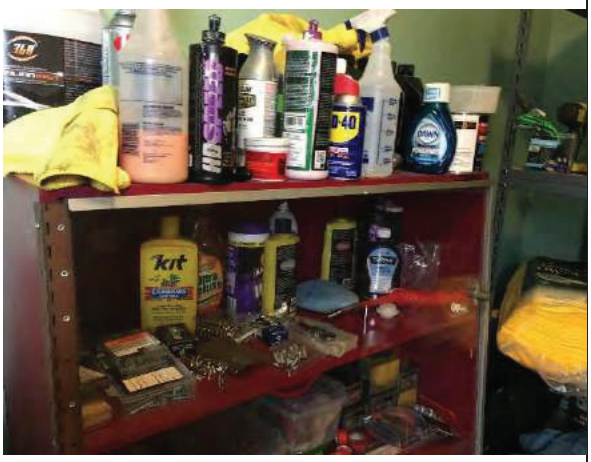


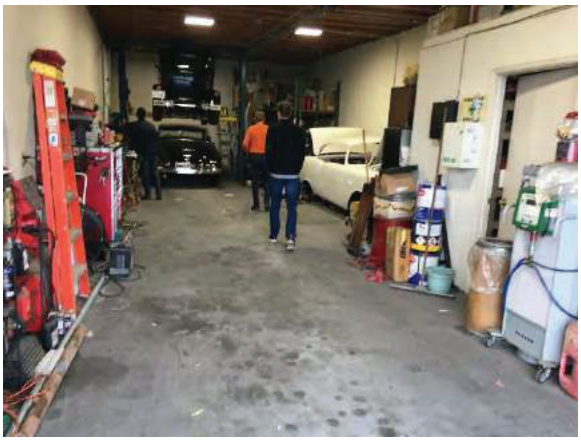
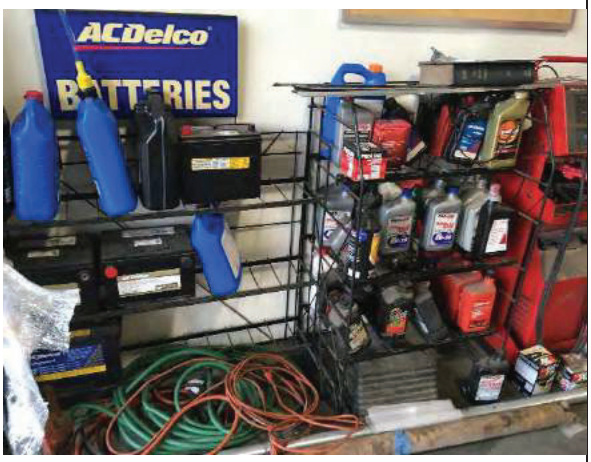
Exterior of Bon View Industrial Condominiums Building (Units 12-20) Looking East

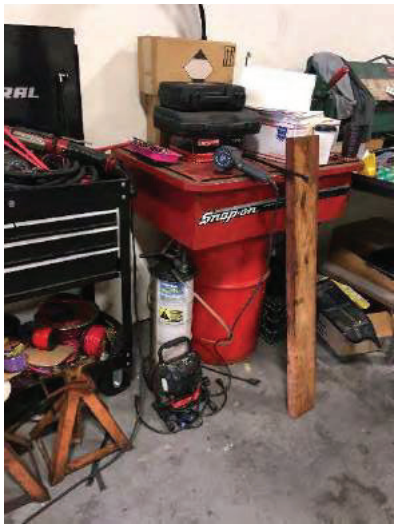


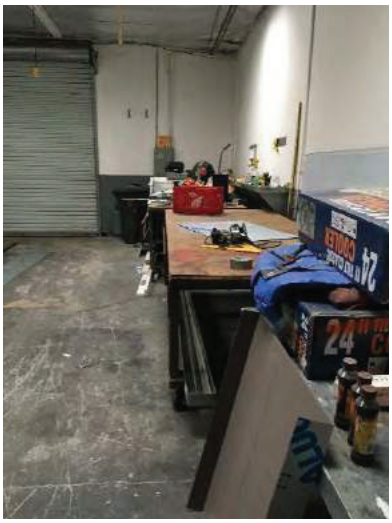
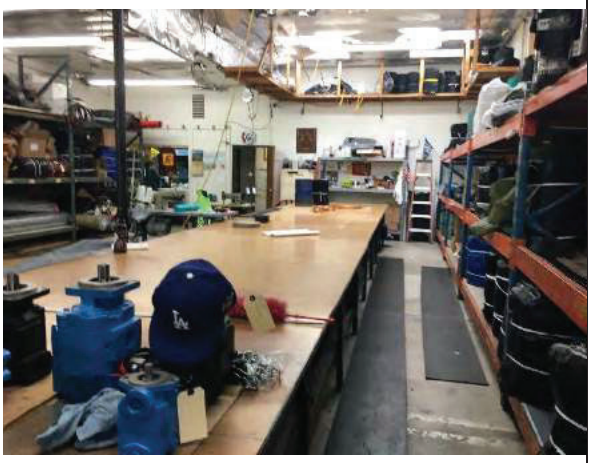
Unit #1, Xray Equipment for Metals Photography

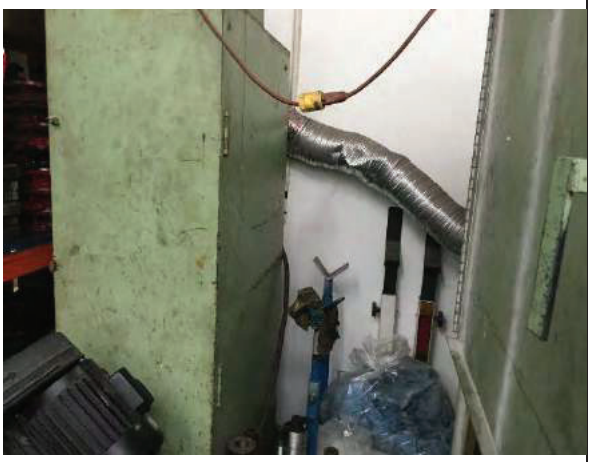
	
Unit #1, Xray Photography Developer Solution	Unit #2, Metals Machinery with Contained Oil Storage
	
Unit #3, Metals Fabrication Machinery	Unit #4, Automobile Storage with Hydraulic Lift

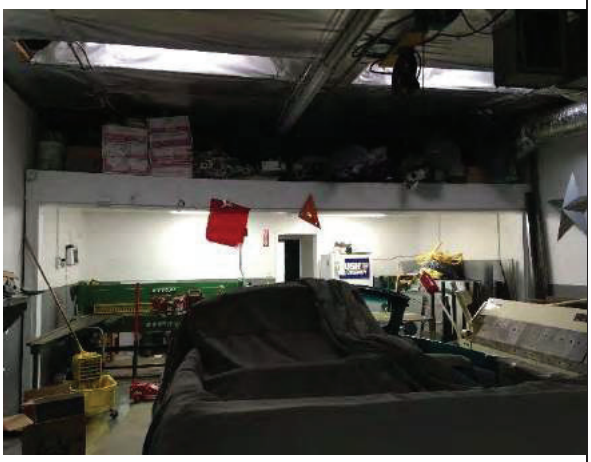
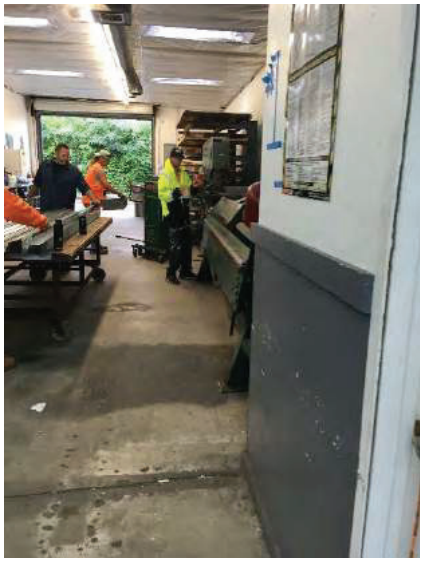
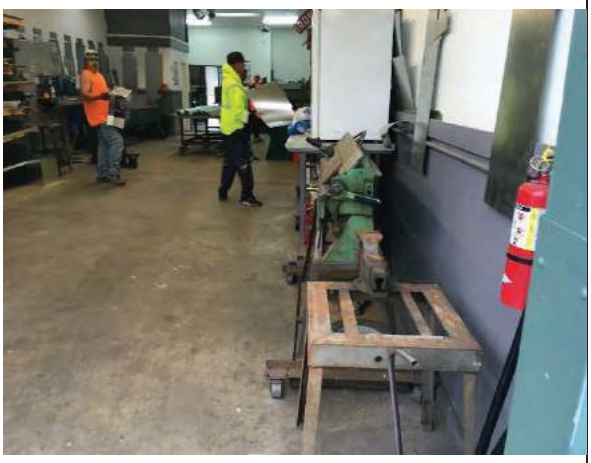
	
Unit #4, Hydraulic Lift with Contained Hydraulic Fluid	Unit #4, Household Cleaners and Solvents
	
Unit #5, Small Quantity Motor Oil and Automobile Fluids	Unit #6, Landscaping Company Gasoline Fuel Containers

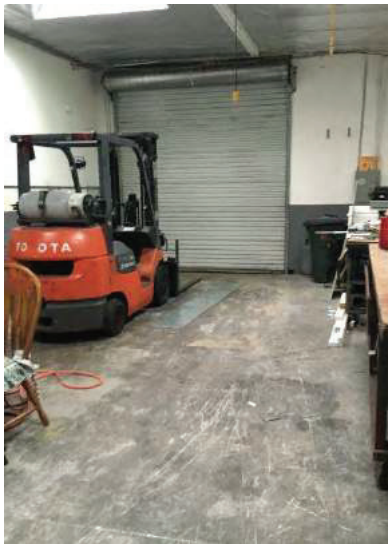
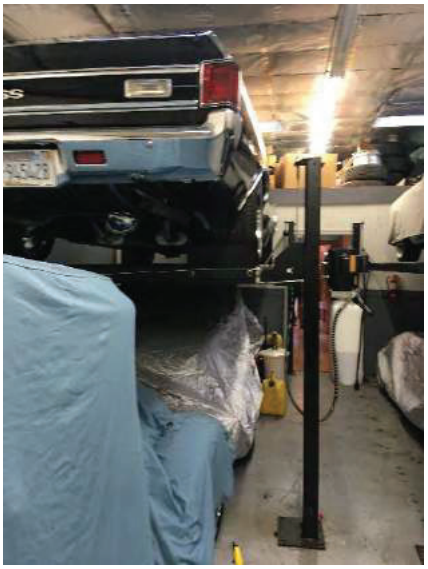
	
Unit #7, Car Restoration Company	Unit #7, Motor Oil for Car Restoration
	
Unit #7, Oily Waste Rags and Racing Fuel	Unit #7, Nitrogen Compressor and Fuel Canister

	
Unit #7, Self-Contained Solvent Parts Cleaner	Unit #8, Home Theater Acoustic Paneling Manufacturer
	
Unit #9, Paper Products Supply Company	Unit #9, Paper Products and Storage

	
Unit #10, Garage Storage	Unit #10, Small Quantity Paint
	
Unit #11, Furniture Restoration Company	Unit #12, Atlas Tarp & Parts, Truck Tarp Manufacturing

	
Unit #12, Sand Blasting Equipment	Unit #12, Self-Contained Venting System for Sand Blaster
	
Unit #12, Self-Contained Solvent Parts Cleaner	Unit #13, Automobile Storage with Hydraulic Lift

	
Unit #13, Self-Contained Hydraulic Lift Fluid	Unit #14, Garage Storage with Automobile
	
Unit #15, Metals Fabrication	Unit #15, Metals Fabrication

	
Unit #16, Underground Utility Piping Planning	Unit #17, Garage Storage with Forklift
	
Unit #18, Ice Cream Carts and Freezers	Unit #19, Automobile Storage and Hydraulic Lift

	
Unit #19, Automobile Storage and Hydraulic Lift Fluid	Unit #20, Parts Storage for Atlas Tarp & Parts
	
Unit #20, Parts Storage for Atlas Tarp & Parts	Unit #20, Air Compressor

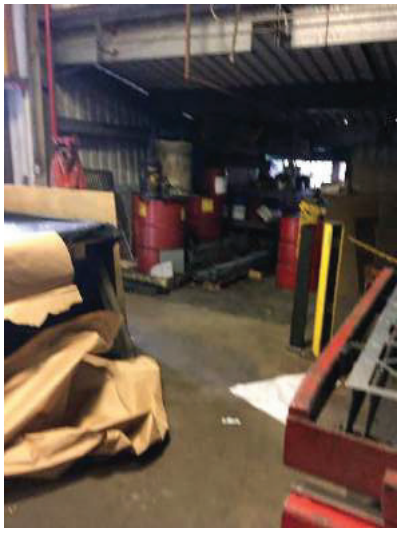
	
Unit #20, High Performance Solvent Degreaser	Northern Open Field Facing East
	
Northern Open Field Facing North	Outdoor Storage Units West of 1914 Bon View

	
West Open Field Facing East Towards 1914 Bon View	West Open Field Facing Northeast
	
West Open Field Facing West	West Open Field Facing Southwest

	
West Open Field Facing 1930 Bon View, Behind Tash Dumpsters	Trash Dumpsters at 1914 & 1930 Bon View
	
High Voltage Electrical Unit East of 1930 Bon View	High Voltage Electrical Unit West End of 1930 Bon View Parking Lot with Apparent Pool of Water

	
Storm Drain at 1930 Bon View Facing Southeast	Storm Drain in Alleyway at 1930 Bon View Facing Southeast
	
JLMC Metals Fabrication Property, 1944 S Bon View Avenue	Residential Property at JLMC Property Facing East

	
Residential Property and Garage at JLMC Property Facing West	Residential Property at JLMC Property Facing Northwest
	
Propane Storage at JLMC, Outside Building #3	Compressed Gas Storage at JLMC, Outside Building #3

	
Inside of JLMC Building #3, Welding Bays	Inside of JLMC Building #3, Metals Fabrication Machinery
	
Inside of JLMC Building #3, Metals Fabrication Machinery	Hazardous Waste Storage, JLMC Building #3

APPENDIX E

LOCAL AGENCY FILES

Address: 1914 #11 S BON VIEW AV ONTA **Permit No.** **B200303222**

City of Ontario Building Department

Owner	Contractor	Designer
ASHLEY, DARRELL	SAME AS OWNER	
	Lic #: 000	Lic #:

Date: 10-31-2003 **Val:** $11,700.00
Tract: **APN:** 105044111
Sq.Ft.: 1300 **Avig:** N
Units: 0 **Lot:** 0
Stories: 0 **Block:**
Occ: B **Const:** V N
DAB #: 0 **Var:** 0

Intended Permit Use: TI-RECORDING STUDIO
Description / Comments:
TENANT IMPROVEMENT - RECORDING STUDIO 1,300 SF

LICENSED CONTRACTOR'S DECLARATION

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

License #_____ Lic. Class_____ Exp. Date_____

City Lic. #_____ Expires_____

Date_____ Signature of Contractor_____

OWNER-BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason: I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code).

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code).

Date 10.31.03 Signature of Owner Darrell Ashley

WORKER'S COMPENSATION DECLARATION

I hereby affirm under Penalty of Perjury one of the following:

( ) I have and will maintain a Certificate of Consent of self-insure for worker's compensation.

( ) I have and will maintain Worker's Compensation Insurance.

Policy No.:_____ Carrier:_____

( ) I certify that, in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to Worker's Compensation Laws of California.

NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Worker's Compensation provision of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

I certify that I have read this application and state that the above information is correct. I agree to comply with all City and State laws relating to the building construction, and hereby authorize representatives of this City to enter upon the above-mentioned property for inspection purposes.

Darrell Ashley 10.31.03

Signature of Owner or Agent Date

Electrical		Plumbing		Mechanical		Fees	
Temp Power Service	(0)	Fixtures/Vents	(1)	Furnace To 100M BTU	(0)	Min. Issuance	$0.00
Temp Dist Sys	(0)	Repair Vent/Drain	(0)	Furnace Ovr 100M BTU	(0)	Building Fee	$209.25
Outlet/Switch 1-20	(20)	Building Sewer	(0)	Floor Furnace	(0)	Electrical Fee	$91.59
Outlet/Switch >20	(20)	Cesspool	(0)	Unit/Wall Heater	(0)	Plumbing Fee	$38.05
Light Fix 1-20	(20)	Priv Sewage Sys	(0)	Boiler To 100M BTU	(0)	Mechanical Fee	$34.15
Light Fix >20	(13)	Ind. Waste Intercept	(0)	Boiler 101-500M BTU	(0)	Grading Fee	$0.00
Platform/Thea	(0)	Rainwater Sys.	(0)	Boiler 501-1000M BTU	(0)	Inspection Fee	$0.00
Res App	(0)	New/Repair Water Pipe	(1)	Boiler 1001-1750M BTU	(0)	Plan Review Fee	$167.40
Non-Res App	(0)	Water Heaters	(0)	Boiler +1750M BTU	(0)	Parks & Rec SFD	$0.00
Power to 1HP	(0)	Gas Outlets	(0)	AH to 10K CFM	(0)	Parks & Rec MFD	$0.00
Power >1-10HP	(0)	Gas Outlets >5	(0)	AH Ovr 10K CFM	(0)	Sewer Assmnt SFD	$0.00
Power > 10-50HP	(0)	Lawn Spr Sys.	(0)	Evap Cooler	(0)	Sewer Assmnt COM	$0.00
Power >50-100HP	(0)	Atm. Bckflw/Vac 1-5	(0)	Vent Fan	(0)	Fire Facilities Fee	$0.00
Power >100HP	(0)	Atms. Bckflw/Vac. >5	(0)	Vent Systetm	(1)	Dust Control Fee	$0.00
Pri Swim Pool	(0)	Bckflw Device to 2"	(0)	Hood	(0)	S.M.I.P Fee	$0.00
Carvl/Circus Gen	(0)	Bckflw Device >2"	(0)	Equip Repair/Alter	(0)	Investigation Fee	$0.00
Display/Lighting/Etc:	(0)	Public Pools	(0)	Appl Vents	(0)	Microfilm-Permit Fee	$0.00
Busway Length (Feet)	(0)	Public Spas	(0)	Domestic Inc	(0)	Microfilm-Plans Fee	$12.00
Service to 200 Amps	(0)	Misc.	(0)	Comm/Indust Inc	(0)	Xerox Copies Fee	$0.00
Service 201-1000 Amps	(0)	Misc. Appl/Equip	(0)			Refund Amount	$0.00
Service Over 600 Volts	(0)						
Misc. Equip	(0)						
Signs	(0)						
Addl. Sign Circ	(0)						

Total Fees	$578.40
Total Payments (-)	$578.40
Balance Due	**$0.00**

683

City of Ontario

Building Department

Telephone: (909) 395-2023
Inspectors' Direct Line: (909) 395-2362
Inspection Requests **ONLY**: (909) 395-2361
Fax No.: (909) 395-2180

POST this in a conspicuous place on the job.

You must furnish PERMIT NUMBER and JOB ADDRESS for each respective inspection.
Approved plans must be on job site at all times.

OTHER DEPARTMENT RELEASES:

Department Approval required prior to the building being released by the City.

Department	Phone No.	Date	Inspector
Engineering	395-2025		
Fire	395-2029		
Public Facilities	395-2169		
Planning	395-2036		
Police	395-2240		

This permit becomes void if work not commenced within 180 days from date of issuance, OR if work has been suspended or abandoned for a period of 180 days.

BUILDING APPROVALS		
Setback & Footing		
Steel		
Slab Grade		
Floor Joists		
Floor Sheathing		
Roof Framing		
Roof Sheathing		
Shear Wall & Pre-Lath		
Shear Wall Interior		
Framing & Flashing	12-22-03	W Johnson
Insulation	12-22-03	W Johnson
Drywall Nailing	1-12-04	W Johnson
Lathing & Siding		
T-Bar		
Grading/Compaction		
Final	03-24-04	W Johnson

ELECTRICAL APPROVALS		
Temp. Power Pole		
Conduit Underground		
Rough Electric	12-22-03	W Johnson
Rough Electric – T-Bar		
SRV's Ground & Bond		
Final	03-24-04	W Johnson

BLOCKWALL APPROVALS		
Setback & Footing		
Bond Beam & Vertical Steel		
Final		

WALL PANEL APPROVALS		
Panels		
Pour Strip		
Site Walls/Trash Enclosure		
Final		

PLUMBING APPROVALS		
Ground		
Water Piping		
On-Site Sewer		
Rough Plumbing	Passing	
Gas Pipe-Test		
Roof Drains		
Final		

MECHANICAL APPROVALS		
Underground Ducts		
Rough Mechanical	12-22-03	W Johnson
Ducts, Ventilating		
Grills & Hoods		
	03-24-04	W Johnson

POOL & SPA APPROVALS		
Dep. Inspector		
Pool Steel Rein/Bond		
Pool Plumbing/Press Test		
Pre-Gunite		
Rough Pool Electric		
Gas Piping/Test		
Pool Fencing/Access		
Pre-Plaster		
Final – Pool/Spa		

ENCROACHMENT PERMIT		
Clearance		

FIRE SPRINKLER APPROVALS		
Rough		
Final		

NOTES: _____

1914 So Bon View

Also 1930 So Bon View

112 S #1

LOT # _____ PC # 1 — TEL. (714) 988-1181 1050-4412.

APN # _____ — DAB/FILE # N/R

BUILDING ADDRESS 1914 Bon View 60

OWNER Tom / Nancy Rodrigues

MAILING ADDRESS Same

CITY Ontario ZIP 91764 TEL 984-1761

CONTRACTOR Owner / Builder

ADDRESS _____

CITY _____ ZIP _____ TEL _____

STATE LIC & CLASS _____ CITY LIC NO _____

ARCH. ENGR. DESIGNER _____

ADDRESS _____ TEL _____

CITY _____ ZIP _____ STATE LIC NO _____

INTENDED PERMIT USE Tenant Improvement Offices

SQ. FT. SIZE _____ NO. STORIES _____ NO. DW UNITS _____

RESIDENTIAL ☐ COMMERCIAL ☐ INDUSTRIAL ☐

NEW ☐ ADD ☐ ALTER ☒ REPAIR ☐ DEMOLITION ☐

LICENSED CONTRACTOR'S DECLARATION

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code and my license is in full force and effect

SIGNATURE _____ DATE _____

OWNER – BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom, and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500):

☒ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale. (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.)

☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project. (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.)

☐ Exempt under Sec. _____ B & P C for this reason _____

OWNER Thomas M Rodrigues

WORKERS' COMPENSATION DECLARATION

I hereby affirm that I have a certificate of consent to self-insure or a certificate of Workers' Compensation Insurance or a certificate of exemption from the Workers' Compensation Laws of California, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

My workers' compensation insurance carrier and policy number are: Insurance Company _____ Policy Number _____

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

Certified Copy is hereby furnished

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

This section need not be completed if the permit is for one hundred dollars ($100) valuation or less.

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

WARNING TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's Name _____

Lender's Address _____

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter the above-mentioned property for inspection purposes.

Signature of Applicant Thomas M Rodrigues Date 9/2/86

Mailing Address 1914 S Helen

City Ontario, CA 91761

OCC./TYPE CONST.	SIZE (SQ. FT.)	VAL. (SQ. FT.)	VALUATION
B.			
		TOTAL VALUATION	10,000

PERMIT @		01-32101	60 50
PLAN CHECK 1st @ 50534		01-36105	X .11 50
PARK & REC. AQUISITION FEE @		07-31901	
EARTHQUAKE FEE @		01-215-116	70
SEWER CAPITAL ASSESSMENT FEE @ $950 EA.		28-37210	
SEWER ASSESSMENT FEE @ $75 EA.		28-37211	
		TOTAL	229 70

PLUMBING FEES

BATHTUBS		DISHWASHER/DISPOSAL	
SHOWERS		CLOTHES WASHERS	
WATER CLOSETS	1	DRINK. FOUNTAINS	
LAVATORIES	3	URINALS	
SINKS	1	INTERCEPTORS	
		DRAINS	1
TOTAL FIXTURES 5 @ $ 4.00			20 00
WATER HEATERS/POOL • SPA HEATER (1)			5 00
WATER ☒ GAS ☐ PIPING			
SOLAR COLLECTORS/TANKS			
PERMIT FEES @ (6.25)			10 00
TOTAL PLUMBING FEES		ACCT #01-32102	35 00

HOUSE SEWER @	SEP. PIT	SEPTIC TANK	
PERMIT FEES @			
TOTAL HOUSE SEWER & SANITATION FEES		ACCT #01-32105	

ELECTRICAL FEES

SWITCHES, RECEPTACLES 6, 24			13 00
LIGHTING FIXTURES 14			
APPLIANCE OUTLETS 1			2 00
OCC. GROUP SQ. FT. @			
OCC. GROUP SQ. FT. @			
SERVICE AMPS @			
NO. UNITS TEMP. POWER			
NO. MOTORS			
SWIMMING POOL/SPA ELECTRIC			
PERMIT FEE @ (8.75)			10 00
TOTAL ELECTRICAL FEES		ACCT. #01-32103	25 00

MECH. FEES

HEATING M/BTU	A/C M/BTU		
OTHER 2 exhaust fans			6 00
PERMIT FEE @ (1.50)			10 00
TOTAL MECHANICAL FEES		ACCT. #01-32104	16 00

GRADING FEES

CUBIC YARDS		
TOTAL GRADING FEES	ACCT. #01-32106	

SEWER ASSESSMENT FEES PAID YES NO	
AVIGATION AGREEMENT REQUIRED YES NO	
TOTAL ALL FEES (PAY THIS AMOUNT)	$ 168 70

PERMIT NO. 51700 DATE 9/2/86

VALIDATION

When properly validated on this space, this form constitutes a permit to do the work described herein. This permit will expire if work is not started within 120 days, or if work is abandoned for more than 120 days.

APPLICATION ONLY

TYPE OF INSPECTION	DATE	INSPECTOR
SETBACKS		
FOOTINGS/FORMS/STEEL		
U. GRND PLUMBING	10/15/86	
U. GRND ELECT.		
U. GRND MECH.		
POOL STEEL/BOND/LINER		
SPA PLBG./SPA HTG		
SLAB GRADE		
OK TO POUR SLAB		
ROUGH PLUMBING	2287	
ROUGH ELECTRIC		
ROUGH MECHANICAL		
FLOOR FRAMING		
ROUGH FRAMING	2887	
ROOF SHEATHING		
SHEAR PANELS		
STRUCTURAL STEEL		
CONNECTIONS		
ENERGY CONSERVATION		
OK TO COVER WALLS		
ROOF COVERING		
PLBG. TOP OUT		
FIREPLACE - THROAT		
FIREPLACE - BOND BEAM		
FIREPLACE - TOP OUT		
MASONARY BOND BEAM		
LATH - EXTERIOR		
LATH - INTERIOR		
DRY WALL NAIL	2-19-87	
GAS TEST		
POOL FENCE		
OK TO PLASTER POOL		
P-TRAP		
SEWER/CESSPOOL/LEACH LINE FINAL		
FINAL GRADING		
FINAL PLUMBING		
FINAL ELECTRIC		
FINAL MECHANICAL		
FINAL BUILDING		
FINAL POOL/SPA		
FINAL SOLAR		
EDISON CO. CALLED		
GAS CO. CALLED		

OTHER DEPARTMENT REQUIREMENTS

ENGINEERING		
TRASH BINS		
D.A.B. REQ.		
SITE PLAN		
VARIANCE		
C.U.P.		

C.O. ISSUED: DATE

TEMP. C.O. ISSUED: DATE

CONDITIONS:

INSPECTOR'S NAME _____ INITIAL

REMARKS

5-8-87 cancel permit these units are vacant [illegible]

SEWER DIAGRAM

TRACT # _____

LOT # _____

PC # N888 VAR # _____ DWG/FILE # N/R

BUILDING ADDRESS 1914 S. BONVIEW, ONTARIO, CA 917

OWNER [redacted] Not Shown

MAILING ADDRESS 1914 BONVIEW

CITY ONTARIO ZIP 91761 TEL _____

CONTRACTOR TROY SHEET METAL (JACK STEWART)

ADDRESS 1026 S VAIL

CITY MONTEBELLO ZIP 90640 TEL (213) 723-963[illegible]

STATE LIC # & CLASS CA, C20-C43

ARCH / ENGR DESIGNER JACK STEWART

ADDRESS 1026 S. VAIL TEL (213) 723-963B

CITY MONTEBELLO ZIP 90640 STATE LIC NO

INTENDED PERMIT USE [redacted]

Kiln and Flu Vent

SQ FT / VAL _____ NO STORIES _____ NO DW UNITS _____

RESIDENTIAL ☐ COMMERCIAL ☐ INDUSTRIAL ☐

NEW ☐ ADD ☐ ALTER ☐ REPAIR ☐ DEMOLITION ☐

LICENSED CONTRACTOR'S DECLARATION

I [redacted] hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect

SIGNATURE Dolan M Stewart DATE 4/22/87

OWNER – BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law, Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500):

I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.)

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.)

I am exempt under Sec _____ B & P C for the reason _____

Date _____ Owner _____

WORKER'S COMPENSATION DECLARATION

I hereby affirm that I have a certificate of consent to self-insure or a certificate of Workers' Compensation Insurance or a certified copy thereof (Sec. 3700 Labor Code)

Policy No. 8P018711 Company State Fund 7-1-88

X Copy certified copy is hereby furnished

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

This section need not be completed if the permit is for one hundred dollars ($100) valuation or less.

I hereby certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation Provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code)

Lender's Name _____

[redacted]

I hereby affirm that I have read this application and state that the above information is correct. I agree to comply with all city ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter the above-mentioned property for inspection purposes.

Signature (Applicant or Agent) Dolan M Stewart Date 4/22/87

Mailing Address _____

City _____

VALIDATION

This permit application must be validated by the signature and date of the Building Official before it constitutes a permit to do the work described herein. This permit will expire if work is not started within 120 days of its issuance.

OCC./TYPE CONST.	SIZE (SQ. FT.)	VAL. ($/SQ. FT.)	VALUATION
		TOTAL VALUATION	1122.00

PERMIT #	01-32101	20 50
PLAN CHECK #	01-36108	18 92
PARK & REC. AQUISITION FEE #	07-31901	
EARTHQUAKE FEE #	01-215-116	50
SEWER CAPITAL ASSESSMENT FEE @ $950 EA.	28-37210	
SEWER ASSESSMENT FEE @ $75 EA.	28-37211	
TOTAL		[redacted]

BATHTUBS		DISHWASHER/DISPOSAL	
SHOWERS		CLOTHES WASHERS	
WATER CLOSETS		DRINK. FOUNTAINS	
LAVATORIES		URINALS	
SINKS		INTERCEPTORS	
		DRAINS	

TOTAL FIXTURES _____ @ $ _____

WATER HEATERS/POOL # SPA HEATER

WATER ☐ GAS ☐ PIPING

SOLAR COLLECTORS/TANKS

PERMIT FEES @

TOTAL PLUMBING FEES ACCT. #01-32102

HOUSE SEWER @ SEP. PIT SEPTIC TANK

PERMIT FEES @

TOTAL HOUSE SEWER & SANITATION FEES ACCT #01-32105

ELECTRICAL FEES

SWITCHES, RECEPTACLES

LIGHTING FIXTURES

APPLIANCE OUTLETS

OCC GROUP SQ. FT @ ¢

OCC GROUP SQ. FT @ ¢

SERVICE AMPS @

NO. UNITS TEMP POWER

NO. MOTORS

SWIMMING POOL/SPA ELECTRIC

PERMIT FEES @

TOTAL ELECTRICAL FEES ACCT #01-32103

MECH. FEES

HEATING M/BTU A/C M/BTU

OTHER

PERMIT FEE @

TOTAL MECHANICAL FEES ACCT. #01-32104

GRADING FEES

CUBIC YARDS

TOTAL GRADING FEES ACCT. #01-32106

SEWER ASSESSMENT FEES PAID YES NO

AVIGATION AGREEMENT REQUIRED YES NO

TOTAL ALL FEES (PAY THIS AMOUNT) [redacted]

PERMIT NO. 61181 DATE 4/22/87

APPLICATION ONLY

TYPE OF INSPECTION	DATE	INSPECTOR
SETBACKS		
FOOTINGS/FORMS/STEEL		
U. GRND PLUMBING		
U. GRND ELECT		
U. GRND MECH		
POOL STEEL BOND/LINER		
PA PERG./SPA HTG		
SLAB GRADE		
READY TO POUR SLAB		
ROUGH PLUMBING		
ROUGH ELECTRIC		
ROUGH MECHANICAL		
FLOOR FRAMING		
ROUGH FRAMING		
ROOF SHEATHING		
SHEAR PANELS		
STRUCTURAL STEEL		
CONNECTIONS		
ENERGY CONSERVATION		
INSULATION/ WALLS		
ROOF COVERING		
PLBG. TOP OUT		
FIRE PLACE - THROAT		
FIRE PLACE - BOND BEAM		
FIRE - TOP OUT	5/12/87	
MASONARY BOND BEAM		
LATH - EXTERIOR		
LATH - INTERIOR		
DRY WALL NAIL		
GAS TEST		
POOL FENCE		
PR. TO PLASTER POOL		
FINAL		
SEWER, DESPOOL, LEACH LINE FINAL		
FINAL GRADING		
FINAL PLUMBING		
FINAL ELECTRIC		
FINAL MECHANICAL		
FINAL BUILDING		
FINAL POOL/SPA		
FINAL SOLAR		
RELEASE CALLED		
FINAL CALLED		

OTHER DEPARTMENT REQUIREMENTS

ENGINEERING		
PLANNING		
HEALTH		
SITE PLAN		
APPEAL		
C.U.P.		

C.O. ISSUED: DATE

TEMP. C.O. ISSUED: DATE

CONDITIONS:

INSPECTOR'S NAME _____ INITIAL _____

REMARKS

Cancel permit on acct. of 5 day

SEWER DIAGRAM

CITY

360 EAST "H" STREET (C-3) TEL.

CUP # VAR # SITE PLAN FILE # FIRE #

BUILDING ADDRESS 1914 S Bonview BLDG - A

OWNER Tri Pacific Dev

MAILING ADDRESS 2110 Hacienda Blvd

CITY Hacienda Hts ZIP 91745 TEL. 213-565-6603

CONTRACTOR Owner

ADDRESS

CITY ZIP TEL.

STATE LIC. CITY LIC. NO.

ARCHITECT

ENGINEER TEL.

ADDRESS

CITY ZIP STATE LIC. NO.

INTENDED USE: Industrial Bldg

SQ. FT. SIZE 15 000 NO. STORIES NO. DW. UNITS

NEW ADD ☐ ALTER ☐ REPAIR ☐ DEMOLITION ☐

LICENSED CONTRACTOR'S DECLARATION

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

CLASS DATE

OWNER—BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason: (Sec 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law, Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code or that he is exempt therefrom, and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500).)

I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.)

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I am exempt under Sec. B&PC for this reason

Date Owner

WORKERS' COMPENSATION DECLARATION

I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Workers' Compensation Insurance, or a certified copy thereof (Sec. 3800, Labor Code).

Policy No. Company

To be filed with the city.

☐ Certified copy is hereby furnished.

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

This section need not be completed if the permit is for one hundred dollars ($100) valuation or less.)

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

NOTICE TO APPLICANT: If after making this Certificate of Exemption you should become subject to the Workers' Compensation provisions of the Labor Code you must forthwith comply with such provisions or this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued. (Sec. 3097, Civil Code)

Lender's Name

Lender's Address

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

Signature of Applicant Date

Mailing Address

City, State, Zip

VALIDATION

When properly validated in this space, the form constitutes a permit to do the work described thereon. This permit will expire if work is not started within 120 days, or if work is abandoned for more than 120 days.

OCC. GROUP SIZE (SQ. FT.) VALUATION

Supplemental TOTAL VALUATION

SEE Permit # 24758 for Fees And Valuation.

ACCOUNT #

PERMIT	01-32101	
PLAN CHECK	01-36105	
PARK & REC. AQUISITION FEE	01-91901	
EARTHQUAKE FEE	01-215-216	
	22664	TOTAL

PLUMBING FEES

BATHTUBS		DISHWASHER/DISPOSAL	
SHOWERS		CLOTHES WASHERS	
WATER CLOSETS		DRINK. FOUNTAINS	
LAVATORIES		URINALS	
SINKS		INTERCEPTORS	
WATER HEATERS			

TOTAL FIXTURES @ $

WATER ☐ GAS ☐ PIPING

WATER SOFTENERS

PERMIT FEE @

TOTAL PLUMBING FEES 01-32102 ACCT.

HOUSE SEWER @ 01-32105

PRIVATE SEWER SYSTEM | SEP. PIT | SEPTIC TANK

TOTAL HOUSE SEWER & SANITATION FEES ACCT.

ELECTRICAL FEES

OCC. GROUP SQ. FT. @ ¢

OCC. GROUP SQ. FT. @ ¢

SERVICE AMPS @

NO. UNITS TEMP. POWER

NO. MOTORS

SWIMMING POOL ELECTRIC

PERMIT FEE @

TOTAL ELECTRICAL FEES 01-32103 ACCT.

MECH. FEES

HEATING

SWIMMING POOL HTG. M/BTU

AIR COND.

OTHER

PERMIT FEE @

TOTAL MECHANICAL FEES 01-32104 ACCT.

GRADING FEES

CUBIC YARDS

TOTAL GRADING FEES 01-32106 ACCT.

SEWER ASSESSMENT FEES PAID YES NO

AVIGATION AGREEMENT REQUIRED

SEE Permit # 24758

TOTAL ALL FEES (PAY THIS AMOUNT)

PERMIT NO. DATE 8-17-81

MINIMUM SETBACK DISTANCES:

FRONT SETBACK FROM CENTER LINE

REAR SETBACK FROM REAR PROPERTY LINE

SIDE STREET SETBACK FROM CENTER LINE

SIDE SETBACK FROM PROPERTY LINE

APPLICATION ONLY BUILDING DEPARTMENT COPY

TYPE OF INSPECTION	DATE	INSPECTOR	REMARKS
SET BACKS			
FOOTINGS			
U. GRND PLUMBING			
U. GRND ELECT.			
U. GRND MECH.			
POOL STEEL 'BOND			
SLAB GRADE			
OK TO POUR SLAB			
ROUGH PLUMBING			
ROUGH ELECTRIC			
ROUGH MECHANICAL			
FLOOR FRAMING			
ROUGH FRAMING			
ROOF SHEATHING			
SHEAR PANELS			
STRUCTURAL STEEL			
CONNECTIONS			
ENERGY CONSERVATION			
OK TO COVER WALLS			
ROOF COVERING			
PLBG TOP OUT			
FIREPLACE - THROAT			
FIREPLACE - BOND BEAM			
FIREPLACE - TOP OUT			
MASONRY BOND BEAM			
LATH EXTERIOR	10-22-81	KEO	
LATH INTERIOR			
DRY WALL NAIL	10-22-81	KEO	
SEWER			
GAS TEST			
POOL FENCE			
OK TO PLASTER POOL			
P TRAP			
FINAL PLUMBING			
FINAL ELECTRIC			
FINAL MECHANICAL			
FINAL BUILDING	1-21-83	R	
EDISON CO CALLED			
GAS CO CALLED			

SEWER DIAGRAM

MISCELLANEOUS REQUIREMENTS

ENGINEERING		
TRASH BINS		
L.A.B. REQ		
SITE PLAN		
VARIANCE		
C.U.P.		

TRACT,# _____ LOT # _____ 300 EAST "B" STREET TEL. (714) 986-1151

PC # _____ VAR # _____ DAB/FILE # _____

BUILDING ADDRESS 1914 S. Bon View #B

OWNER ZEO ASSOCIATES

MAILING ADDRESS 1930 Bon View #12

CITY ONTARIO ZIP 91761 TEL 714 947-3088

CONTRACTOR -SELF-

ADDRESS _____

CITY _____ ZIP _____ TEL _____

STATE LIC & CLASSIF _____ CITY LIC NO _____

ARCH. ENGR. DESIGNER _____

ADDRESS _____ TEL _____

CITY _____ ZIP _____ STATE LIC NO _____

INTENDED PERMIT USE GAS LINE TO A/C/HEAT

SQ. FT. SIZE _____ NO STORIES _____ NO. DW UNITS _____

RESIDENTIAL [ ] COMMERICAL [X] INDUSTRIAL [X]
NEW [ ] ADD [ ] ALTER [ ] REPAIR [ ] DEMOLITION [ ]

LICENSED CONTRACTOR'S DECLARATION

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code and my license is in full force and effect

SIGNATURE _____ DATE 11/26/84

OWNER-BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5 Business and Professions Code): Any city or county which requires a permit to construct, alter, improve, demolish or repair any structure, prior to its issuance also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractors License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom, and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500).

I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.)

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.)

I am exempt under Sec. _____ B & P.C. for this reason _____

DATE 11-26-84 OWNER X _____

WORKERS' COMPENSATION DECLARATION

I have and will maintain a certificate of consent to self-insure or a certificate of Workers' Compensation Insurance or a certified copy thereof (Sec. 3800, Labor Code).

Company _____

Policy number _____ Certified copy is hereby furnished

OR I CERTIFY UNDER PENALTY OF PERJURY THAT I AM EXEMPT FROM WORKERS' COMPENSATION INSURANCE

I certify that in the performance of the work for which this permit is issued I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

NOTICE TO APPLICANT: If after making this Certificate of Exemption you should become subject to the Workers' Compensation provisions of the Labor Code you must forthwith comply with such provisions or the permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's Name _____

Lender's Address _____

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

Date 11-26-84 Applicant X _____

Mailing Address _____

OCC./TYPE CONST.	SIZE (SQ. FT.)	VAL. (SQ. FT.)	VALUATION
		TOTAL VALUATION	

PERMIT @	01-32101	
PLAN CHECK @	01-36105	
PARK & REC. AQUISITION FEE @	07-31901	
EARTHQUAKE FEE @	01-215-116	
SEWER CAPITAL ASSESSMENT FEE @ $950 EA.	28-37210	
SEWER ASSESSMENT FEE @ $75 EA.	28-37211	
	TOTAL	

PLUMBING FEES

BATHTUBS		DISHWASHER/DISPOSAL	
SHOWERS		CLOTHES WASHERS	
WATER CLOSETS		DRINK. FOUNTAINS	
LAVATORIES		URINALS	
SINKS		INTERCEPTORS	
		DRAINS	

TOTAL FIXTURES _____ @ $ _____	
WATER HEATERS/POOL • SPA HEATER	
WATER ☐ GAS ☒ PIPING	200
SOLAR COLLECTORS/TANKS	
PERMIT FEES @	10 00
TOTAL PLUMBING FEES ACCT. #01-32102	10 00
HOUSE SEWER @ SEP. PIT SEPTIC TANK	
PERMIT FEES @	
TOTAL HOUSE SEWER & SANITATION FEES ACCT #01-32105	

ELECTRICAL FEES

SWITCHES, RECEPTACLES	
LIGHTING FIXTURES	
APPLIANCE OUTLETS	
OCC. GROUP SQ. FT @ ¢	
OCC. GROUP SQ. FT @ ¢	
SERVICE AMPS @	
NO. UNITS TEMP. POWER	
NO. MOTORS	
SWIMMING POOL/SPA ELECTRIC	
PERMIT FEE @	
TOTAL ELECTRICAL FEES ACCT #01-32103	

MECHAL. FEES

HEATING M/BTU A/C M/BTU	
OTHER	
PERMIT FEE @	
TOTAL MECHANICAL FEES ACCT. #01-32104	

GRADING FEES

CUBIC YARDS	
TOTAL GRADING FEES ACCT. #01-32106	
SEWER ASSESSMENT FEES PAID YES NO	
AVIGATION AGREEMENT REQUIRED YES NO	

TOTAL ALL FEES (PAY THIS AMOUNT) $ 12 00

40770

PERMIT NO. _____ DATE 11-26-84 CF

VALUATION

When properly valuated in the space, this form constitutes a permit to do the work described herein. This permit will expire if work is not started within 120 days, or if work is abandoned for ___ days.

APPLICATION ONLY

BUILDING DEPARTMENT C...

692

TYPE OF INSPECTION	DATE	INSPECTOR
SETBACKS		
FOOTINGS/FORMS/STEEL		
U. GRND PLUMBING		
U. GRND ELECT.		
U. GRND MECH.		
POOL STEEL/BOND/LINER		
SPA PLBG./SPA HTG		
SLAB GRADE		
OK TO POUR SLAB		
ROUGH PLUMBING		
ROUGH ELECTRIC		
ROUGH MECHANICAL		
FLOOR FRAMING		
ROUGH FRAMING		
ROOF SHEATHING		
SHEAR PANELS		
STRUCTURAL STEEL		
CONNECTIONS		
ENERGY CONSERVATION		
OK TO COVER WALLS		
ROOF COVERING		
PLBG. TOP OUT		
FIREPLACE - THROAT		
FIREPLACE - BOND BEAM		
FIREPLACE - TOP OUT		
MASONARY BOND BEAM		
LATH - EXTERIOR		
LATH - INTERIOR		
DRY WALL NAIL		
GAS TEST	11-27-84	R. Mora
POOL FENCE		
OK TO PLASTER POOL		
P-TRAP		
SEWER/CESSPOOL/LEACH LINE FINAL		
FINAL GRADING		
FINAL PLUMBING	12/3/84	
FINAL ELECTRIC		
FINAL MECHANICAL		
FINAL BUILDING		
FINAL POOL/SPA		
FINAL SOLAR		
EDISON CO. CALLED		
GAS CO. CALLED	12-3-84	
OTHER DEPARTMENT REQUIREMENTS		
ENGINEERING		
TRASH BINS		
D.A.B. REQ.		
SITE PLAN		
VARIANCE		
C.U.P.		

C.O. ISSUED: DATE

TEMP. C.O. ISSUED: DATE

CONDITIONS:

INSPECTOR'S NAME _____ INITIAL _____

REMARKS

SEWER DIAGRAM

TRACT # _____
LOT # _____

[redacted] TEL. (7[redacted]

PC # _____ MAP # _____ DAB/FILE # _____

BUILDING ADDRESS 1730 S. Bon View #B

OWNER Zero Associates

MAILING ADDRESS 777 Front St

CITY Burbank ZIP _____ TEL _____

CONTRACTOR Smith Heating & A/C

ADDRESS PO Box 974

CITY Upland ZIP 91785 TEL 981-1243

STATE LIC & CLASSIF 396406 C-20 CITY LIC NO Onfile

ARCH ENGR DESIGNER

ADDRESS _____ TEL _____

CITY _____ ZIP _____ STATE LIC NO _____

INTENDED PERMIT USE Heating & A/C

SQ FT SIZE _____ NO STORIES _____ NO DW UNITS _____

RESIDENTIAL ☐ NEW ☐ ADD X COMMERICAL ☐ ALTER ☐ INDUSTRIAL X REPAIR ☐ DEMOLITION ☐

LICENSED CONTRACTOR'S DECLARATION

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code and my license is in full force and effect

X Patricia Smith 11-21-84
SIGNATURE DATE

OWNER—BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec 7031.5 Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom, and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500):

I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.)

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.)

I am exempt under Sec. _____ B & P.C. for this reason _____

WORKERS' COMPENSATION DECLARATION

I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Workers' Compensation Insurance, or a certified copy thereof (Sec. 3800, Labor Code).

X 7-19-84 State Fund
Company

Policy number

Certified copy is hereby furnished

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

This section need not be completed if the permit is for one hundred dollars ($100) valuation or less.)

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

APPLICANT: If after making this Certificate of Exemption you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's Name _____

Lender's Address _____

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter the above-mentioned property for inspection purposes.

X Patricia Smith Date 11-21-84

Applicant

Mailing Address _____

City, State, Zip _____

OCC./TYPE CONST.	SIZE (SQ. FT.)	VAL. (SQ. FT.)	VALUATION
		TOTAL VALUATION	

PERMIT @	01-32101	
PLAN CHECK @	01-32105	
PARK & REC. AQUISITION FEE @	07-31901	
EARTHQUAKE FEE @	01-216-116	
SEWER CAPITAL ASSESSMENT FEE @ $960/EA.	28-37210	
SEWER ASSESSMENT FEE @ $75 EA.	28-37211	
	TOTAL	

PLUMBING FEES

BATHTUBS		DISHWASHER/DISPOSAL	
SHOWERS		CLOTHES WASHERS	
WATER CLOSETS		DRINK. FOUNTAINS	
LAVATORIES		URINALS	
SINKS		INTERCEPTORS	
		DRAINS	

TOTAL FIXTURES _____ @ $ _____	
WATER HEATERS/POOL • SPA HEATER	
WATER ☐ GAS ☐ PIPING	
SOLAR COLLECTORS/TANKS	
PERMIT FEES @	
TOTAL PLUMBING FEES ACCT. #01-32102	
HOUSE SEWER @ SEP. PIT SEPTIC TANK	
PERMIT FEES @	
TOTAL HOUSE SEWER & SANITATION FEES ACCT. #01-32105	

ELECTRICAL FEES

SWITCHES/RECEPTACLES	
LIGHTING FIXTURES	
APPLIANCE OUTLETS	
OCC. GROUP SQ. FT. @	
OCC. GROUP SQ. FT. @	
SERVICE AMPS @	
NO. UNITS TEMP. POWER	
NO. MOTORS	
SWIMMING POOL/SPA ELECTRIC	
PERMIT FEE @	
TOTAL ELECTRICAL FEES ACCT #01-32103	

MECH. FEES

HEATING 60 M/BTU 3 A/C M/BTU	6.00
OTHER	6.00
PERMIT FEE @	10.00
TOTAL MECHANICAL FEES ACCT #01-32104	[illegible]

GRADING FEES TOTAL 22.00

CUBIC YARDS	
TOTAL GRADING FEES ACCT #01-32106	
SEWER ASSESSMENT FEES PAID YES NO	
AVIGATION AGREEMENT REQUIRED YES NO	

TOTAL ALL FEES (PAY THIS AMOUNT) CHECK 28.00

PERMIT NO. 40771 DATE 11-21-84

01179?1101112884

VALUATION

Where property valuation in this space, this form constitutes a permit to do the work described herein. The permit will expire _____ if not started within 180 days.

APPLICATION ONLY

INST. CL. _____

TYPE OF INSPECTION	DATE	INSPECTOR
SETBACKS		
FOOTINGS/FORMS/STEEL		
U. GRND PLUMBING		
U. GRND ELECT.		
U. GRND MECH.		
POOL STEEL/BOND/LINER		
SPA PLBG /SPA HTG		
SLAB GRADE		
OK TO POUR SLAB		
ROUGH PLUMBING		
ROUGH ELECTRIC		
ROUGH MECHANICAL		
FLOOR FRAMING		
ROUGH FRAMING		
ROOF SHEATHING		
SHEAR PANELS		
STRUCTURAL STEEL		
CONNECTIONS		
ENERGY CONSERVATION		
OK TO COVER WALLS		
ROOF COVERING		
PLBG. TOP OUT		
FIREPLACE - THROAT		
FIREPLACE - BOND BEAM		
FIREPLACE - TOP OUT		
MASONARY BOND BEAM		
LATH - EXTERIOR		
LATH - INTERIOR		
DRY WALL NAIL		
GAS TEST		
POOL FENCE		
OK TO PLASTER POOL		
P-TRAP		
SEWER/CESSPOOL/LEACH LINE FINAL		
FINAL GRADING		
FINAL PLUMBING		
FINAL ELECTRIC		
FINAL MECHANICAL	12/3/85	CS
FINAL BUILDING		
FINAL POOL/SPA		
FINAL SOLAR		
EDISON CO. CALLED		
GAS CO. CALLED		
OTHER DEPARTMENT REQUIREMENTS		
ENGINEERING		
TRASH BINS		
D.A.B. REQ.		
SITE PLAN		
VARIANCE		
C.U.P.		

C.O. ISSUED: DATE

TEMP. C.O. ISSUED: DATE

CONDITIONS:

INSPECTOR'S NAME _____ INITIAL _____

REMARKS

SEWER DIAGRAM

TRACT #

LOT #

PC # VAR # DAB/FILE #

BUILDING ADDRESS 1914 So Bon View

OWNER Bon View Industrial Bldg Assn

MAILING ADDRESS 1930 So Bon View

CITY Ontario ZIP TEL.

CONTRACTOR Tri Pacific Development

ADDRESS 1930 S Bon View

CITY Ontario ZIP 9176 TEL. 947-5000

STATE LIC. & CLASSIF. 395652 CITY LIC. NO.

ARCH., ENGR., DESIGNER

ADDRESS TEL.

CITY ZIP STATE LIC. NO.

INTENDED PERMIT USE: tenant improvement Space 11

SQ. FT. SIZE 1300 NO. STORIES NO. DW. UNITS

RESIDENTIAL ☐ COMMERCIAL ☐ INDUSTRIAL ☐

NEW ☐ ADD ☐ ALTER ☐ REPAIR ☐ DEMOLITION ☐

LICENSED CONTRACTOR'S DECLARATION

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

SIGNATURE 7/13/82 DATE

OWNER—BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law, Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code or that he is exempt therefrom, and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500):

As owner of the property or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.)

As owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.)

I am exempt under Sec. B & P C for this reason

Date Owner

WORKERS' COMPENSATION DECLARATION

I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Workers' Compensation Insurance, or a certified copy thereof (Sec. 3800, Labor Code).

Policy No. Company

X Copy is filed with the city ☐ Certified copy is hereby furnished

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

This section need not be completed if the permit is for one hundred dollars ($100) valuation or less.)

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

NOTICE TO APPLICANT: If, after making this Certificate of Exemption you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code):

Lender's Name

Lender's Address

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

Signature of Applicant Date 7/13/82

Mailing Address

City, State, Zip

VALUATION

OCC. GROUP	SIZE (SQ. FT.)	VALUATION
M-20	1300	
	TOTAL VALUATION	24,000

	ACCOUNT #	
PERMIT #	01-32101	211 00
PLAN CHECK pl. 82282	01-32106	
PARK & REC. ACQUISITION FEE #	07-31901	
EARTHQUAKE FEE #	01-215-116	2 38
SEWER CAPITAL ASSESSMENT FEE # 1950 EA. 2	01-32110	
SEWER ASSESSMENT FEE # 575 EA. 2	01-32111	
	TOTAL	

BATHTUBS		DISHWASHER/DISPOSAL	
SHOWERS		CLOTHES WASHERS	
WATER CLOSETS		DRINK. FOUNTAINS	
LAVATORIES		URINALS	
SINKS		INTERCEPTORS	
		DRAINS	

TOTAL FIXTURES ____ PS ____

WATER HEATERS

WATER ☐ GAS ☐ PIPING

SOLAR COLLECTORS/TANKS

PERMIT FEES # 2E394

TOTAL PLUMBING FEES ACCT. #01-32102

HOUSE SEWER #

PRIVATE SEWER SYSTEM SEP. PIT SEPTIC TANK

TOTAL HOUSE SEWER & SANITATION FEES ACCT. #01-32108

SWITCHES, RECEPTACLES

LIGHTING FIXTURES

APPLIANCE OUTLETS

OCC. GROUP SQ. FT. # ¢

OCC. GROUP SQ. FT. # ¢

SERVICE AMPS #

NO. UNITS TEMP. POWER

NO. MOTORS 28783

SWIMMING POOL/SPA ELECTRIC

PERMIT FEE #

TOTAL ELECTRICAL FEES ACCT. #01-32103

HEATING M/BTU A/C M/BTU

OTHER

PERMIT FEE #

TOTAL MECHANICAL FEES ACCT. #01-32104

GRADING FEES

CUBIC YARDS

TOTAL GRADING FEES ACCT. #

SEWER ASSESSMENT FEES PAID YES NO

AVIGATION AGREEMENT REQUIRED YES NO

TOTAL ALL FEES (PAY THIS AMOUNT)

PERMIT NO. DATE 7-13-82

S.C.

VALIDATION

When properly validated at this space, this form constitutes a permit to do the work described herein. This permit will expire if work is not started within ___ days or if work is abandoned for more than 180 days.

APPLICATION ONLY

DEPARTMENT

TYPE OF INSPECTION	DATE	INSPECTOR
	9-12-88	KBE
	8/20/92	CS
	11/16/92	CS

C.O. ISSUED DATE

TENANCY ISSUED DATE

CONDITIONS

INSPECTOR'S NAME | REMARKS | INITIAL

SEWER DIAGRAM

TRACT # _____

LOT # _____ 300 EAST of _____ ST

PC # _____ VAR # _____ DAB/FILE # Mem 8 9 L

BUILDING ADDRESS 1914 BAY VIEW UNIT #11

OWNER TRI-PACIFIC EQUITY PARTNERS

MAILING ADDRESS 1930 BAY VIEW UNIT #12

CITY ONTARIO | ZIP 91761 | TEL. 947-5068

CONTRACTOR TRI-PACIFIC DEVELOPMENT, INC.

ADDRESS 1930 BAY VIEW UNIT #12

CITY ONTARIO | ZIP 91761 | TEL. 947-5068

STATE LIC. & CLASSIF. B-1 | CITY LIC. NO.

ARCH. ENGR., DESIGNER TRAVIS MANNING - ENG.

ADDRESS 1930 BAY VIEW | TEL. 947-5068

CITY ONTARIO | ZIP 91761 | STATE LIC. NO.

INTENDED PERMIT USE: ELECTRICAL IMPROVEMENTS IN OFFICE SPACE MEZZANINE

SQ. FT. SIZE | NO. STORIES 1 | NO. DW. UNITS

RESIDENTIAL ☐ COMMERCIAL ☒ INDUSTRIAL ☐

NEW ☐ ADD ☒ ALTER ☐ REPAIR ☐ DEMOLITION ☐

LICENSED CONTRACTOR'S DECLARATION

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

SIGNATURE _____ DATE 4/19/85

OWNER—BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law, Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code or that he is exempt therefrom, and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500):

☐ as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.)

☐ as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.)

☐ I am exempt under Sec. _____ B & P C for this reason _____

Date 19 Owner _____

WORKERS' COMPENSATION DECLARATION

I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Workers' Compensation Insurance, or a certified copy thereof (Sec. 3800, Labor Code.)

Policy No. _____ Company _____

☐ Copy is filed with the city ☐ Certified copy is hereby furnished

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

(This section need not be completed if the permit is for one hundred dollars ($100) valuation or less.)

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. Code).

Lender's Name _____

Lender's Address _____

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

Signature of Applicant _____ Date 8/19/85

Mailing Address 1930 BAY VIEW

City, State, Zip ONTARIO, CA 91761

VALUATION

OCC. GROUP	SIZE (SQ. FT.)	VALUATION
	TOTAL VALUATION	

	ACCOUNT #	
PERMIT #	01-32101	
PLAN CHECK #	01-32105	
PARK & REC. AQUISITION FEE #	07-61901	
EARTHQUAKE FEE #	01-215-116	
SEWER CAPITAL ASSESSMENT FEE # 6000 EA.	01-37210	
SEWER ASSESSMENT FEE # 575 EA.	01-37211	
	TOTAL	

BATHTUBS		DISHWASHER/DISPOSAL	
SHOWERS		CLOTHES WASHERS	
WATER CLOSETS		DRINK. FOUNTAINS	
LAVATORIES		URINALS	
SINKS		INTERCEPTORS	
		DRAINS	

TOTAL FIXTURES ____ @ $ ____		
WATER HEATERS		
WATER ☐ GAS ☐ PIPING		
SOLAR COLLECTORS/TANKS		
PERMIT FEES #		
TOTAL PLUMBING FEES ACCT. #01-32102		
HOUSE SEWER #		
PRIVATE SEWER SYSTEM — SEP. PIT — SEPTIC TANK		
TOTAL HOUSE SEWER & SANITATION FEES ACCT. #01-32105		
SWITCHES, RECEPTACLES 21 @ 28 ¢		18 90
LIGHTING FIXTURES 17 @		8 50
APPLIANCE OUTLETS		
OCC. GROUP SQ. FT. # @ ¢		
OCC. GROUP SQ. FT. # @ ¢		
SERVICE AMPS #		
NO. UNITS TEMP. POWER		
NO. MOTORS		
SWIMMING POOL/SPA ELECTRIC		
PERMIT FEE #		10 00
TOTAL ELECTRICAL FEES ACCT. #01-32103		37 20
HEATING M/BTU A/C M/BTU		
OTHER		
PERMIT FEE #		
TOTAL MECHANICAL FEES ACCT. #01-32104		
GRADING FEES — CITY OF ONTARIO		
CUBIC YARDS		
TOTAL GRADING FEES ACCT. #01-32106		
SEWER ASSESSMENT FEES PAID YES NO 52545		
AVIGATION AGREEMENT REQUIRED YES NO		
3 TOTAL ALL FEES (PAY THIS AMOUNT)		37 20

PERMIT NO. _____ DATE 8 19 85

VALUATION

Where property indicated on this form has candidate a payment to do the work detailed herein. This permit will expire if work is not started within 180 days, or if work is abandoned for more than 180 days.

APPLICATION ONLY

TYPE OF INSPECTION	DATE	INSPECTOR
FORMS/STEEL		

TRACT # _____ LOT # _____ [redacted] EAST "G" STREET [redacted] TEL. [redacted] Unit 4

PC # _____ VAR # _____ DAB/FILE # Non Res

BUILDING ADDRESS 1914 So. BOW VIEW

OWNER TRI-PACIFIC DEVELOPMENT INC

MAILING ADDRESS 4930 BOW VIEW

CITY ONTARIO ZIP 91761 TEL 947-5085

CONTRACTOR WEST AIR INC.

ADDRESS 18189 VALLEY BLVD.

CITY BLOOMINGTON ZIP 92316 TEL 822-3500

STATE LIC. & CLASSIF. 257269 CITY LIC. NO.

ARCH., ENGR., DESIGNER

ADDRESS TEL.

CITY ZIP STATE LIC. NO.

INTENDED PERMIT USE: A/C + Heat For Space Improvement

SQ. FT. SIZE NO. STORIES NO. DW. UNITS

RESIDENTIAL ☐ COMMERCIAL ☒ INDUSTRIAL ☐

NEW ☐ ADD ☐ ALTER ☒ REPAIR ☐ DEMOLITION ☐

LICENSED CONTRACTOR'S DECLARATION

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect

SIGNATURE [signature] 8/19/82

OWNER-BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code): Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law, Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code or that he is exempt therefrom, and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500):

as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.)

as owner of the property am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.)

I am exempt under Sec. _____ B & P C for this reason _____

Date _____ Owner _____

WORKERS' COMPENSATION DECLARATION

I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Workers' Compensation Insurance, or a certified copy thereof (Sec. 3800, Labor Code).

Insurer _____ Company _____

☒ Copy is filed with the City ☐ Certified copy is hereby furnished.

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

This section need not be completed if the permit is for one hundred dollars ($100) valuation or less.

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's Name _____

Lender's Address _____

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

Signature of Applicant [signature] 8/19/82

Mailing Address 5 Am b

City, State, Zip _____

VALIDATION

When properly validated in this space, this form constitutes a permit to do the work described herein. This permit will expire if work is not started within 120 days, or if work is abandoned for more than 180 days.

OCC. GROUP	SIZE (SQ. FT.)	VALUATION
	TOTAL VALUATION	

	ACCOUNT #	
PERMIT #	01-32101	
PLAN CHECK #	01-32106	
PARK & REC. AQUISITION FEE #	07-31901	
EARTHQUAKE FEE #	01-215-116	
SEWER CAPITAL ASSESSMENT FEE # 5850 EA.	01-37210	
SEWER ASSESSMENT FEE # 576 EA.	01-37211	
	TOTAL	

BATHTUBS		DISHWASHER/DISPOSAL	
SHOWERS		CLOTHES WASHERS	
WATER CLOSETS		DRINK. FOUNTAINS	
LAVATORIES		URINALS	
SINKS		INTERCEPTORS	
		DRAINS	

TOTAL FIXTURES	# $	
WATER HEATERS		
WATER ☐ GAS ☐ PIPING		
SOLAR COLLECTORS/TANKS		
PERMIT FEES #		
TOTAL PLUMBING FEES	ACCT. #01-32102	
HOUSE SEWER #		
PRIVATE SEWER SYSTEM	SEP. PIT / SEPTIC TANK	
TOTAL HOUSE SEWER & SANITATION FEES	ACCT. #01-32105	
SWITCHES, RECEPTACLES		
LIGHTING FIXTURES		
APPLIANCE OUTLETS		
OCC. GROUP SQ. FT. #		
OCC. GROUP SQ. FT. #		
SERVICE AMPS #		
NO. UNITS TEMP. POWER		
NO. MOTORS		
SWIMMING POOL/SPA ELECTRIC		
PERMIT FEE #		
TOTAL ELECTRICAL FEES	ACCT. #01-32103	
HEATING M/BTU A/C M/BTU		
OTHER 60M BTU + 3 Ton A/C	15 [illegible]	
PERMIT FEE #	10 —	
TOTAL MECHANICAL FEES	ACCT. #01-32104	25 [illegible]
GRADING FEES		
CUBIC YARDS		
TOTAL GRADING FEES	ACCT. #01	
SEWER ASSESSMENT FEES PAID YES NO		
AVIGATION AGREEMENT REQUIRED YES NO		
793 TOTAL ALL FEES (PAY THIS AMOUNT)		25 [illegible]

PERMIT NO. _____ DATE 8 19 82

APPLICATION ONLY

700

TYPE OF INSPECTION	DATE	INSPECTOR
FORMS, STEEL		
REINFORCING		
CONCRETE		
UNDERGROUND PIPELINES		
SLAB ON GRADE		
FOUNDATION		
SLAB		
PLUMBING		
ELECTRIC		
MECHANICAL	11/16/82	CS
ROOFING		
LATHING		
PLASTERING		
FINAL		

C.O. ISSUED: DATE

TEMP. C.O. ISSUED: DATE

CONDITIONS

INSPECTOR'S NAME INITIAL

REMARKS

SEWER DIAGRAM

11/16/82 CS

TRACT #

LOT #

PC # VAR # BAR/FILE #

BUILDING ADDRESS 1914 Bon Vivant (Space only)

OWNER Tri Lompsis

MAILING ADDRESS 1930 Bon Vivant

CITY Ontario ZIP TEL.

CONTRACTOR Anderson Plumbing

ADDRESS 13250 Monte Vista

CITY Chino ZIP 91710 TEL. 628 6055

STATE LIC. & CLASSIF. 398515-C36-445 CITY LIC. NO. 20-322

ARCH., ENGR., DESIGNER

ADDRESS TEL.

CITY ZIP STATE LIC. NO.

INTENDED PERMIT USE: Space #11 only - 2 Restrooms

SQ. FT. SIZE NO. STORIES NO. DW. UNITS

RESIDENTIAL ☐ COMMERCIAL ☐ INDUSTRIAL ☐

NEW ☐ ADD ☐ ALTER ☐ REPAIR ☐ DEMOLITION ☐

LICENSED CONTRACTOR'S DECLARATION

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

SIGNATURE Jane A Bonner DATE 7-7-82

OWNER—BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code): Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law, Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code or that he is exempt therefrom, and the basis for the alleged exemption. Any violation of Sec. 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500).

☐ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.)

☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project. (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.)

☐ I am exempt under Sec. B & P C for this reason

Date Owner

WORKERS' COMPENSATION DECLARATION

I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Workers' Compensation Insurance, or a certified copy thereof (Sec. 3800, Labor Code).

Policy No. Company.

☐ Copy is filed with the city ☐ Certified copy is hereby furnished

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

(This section need not be completed if the permit is for one hundred dollars ($100) valuation or less.)

☐ I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

NOTICE TO APPLICANT: If after making this Certificate of Exemption you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's Name

Lender's Address

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

Signature of Applicant Date

Mailing Address

City, State, Zip

VALIDATION

Where property indicated on this space, this form constitutes a permit to do the work described thereon. This permit will expire if work is not started within 120 days, or if work is abandoned for more than 120 days.

OCC. GROUP	SIZE (SQ. FT.)	VALUATION
	TOTAL VALUATION	

	ACCOUNT #
PERMIT # 28390	01-22101
PLAN CHECK #	01-22105
PARK & REC. ACQUISITION FEE #	07-21201
EARTHQUAKE FEE #	01-215-115
SEWER CAPITAL ASSESSMENT FEE # 5000 EA. 1	01-27210
SEWER ASSESSMENT FEE # 578 EA. 1	01-27211
TOTAL	

BATHTUBS		DISHWASHER/DISPOSAL	
SHOWERS		CLOTHES WASHERS	
WATER CLOSETS	2	DRINK, FOUNTAINS	
LAVATORIES	2	URINALS	
SINKS	1	INTERCEPTORS	
		DRAINS	

TOTAL FIXTURES 5 @ 4 EA.	20	00
WATER HEATERS 1	5	00
WATER ☒ GAS ☒ PIPING @ 2 BK	4	00
SOLAR COLLECTORS/TANKS		
PERMIT FEES #	10	00
TOTAL PLUMBING FEES ACCT. #01-22102		
HOUSE SEWER #		
PRIVATE SEWER SYSTEM SEP. PIT SEPTIC TANK		
TOTAL HOUSE SEWER & SANITATION FEES ACCT. #01-22105		
SWITCHES, RECEPTACLES		
LIGHTING FIXTURES		
APPLIANCE OUTLETS		
OCC. GROUP SQ. FT. #		
OCC. GROUP SQ. FT. #		
SERVICE AMPS #		
NO. UNITS TEMP. POWER		
NO. MOTORS 28783		
SWIMMING POOL/SPA ELECTRIC		
PERMIT FEE #		
TOTAL ELECTRICAL FEES ACCT. #01-22103		
HEATING M/BTU A/C M/BTU		
OTHER		
PERMIT FEE #		
TOTAL MECHANICAL FEES ACCT. #01-22104		
GRADING FEES		
CUBIC YARDS		
TOTAL GRADING FEES ACCT. #01		
SEWER ASSESSMENT FEES PAID YES NO		
AVIGATION AGREEMENT REQUIRED YES NO		
TOTAL ALL FEES (PAY THIS AMOUNT)	39	00

PERMIT NO. DATE 7-8-82

APPLICATION ONLY

TYPE OF INSPECTION	DATE	INSPECTOR
SETBACKS		
FOOTINGS/FORMS/STEEL		
ROUGH PLUMBING	7/14/82	CS
ELECT.		
MECHANICAL		
IRON/LINER		
SLAB		
FINAL PLUMBING	8-18-82	REB
ELECTRIC		
MECHANICAL		

TRACT # _____

LOT # _____

PC # | VAR # | DAB/FILE #

BUILDING ADDRESS: 1914 Bon view Ave

OWNER: Tel-Pacific Development

MAILING ADDRESS: Same

CITY: Ontario | ZIP: 91761 | TEL: 947-5088

CONTRACTOR: Bob Welch Electric

ADDRESS: 14423 Leffingwell Rd

CITY: Whittier | ZIP: 90604 | TEL: 213 946-4487

STATE LIC. & CLASS: C-10 440 | CITY LIC NO: OC

ARCH. / ENGR.

DESIGNER

ADDRESS | TEL

CITY | ZIP | STATE LIC. NO.

INFO NEED TO PERMIT USE: elec.

SQ. FT. / SIZE | NO. STORIES | NO. DW. UNITS

RESIDENTIAL ☐ COMMERICAL ☐ INDUSTRIAL ☐

NEW ☐ ADD ☐ ALTER ☐ REPAIR ☐ DEMOLITION ☐

LICENSED CONTRACTOR'S DECLARATION

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

Signature 1-17-85 DATE

OWNER - BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec 7031.5 Business and Professions Code): Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500):

I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.)

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.)

I am exempt under Sec. _____, B & P C for this reason: _____

Date _____ Owner _____

WORKERS' COMPENSATION DECLARATION

I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Workers' Compensation Insurance, or a certified copy thereof (Sec. 3700 Labor Code) for the performance of the work for which this permit is issued.

My Workers' Compensation Insurance carrier and policy number are: 50417 Company: Hanover 4-1-85

X Copy is filed with the City. Certified copy is hereby furnished.

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

This section need not be completed if the permit is for one hundred dollars ($100) valuation or less.

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

NOTICE TO APPLICANT: If after making this Certificate of Exemption you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's Name _____

Lender's Address _____

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter the above-mentioned property for inspection purposes.

Signature of Applicant 1-17-85 Date

Mailing Address _____

City, State, Zip _____

VALUATION

All work not properly calculated in this space, this form constitutes a permit to do the work described hereon. This permit void unless it work is commenced within 180 days, or if work is abandoned for more than 180 days.

OCC./TYPE CONST.	SIZE (SQ. FT.)	VAL. (SQ. FT.)	VALUATION
		TOTAL VALUATION	

PERMIT @		01-32101	
PLAN CHECK @		01-36105	
PARK & REC. AQUISITION FEE @		07-37001	
EARTHQUAKE FEE @		01-215-118	
SEWER CAPITAL ASSESSMENT FEE @ $950 EA.		28-37210	
SEWER ASSESSMENT FEE @ $75 EA.		28-37211	
		TOTAL	

BATHTUBS		DISHWASHER/DISPOSAL	
SHOWERS		CLOTHES WASHERS	
WATER CLOSETS		DRINK. FOUNTAINS	
LAVATORIES		URINALS	
SINKS		INTERCEPTORS	
		DRAINS	

TOTAL FIXTURES _____ @ $ _____				
WATER HEATERS/POOL • SPA HEATER				
WATER ☐ GAS ☐ PIPING				
SOLAR COLLECTORS/TANKS				
PERMIT FEES @				
TOTAL PLUMBING FEES			ACCT. #01-32102	
HOUSE SEWER @	SEP. PIT	SEPTIC TANK		
PERMIT FEES @				
TOTAL HOUSE SEWER & SANITATION FEES			ACCT. #01-32105	

ELECTRICAL FEES				
SWITCHES, RECEPTACLES	13			6 50
LIGHTING FIXTURES	11			5 50
APPLIANCE OUTLETS				
OCC. GROUP	SQ. FT.	@	¢	
OCC. GROUP	SQ. FT.	@	¢	
SERVICE 100 AMPS 1Φ w/sub panel				12 50
NO. UNITS	TEMP. POWER			
NO. MOTORS				
SWIMMING POOL/SPA ELECTRIC				
PERMIT FEE @				10 00
TOTAL ELECTRICAL FEES			ACCT. #01-32103	34 50

MECH. FEES				
HEATING	M/BTU	A/C	M/BTU	
OTHER				
PERMIT FEE @				
TOTAL MECHANICAL FEES			ACCT. #01-32104	

GRADING FEES				CITY OF ONTARIO
CUBIC YARDS				TOTAL 34.50
TOTAL GRADING FEES			ACCT. #01-32106	34.50
SEWER ASSESSMENT FEES PAID	YES	NO		
AVIGATION AGREEMENT REQUIRED	YES	NO		

TOTAL ALL FEES (PAY THIS AMOUNT) $ 34 50

PERMIT NO. _____ DATE 1-17-85

APPLICATION ONLY

J.C

TYPE OF INSPECTION	DATE	INSPECTOR
SETBACKS		
FOOTINGS/FORMS/STEEL		
U. GRND PLUMBING		
U. GRND ELECT.		
U. GRND MECH.		
POOL STEEL/BOND/LINER		
SPA PLBG./SPA HTG		
SLAB GRADE		
OK TO POUR SLAB		
ROUGH PLUMBING		
ROUGH ELECTRIC		
ROUGH MECHANICAL		
FLOOR FRAMING		
ROUGH FRAMING		
ROOF SHEATHING		
SHEAR PANELS		
STRUCTURAL STEEL		
CONNECTIONS		
ENERGY CONSERVATION		
OK TO COVER WALLS		
ROOF COVERING		
PLBG. TOP OUT		
FIREPLACE - THROAT		
FIREPLACE - BOND BEAM		
FIREPLACE - TOP OUT		
MASONARY BOND BEAM		
LATH - EXTERIOR		
LATH - INTERIOR		
DRY WALL NAIL		
GAS TEST		
POOL FENCE		
OK TO PLASTER POOL		
P-TRAP		
SEWER/CESSPOOL/LEACH LINE FINAL		
FINAL GRADING		
FINAL PLUMBING		
FINAL ELECTRIC	1-11-85	[illegible]
FINAL MECHANICAL		
FINAL BUILDING		
FINAL POOL/SPA		
FINAL SOLAR		
EDISON CO. CALLED	1-18-85	(GA)
GAS CO. CALLED		
OTHER DEPARTMENT REQUIREMENTS		
ENGINEERING		
TRASH BINS		
D A B REQ		
SITE PLAN		
VARIANCE		
C U P		

C.O. ISSUED: DATE

TEMP. C.O. ISSUED: DATE

CONDITIONS:

INSPECTOR'S NAME INITIAL

REMARKS

SEWER DIAGRAM

TRACT # _____ LOT # _____

PC # _____ VAR # _____ unit 9 DWP/FILE # N/A

BUILDING ADDRESS ✓ 1914 Bon View

OWNER ✓ ZERO Assoc.

MAILING ADDRESS ✓ 777 FRONT ST

CITY BURBANK ZIP — TEL -846-4491

CONTRACTOR SMITH HVAC

ADDRESS POBox 974

CITY UPLAND ZIP 91786 TEL 981-1243

STATE LIC & CLASS# 396406 CITY LIC NO. _____

ARCH ENGR. DESIGNER _____

ADDRESS _____ TEL _____

CITY _____ ZIP _____ STATE LIC NO. _____

INTENDED PERMIT USE Mech Unit On Roof

SQ. FT. SIZE _____ NO. STORIES _____ NO. OF UNITS _____

RESIDENTIAL ☐ COMMERICAL ☐ INDUSTRIAL ☐
NEW ☐ ADD ☐ ALTER ☐ REPAIR ☐ DEMOLITION ☐

LICENSED CONTRACTOR'S DECLARATION

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code and my license is in full force and effect

Patricia Smith 1-14-85
SIGNATURE DATE

OWNER—BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Codes: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law, Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code or that he is exempt therefrom, and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500).

as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.)

as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.)

I am exempt under Sec. _____ B. & P.C. for this reason _____

Date _____ Owner _____

WORKERS' COMPENSATION DECLARATION

I hereby affirm that I have a certificate of consent to self-insure or a certificate of Workers' Compensation Insurance or a certified copy thereof (Sec. 3800, Labor Code).

Policy No. 630719 Company State Fund 1-1-86

X Copy is filed with the City ☐ Certified copy is hereby furnished

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

(This section need not be completed if the permit is for one hundred dollars ($100) valuation or less.)

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

NOTICE TO APPLICANT: If after making this Certificate of Exemption you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's Name _____

Lender's Address _____

I certify that I have read the application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

Signature of Applicant Patricia Smith 1-14-85

Mailing Address _____

City, State, Zip _____

OCC./TYPE CONST.	SIZE (SQ. FT.)	VAL. (SQ. FT.)	VALUATION
		TOTAL VALUATION	

PERMIT @		01-32101	
PLAN CHECK @		01-36105	
PARK & REC. AQUISITION FEE @		07-31901	
EARTHQUAKE FEE @		01-215-116	
SEWER CAPITAL ASSESSMENT FEE @ $950 EA.		28-37210	
SEWER ASSESSMENT FEE @ $75 EA.		28-37211	
		TOTAL	

BATHTUBS		DISHWASHER/DISPOSAL	
SHOWERS		CLOTHES WASHERS	
WATER CLOSETS		DRINK. FOUNTAINS	
LAVATORIES		URINALS	
SINKS		INTERCEPTORS	
		DRAINS	

PLUMBING FEES

TOTAL FIXTURES _____ @ $ _____				
WATER HEATERS/POOL • SPA HEATER				
WATER ☐ GAS ☐ PIPING				2 —
SOLAR COLLECTORS/TANKS				
PERMIT FEES @				10 —
TOTAL PLUMBING FEES		ACCT. #01-32102		12 —
HOUSE SEWER @	SEP. PIT	SEPTIC TANK		
PERMIT FEES @				
TOTAL HOUSE SEWER & SANITATION FEES		ACCT. #01-32105		

ELECTRICAL FEES

SWITCHES, RECEPTACLES				
LIGHTING FIXTURES				
APPLIANCE OUTLETS				
OCC. GROUP	SQ. FT.	@	¢	
OCC. GROUP	SQ. FT.	@	¢	
SERVICE	AMPS	@		
NO. UNITS	TEMP. POWER			
NO. MOTORS For FAU				2 —
SWIMMING POOL/SPA ELECTRIC				
PERMIT FEE @				10 —
TOTAL ELECTRICAL FEES		ACCT. #01-32103		12

MECHANICAL FEES

HEATING 60 M/BTU		T A/C	M/BTU	12 —
OTHER				
PERMIT FEE @				10 —
TOTAL MECHANICAL FEES		ACCT. #01-32104		22 —

GRADING FEES

CUBIC YARDS			
TOTAL GRADING FEES	ACCT. #01-32106		
SEWER ASSESSMENT FEES PAID	YES	NO	
AVIGATION AGREEMENT REQUIRED	YES	NO	

TOTAL ALL FEES (PAY THIS AMOUNT) $ 46 —

PERMIT NO. _____ DATE 1-14-85

TYPE OF INSPECTION	DATE	INSPECTOR
SETBACKS		
FOOTINGS/FORMS/STEEL		
U. GRND PLUMBING		
U. GRND ELECT.		
U. GRND MECH.		
POOL STEEL/BOND/LINER		
SPA PLBG./SPA HTG		
SLAB GRADE		
OK TO POUR SLAB		
ROUGH PLUMBING		
ROUGH ELECTRIC		
ROUGH MECHANICAL	1/30/85	C Seay
FLOOR FRAMING		
ROUGH FRAMING		
ROOF SHEATHING		
SHEAR PANELS		
STRUCTURAL STEEL		
CONNECTIONS		
ENERGY CONSERVATION		
OK TO COVER WALLS		
ROOF COVERING		
PLBG. TOP OUT		
FIREPLACE - THROAT		
FIREPLACE - BOND BEAM		
FIREPLACE - TOP OUT		
MASONARY BOND BEAM		
LATH - EXTERIOR		
LATH - INTERIOR		
DRY WALL NAIL		
GAS TEST	1/30/85	C Seay
POOL FENCE		
OK TO PLASTER POOL		
P-TRAP		
SEWER/CESSPOOL/LEACH LINE FINAL		
FINAL GRADING		
FINAL PLUMBING		
FINAL ELECTRIC		
FINAL MECHANICAL	1/30/85	C Seay
FINAL BUILDING		
FINAL POOL/SPA		
FINAL SOLAR		
EDISON CO. CALLED		
GAS CO. CALLED	1-30-85	Finance
OTHER DEPARTMENT REQUIREMENTS		
ENGINEERING		
TRASH BINS		
D.A.B. REQ.		
SITE PLAN		
VARIANCE		
C.U.P.		

C.O. ISSUED: DATE

TEMP. C.O. ISSUED: DATE

CONDITIONS:

INSPECTOR'S NAME _____ INITIAL

REMARKS

SEWER DIAGRAM

PERMIT APPLICATION ☐ BUILDING ☐ PLUMBING ☐ ELECTRICAL ☐ MECHANICAL ☐ GRADING

JOB ADDRESS 1714 Bon View

LOT _____ TRACT _____

FOR APPLICANT (Print or Type)

OWNER [illegible] Construction

MAILING ADDRESS [illegible] View

CITY [illegible] ZIP 91761 PHONE 984-2623

ARCHITECT/ENGR _____ PHONE _____

ADDRESS _____

CONTRACTOR Y Smith PHONE _____

ADDRESS _____

LENDER _____ PHONE _____

ADDRESS _____

DESCRIPTION OF WORK

[illegible] Pool Pole.

NO. STORIES _____ NO DWG UNITS _____

NO EXIST BLDGS _____ PERCENT COVER _____

NEW ☐ ADD ☐ ALTER ☐ REPAIR ☐ CONVERT ☐

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code and my license is in full force and effect.

License No 390146 Exp Date _____

Class B

I hereby affirm that I am exempt from Sec 7031.5 of the Business & Professional Code requiring any City or County that requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, to require the applicant for such permit to file a signed statement that he is licensed pursuant to the Contractors License Law under the following section

☐ Sec 7044 Minor Work Under $ [illegible] Sec 7048

☐ Owner working for Wages Only Sec 7053

I hereby affirm that I am exempt from the Contractors License Law for the performance of the work for which this permit is issued. I shall not employ any person in any manner so as to become subject to the Workmen's Compensation laws of California.

I hereby acknowledge and state that the information I have provided is correct and that I will comply with all City Ordinances and State Laws regulating building construction.

Signature [signature] Date 11-15-79

BUILDING PERMIT FEES

	SIZE SQ FT	VALUATION
POOL		
TOTAL VALUATION		

ACCOUNT #

[illegible]	@	1225
[illegible]	@	1226
[illegible] ACQUISITION FEE	@ .72	26.1719
[illegible] FEE	@	220.31

TOTAL BUILDING PERMIT FEE $ _____

VALIDATION

[illegible] issued in this space this form constitutes a permit to do the work described [illegible] expire if work is not started within 120 days or if work is abandoned [illegible]

FOR OFFICE USE ONLY

CUP # VAR # SITE PLAN FILE #

YARDS FRONT L. SIDE R. SIDE REAR

USE ZONE FIRE ZONE CONST TYPE OCC GROUP

SEWER LOC FRONT ☐ REAR ☐

NO. PARKING SPACES REQUIRED _____

PLUMBING FEES

BATHTUBS		DISHWASHER/DISPOSAL	
SHOWERS		CLOTHES WASHERS	
WATER CLOSETS		DRINK. FOUNTAINS	
LAVATORIES		URINALS	
SINKS		INTERCEPTORS	
WATER HEATERS			

TOTAL FIXTURES _____ @ $ _____

WATER ☐ GAS ☐ PIPING

WATER SOFTENERS

SWIMMING POOL PLBG

CONNECTION CHARGE PAID ON REC #

HOUSE SEWER @

PRIVATE SEWER SYSTEM

CESSPOOL SEPTIC TANK SEP. PIT

PERMIT FEE @

HOUSE SEWER & SANITATION FEES / / ACC # 1229

TOTAL PLUMBING FEES / / ACC # 1226

ELECTRICAL FEES

OCC GROUP	SQ FT	@	¢
OCC GROUP	SQ FT	@	¢
SERVICE	AMPS		
NO UNITS	1	EMP POWER	5.00
NO MOTORS			
SWIMMING POOL ELECTRIC			
PERMIT FEE	@		5.00
TOTAL ELECTRICAL FEES		ACC # 1227	10.00

MECHANICAL FEES

HEATING		
SWIMMING POOL HTG		M BTU
AIR COND		
OTHER		
PERMIT FEE	@	
TOTAL MECHANICAL FEES		ACC # 1228

GRADING FEES

CUBIC YARDS		
TOTAL GRADING FEES		ACC # 1231
	ENTER BUILDING PERMIT FEE HERE	$
BUSINESS LICENSE		ACC # 1117

1101 **TOTAL ALL FEES (PAY THIS AMOUNT)** $ 10.00

PERMIT NO _____ DATE _____

INSPECTOR'S COPY

TYPE OF INSPECTION	DATE	INSPECTOR	REMARKS
SETBACKS			
FOOTINGS			
U. GND PLUMBING			
U. GND ELECT.			
U. GND MECH.			
[illegible]/BOND.			
[illegible]ADE			
[illegible]OR SLAB			
[illegible] PLUMBING			
[illegible] ELECTRIC			
[illegible] MECHANICAL			
[illegible] FRAMING			
[illegible] FRAMING			
[illegible] ATHING			
[illegible] PANELS			
[illegible] URAL STEEL			
[illegible] NECTIONS			
[illegible] CONSERVATION			
[illegible] VER WALLS			
[illegible] PING			
[illegible] OUT			
[illegible] THROAT			
[illegible] BOND BEAM			
[illegible] TOP OUT			
[illegible] BOND BEAM			
LATH - EXTERIOR			
LATH - INTERIOR			
[illegible] WALL NAIL			
[illegible] VEN			
[illegible]			
[illegible] E			
[illegible] WATER POOL			
Temp Power	12-26-79	Ap	
—	12-26-79	AP	
MISCELLANEOUS REQUIREMENTS			

SEWER DIAGRAM

TRACT # _____

LOT # _____

PC # _____ VAR # _____ DWG/FILE # 4/12

BUILDING ADDRESS 1914 BON VIEW AVE #2

OWNER D. CANNONE

MAILING ADDRESS 1914 BON VIEW AVE #2

CITY ONTARIO | ZIP 91761 | TEL 947-3737

CONTRACTOR

ADDRESS

CITY | ZIP | TEL

STATE LIC & CLASSIF | CITY LIC. NO

ARCH., ENGR., DESIGNER

ADDRESS | TEL.

CITY | ZIP | STATE LIC. NO.

INTENDED PERMIT USE Meter Reset

SQ. FT. SIZE — | NO. STORIES — | NO. DW UNITS —

RESIDENTIAL ☐ NEW ☐ ADD ☐ | COMMERICAL ☒ ALTER ☒ | INDUSTRIAL ☐ REPAIR ☐ DEMOLITION ☐

LICENSED CONTRACTOR'S DECLARATION

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code and that my license is in full force and effect

SIGNATURE _____ 11-14-85 DATE

OWNER—BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500):

I as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. However, the "builder" will have the burden of proving that he did not build or improve for the purpose of sale.)

I as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.)

I am exempt under Sec. _____ B. & P.C. for the reason _____

Date _____ Owner _____

WORKERS' COMPENSATION DECLARATION

I have and will maintain a certificate of consent to self-insure or a certificate of Workers' Compensation Insurance or a certified copy thereof (Sec. 3800, Labor Code).

Policy No. _____ Company _____

Copy certified and filed with the City _____. Certified copy is hereby furnished.

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

I certify that this work does not be completed under this permit is for one hundred dollars ($100) valuation or less.)

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

IMPORTANT: If after making this Certificate of Exemption you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. Code).

Lender's Name _____

Lender's Address _____

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter the above-mentioned property for inspection purposes.

Signature (Applicant or Agent) _____ Date 11-14-85

Mailing Address _____

City, State, Zip _____

OCC./TYPE CONST.	SQE (SQ. FT.)	VAL. (SQ. FT.)	VALUATION
		TOTAL VALUATION	

PERMIT @		01-32101	
PLAN CHECK @		01-38106	
PARK & REC. AQUISITION FEE @		07-31901	
EARTHQUAKE FEE @		01-215-116	
SEWER CAPITAL ASSESSMENT FEE @ $950 EA.		28-37210	
SEWER ASSESSMENT FEE @ $75 EA.		28-37211	
		TOTAL	

BATHTUBS		DISHWASHER/DISPOSAL	
SHOWERS		CLOTHES WASHERS	
WATER CLOSETS		DRINK. FOUNTAINS	
LAVATORIES		URINALS	
SINKS		INTERCEPTORS	
		DRAINS	

TOTAL FIXTURES _____ @ $ _____					
WATER HEATERS/POOL • SPA HEATER					
WATER ☐ GAS ☐ PIPING					
SOLAR COLLECTORS/TANKS					
PERMIT FEES @					
TOTAL PLUMBING FEES		ACCT. #01-32102			
HOUSE SEWER @	SEP. PIT	SEPTIC TANK			
PERMIT FEES @					
TOTAL HOUSE SEWER & SANITATION FEES		ACCT #01-32105			

SWITCHES, RECEPTACLES					
LIGHTING FIXTURES					
APPLIANCE OUTLETS					
OCC. GROUP	SQ. FT.	@	¢		
OCC. GROUP	SQ. FT.	@	¢		
SERVICE 1	AMPS 100	@	10.50	10	50
NO. UNITS	TEMP. POWER				
NO. MOTORS					
SWIMMING POOL/SPA ELECTRIC					
PERMIT FEE @				10	00
TOTAL ELECTRICAL FEES		ACCT. #01-32103		22	50

HEATING	M/BTU	A/C	M/BTU		
OTHER					
PERMIT FEE @					
TOTAL MECHANICAL FEES		ACCT. #01-32104			

GRADING FEES			
CUBIC YARDS		TOTAL	22 50
TOTAL GRADING FEES		ACCT. #01-32108	
SEWER ASSESSMENT FEES PAID	YES	NO	
AVIGATION AGREEMENT REQUIRED	YES	NO	

TOTAL ALL FEES (PAY THIS AMOUNT) $ 22 50

45721

PERMIT NO. _____ DATE 11/14/85

VALIDATION

When properly validated on this space, this form constitutes a permit to do the work described herein. This permit will expire if work is not started within 180 days, or if work is abandoned for more than 180 days.

APPLICATION ONLY

TYPE OF INSPECTION	DATE	INSPECTOR
SETBACKS		
FOOTINGS/FORMS/STEEL		
U GRND PLUMBING		
U GRND ELECT.		
U GRND MECH		
POOL STEEL/BOND/LINER		
SPA PLBG /SPA HTG		
SLAB GRADE		
OK TO POUR SLAB		
ROUGH PLUMBING		
ROUGH ELECTRIC		
ROUGH MECHANICAL		
FLOOR FRAMING		
ROUGH FRAMING		
ROOF SHEATHING		
SHEAR PANELS		
STRUCTURAL STEEL		
CONNECTIONS		
ENERGY CONSERVATION		
OK TO COVER WALLS		
ROOF COVERING		
PLBG TOP OUT		
FIREPLACE - THROAT		
FIREPLACE - BOND BEAM		
FIREPLACE - TOP OUT		
MASONARY BOND BEAM		
LATH - EXTERIOR		
LATH INTERIOR		
DRY WALL NAIL		
GAS TEST		
POOL FENCE		
OK TO PLASTER POOL		
P TRAP		
SEWER/CESSPOOL/LEACH LINE FINAL		
FINAL GRADING		
FINAL PLUMBING		
FINAL ELECTRIC	11-15-83	BK
FINAL MECHANICAL		
FINAL BUILDING		
FINAL POOL/SPA		
FINAL SOLAR		
EDISON CO CALLED	11-15-85	(HD)
GAS CO. CALLED		

OTHER DEPARTMENT REQUIREMENTS

ENGINEERING		
TRASH BINS		
D.A.B. REQ		
SITE PLAN		
VARIANCE		
C.U.P.		

C.O. ISSUED: DATE

TEMP. C.O. ISSUED: DATE

CONDITIONS:

INSPECTOR'S NAME _____ INITIAL _____

REMARKS

SEWER DIAGRAM

CITY OF ONTARIO

REQUEST FOR USE OR OCCUPANCY REQUIRING A BUSINESS LICENSE

TO: [redacted] BUILDING DEPARTMENT
( ) POLICE DEPARTMENT
( )

The below named business has applied for a business license. Please review this request to see if it conforms to your department's requirements and reply immediately to this office as to your findings. The attached form should be completed and returned with your reply.

NAME OF BUSINESS: Pietro Custom Cabinets **PHONE:**

ADDRESS: 1214 S. Bon View #5 - Ontario 91761

CLASSIFICATION OR TYPE OF BUSINESS: Cabinet Shop

OWNER'S NAME: Mark Pietro **ADDRESS:** 5[illegible] Anderson
Ontario 9[illegible]
PHONE: 9[illegible]

OTHER NAME: **ADDRESS:**

PHONE:

==========

For Information: A description of business activities to include items such as: hours of operation, number of employees, customers, deliveries, trucks, outside storage, hazardous materials, etc. Specify if business is open to the public, or by appointment only.

DATE: **LICENSE DIVISION**

BY: LME

CITY OF ONTARIO

REQUEST FOR USE OR OCCUPANCY REQUIRING A BUSINESS LICENSE

To:
- (XXX) BUILDING DEPARTMENT
- ( ) ZONING DEPARTMENT
- (XXX) FIRE DEPT-FIRE PREV. BUREAU
- (XXX) POLICE DEPARTMENT
- ( ) ENGINEERING DEPARTMENT
- ( ) WATER DEPARTMENT
- ( ) HEALTH DEPARTMENT
- ( ) OTHER DEPARTMENT

The below named business has applied for a business license. Please review this request to see if it conforms to your department's requirements and reply immediately to this office as to your findings. The attached form should be completed and returned with your reply.

Name of business FORMAL AFFAIRS Phone 947-9396

Address 1930 S BON VIEW STE 15

Classification or type of business PARTY EQUIPMENT RENTAL

Name of JAMES F MC GARRY (owner) Address 12864 RAINTREE CT CHINO, CA Phone 714 591-6759

or

Name of (manager) Address Phone

= = = =

CITY OF ONTARIO

REQUEST FOR USE OR OCCUPANCY REQUIRING A BUSINESS LICENSE

To:
(XXX) BUILDING DEPARTMENT
( ) ZONING DEPARTMENT
(XXX) FIRE DEPT-FIRE PREV. BUREAU
(XXX) POLICE DEPARTMENT
( ) ENGINEERING DEPARTMENT
( ) WATER DEPARTMENT
( ) HEALTH DEPARTMENT
( ) OTHER DEPARTMENT

The below named business has applied for a business license. Please review this request to see if it conforms to your department's requirements and reply immediately to this office as to your findings. The attached form should be completed and returned with your reply.

Name of business JAVCAN MFG. Phone 947-3737

Address 1914 S BON VIEW #

Classification or type of business MACHINE SHOP

Name of JAMES CANNONE (owner) Address [illegible] Phone 818 331 0484

or 126 E CENTER APT C COVINA, CA

Name of (manager) Address Phone

= = = =

CITY OF ONTARIO

REQUEST FOR USE OR OCCUPANCY REQUIRING A BUSINESS LICENSE

To:
- (XXX) BUILDING DEPARTMENT
- ( ) ZONING DEPARTMENT
- (XXX) FIRE DEPT-FIRE PREV. BUREAU
- (XXX) POLICE DEPARTMENT
- ( ) ENGINEERING DEPARTMENT
- ( ) WATER DEPARTMENT
- ( ) HEALTH DEPARTMENT
- ( ) OTHER DEPARTMENT

The below named business has applied for a business license. Please review this request to see if it conforms to your department's requirements and reply immediately to this office as to your findings. The attached form should be completed and returned with your reply.

Name of business ALL SEASONS LANDSCAPE COMPANY Phone _____

Address 1914 S BON VIEW AVE # 1

Classification or type of business LANDSCAPING

Name of STEPHEN W GIRARD (owner) Address _____ Phone _____

or

Name of _____ (manager) Address _____ Phone _____

= = = =

CITY OF ONTARIO

REQUEST FOR USE OR OCCUPANCY REQUIRING A BUSINESS LICENSE

To:
- (XXX) BUILDING DEPARTMENT
- ( ) ZONING DEPARTMENT
- (XXX) FIRE DEPT-FIRE PREV. BUREAU
- (XXX) POLICE DEPARTMENT
- (XXX) ENGINEERING DEPARTMENT
- ( ) WATER DEPARTMENT
- ( ) HEALTH DEPARTMENT
- ( ) OTHER DEPARTMENT

The below named business has applied for a business license. Please review this request to see if it conforms to your department's requirements and reply immediately to this office as to your findings. The attached form should be completed and returned with your reply.

Name of business ODDI CONSTRUCTION Phone 9479577

Address 1914 N. BON VIEW STE 9

Classification or type of business [redacted]

Name of ALBERT J ODDI (owner) Address _____ Phone _____

or

Name of _____ (manager) Address _____ Phone _____

= = = =

CUP # VAR # SITE PLAN FILE # 2197-5

BUILDING # 1990 REAR

ADDRESS 1914 S. BAKER AVE

OWNER BAY VIEW INDUSTRIAL PARK LTD. & TM-PACIFIC DEVELOPMENT INC.

MAILING ADDRESS 2110 S. HACIENDA BL.

CITY HACIENDA HEIGHTS ZIP 91745 TEL. (213) 961-6800

CONTRACTOR TM-PACIFIC DEVELOPMENT INC.

ADDRESS 2110 S. HACIENDA BL.

CITY HACIENDA HEIGHTS ZIP 91745 TEL. (213) 961-6800

STATE LIC. & CLASSIF. 395652 B-1 CITY LIC. NO.

ARCH., ENGR., DESIGNER TM-PACIFIC DEVELOPMENT INC.

ADDRESS 2110 S. HACIENDA BL. TEL.

CITY HACIENDA HEIGHTS ZIP 91745 STATE LIC. NO. 395652

INTENDED PERMIT USE: ON SITE SEWER CONST.

6 LATERALS & 1 MAIN

SQ. FT. SIZE	NO. STORIES	NO. DW. UNITS

NEW ☒ ADD ☐ ALTER ☐ REPAIR ☐ DEMOLITION ☐

LICENSED CONTRACTOR'S DECLARATION

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

SIGNATURE TM-PACIFIC DEVELOPMENT, INC. DATE 8/10/81

OWNER—BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Codes: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law, Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code or that he is exempt therefrom, and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500):

☐ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.)

☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.)

☐ I am exempt under Sec. B & P.C. for the reason

Date Owner

WORKERS' COMPENSATION DECLARATION

I hereby affirm that I have a certificate of consent to self-insure or a certificate of Workers' Compensation Insurance, or a certified copy thereof (Sec. 3800, Labor Code.)

Policy No. Company

☐ Copy is filed with the city ☐ Certified copy is hereby furnished.

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

(This section need not be completed if the permit is for one hundred dollars ($100) valuation or less.)

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

CONTRACT TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued. (Sec. 3097, Civil Code)

Lender's Name METRO BANK

Lender's Address 10C WESTWOOD BLVD. L.A. 90024

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

Signature of Applicant Date 8/10/81

Mailing Address 2110 S. HACIENDA BL.

City, State, Zip HACIENDA HEIGHTS CA. 91745

VALIDATION

When properly validated on this space, this form constitutes a permit to do the work described herein. This permit will expire if work is not started within 120 days or if work is abandoned for more than 120 days.

OCC. GROUP	DES. OCC. R-1	VALUATION
	TOTAL VALUATION	

1-4 & 15-20

ACCOUNT #

PERMIT #	01-32101	01-3121	
PLAN CHECK #	01-36105	01-3607	
PARK & REC. AQUISITION FEE	01-31901	26-3016	
EARTHQUAKE FEE	01-215-116	01-220.31	
		TOTAL	

BATHTUBS		DISHWASHER/DISPOSAL	
SHOWERS		CLOTHES WASHERS	
WATER CLOSETS		DRINK FOUNTAINS	
LAVATORIES		URINALS	
SINKS		INTERCEPTORS	
WATER HEATERS			

TOTAL FIXTURES # 8

WATER ☐ GAS ☐ PIPING

WATER SOFTENERS

PERMIT FEE #

TOTAL PLUMBING FEES 01-32102 ACCT # 01-3122

HOUSE SEWER # 01-32105 90

PRIVATE SEWER SYSTEM SEP. PIT SEPTIC TANK 10

TOTAL HOUSE SEWER & SANITATION FEES ACCT. # 01-3125

OCC. GROUP SQ. FT. # ¢

OCC. GROUP SQ. FT. # ¢

SERVICE AMPS #

NO. UNITS TEMP. POWER

NO. MOTORS

SWIMMING POOL ELECTRIC

PERMIT FEE #

TOTAL ELECTRICAL FEES 01-32103 ACCT. # 01-3123

HEATING

SWIMMING POOL HTG. M/BTU

AIR COND.

OTHER

PERMIT FEE #

TOTAL MECHANICAL FEES 01-32104 ACCT. # 01-3124

GRADING FEES

CUBIC YARDS

TOTAL GRADING FEES 01-32106 ACCT. # 01-3126

SEWER ASSESSMENT FEES PAID YES NO

AVIGATION AGREEMENT REQUIRED

24098

TOTAL ALL FEES (PAY THIS AMOUNT)

PERMIT NO. DATE 8/10/81

MINIMUM SETBACK DISTANCES:

FRONT SETBACK FROM CENTER LINE

REAR SETBACK FROM REAR PROPERTY LINE

SIDE STREET SETBACK FROM CENTER LINE

SIDE SETBACK FROM PROPERTY LINE

APPLICATION ONLY

BUILDING DEPARTMENT COPY

TYPE OF INSPECTION	DATE	INSPECTOR
SETBACKS		
FOOTINGS		
U. GRND PLUMBING		
U. GRND ELECT		
U. GRND MECH.		
POOL STEEL/BOND		
SLAB GRADE		
OK TO POUR SLAB		
ROUGH PLUMBING		
ROUGH ELECTRIC		
ROUGH MECHANICAL		
FLOOR FRAMING		
ROUGH FRAMING		
ROOF SHEATHING		
SHEAR PANELS		
STRUCTURAL STEEL		
CONNECTIONS		
ENERGY CONSERVATION		
OK TO COVER WALLS		
ROOF COVERING		
PLBG TOP OUT		
FIREPLACE - THROAT		
FIREPLACE - BOND BEAM		
FIREPLACE - TOP OUT		
MASONRY BOND BEAM		
LATH - EXTERIOR		
LATH - INTERIOR		
DRY WALL NAIL		
SEWER	9/25/81	B Dr[illegible]
GAS TEST		
POOL FENCE		
OK TO PLASTER POOL		
P TRAP		
FINAL PLUMBING	1-21-83	B
FINAL ELECTRIC		
FINAL MECHANICAL		
FINAL BUILDING		
EDISON CO. CALLED		
GAS CO. CALLED		
MISCELLANEOUS REQUIREMENTS		
ENGINEERING		
TRASH BINS		
D A B REQ		
SITE PLAN		
VARIANCE		
C U P		

REMARKS

SEWER DIAGRAM

CUP/VAR/PLOT PLAN/SITE PLAN/ZONE

BUILDING ADDRESS 1964 Bon View

OWNER Bon View Acquisition Main LLC

MAILING ADDRESS 5180 S. Macadam Suite 310

CITY Huntington Beach ZIP 92648 TEL. 949-861-6

CONTRACTOR Tri-Pacific Development Inc

ADDRESS 2110 Huntington Blvd

CITY Huntington Beach ZIP 92648 TEL. 949-861-6

STATE LIC. & CLASS B-1 398652 CITY LIC. NO.

ARCH., ENGR., DESIGNER

ADDRESS TEL.

CITY ZIP STATE LIC. NO.

INTENDED PERMIT USE: Light Industrial

Two Buildings

SQ. FT. SIZE 21,000 SF NO. STORIES 1 NO. DW. UNITS 0

NEW X ADD ☐ ALTER ☐ REPAIR ☐ DEMOLITION ☐

LICENSED CONTRACTOR'S DECLARATION

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

SIGNATURE 7-29-81 DATE

OWNER—BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason: (Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law, Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code or that he is exempt therefrom, and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500).)

☐ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale. (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.)

☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.)

☐ I am exempt under Sec. B & PC for this reason

Date Owner

WORKERS' COMPENSATION DECLARATION

I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Workers' Compensation Insurance, or a certified copy thereof. (Sec. 3800, Labor Code.)

Policy No. Company State Farm

X Copy is filed with the city ☐ Certified copy is hereby furnished

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

(This section need not be completed if the permit is for one hundred dollars ($100) valuation or less.)

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

NOTICE TO APPLICANT: If, after making this Certificate of Exemption you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued. (Sec. 3097, Civ. Code)

Lender's Name

Lender's Address

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

Signature of Applicant Date 7-29-81

Mailing Address 2110 Huntington Blvd

City, State, Zip Huntington Beach, Ca 92648

VALUATION

When property valuation in this space, this form constitutes a permit to do the work described hereon. This permit will expire if work is not started within 120 days, or if work is abandoned for more than 120 days.

OCC. GROUP SQ. FT. VALUATION

TOTAL VALUATION 134,000

XX1552 ACCOUNT #

PERMIT	01-32101	01-3121	1155 50
PLAN CHECK	01-36105	01-3607	
PARK & REC. ACQUISITION FEE	01-81901	36-5016	
EARTHQUAKE FEE	01-215-116	01-220.31	27 19
		TOTAL	

BATHTUBS		DISHWASHER/DISPOSAL	
SHOWERS		CLOTHES WASHERS	
WATER CLOSETS		DRINK. FOUNTAINS	
LAVATORIES		URINALS	
SINKS		INTERCEPTORS	
WATER HEATERS			

TOTAL FIXTURES @ $

WATER ☐ GAS ☐ PIPING

WATER SOFTENERS

PERMIT FEE 24906

TOTAL PLUMBING FEES 01-32102 ACCT #01-3122

HOUSE SEWER 01-32105 24998

PRIVATE SEWER SYSTEM SEP. PIT SEPTIC TANK

TOTAL HOUSE SEWER & SANITATION FEES ACCT. # 01-3125

OCC. GROUP SQ. FT. @ ¢

OCC. GROUP SQ. FT. @ ¢

SERVICE AMPS @

NO. UNITS TEMP. POWER

NO. MOTORS

SWIMMING POOL ELECTRIC 25953

PERMIT FEE @

TOTAL ELECTRICAL FEES 01-32103 ACCT. # 01-3123

HEATING

SWIMMING POOL HTG. M/BTU

AIR COND. 25915

OTHER

PERMIT FEE @

TOTAL MECHANICAL FEES 01-32104 ACCT. # 01-3124

GRADING FEES

CUBIC YARDS

TOTAL GRADING FEES 01-32106 ACCT. # 01-3126

SEWER ASSESSMENT FEES PAID YES NO

AVIGATION AGREEMENT REQUIRED

TOTAL ALL FEES (PAY THIS AMOUNT)

PERMIT NO. 21756 DATE 29 JULY 81

WPM

MINIMUM SETBACK DISTANCES:

FRONT SETBACK FROM CENTER LINE

REAR SETBACK FROM REAR PROPERTY LINE

SIDE STREET SETBACK FROM CENTER LINE

SIDE SETBACK FROM PROPERTY LINE

APPLICATION ONLY

BUILDING DEPARTMENT COPY

TYPE OF INSPECTION	DATE	INSPECTOR
SETBACKS		
FOOTINGS	5-6-81	RHT
U. GRND PLUMBING		
U. GRND ELECT.		
U. GRND MECH.		
POOL STEEL/BOND.		
SLAB GRADE		
OK TO POUR SLAB		
ROUGH PLUMBING		
ROUGH ELECTRIC		
ROUGH MECHANICAL		
FLOOR FRAMING		
ROUGH FRAMING		
ROOF SHEATHING		
SHEAR PANELS		
STRUCTURAL STEEL		
CONNECTIONS		
ENERGY CONSERVATION		
OK TO COVER WALLS		
ROOF COVERING		
PLBG TOP OUT		
FIREPLACE - THROAT		
FIREPLACE - BOND BEAM		
FIREPLACE - TOP OUT		
MASONRY BOND BEAM	9/9/81	CS
LATH - EXTERIOR	10-22-81	KEA
LATH - INTERIOR		
DRY WALL NAIL	10-22-81	KEA
SEWER		
GAS TEST		
POOL FENCE		
OK TO PLASTER POOL		
P TRAP		
FINAL PLUMBING		
FINAL ELECTRIC		
FINAL MECHANICAL		
FINAL BUILDING	1-21-82	[illegible]
EDISON CO. CALLED		
GAS CO. CALLED		

[redacted]

West slab South Blk OK 9/17/81 CS
Slab North Blk 9/18/81 CS
Comm. Tubs Complete 2 OK
11-10-81

SEWER DIAGRAM

MISCELLANEOUS REQUIREMENTS

ENGINEERING	3-30-13	[illegible]
TRASH BINS	5/4/83	[illegible]
[illegible]	11-23-82	[illegible]
SITE PLAN		
VARIANCE		
C.U.P.		

JOB ADDRESS

LOT TRACT

FOR APPLICANT TO FILL IN

OWNER

MAILING ADDRESS

CITY PHONE

ARCHITECT/ENGR PHONE

ADDRESS

CONTRACTOR PHONE

ADDRESS

LENDER PHONE

ADDRESS

DESCRIPTION OF WORK

NO STORIES NO. DWG UNITS

NO EXIST BLDGS PERCENT COVER

ADD ☐ ALTER ☐ REPAIR ☐ CONVERT ☐

Exp Date

I hereby Certify I am exempt from Sec. 7031.5 of the Business & Professional Code: Contractors License Law under the following section

Minor Work under $500 Sec. 7048

Owner Working for Wages Only Sec. 7044

I certify that the performance of the work for which this permit is issued shall not subject my person or any manner as to become subject to the Workmans Comp laws of California

I hereby acknowledge and certify that the information I have provided is correct and will comply with all City Ordinances and State Laws regulating building construction

Date

FOR OFFICE USE ONLY

CUP # VAR # SITE PLAN FILE #

YARDS FRONT L. SIDE R. SIDE REAR

USE ZONE FIRE ZONE CONST TYPE OCC GROUP

SEWER LOC FRONT ☐ REAR ☐

NO. PARKING SPACES REQUIRED

PLUMBING FEES

BATHTUBS		DISHWASHER/DISPOSAL	
SHOWERS		CLOTHES WASHERS	
WATER CLOSETS		DRINK. FOUNTAINS	
LAVATORIES		URINALS	
SINKS		INTERCEPTORS	
WATER HEATERS			

TOTAL FIXTURES @ $

WATER ☐ GAS ☐ PIPING

WATER SOFTENERS

SWIMMING POOL PLBG

CONNECTION CHARGE PAID ON REC #

HOUSE SEWER @

PRIVATE SEWER SYSTEM

CESSPOOL SEPTIC TANK SEP. PIT

PERMIT FEE @

HOUSE SEWER & SANITATION FEES ACC # 1229

TOTAL PLUMBING FEES ACC # 1226

ELECTRICAL FEES

OCC GROUP SQ FT @ ¢

OCC GROUP SQ FT @ ¢

SERVICE AMPS @

NO. UNITS TEMP. POWER

NO. MOTORS

SWIMMING POOL ELECTRIC

PERMIT FEE @

TOTAL ELECTRICAL FEES ACC # 2.7

MECHANICAL FEES

HEATING

SWIMMING POOL HTG M BTU

AIR COND

OTHER

PERMIT FEE @

TOTAL MECHANICAL FEES ACC # 1228

GRADING FEES

CUBIC YARDS

TOTAL GRADING FEES ACC # 1231

ENTER BUILDING PERMIT FEE HERE $ 533 65

BUSINESS LICENSE ACC # 1117

TOTAL ALL FEES (PAY THIS AMOUNT) $ 533 65

8 6 15 Check

BUILDING PERMIT FEES

	SIZE SQ FT	VALUATION	
TOTAL VALUATION			
ACCOUNT #			
	1225		4M 50
			106 72
ACQUISITION FEE @		26 1119	
PLAN CHECK FEE @		220 51	14 82

TOTAL BUILDING PERMIT FEE $ 533.65

VALUATION

PERMIT NO 88-1189

DATE

INSPECTOR'S COPY

TYPES OF INSPECTION	DATE	INITIAL
SETB[illegible]		
FOO[illegible]	9/27/79	CSF
U[illegible] PLUMBING	9/28/79	CSF
U[illegible]	9/28/79	CSF
U[illegible]		
[illegible] BOND 024	10/4/79	CSF
	9/29/79	CSF
[illegible] AB		
[illegible] ROOFING		
[illegible] ELECTRIC		
[illegible] MECHANICAL		
[illegible] PLUMBING		
[illegible] FRAMING		
[illegible] WALLS		
[illegible] IN STEEL		
[illegible]		
[illegible] INSULATION		
[illegible] OUTSIDE WALLS		
[illegible] LATHING		
[illegible] LAY-OUT		
[illegible] TRUSS THROAT		
[illegible] BOND BEAM		
[illegible] FINAL TOP OUT		
[illegible] GROUND BEAM		
[illegible] EXTERIOR		
[illegible] INTERIOR		
[illegible] NAIL NAIL		
[illegible]		
[illegible]		
[illegible]		
[illegible]		
[illegible] SWIMMING POOL		
[illegible]		
[illegible]		
[illegible]		
[illegible]		
[illegible]

PERMIT APPLICATION

JOB ADDRESS 1964

LOT TRACT

FOR APPLICANT TO FILL IN

OWNER

MAILING ADDRESS

CITY ZIP PHONE

ARCHITECT/ENGR. PHONE

ADDRESS

CONTRACTOR PHONE

ADDRESS

LENDER PHONE

ADDRESS

DESCRIPTION OF WORK

SIZE SQ FT | NO STORIES | NO. DWG UNITS

LOT SIZE | NO. EXIST BLDGS | PERCENT COVER

NEW ☐ ADD ☐ ALTER ☐ REPAIR ☐ CONVERT ☐

Date Exp. Date

I hereby affirm that I am exempt from Sec. 7031.5 of the Business & Professional Code, which requires any Contractors License Law under the following section

Owner Sec. 7044 Minor Work Under $100 Sec. 7048 or

Owner working for Owners Only Sec. 7053

Owner or Agent

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workmen's Compensation Laws of California.

I hereby acknowledge and state that the information I have provided is correct and agree to comply with all City Ordinances and State Laws relating building construction.

Signature Date

BUILDING PERMIT FEES

SIZE (SQ FT) VALUATION

TOTAL VALUATION

ACCOUNT #

	1125	
	1670	
ADMINISTRATION FEE		
STRONG MOTION FEE	220.31	

TOTAL BUILDING PERMIT FEE $

VALIDATION

Validation stamped in this space that Form constitutes a permit to do the work described herein. This permit will expire if work is not started within 120 days or if work is abandoned for 180 days.

FOR OFFICE USE ONLY

CUP # VAR # SITE PLAN FILE #

YARDS FRONT L. SIDE R. SIDE REAR

USE ZONE FIRE ZONE CONST TYPE OCC. GROUP

SEWER LOC. FRONT ☐ REAR ☐

NO. PARKING SPACES REQUIRED

PLUMBING FEES

BATHTUBS		DISHWASHER/DISPOSAL	
SHOWERS		CLOTHES WASHERS	
WATER CLOSETS		DRINK. FOUNTAINS	
LAVATORIES		URINALS	
SINKS		INTERCEPTORS	
WATER HEATERS			

TOTAL FIXTURES @ $

WATER ☐ GAS ☐ PIPING

WATER SOFTENERS

SWIMMING POOL PLBG

CONNECTION CHARGE PAID ON REC #

HOUSE SEWER @

PRIVATE SEWER SYSTEM

CESSPOOL SEPTIC TANK SEP PIT 2

PERMIT FEE @ 5

HOUSE SEWER & SANITATION FEES ACC # 1229

TOTAL PLUMBING FEES ACC # 1226 7 50

ELECTRICAL FEES

OCC GROUP	SQ FT	@	¢
OCC GROUP	SQ FT	@	¢
SERVICE	AMPS	@	
NO UNITS		TEMP POWER	
NO MOTORS			
SWIMMING POOL ELECTRIC			
PERMIT FEE	@		
TOTAL ELECTRICAL FEES		ACC # 1227	

MECHANICAL FEES

HEATING		
SWIMMING POOL HTG	M BTU	
AIR COND		
OTHER		
PERMIT FEE	@	
TOTAL MECHANICAL FEES	ACC # 1228	

GRADING FEES

CUBIC YARDS	
TOTAL GRADING FEES	ACC # 1231
ENTER BUILDING PERMIT FEE HERE	$
BUSINESS LICENSE	ACC # 1117

TOTAL ALL FEES (PAY THIS AMOUNT) $ 5 50

PERMIT NO. 3224 1891 DATE 1/13/71

INSPECTOR'S COPY

723

TYPE OF INSPECTION	DATE	INSPECTO
SETBACKS		
FOOTINGS		
U GRND PLUMBING		
U GRND ELECT		
U GRND MECH.		
STEEL/BOND.		
SLAB GRADE		
TO POUR SLAB		
ROUGH PLUMBING		
ROUGH ELECTRIC		
ROUGH MECHANICAL		
EXTERIOR FRAMING		
FRAMING		
SHEATHING		
SHEAR PANELS		
STRUCTURAL STEEL		
OBSERVATION		
TOP OUT		
BOND BEAM		
LATH - EXTERIOR		
LATH - INTERIOR		
DRY WALL NAIL		
SEWER (2) Clean Spool Pink	10/19/08	CJ
TEST		
FENCE		
GAS/POOL		

MISCELLANEOUS REQUIREMENTS

SEWER DIAGRAM

PERMIT APPLICATION

JOB ADDRESS 1914 [illegible]

LOT TRACT

FOR APPLICANT Write or Type

OWNER Ka [illegible]

MAILING ADDRESS [illegible]

CITY Ontario PHONE

ARCHITECT/ENGR PHONE

ADDRESS

CONTRACTOR [illegible] PHONE 985-3[illegible]

ADDRESS 6733 [illegible]

ENGR PHONE

ADDRESS

DESCRIPTION OF WORK

NO STORIES NO DWG UNITS

NO EXIST BLDGS PERCENT COVER

ADD ☐ ALTER ☐ REPAIR ☐ CONVERT ☐

[illegible] Sq Ft

[illegible] x C-32 x 27[illegible]

[illegible] is in full force and effect.

[illegible] is exempt from Sec 7031.5 of the Business & Professions Code

[illegible] subject to Excise Law under the following section

[illegible] Minor Work Limited to [illegible] Sec [illegible]

Owner Acts for Owner Only Sec 7044

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workmen's Compensation Laws of California.

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code and that my license is in full force and effect.

I hereby affirm that I am exempt from the Contractor's License Law for the following reason:

I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.)

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors License Law.)

I am exempt under Sec. _____ Business and Professions Code for this reason

Owner [illegible] Date [illegible]

BUILDING PERMIT FEES

OCC GROUP	SIZE SQ FT	VALUATION
TOTAL VALUATION		

	ACCOUNT #	
[illegible]	1225	
[illegible]	1675	
ADOPTION FEE	76 1119	
[illegible] ARB FEE	220 31	

TOTAL BUILDING PERMIT FEE $

VALIDATION

[illegible] entered in this space, this form constitutes a permit to do the work described [illegible] work is not started within 120 days or if work is abandoned [illegible] days.

L.M.Q

FOR OFFICE USE ONLY

CUP # VAR # SITE PLAN FILE #

YARDS-FRONT L. SIDE R. SIDE REAR

USE ZONE FIRE ZONE CONST TYPE OCC GROUP

SEWER LOC FRONT ☐ REAR ☐

NO. PARKING SPACES REQUIRED

PLUMBING FEES

BATHTUBS		DISHWASHER/DISPOSAL	
SHOWERS		CLOTHES WASHERS	
WATER CLOSETS	4	DRINK FOUNTAINS	
LAVATORIES	4	URINALS	
SINKS	2	INTERCEPTORS	
WATER HEATERS	2		
TOTAL FIXTURES	12	@ $ 200 EA	24 00
WATER ☒	GAS ☒	PIPING [illegible]	40
WATER SOFTENERS			
SWIMMING POOL PLBG			
CONNECTION CHARGE PAID ON REC #			
HOUSE SEWER @			
PRIVATE SEWER SYSTEM			
CESSPOOL SEPTIC TANK SEP PIT			
PERMIT FEE @			500
HOUSE SEWER & SANITATION FEES		ACC # 1229	
TOTAL PLUMBING FEES		ACC # 1226	33 00

ELECTRICAL FEES

OCC GROUP	SQ FT @	¢	
OCC GROUP	SQ FT @	¢	
SERVICE	AMPS @		
NO UNITS		TEMP POWER	
NO. MOTORS			
SWIMMING POOL ELECTRIC			
PERMIT FEE @			
TOTAL ELECTRICAL FEES		ACC # 1227	

MECHANICAL FEES

HEATING		
SWIMMING POOL HTG	M BTU	
AIR COND		
OTHER		
PERMIT FEE @		
TOTAL MECHANICAL FEES	ACC # 1228	

GRADING FEES

CUBIC YARDS		
TOTAL GRADING FEES	ACC # 1231	
ENTER BUILDING PERMIT FEE HERE		$
BUSINESS LICENSE	ACC # 1117	35 00
TOTAL ALL FEES (PAY THIS AMOUNT)		$ 68 00

PERMIT NO. 12745 DATE 8/11/77 CK

INSPECTOR'S COPY

725

TYPE OF INSPECTION	DATE	INSPECTOR
SETBACKS		
FOOTINGS		
[illegible] PLUMBING	6/17/77	CSF
[illegible] ELECT.		
[illegible] MECH.		
[illegible] BOND		
[illegible]		
[illegible] SLAB		
[illegible] PLUMBING		
[illegible] ELECTRIC		
[illegible] MECHANICAL		
[illegible]		
[illegible]		
[illegible]		
[illegible]		
[illegible]		
[illegible]		
[illegible] CONSERVATION		
[illegible]		
[illegible] COVERING		
[illegible] TOP OUT		
[illegible] THROAT		
[illegible] BOND BEAM		
[illegible] TOP OUT		
MASONRY BOND BEAM		
[illegible] EXTERIOR		
LATH INTERIOR		
[illegible] NAIL		
[illegible]		
[illegible]		
[illegible]		
[illegible]		
[illegible]		
[illegible]		
[illegible]

TRACT # _____ BLK _____

LOT # _____

PC # _____ DIV _____ DAB/FILE # _____

BUILDING ADDRESS 1914 S. Bon View Unit 3

OWNER Nat Shapero / Joseph Cannon

MAILING ADDRESS Same

CITY Ontario ZIP 91761 TEL 947-5598

CONTRACTOR Owner Bldg

ADDRESS _____

CITY _____ ZIP _____ TEL _____

STATE LIC. & CLASS _____ CITY LIC NO _____

ARCHITECT OR ENGINEER _____

ADDRESS _____ TEL _____

CITY _____ ZIP _____ STATE LIC NO. _____

INTENDED PERMIT USE Gas Line

SQ. FT. — NO. STORIES — NO. DW UNITS —

RESIDENTIAL ☐ NEW ☐ ADD ☒ ALTER ☐ COMMERCIAL ☐ REPAIR ☐ INDUSTRIAL ☒ DEMOLITION ☐

LICENSED CONTRACTOR'S DECLARATION

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code and my license is in full force and effect.

SIGNATURE _____ DATE _____

OWNER – BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code): Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom, and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500).

I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.)

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.)

I am exempt under Sec. _____ B.&P.C. for this reason _____

Date 3-25-87 Owner X _____

WORKER'S COMPENSATION DECLARATION

I hereby affirm that I have a certificate of consent to self-insure or a certificate of Workers' Compensation Insurance, or a certified copy thereof (Sec. 3800, Labor Code).

Policy No. _____ Company _____

Copy is filed with the City. ☐ Certified copy is hereby furnished.

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

(This section need not be completed if the permit is for one hundred dollars ($100) valuation or less.)

X I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

AGENT TO APPLICANT: If after making this Certificate of Exemption you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's Name _____

Lender's Address _____

I certify that I have read this application and state that the above information is correct. I agree to comply with all city ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

Signature of Applicant X _____ Date 3-25-87

Mailing Address _____

City, State, Zip _____

OCC./TYPE CONST.	SIZE (SQ. FT.)	VAL. ($/SQ. FT.)	VALUATION
		TOTAL VALUATION	

PERMIT ●	01-32101	
PLAN CHECK ●	01-38106	
PARK & REC. ACQUISITION FEE ●	07-31901	
EARTHQUAKE FEE ●	01-215-116	
SEWER CAPITAL ASSESSMENT FEE ● $950 EA.	28-37210	
SEWER ASSESSMENT FEE ● $75 EA.	28-37211	
TOTAL		

BATHTUBS		DISHWASHER/DISPOSAL	
SHOWERS		CLOTHES WASHERS	
WATER CLOSETS		DRINK. FOUNTAINS	
LAVATORIES		URINALS	
SINKS		INTERCEPTORS	
		DRAINS	

TOTAL FIXTURES _____ @ $ _____			
WATER HEATERS/POOL ● SPA HEATER			
WATER ☐ GAS ☒ PIPING			2 00
SOLAR COLLECTORS/TANKS			
PERMIT FEES @			10 00
TOTAL PLUMBING FEES	ACCT. #01-32102		
HOUSE SEWER @	SEP. PIT	SEPTIC TANK	
PERMIT FEES @			
TOTAL HOUSE SEWER & SANITATION FEES	ACCT. #01-32105		

ELECTRICAL FEES

SWITCHES, RECEPTACLES			
LIGHTING FIXTURES			
APPLIANCE OUTLETS			
OCC. GROUP	SQ. FT. @	¢	
OCC. GROUP	SQ. FT. @	¢	
SERVICE	AMPS @		
NO. UNITS	TEMP. POWER		
NO. MOTORS			
SWIMMING POOL/SPA ELECTRIC			
PERMIT FEES @			
TOTAL ELECTRICAL FEES	ACCT. #01-32103		

MECH. FEES

HEATING M/BTU	A/C M/BTU		
OTHER			
PERMIT FEE @			
TOTAL MECHANICAL FEES	ACCT. #01-32104		

GRADING FEES

CUBIC YARDS	CITY OF ONTARIO	
TOTAL GRADING FEES	ACCT. #01-321	
SEWER ASSESSMENT FEES PAID YES NO		
AVIGATION AGREEMENT REQUIRED YES NO		

TOTAL ALL FEES $ 12 00 (PAY THIS AMOUNT)

PERMIT NO. 6-0330 DATE 3-25-87

VALIDATION

After properly validated in this space, this form constitutes a permit to do the work described herein. This permit will expire if work is not started within 120 days, or if work is abandoned for more than 120 days.

APPLICATION ONLY

BUILDING DEPARTMENT C 727

TYPE OF INSPECTION	DATE	INSPECTOR
SETBACKS		
FOOTINGS/FORMS/STEEL		
UNDERGRND PLUMBING		
UNDERGRND ELECT.		
UNDERGRND MECH		
POOL STEEL/BOND/LINER		
SPA PLBG/SPA HTG		
SLAB GRADE		
OK TO POUR SLAB		
ROUGH PLUMBING		
ROUGH ELECTRIC		
ROUGH MECHANICAL		
FLOOR FRAMING		
ROUGH FRAMING		
ROOF SHEATHING		
SHEAR PANELS		
STRUCTURAL STEEL		
CONNECTIONS		
ENERGY CONSERVATION		
OK TO COVER WALLS		
ROOF COVERING		
PLBG TOP OUT		
FIREPLACE - THROAT		
FIREPLACE - BOND BEAM		
FIREPLACE - TOP OUT		
MASONARY BOND BEAM		
LATH - EXTERIOR		
LATH - INTERIOR		
DRY WALL NAIL		
GAS TEST		
POOL FENCE		
OK TO PLASTER POOL		
P-TRAP		
SEWER/CESSPOOL/LEACH LINE FINAL		
FINAL GRADING		
FINAL PLUMBING		
FINAL ELECTRIC		
FINAL MECHANICAL		
FINAL BUILDING		
FINAL POOL/SPA		
FINAL SOLAR		
POISON CO. CALLED		
GAS CO. CALLED	4-30-87	

OTHER DEPARTMENT REQUIREMENTS

ENGINEERING		
TRASH BINS		
D.A.B. REQ.		
SITE PLAN		
VARIANCE		
C.U.P.		

C.O. ISSUED, DATE

TEMP. C.O. ISSUED, DATE

CONDITIONS:

INSPECTOR'S NAME _____ INITIAL

REMARKS

* Call in gas co. with letter
Temp. meter 4/30/87 OK
Do not call for letter
in one

SEWER DIAGRAM

4-30-87 (RR) per letter attached

LOT # _____ TRACT _____

PC # _____ VAR # _____ BAR/FILE # _____

BUILDING ADDRESS 1914 S. Bonview #9

OWNER TRI PACIFIC Development INC

MAILING ADDRESS 1930 S Bon View Ontario

CITY Ontario ZIP 9176 TEL. 947-5088

CONTRACTOR Oddi Const Co

ADDRESS PO Box 1757

CITY UPLAND ZIP 91786 TEL. 714 946-6977

STATE LIC. & CLASSIF. 350-910(B) CITY LIC. NO.

ARCH., ENGR., DESIGNER

ADDRESS TEL.

CITY ZIP STATE LIC. NO.

INTENDED PERMIT USE: Walls Interior 8'

SQ. FT. 1 NO. STORIES NO. DW. UNITS

SIZE 79

RESIDENTIAL ☐ COMMERCIAL ☒ INDUSTRIAL ☐

NEW ☐ ADD ☐ ALTER ☒ REPAIR ☐ DEMOLITION ☐

LICENSED CONTRACTOR'S DECLARATION

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code and my license is in full force and effect.

X Albert J Oddi 4-26-83

SIGNATURE DATE

OWNER—BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Codes: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law, Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code or that he is exempt therefrom, and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500):

☐ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale. (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.)

☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project. (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.)

☐ I am exempt under Sec. _____ B & P C for this reason _____

Date _____ Owner _____

WORKERS' COMPENSATION DECLARATION

I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Workers' Compensation Insurance, or a certified copy thereof (Sec. 3800, Labor Code.)

Policy No. _____ Company Oddi Const Co.

X Copy is filed with the city ☐ Certified copy is hereby furnished

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

(This section need not be completed if the permit is for one hundred dollars ($100) valuation or less.)

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code):

Lender's Name _____

Lender's Address _____

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

Signature of Applicant X Albert Oddi Date X 4-26-83

Mailing Address X PO Box 1757

City State Zip Upland Calif 91786

OCC. GROUP _____ SQ. FT. _____ VALUATION _____

TOTAL VALUATION 1,42[illegible]

ACCOUNT #

PERMIT #	01-32101	25 00
PLAN CHECK #	01-32105	16 25
PARK & REC. AQUISITION FEE #	01-31501	
EARTHQUAKE FEE #	01-215-116	14
SEWER CAPITAL ASSESSMENT FEE # $800 EA.	01-27210	
SEWER ASSESSMENT FEE # $78 EA.	01-27211	
TOTAL		[illegible]

BATHTUBS		DISHWASHER/DISPOSAL	
SHOWERS		CLOTHES WASHERS	
WATER CLOSETS	1	DRINK FOUNTAINS	
LAVATORIES	1	URINALS	
SINKS		INTERCEPTORS	
		DRAINS	

TOTAL FIXTURES 2 #s 400	8	00
WATER HEATERS		
WATER X GAS ☐ PIPING	2	00
SOLAR COLLECTORS/TANKS		
PERMIT FEES #	10	00
TOTAL PLUMBING FEES ACCT. #01-32102	[illegible]	
HOUSE SEWER #		
PRIVATE SEWER SYSTEM SEP. PIT SEPTIC TANK		
TOTAL HOUSE SEWER & SANITATION FEES ACCT. #01-32105		
SWITCHES, RECEPTACLES 40	16	00
LIGHTING FIXTURES 12	6	00
APPLIANCE OUTLETS		
OCC. GROUP SQ. FT. #		
OCC. GROUP SQ. FT. #		
SERVICE AMPS #		
NO. UNITS TEMP. POWER		
NO. MOTORS		
SWIMMING POOL/SPA ELECTRIC		
PERMIT FEE #	10	00
TOTAL ELECTRICAL FEES ACCT. #01-32103	[illegible]	
HEATING 35 M/BTU A/C M/BTU	3	00
OTHER		
PERMIT FEE #	10	00
TOTAL MECHANICAL FEES ACCT. #01-32104	13	00

GRADING FEES

CUBIC YARDS		
TOTAL GRADING FEES ACCT. #01-32106		
SEWER ASSESSMENT FEES PAID YES NO		
AVIGATION AGREEMENT REQUIRED YES NO		

TOTAL ALL FEES (PAY THIS AMOUNT) $ 106 [illegible]

PERMIT NO. 31927 DATE 4-22-83

TYPE OF INSPECTION		INSPECTOR
PLUMBING		
GROUND/LINER		
	4-29-83	B
	4-29-83	B
	9-13-83	B
FINAL	9-20-83	B

INSPECTOR'S NAME

REMARKS

SEWER DIAGRAM

LOT # [illegible] PAR #

PC # VAR # OVERLAY # None

BUILDING ADDRESS 1914 So Bonhair # 9

OWNER Bonhair Ind. Alegre

MAILING ADDRESS None

CITY Ontario ZIP 91761 TEL. 947-5058

CONTRACTOR owner

ADDRESS

CITY ZIP TEL.

STATE LIC. # CLASSIF CITY LIC. NO.

ARCH. ENGR. DESIGNER

ADDRESS TEL.

CITY ZIP STATE LIC. NO.

INTENDED PERMIT USE service

Inst + Ground set

SQ. FT. SIZE NO. STORIES NO. DW UNITS

RESIDENTIAL ☐ NEW ☐ ADD ☒ COMMERCIAL ☒ ALTER ☐ REPAIR ☐ INDUSTRIAL ☒ DEMOLITION ☐

LICENSED CONTRACTOR'S DECLARATION

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code and my license is in full force and effect

SIGNATURE DATE

OWNER—BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code): Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom, and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500).

X as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.)

as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.)

I am exempt under Sec. ____ B & P C for this reason ____

9-19-83 Owner

WORKERS' COMPENSATION DECLARATION

I hereby affirm that I have a certificate of consent to self-insure or a certificate of Workers' Compensation Insurance or a certificate of exemption, as provided by Sec. 3800, Labor Code.

Policy No. ____ Company ____

Copy to be filed with the City

Certified copy is hereby furnished

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

This certificate need not be completed if the permit is for one hundred dollars ($100) valuation or less.

X I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's Name ____

Lender's Address ____

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and State laws relating to building construction, and hereby authorize representatives of this city to enter the above-mentioned property for inspection purposes.

Signature of Applicant 9-19-83

Mailing Address ____

City, State, Zip ____

VALUATION

When properly validated in this space, this form constitutes a permit to do the work described herein. This permit will expire if work is not started within 120 days or if work is abandoned for more than 180 days.

APPLICATION ONLY

SQ. FT.	TYPE CONST.	SIZE (SQ. FT.)	VAL. (SQ. FT.)	VALUATION
			TOTAL VALUATION	

PERMIT @		01-32101	
PLAN CHECK @		01-36105	
PARK & REC. AQUISITION FEE @		07-31901	
EARTHQUAKE FEE @		01-215-[illegible]	
SEWER CAPITAL ASSESSMENT FEE @ $950 EA.		28-37210	
SEWER ASSESSMENT FEE @ $75 EA.		28-37211	
		TOTAL	

BATHTUBS		DISHWASHER/DISPOSAL	
SHOWERS		CLOTHES WASHERS	
WATER CLOSETS		DRINK, FOUNTAINS	
LAVATORIES		URINALS	
SINKS		INTERCEPTORS	
		DRAINS	

TOTAL FIXTURES		@ $		
WATER HEATERS/POOL • SPA HEATER				
WATER ☐ GAS ☐ PIPING				
SOLAR COLLECTORS/TANKS				
PERMIT FEES @				
TOTAL PLUMBING FEES		ACCT. #01-32102		
HOUSE SEWER @	SEP	PIT	SEPTIC TANK	
PERMIT FEES @				
TOTAL HOUSE SEWER & SANITATION FEES		ACCT. #01-32105		

ELECTRICAL FEES

SWITCHES, RECEPTACLES				
LIGHTING FIXTURES				
APPLIANCE OUTLETS				
OCC. GROUP	SQ. FT	@	¢	
OCC. GROUP	SQ. FT.	@	¢	
SERVICE 100 AMPS		@		12 50
NO. UNITS	TEMP. POWER			
NO. MOTORS				
SWIMMING POOL/SPA ELECTRIC				
PERMIT FEE @				10 00
TOTAL ELECTRICAL FEES		ACCT. #01-32103		22 50

MECH. FEES

HEATING	M/BTU	A/C	M/BTU	
OTHER				
PERMIT FEE @				
TOTAL MECHANICAL FEES		ACCT. #01-32104		

GRADING FEES

CUBIC YARDS				
TOTAL GRADING FEES		ACCT. #01-32[illegible]		
SEWER ASSESSMENT FEES PAID	YES	NO		
AVIGATION AGREEMENT REQUIRED	YES	NO		

TOTAL ALL FEES (PAY THIS AMOUNT) $ 22 50

PERMIT NO. 4171 DATE 9-19-83

dc.

TYPE OF INSPECTION	DATE	INSPECTOR
SETBACKS		
FOOTINGS/FORMS/STEEL		
U. GRND PLUMBING		
U. GRND ELECT.		
U. GRND MECH.		
POOL STEEL/BOND/LINER		
SPA PLBG./SPA HTG		
SLAB GRADE		
OK TO POUR SLAB		
ROUGH PLUMBING		
ROUGH ELECTRIC		
ROUGH MECHANICAL		
FLOOR FRAMING		
ROUGH FRAMING		
ROOF SHEATHING		
SHEAR PANELS		
STRUCTURAL STEEL		
CONNECTIONS		
ENERGY CONSERVATION		
OK TO COVER WALLS		
ROOF COVERING		
PLBG. TOP OUT		
FIREPLACE - THROAT		
FIREPLACE - BOND BEAM		
FIREPLACE - TOP OUT		
MASONARY BOND BEAM		
LATH - EXTERIOR		
LATH - INTERIOR		
DRY WALL NAIL		
GAS TEST		
POOL FENCE		
OK TO PLASTER POOL		
P-TRAP		
SEWER/CESSPOOL/LEACH LINE FINAL		
FINAL GRADING		
FINAL PLUMBING		
FINAL ELECTRIC	9-20-83	BD
FINAL MECHANICAL		
FINAL BUILDING		
FINAL POOL/SPA		
FINAL SOLAR		
EDISON CO. CALLED	9-20-83	CF
GAS CO. CALLED		
OTHER DEPARTMENT REQUIREMENTS		
ENGINEERING		
TRASH BINS		
D.A.B. REQ.		
SITE PLAN		
VARIANCE		
C.U.P.		

C.O. ISSUED: DATE

TEMP. C.O. ISSUED: DATE

CONDITIONS:

INSPECTOR'S NAME _____ INITIAL

SEWER DIAGRAM

LOCATION

OWNER

LOT BLOCK TRACT

GROUP TYPE

FIRE ZONE

USE ZONE

OK DATE	ITEM	CONTRACTOR	PERMIT	
			DATE ISSUED	NUMBER
	BUILDING			
	FOUNDATION			
	PLUMBING			
	SEWER OR C P			
	WIRING			
	FIXTURES			
	PLASTERING			

CITY OF ONTARIO

REQUEST FOR USE OR OCCUPANCY REQUIRING A BUSINESS LICENSE

To:
- (xx) BUILDING DEPARTMENT
- ( ) ZONING DEPARTMENT
- (xx) FIRE DEPT-FIRE PREV. BUREAU
- (xx) POLICE DEPARTMENT
- ( ) ENGINEERING DEPARTMENT
- ( ) WATER DEPARTMENT
- ( ) HEALTH DEPARTMENT
- ( ) OTHER DEPARTMENT

The below named business has applied for a business license. Please review this request to see if it conforms to your department's requirements and reply immediately to this office as to your findings. The attached form should be completed and returned with your reply.

Name of business ~~ANN~~ AMUSEMENT WORLD Phone 923-1112

Address 1914 S. BON VIEW AVE, UNIT 9, ONTARIO 91761

Classification or type of business Sales & repairs of Coin-Op Machines-Video

Name of Randall Ajax (owner) Address 1414 Lyndhurst Phone 818 336 9489

or Hacienda Hts, 91745

Name of _____ (manager) Address _____ Phone _____

= = = =

CITY OF ONTARIO

REQUEST FOR USE OR OCCUPANCY REQUIRING A BUSINESS LICENSE

TO: (→) BUILDING DEPARTMENT
( ) POLICE DEPARTMENT
( )

The below named business has applied for a business license. Please review this request to see if it conforms to your department's requirements and reply immediately to this office as to your findings. The attached form should be completed and returned with your reply.

NAME OF BUSINESS: Popla International, Inc. PHONE:

ADDRESS: 1914 S. Bon View Avenue #'s 6 & 7 - Ontario

CLASSIFICATION OR TYPE OF BUSINESS: Wholesale food processing

OWNER'S NAME: ADDRESS:

PHONE:

OTHER NAME: Minoru Shinozaki ADDRESS:

PHONE: 714-981-0230

The following is a description of business activities to be conducted from above location; the potential number of persons to be on the premises; flammable liquids, chemicals, compressed gases, or other hazardous materials used, stored, or present; type of waste materials that will be discharged into sewer system; description of hazardous processes involved, etc. 9-26-90- Occupancy B2

I-31932L SQUARE FOOTAGE: 2,600

Business not yet open. Cancel license

DATE: 6/15/90

LICENSE DIVISION

BY: LME

FORM #28 (6/89) 6-28-90 Not yet open for business.
7-15-90 " " " "
8-20-90 " " " "

CITY OF ONTARIO
CHECK LIST FOR BUSINESS LICENSE

Date 11-28-89 By CF
Reviewed by _____

Name of Business L & F Amusement

Address 1914 So. Bon View #8

Type of Business Video Games / Vending machines

1. Zone (Circle) C1 C2 C3 M1 M2 (M2.5) EAD R1
R2 R3 RE AR PL SP ARS SA

2. Is this business approved for this zone? Yes No (Ord. #_____)
(Use _____)

3. Pull permit packet for:

A. Type of previous business license _____

B. Date of most recent license _____

C. Building occupancy type B2

4. Is this a different type of business? (Yes) No

5. Is this a change of ownership only? Yes (No)

6. Will a pre-alteration be required? Yes (No)

7. Occupancy type B2

8. Occupancy size _____

9. Is this business approved in this location (Building)? Yes No

_____

10. Is business located within the Redevelopment Project Area? Yes (No)

If located within area license must be approved by the Redevelopment Director.

NOTE: This form must accompany all Commercial and Industrial business license applications.

APPROVED BY _____

APPLICATION FOR

PLUMBING and/or GAS FITTING

Department of Building and Safety

CITY OF ONTARIO

FOR ADDRESS 1514 S Bon View

OWNER Estate of Woodward

Address

CONTRACTOR W. F. Lawrence

Installed By

Plumbing Installation

Closet Lavatory Bath Shower

Sink L. Tray Gr. Trap Sand Trap

INSPECT: Rough Finish

SEWER CESSPOOL SEP. TANK

Cast Iron Vitrified Other

SIGNATURE INSPECTOR

Gas Installation

Meter Service No. Outlets

Water Heater: Type Conn. Rmd

Furnace Type

Space Heater Refrig. Range

Miscellaneous

INSPECT: Rough Finish

Plumbing Permit No. Fee $

Gas Permit No. Fee $

Sewer Permit No. Fee $

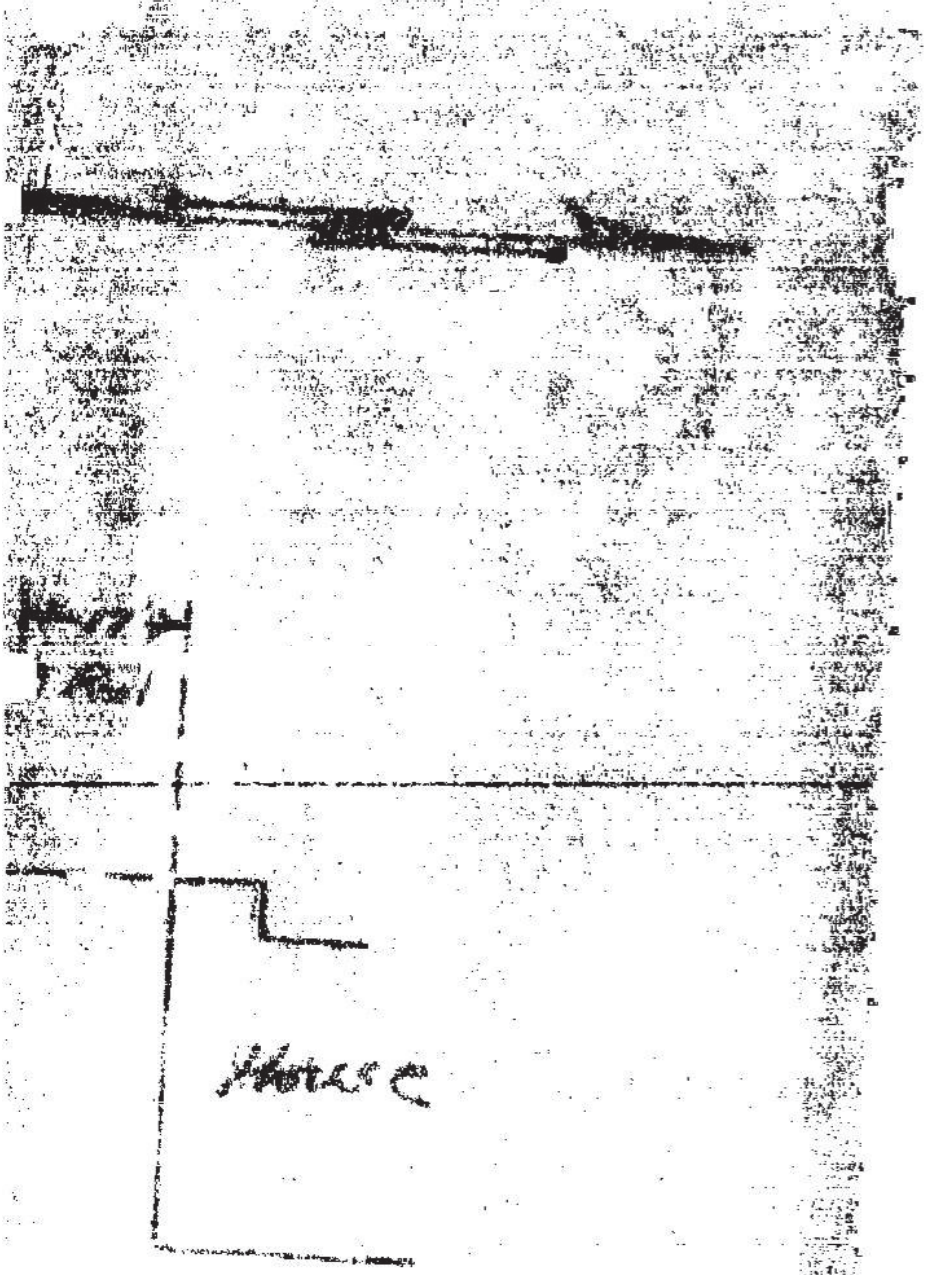
Cesspool Permit No. Fee $

Date Issued 194

Signature of CONTRACTOR

Checked by

Mail to Gas Co.



TEL (714) 8-1181 1050-462 28

PC # VAR # DAB/FILE # #1247R

BUILDING ADDRESS 1954 S. Bon View

OWNER Joseph Canonge & Assoc

MAILING ADDRESS 12631 E. Imperial #112B

CITY Santa Fe Springs ZIP 90670 TEL —

CONTRACTOR Owner / Builder

ADDRESS

CITY ZIP TEL

STATE LIC & CLASS CITY LIC NO.

ARCHITECT/ENGR

ADDRESS TEL

CITY ZIP STATE LIC NO

INTENDED PERMIT USE Upgrade to 200 AMP Electric Service

SQ FT NO STORIES NO DW UNITS

RESIDENTIAL COMMERCIAL INDUSTRIAL

NEW ALTER REPAIR DEMOLITION

LICENSED CONTRACTOR'S DECLARATION

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code and my license is in full force and effect

DATE

SIGNATURE

OWNER - BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Codes: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law, Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500):

X I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.)

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.)

Exempt under Sec. B & PC for this reason

Owner Joseph Hermon

WORKER'S COMPENSATION DECLARATION

I hereby affirm that I have a certificate of consent to self insure, or a certificate of Workers' Compensation Insurance, or a certificate of exemption, or I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

Company

I have and will maintain a certificate of consent to self insure for the performance of the work for which this permit is issued.

My Workers' Compensation Insurance carrier and policy number are

Certified copy is hereby furnished

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

(This section need not be completed if the permit is for one hundred dollars ($100) valuation or less.)

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

X APPLICANT: If after making this Certificate of Exemption you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender

I hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

Applicant Joseph Hermon Date 6/12/86

OCC./TYPE CONST.	SIZE (SQ. FT.)	VAL. (SQ. FT.)	VALUATION
		TOTAL VALUATION	

PERMIT @	01-32101	
PLAN CHECK @	01-36105	
PARK & REC. AQUISITION FEE @	07-31901	
EARTHQUAKE FEE @	01-215-116	
SEWER CAPITAL ASSESSMENT FEE @ $950 EA.	28-37210	
SEWER ASSESSMENT FEE @ $75 EA.	28-37211	
	TOTAL	

PLUMBING FEES

BATHTUBS		DISHWASHER/DISPOSAL	
SHOWERS		CLOTHES WASHERS	
WATER CLOSETS		DRINK. FOUNTAINS	
LAVATORIES		URINALS	
SINKS		INTERCEPTORS	
		DRAINS	

TOTAL FIXTURES	@ $		
WATER HEATERS/POOL • SPA HEATER			
WATER ☐ GAS ☐ PIPING			
SOLAR COLLECTORS/TANKS			
PERMIT FEES @			
TOTAL PLUMBING FEES	ACCT. #01-32102		
HOUSE SEWER @	SEP. PIT	SEPTIC TANK	
PERMIT FEES @			
TOTAL HOUSE SEWER & SANITATION FEES	ACCT. #01-32105		

ELECTRICAL FEES

SWITCHES, RECEPTACLES			
LIGHTING FIXTURES			
APPLIANCE OUTLETS			
OCC. GROUP	SQ. FT. @	C	
OCC. GROUP	SQ. FT. @	C	
SERVICE 1	AMPS 200 @ 12.50		12 50
NO. UNITS	TEMP. POWER		
NO. MOTORS 2 HP			22 00
SWIMMING POOL/SPA ELECTRIC			
PERMIT FEES @			10 00
TOTAL ELECTRICAL FEES	ACCT. #01-32103		44 50

MECH. FEES

HEATING M/BTU	A.C. M/BTU		
OTHER			
PERMIT FEE @			
TOTAL MECHANICAL FEES	ACCT. #01-32104		

GRADING FEES

CUBIC YARDS			
TOTAL GRADING FEES	ACCT. #01-32106		
SEWER ASSESSMENT FEES PAID YES NO			
AVIGATION AGREEMENT REQUIRED YES NO			

TOTAL ALL FEES (PAY THIS AMOUNT) $ 44 50

PERMIT NO. 19845 DATE 6/12/86

VALIDATION

Unless validated in this space, this form constitutes a permit to do the work described hereon. This permit will expire if work is not started within 120 days.

APPLICATION ONLY

BUILDING DEPARTMENT 739Y

TYPE OF INSPECTION	DATE	INSPECTOR
FOOTINGS FORMS/STEEL		
GROUND PLUMBING		
UNDERSLAB		
UNDERSLAB MECHANICAL		
SHEAR STEEL/BOND/LINER		
SHEAR PIERS/PATTING		
SLAB AT GRADE		
PRE-POUR SLAB		
ROUGH PLUMBING		
ROUGH ELECTRIC		
ROUGH MECHANICAL		
EXTERIOR FRAMING		
INTERIOR FRAMING		
ROOF SHEATHING		
SHEAR PANELS		
STRUCTURAL STEEL		
CONNECTIONS		
ENERGY CONSERVATION		
CURTAIN WALLS		
ROOF COVERING		
INSULATION		
FIRESTOP THROAT		
FIRESTOP BOND BEAM		
FIRESTOP FLOOR CUT		
MASONRY BOND BEAM		
SEWER LATERAL		
WATER LATERAL		
GAS LINE		
GAS TEST		
SEWER TO POOL OR LINE FINAL		
POOL		
POOL BARRIER		
POOL GATE		
POOL ALARMS		
FENCE		
FINAL		
FINAL		

C.O. ISSUED DATE

TEMP. C.O. ISSUED DATE

CONDITIONS

INSPECTOR'S NAME INITIAL

REMARKS

8-7-86 Panel (main SERV) OK
5119 comb. disconnect. see note on permit
Ft 5179.84

8-19-86.
OK TO Conc. CLEANOUT PER
8-3-86. Service Riser on Back
FINAL OK NEED MAIN PNT FOR 600
AMP SERV!

SEWER DIAGRAM

Motors

(1)	3/4	HP	2.00
(1)	1	HP	5.00
(1)	1½	HP	5.00
1	5	HP	5.00
1	10	HP	5.00
			22.00

OTHER DEPARTMENT REQUIREMENTS

TRACT # _____

LOT # _____

F St	VAR #	DAB/FILE # Non Reg

BUILDING ADDRESS 1914 ~~1250~~ Bon View unit A

OWNER Bon View Ind. Plaza, LTD.

MAILING ADDRESS 1930 Bon View #12

CITY	ZIP	TEL
Ontario	91761	947-5088

CONTRACTOR JT's Pacific Dev. Inc.

ADDRESS 1930 Bon View #12

CITY	ZIP	TEL
Ontario	91761	947-5088

STATE LIC & CLASS	CITY LIC NO
B/ 395652	101836

ARCH. ENGR. DESIGNER

ADDRESS | TEL

CITY | ZIP | STATE LIC. NO.

INTENDED PERMIT USE Tenet Improvement

SIZE	NO STORIES	NO. DW UNITS
—	1	—

RESIDENTIAL ☐ COMMERICAL ☐ INDUSTRIAL ☒

NEW ☐ ADD ☐ ALTER ☐ REPAIR ☐ DEMOLITION ☐

LICENSED CONTRACTOR'S DECLARATION

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code and my license is in full force and effect.

SIGNATURE _____ 8/30/03 DATE

OWNER—BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason: (Sec. 7031.5 Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom, and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500):

I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale. (Sec. 7044 Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. However, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.)

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project. (Sec. 7044 Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.)

I am exempt under Sec. _____ B & P C for this reason _____

Date _____ Owner _____

WORKERS' COMPENSATION DECLARATION

I have and will maintain a certificate of consent to self-insure or a certificate of Workers' Compensation Insurance, or a certified copy thereof (Sec. 3800, Labor Code).

Insurance Company _____ Policy Number _____

Certified copy is hereby furnished.

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

WARNING: Failure to secure workers' compensation coverage is unlawful, and shall subject an employer to criminal penalties and civil fines up to one hundred thousand dollars ($100,000), in addition to the cost of compensation, damages as provided for in Section 3706 of the Labor Code, interest, and attorney's fees.

I understand that after making this Certificate of Exemption you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's Name _____

Lender's Address _____

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

Date 8/30/03

Signature _____

OCC./TYPE CONST.	SIZE (SQ. FT.)	VAL. (SQ. FT.)	VALUATION
			3000
		TOTAL VALUATION	

PERMIT @	01-32101	38	50
PLAN CHECK @ 34446	01-36105		
PARK & REC. AQUISITION FEE @	07-31901		
EARTHQUAKE FEE @	01-215-116		50
SEWER CAPITAL ASSESSMENT FEE @ $950 EA.	28-37210		
SEWER ASSESSMENT FEE @ $75 EA.	28-37211		
TOTAL		39	00

PLUMBING FEES

BATHTUBS		DISHWASHER/DISPOSAL	
SHOWERS		CLOTHES WASHERS	
WATER CLOSETS		DRINK. FOUNTAINS	
LAVATORIES		URINALS	
SINKS		INTERCEPTORS	
		DRAINS	

TOTAL FIXTURES _____ @ $ _____

WATER HEATERS/POOL • SPA HEATER

WATER ☐ GAS ☐ PIPING

SOLAR COLLECTORS/TANKS

PERMIT FEES @

TOTAL PLUMBING FEES ACCT #01-32102

HOUSE SEWER @ SEP. PIT SEPTIC TANK

PERMIT FEES @

TOTAL HOUSE SEWER & SANITATION FEES ACCT. #01-32105

ELECTRICAL FEES

SWITCHES, RECEPTACLES 25 15 Φ		5 50
LIGHTING FIXTURES 8 Φ		4 00
APPLIANCE OUTLETS		
OCC. GROUP SQ. FT. @ ¢		
OCC. GROUP SQ. FT. @ ¢		
SERVICE 100 AMPS @		12 50
NO. UNITS TEMP. POWER		
NO. MOTORS		
SWIMMING POOL/SPA ELECTRIC		
PERMIT FEE @		10 00
TOTAL ELECTRICAL FEES ACCT #01-32103		35 00

MECH. FEES

HEATING M/BTU A.C M/BTU		
OTHER Wall Heater		6 —
PERMIT FEE @		10 —
TOTAL MECHANICAL FEES ACCT #01-32104		16 —

GRADING FEES

CITY OF ONTARIO
WATER 30.00
SEWER 30.00

CUBIC YARDS

TOTAL GRADING FEES ACCT #01-32[illegible]

SEWER ASSESSMENT FEES PAID YES NO

AVIGATION AGREEMENT REQUIRED YES NO

TOTAL ALL FEES (PAY THIS AMOUNT) $ 90 00

PERMIT NO _____ DATE 8-30-03

TYPE OF INSPECTION	DATE	INSPECTOR
SETBACKS		
FOOTINGS/FORMS/STEEL		
U. GRND PLUMBING		
U. GRND ELECT.		
U. GRND MECH.		
POOL STEEL/BOND/LINER		
SPA PLBG./SPA HTG		
SLAB GRADE		
OK TO POUR SLAB		
ROUGH PLUMBING		
ROUGH ELECTRIC		
ROUGH MECHANICAL		
FLOOR FRAMING		
ROUGH FRAMING		
ROOF SHEATHING		
SHEAR PANELS		
STRUCTURAL STEEL		
CONNECTIONS		
ENERGY CONSERVATION		
OK TO COVER WALLS		
ROOF COVERING		
PLBG. TOP OUT		
FIREPLACE - THROAT		
FIREPLACE - BOND BEAM		
FIREPLACE - TOP OUT		
MASONARY BOND BEAM		
LATH - EXTERIOR		
LATH - INTERIOR		
DRY WALL NAIL		
GAS TEST		
POOL FENCE		
OK TO PLASTER POOL		
P-TRAP		
SEWER/CESSPOOL/LEACH LINE FINAL		
FINAL GRADING		
FINAL PLUMBING		
FINAL ELECTRIC		
FINAL MECHANICAL	8-3-83	BZ
FINAL BUILDING		
FINAL POOL/SPA		
FINAL SOLAR		
EDISON CO. CALLED	9-13-84 11:5	
GAS CO. CALLED		

OTHER DEPARTMENT REQUIREMENTS

ENGINEERING		
TRASH BINS		
CAB REQ		
SITE PLAN		
VARIANCE		

C.O. ISSUED: DATE

TEMP. C.O. ISSUED: DATE

CONDITIONS:

INSPECTOR'S NAME _____ INITIAL

REMARKS

SEWER DIAGRAM

1914 S. Bullview

-BUILDING DEPARTMENT

303 EAST "B" STREET ONTARIO, CA 91764 TEL. (909) 391-2546

LOT # _____ PLAN NO: X APN 0110-253-14

PC # _____ VAR # _____ DAB/FILE # _____

BUILDING ADDRESS 1914 S BON VIEW UNIT #4 ONT 91761

OWNER RIGOBERTO DIAZ

MAILING ADDRESS 2414 N BLAMEDN AV

CITY ONTARIO CA ZIP 91764 TEL (858-3422

CONTRACTOR _____

ADDRESS _____

CITY _____ ZIP _____ TEL _____

STATE LIC & CLASSIF _____ CITY LIC NO _____

ARCH, ENGR, DESIGNER _____

ADDRESS _____ TEL _____

CITY _____ ZIP _____ STATE LIC NO _____

INTENDED PERMIT USE Reset Elect Meter

SQ FT SIZE _____ NO STORIES _____ NO DW UNITS _____

LICENSED CONTRACTOR'S DECLARATION

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

Rigoberto Diaz 11/7/94
SIGNATURE DATE

OWNER – BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec 7031.5, Business and Professions Codes: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law, Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code or that he is exempt therefrom, and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500).)

☐ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale. (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.)

☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.)

☐ I am exempt under Sec. _____ B&PC for this reason _____

Rigoberto Diaz

Date 11/7/94 Owner RIGOBERTO DIAZ

WORKER'S COMPENSATION DECLARATION

I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Workers' Compensation Insurance, or a certified copy thereof (Sec. 3800, Labor Code).

Policy No. _____ Company _____

☐ Copy is filed with the City ☐ Certified copy is hereby furnished

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

(This section need not be completed if the permit is for one hundred dollars ($100) valuation or less.)

☐ I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued. (Sec. 3097, Civil Code)

Lender's Name _____

Lender's Address _____

DIVISION OF INDUSTRIAL SAFETY PERMIT CERTIFICATION

The California Health and Safety Code requires a Division of Industrial Safety Permit as a prerequisite to permit issuance unless the applicant signs one of the certificates below.

☐ I certify that no excavation 5 feet or more feet in depth, into which a person is required to descend, will be made or connection with work authorized by the permit, and that no building, structure, scaffolding, falsework or demolition or dismantling thereof, will be more than 36 feet high.

☐ As owner/builder I will not employ anyone to do work which would require a permit from the Division of Industrial Safety as noted above unless such person has a permit from that division.

Division of Industrial Safety Permit Number _____

Owner or Authorized Agent Rigoberto Diaz

Mailing Address _____

City, State, Zip _____ Phone _____

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above mentioned property for inspection purposes.

Signature of Applicant Rigoberto Diaz Date 11/7/94

Mailing Address _____

City, State, Zip _____

OCC./TYPE CONST	SIZE (SQ. FT.)	VAL. (SQ. FT.)	VALUATION
		TOTAL VALUATION	

BUILDING PERMIT FEES

PERMIT	1000	
PLAN CHECK BLDG. DEPT.	1001	
PARK & REC. FEE SFR	1003	
PARK & REC. FEE MFR	1004	
EARTHQUAKE FEE RES.	1005	
EARTHQUAKE FEE COMM.	1006	
SEWER CAPITAL ASSESSMENT FEE	1007	
MISC.		
	TOTAL	

PLUMBING FEES

COMPLETED Date 11/7/94

BATHTUBS	SHOWERS	URINALS	
WATER CLOSETS		INTERCEPTORS	
LAVATORIES	SINKS	DRAINS	
TOTAL FIXTURES	@ $		
WATER HEATERS/POOL SPA HEATER			
WATER ☐ GAS ☐	PIPING		
PERMIT FEES			
TOTAL PLUMBING FEES		ACCT. 1100	
HOUSE SEWER	SEP PIT	SEPTIC TANK	
PERMIT FEES			
TOTAL HOUSE SEWER & SANITATION FEES		ACCT. 1200	

ELECTRICAL FEES

OCC GROUP SQ. FT.	¢	
SWITCHES, RECEPTACLES		
LIGHTING FIXTURES		
SERVICE AMPS		
NO. MOTORS		
Reset Elect meter		18 50
PERMIT FEES		36 50
TOTAL ELECTRICAL FEES	ACCT. 1300	55 00

MECH. FEES

HEATING M/BTU		
A/C M/BTU		
PERMIT FEE		
TOTAL MECHANICAL FEES	ACCT. 1400	

GRADING FEES

CUBIC YARDS	
TOTAL GRADING FEES	ACCT. 1500
SEWER ASSESSMENT FEES PAID YES NO	
AVIGATION AGREEMENT REQUIRED YES NO	

PAYOR: CONTR OWNER TOTAL ALL FEES (PAY THIS AMOUNT) $ 55.00

PERMIT NO. 100700 DATE 11/7/94

NOTE: Treas to attached SC

11-07-1994/01-17952/01-3210[illegible]55.00

DEPARTMENT USE ONLY

Zone R-1

Minimum Setback Distances

_____ Front Setback from Center Line _____ R/W _____

_____ Rear Setback from Rear Property Line

_____ Side Street Setback from Center Line _____ R/W _____

_____ Side Setback from Property Line

_____ Side Setback from Property Line

VALIDATION

When properly validated on this space, this form constitutes a permit to do the work described herein. This permit will expire if work is not started within 180 days, or if work is abandoned for more than 180 days.

APPLICATION ONLY

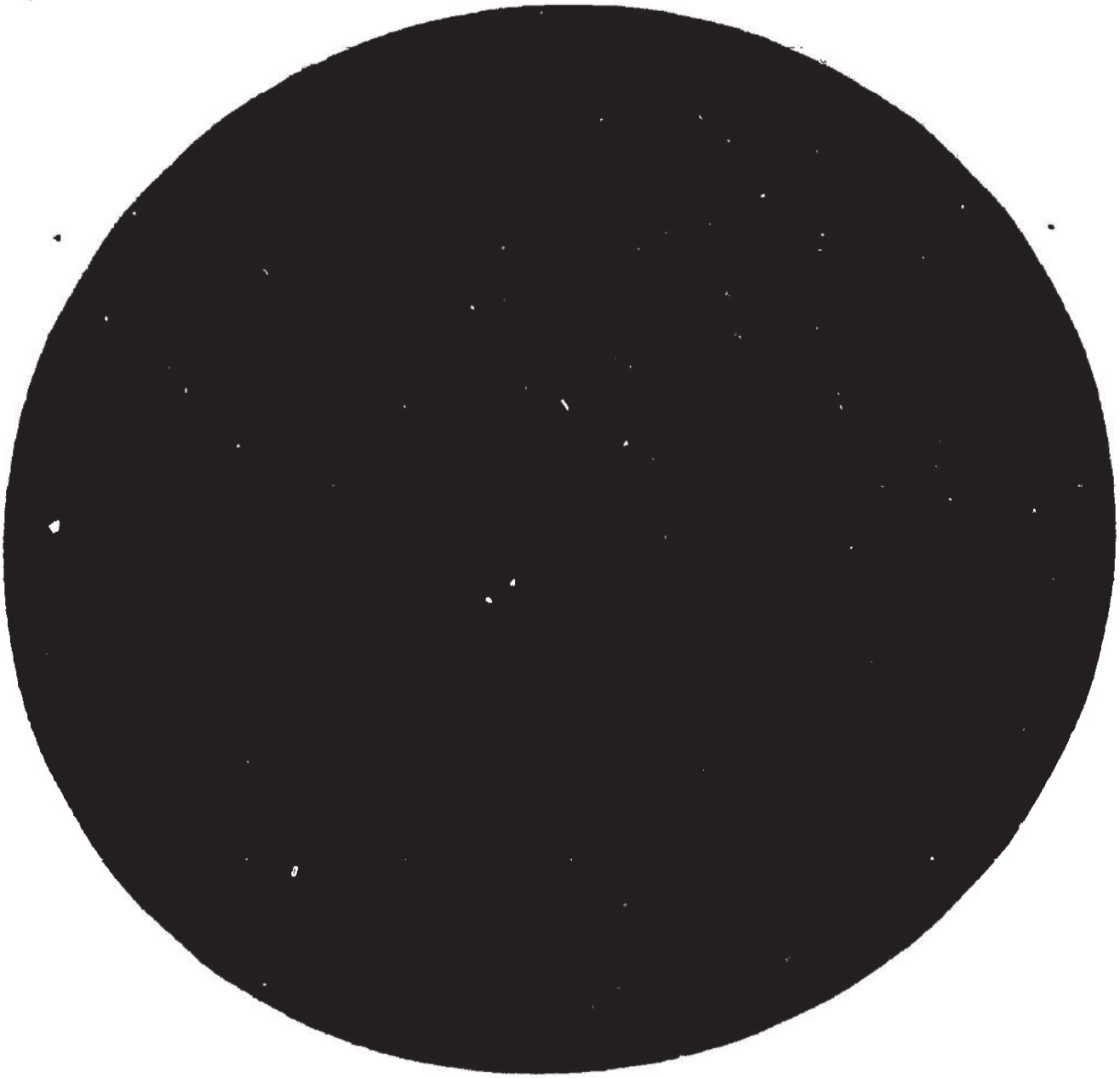
RI[illegible]PARTM[illegible]T [illegible]Y

INSPECTION RECORD

TYPE OF INSPECTION	DATE	INSPECTOR
SETBACKS		
FOOTINGS/FORMS/STEEL/UFER		
U. GRND PLUMBING		
U. GRND ELECT		
SLAB GRADE		
ROUGH ELECTRIC		
ROUGH PLUMBING		
PLBG. TOP OUT		
ROUGH MECHANICAL		
FLOOR FRAMING		
FLOOR SHEATHING		
ROOF SHEATHING		
ROOF COVERING		
ROUGH FRAMING		
SHEAR PANELS		
CONCRETE PANELS		
CONNECTIONS/POUR STRIP		
ENERGY CONSERVATION		
FIREPLACE-THROAT		
FIREPLACE-BOND BEAM		
FIREPLACE-TOP OUT		
MASONARY BOND BEAM		
LATH-EXTERIOR		
DRY WALL NAIL		
GAS TEST		
POOL STEEL/BOND/LINER		
SPA PLBG./SPA HTG		
POOL FENCE OK TO PLASTER		
ROOF DRAINS		
WATER SERVICE		
SEWER/CESSPOOL/LEACH LINE FINAL		
COMPACTION REPORT		
ROUGH GRADING		
FINAL GRADING		
FINAL PLUMBING		
FINAL ELECTRIC	11-8-94	ANDERSON
FINAL MECHANICAL		
FINAL BUILDING		
FINAL POOL/SPA		
EDISON CO. CALLED	11-9-94	DB
GAS CO. CALLED		
OTHER DEPARTMENT REQUIREMENTS		
PLANNING		
ENGINEERING		
POLICE		
FIRE		
PUBLIC FACILITIES		
PUBLIC SERVICES		
TEMP. C.O. ISSUED		
C.O. ISSUED		

INSPECTOR'S NAME	REMARKS	INITIAL

SEWER DIAGRAM



MICROFILMING SERVICES, INC.
180 Vander St. P.O. Box 2106
CORONA, CALIFORNIA 91720
(714) 735-8733

1914 S. Bon View

1728
71 Kirkwood

LOT # _____ BLK _____ TRACT _____ PLANNING APN 1047-141-05

JOB ADDRESS	1914 E. Bon View
OWNER	Netshape
OWNER ADDRESS	1336 Francis
CITY	Ontario ZIP 91764 TEL 947-3231
CONTRACTOR	Zance Bond Installations
ADDRESS	P.O. Box 4717
CITY	Montclair ZIP 91763 TEL 629-5744
STATE LIC.	644468 C-10 CITY BUS. LIC. NO. 75902
ARCH. ENGR.	5/31/96
DESIGNER ADDRESS	TEL
CITY	ZIP STATE LIC. NO.
INTENDED PERMIT USE	2 Electrical Services
SQ. FT. SIZE	NO. STORIES NO. DW UNITS

OCC/TYPE CONST.	SIZE (SQ. FT.)	VAL. (SQ. FT.)	VALUATION
		TOTAL VALUATION	

PERMIT #	1000		
PLAN CHECK BLDG. DEPT.	1001		
PARK & REC. FEE SFR	1003		
PARK & REC. FEE MFR	1004		
EARTHQUAKE FEE RES.	1005		
EARTHQUAKE FEE COMM.	1006		
SEWER CAPITAL ASSESSMENT FEE	1007		
MISC			
		TOTAL	

LICENSED CONTRACTOR'S DECLARATION

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

X _____
SIGNATURE

OWNER – BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code): Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom, and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500).

☐ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.)

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☐ I am exempt under Sec. _____ B & P.C. for this reason _____

Date _____ Owner _____

WORKER'S COMPENSATION DECLARATION

I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Workers' Compensation Insurance, or a certified copy thereof (Sec. 3800, Labor Code).

Policy No. _____ Company _____ Exempt

☐ Copy is filed with the City ☐ Certified copy is hereby furnished

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

NOTICE TO APPLICANT: If after making this Certificate of Exemption you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code):

Lender's Name _____

Lender's Address _____

DIVISION OF INDUSTRIAL SAFETY PERMIT CERTIFICATION

The California Health and Safety Code requires a Division of Industrial Safety Permit as a prerequisite to permit issuance unless the applicant signs one of the certificates below.

☐ I certify that no excavation I have or more feet or deeper and where a person is employed or allowed to work as a result of work performed by this permit, and that no building, structure, scaffolding, falsework or temporary construction will be more than 36 feet high.

As owner-builder, I will not employ anyone to do the work which would require a permit from the Division of Industrial Safety as noted above unless such person has a permit from this division.

Division of Industrial Safety Permit Number _____

Owner or Authorized Agent _____

Mailing Address _____

City, State, Zip _____ Phone _____

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

Signature of Applicant _____ Date _____

Mailing Address _____

City, State, Zip _____

COMPLETED 12/15/96

BATHTUBS	SHOWERS		URINALS	
WASH BASINS			INTERCEPTORS	
LAVATORIES	1225	SINKS	DRAINS	
TOTAL FIXTURES		@ $		
WATER HEATERS/POOL • SPA HEATER				
WATER ☐ GAS ☐ PIPING				
PERMIT FEES #				
TOTAL PLUMBING FEES			ACCT 1100	
HOUSE SEWER #		SEP PIT	SEPTIC TANK	
PERMIT FEES #				
TOTAL HOUSE SEWER & SANITATION FEES			ACCT 1200	
OCC GROUP	SQ FT	#	@	
SWITCHES, RECEPTACLES		#		
LIGHTING FIXTURES		#		
SERVICE 2	AMPS	#		37 00
NO. MOTORS		#		
PERMIT FEES #				18 00
TOTAL ELECTRICAL FEES			ACCT 1300	55 00
HEATING	M/BTU			
A.C.	M/BTU			
PERMIT FEE #				
TOTAL MECHANICAL FEES			ACCT 1400	
CUBIC YARDS				
TOTAL GRADING FEES			ACCT 1500	
SEWER ASSESSMENT FEES PAID YES NO				
AVIGATION AGREEMENT REQUIRED YES NO				

PAYOR: CONTR OWNER TOTAL ALL FEES (PAY THIS AMOUNT)

PERMIT NO 101502 DATE 12/15/96

DEPARTMENT USE ONLY Init MDS

NOTE 2

Minimum Setback Distances

___ ___ Front Setback from Center Line _____ R/W _____

_____ Rear Setback from Rear Property Line

_____ Side Street Setback from Center Line _____ R/W _____

_____ Side Setback from Property Line

_____ Side Setback from Property Line

VALIDATION

When properly validated on this space, this form constitutes a permit to do the work described herein. This permit will expire if work is not started within 180 days, or if work is abandoned for more than 180 days.

APPLICATION ONLY 748

INSPECTION RECORD

TYPE OF INSPECTION	DATE	INSPECTOR
SETBACKS		
FOOTINGS: FORMS/STEEL/UFER		
U. GRND PLUMBING		
U. GRND ELECT		
SLAB GRADE		
ROUGH ELECTRIC		
ROUGH PLUMBING		
FLBG TOP OUT		
ROUGH MECHANICAL		
FLOOR FRAMING		
FLOOR SHEATHING		
ROOF SHEATHING		
ROOF COVERING		
ROUGH FRAMING		
SHEAR PANELS		
CONCRETE PANELS		
CONNECTIONS POUR STRIP		
ENERGY CONSERVATION		
FIREPLACE-THROAT		
FIREPLACE-BOND BEAM		
FIREPLACE-TOP OUT		
MASONRY BOND BEAM		
LATH EXTERIOR		
DRYWALL NAIL		
LATH TEST		
FINAL STEEL BOND BEAM		
MASONRY GROUTING		
FLOOR FENCE WALL ATTACH		
LATH GRADE		
WATER SERVICE		
SEWER SERVICE LEACH LINE		
COMPACTION REPORT		
FINAL WEATHERING		
FINAL GRADING		
FINAL PLUMBING		
FINAL ELECT	1-12-95	[illegible]
FINAL MECHANICAL		
FINAL BUILDING		
FINAL PLANNING		
FINAL ENGINEER	1-13-95	[illegible]
FINAL ROOFING		

INSPECTOR'S NAME [illegible] INITIAL [illegible]

REMARKS

1-9-95 NO MORE LEFT TO DO

1-10-95 NO ACCESS 8-3000 RD

* PERMIT IS FOR REPLACEMENT OF WOOD GARAGE ONLY NOT

SEWER DIAGRAM

OTHER DEPARTMENT REQUIREMENTS

PLANNING	
ENGINEERING	
PUBLIC WORKS	
FIRE	
PUBLIC FACILITIES	
PUBLIC SERVICES	
TEMP C.O. ISSUED	
C.O. ISSUED	

1930 So Bon View

Also 1914 So. Bon View
M2.5 #1

LOT # _____ BLK _____ 50

PC # _____ VAR # _____ CASE/FILE # _____

BUILDING ADDRESS: 1930 Bon View #20

OWNER: John Weiser

MAILING ADDRESS

CITY: Ontario ZIP: TEL: 542-2662

CONTRACTOR: South West A/C

ADDRESS: PO Box 924 1661 W. Arrow Hwy

CITY: Upland ZIP: 91785 TEL: 981-1243

STATE LIC & CLASS: 396406 C-20 CITY LIC NO: 072621

ARCH. ENGR. DESIGNER

ADDRESS TEL

CITY ZIP STATE LIC NO

INTENDED PERMIT USE: Htg + A/C unit on roof

SQ. FT. SIZE — NO. STORIES — NO. DW UNITS 1

RESIDENTIAL ☐ NEW ☐ ADD ☒ COMMERICAL ☐ A'TER ☐ REPAIR ☐ INDUSTRIAL ☒ DEMOLITION ☐

LICENSED CONTRACTOR'S DECLARATION

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code and my license is in full force and effect

Patricia Smith 3-25-86
SIGNATURE DATE

OWNER-BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec 7031.5 Business and Professions Code: Any city or county which requires a permit to construct alter improve demolish or repair any structure prior to its issuance also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500):

I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.)

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.)

I am exempt under Sec. _____ B. & P.C. for the reason _____

Date _____ Owner _____

WORKERS' COMPENSATION DECLARATION

I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Workers' Compensation Insurance, or a certified copy thereof (Sec. 3800, Labor Code).

Policy No. 3611 [illegible] Company: State Comp Fund

Certified copy is hereby furnished

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE 1-1-87

This section need not be completed if the permit is for one hundred dollars ($100) valuation or less.

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS ($100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

I AM AWARE OF THE PROVISIONS OF SECTION 3700 OF THE LABOR CODE WHICH REQUIRE EVERY EMPLOYER TO BE INSURED AGAINST LIABILITY FOR WORKERS' COMPENSATION OR TO UNDERTAKE SELF-INSURANCE IN ACCORDANCE WITH THE PROVISIONS OF THAT CODE, AND I WILL COMPLY WITH SUCH PROVISIONS BEFORE COMMENCING THE PERFORMANCE OF THE WORK OF THIS PERMIT. I UNDERSTAND THAT IN THE EVENT I CEASE TO BE INSURED FOR WORKERS' COMPENSATION, OR CHANGE MY STATUS AS TO SELF-INSURANCE, I AM REQUIRED TO FILE A CERTIFICATE OF CONSENT TO SELF-INSURE OR A CERTIFICATE OF WORKERS' COMPENSATION INSURANCE, OR A CERTIFIED COPY THEREOF, WITH THE CITY.

APPLICANT: After making this Certificate of Exemption you should become subject to the Workers' Compensation provisions of the Labor Code you must forthwith comply with such provisions or this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.)

Lender's Name _____

Lender's Address _____

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter the above-mentioned property for inspection purposes.

Applicant Patricia Smith Date 3-25-86

Mailing Address PO Box 924

City, State, Zip Upland, Calif 91785

VALUATION

After property validation in this space, this form constitutes a permit to do the work described hereon. This permit void unless work is started within 180 days, or if work is abandoned for more than 180 days.

APPLICATION ONLY

OCC./TYPE CONST.	SQ. FT.	VAL. ($ / SQ. FT.)	VALUATION
		TOTAL VALUATION	

PERMIT @	01-32101	
PLAN CHECK @	01-36105	
PARK & REC. AQUISITION FEE @	07-31901	
EARTHQUAKE FEE @	01-215-116	
SEWER CAPITAL ASSESSMENT FEE @ $960 EA.	28-37210	
SEWER ASSESSMENT FEE @ $75 EA.	28-37211	
TOTAL		

PLUMBING FEES

BATHTUBS		DISHWASHER/DISPOSAL	
SHOWERS		CLOTHES WASHERS	
WATER CLOSETS		DRINK. FOUNTAINS	
LAVATORIES		URINALS	
SINKS		INTERCEPTORS	
		DRAINS	

TOTAL FIXTURES @ $		
WATER HEATERS/POOL • SPA HEATER		
WATER ☐ GAS ☒ PIPING		2 00
SOLAR COLLECTORS/TANKS		
PERMIT FEES @		10 00
TOTAL PLUMBING FEES ACCT #01-32102		12 00
HOUSE SEWER @ SEP. PIT SEPTIC TANK		
PERMIT FEES @		
TOTAL HOUSE SEWER & SANITATION FEES ACCT #01-32105		

ELECTRICAL FEES

SWITCHES, RECEPTACLES		
LIGHTING FIXTURES		
APPLIANCE OUTLETS 1 220		2 00
OCC. GROUP SQ. FT @		
OCC. GROUP SQ. FT @		
SERVICE AMPS @		
NO. UNITS TEMP. POWER		
NO. MOTORS		
SWIMMING POOL/SPA ELECTRIC		
PERMIT FEE @		10 00
TOTAL ELECTRICAL FEES ACCT #01-32103		12 00

MECHANICAL FEES

HEATING 4 M/BTU 24 A/C M/BTU		12 00
OTHER		
PERMIT FEE @		10 00
TOTAL MECHANICAL FEES ACCT. #01-32104		22 00

GRADING FEES

CUBIC YARDS		
TOTAL GRADING FEES ACCT. #01-32106		
SEWER ASSESSMENT FEES PAID YES NO		
AVIGATION AGREEMENT REQUIRED YES NO		
TOTAL ALL FEES (PAY THIS AMOUNT)		$ 46 00

47618

PERMIT NO. _____ DATE 3-26-86

751

TYPE OF INSPECTION	DATE	INSPECTOR
SETBACKS		
FOOTINGS/FORMS/STEEL		
U GRND PLUMBING		
U GRND ELECT.		
U GRND MECH.		
POOL STEEL/BOND/LINER		
SPA PLBG/SPA HTG		
SLAB GRADE		
OK TO POUR SLAB		
ROUGH PLUMBING		
ROUGH ELECTRIC		
ROUGH MECHANICAL		
FLOOR FRAMING		
ROUGH FRAMING		
ROOF SHEATHING		
SHEAR PANELS		
STRUCTURAL STEEL		
CONNECTIONS		
ENERGY CONSERVATION		
OK TO COVER WALLS		
ROOF COVERING		
PLBG TOP OUT		
FIREPLACE - THROAT		
FIREPLACE - BOND BEAM		
FIREPLACE - TOP OUT		
MASONARY BOND BEAM		
LATH - EXTERIOR		
LATH - INTERIOR		
DRY WALL NAIL		
GAS TEST		
POOL FENCE		
OK TO PLASTER POOL		
P-TRAP		
SEWER/CESSPOOL/LEACH LINE FINAL		
FINAL GRADING		
FINAL PLUMBING	5-30-96	[illegible]
FINAL ELECTRIC		
FINAL MECHANICAL		
FINAL BUILDING		
FINAL POOL/SPA		
FINAL SOLAR		
EDISON CO. CALLED		
GAS CO CALLED		
OTHER DEPARTMENT REQUIREMENTS		
ENGINEERING		
TRASH BINS		
C A B REQ		
SITE PLAN		
VARIANCE		
C U P		

C.O. ISSUED: DATE

TEMP. C.O. ISSUED: DATE

CONDITIONS:

INSPECTOR'S NAME _____ INITIAL

REMARKS

SEWER DIAGRAM

TRACT # _____ LOT # _____ [illegible] TEL. (714) 989-1951 1930

PC # _____ VAR # _____ DAB/FILE # 4R

BUILDING ADDRESS 1930 So. Bon View 20

OWNER JOHN H. WIESER

MAILING ADDRESS SAME

CITY ONTARIO, CA. | ZIP 91761 | TEL 947-3000

CONTRACTOR OWNER

ADDRESS _____

CITY _____ | ZIP _____ | TEL _____

STATE LIC. # _____ | CITY LIC NO _____

ARCH. ENGR. DESIGNER _____

ADDRESS _____ | TEL _____

CITY _____ | ZIP _____ | STATE LIC. NO _____

INTENDED USE PERMIT USE replace water heater

TYPE OF USE _____ | NO STORIES _____ | NO. DW UNITS _____

WORK TO BE DONE: NEW ☐ ADD ☐ ALTER ☐ REPAIR ☐ COMMERCIAL ☐ INDUSTRIAL ☐ DEMOLITION ☐

LICENSED CONTRACTOR'S DECLARATION

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code and my license is in full force and effect

SIGNATURE _____ DATE _____

OWNER – BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5 Business and Professions Code): Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500):

I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.)

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.)

I am exempt under Sec. _____ B & P C for this reason _____

DATE 5-27-86 OWNER _____

WORKER'S COMPENSATION DECLARATION

I hereby affirm that I have a certificate of consent to self-insure or a certificate of Workers' Compensation Insurance or a certified copy thereof (Sec. 3800, Labor Code).

Policy No. _____ Company _____

Copy is filed with the City ☐ Certified copy is hereby furnished ☐

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

(This section need not be completed if the permit is for one hundred dollars ($100) valuation or less.)

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's Name _____

Lender's Address _____

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

Signature (Owner or Agent) _____ DATE 5-27-86

Mailing Address _____

City, State, Zip _____

OCC./TYPE CONST.	SIZE (SQ. FT.)	VAL. (SQ. FT.)	VALUATION
		TOTAL VALUATION	

PERMIT @	01-32101	
PLAN CHECK @	01-38105	
PARK & REC. AQUISITION FEE @	07-31901	
EARTHQUAKE FEE @	01-215-116	
SEWER CAPITAL ASSESSMENT FEE @ $950 EA.	28-37210	
SEWER ASSESSMENT FEE @ $75 EA.	28-37211	
	TOTAL	

BATHTUBS		DISHWASHER/DISPOSAL	
SHOWERS		CLOTHES WASHERS	
WATER CLOSETS		DRINK. FOUNTAINS	
LAVATORIES		URINALS	
SINKS		INTERCEPTORS	
		DRAINS	

TOTAL FIXTURES _____ @ $ _____		
WATER HEATERS/POOL • SPA HEATER	5	00
WATER ☒ GAS ☒ PIPING	4	00
SOLAR COLLECTORS/TANKS		
PERMIT FEES #	10	00
TOTAL PLUMBING FEES ACCT #01-32102		
HOUSE SEWER _____ SEP PIT SEPTIC TANK		
PERMIT FEES #		
TOTAL HOUSE SEWER & SANITATION FEES ACCT #01-32105		

ELECTRICAL FEES

SWITCHES, RECEPTACLES		
LIGHTING FIXTURES		
APPLIANCE OUTLETS		
OCC. GROUP SQ. FT @ ¢		
OCC. GROUP SQ. FT @ ¢		
SERVICE AMPS @		
NO. UNITS TEMP. POWER		
NO. MOTORS		
SWIMMING POOL/SPA ELECTRIC		
PERMIT FEES @		
TOTAL ELECTRICAL FEES ACCT. #01-32103		

MECHANICAL FEES

HEATING M/BTU A/C M/BTU		
OTHER		
PERMIT FEE @		
TOTAL MECHANICAL FEES ACCT. #01-32104		

GRADING FEES

CUBIC YARDS		
TOTAL GRADING FEES ACCT. #01-32106		
SEWER ASSESSMENT FEES PAID YES NO		
AVIGATION AGREEMENT REQUIRED YES NO		
TOTAL ALL FEES (PAY THIS AMOUNT)	$ 19	00

PERMIT NO 11477 DATE 5-27-86

JC

VALUATION

When property valued at this time, this form constitutes a permit to do the work described herein. This permit will expire if work is not started [illegible] 120 [illegible] 180 [illegible]

APPLICATION ONLY

BUILDING DEPARTMENT

753

TYPE OF INSPECTION	DATE	INSPECTOR
FORMS-STEEL		
BOND BEAM		
SLAB		
PLUMBING		
ELECTRIC		
MECHANICAL		
FRAMING		
SHEATHING		
ROOF COVERING		
TOP OUT		
FIREPLACE THROAT		
FIREPLACE BOND BEAM		
FIREPLACE TOP OUT		
MASONRY BOND BEAM		
EXTERIOR		
INTERIOR		
	5-30-86	BL
LEACH LINE FINAL		
	5-30-86	
	6-3-86	

C.O. ISSUED: DATE

TEMP. C.O. ISSUED: DATE

CONDITIONS

INSPECTOR'S NAME INITIAL

REMARKS

SEWER DIAGRAM

OTHER DEPARTMENT REQUIREMENTS

TRACT # _____

LOT # _____

320 EAST "B" STREET, [illegible], [illegible] 91786 TEL (714) 888-1151

1050

PC M-9834 YEAR # DAB/FILE #

BUILDING ADDRESS 1930 S. Bon View

OWNER Bruce T Mulhearn

MAILING ADDRESS 16911 Bellflower Bl.

CITY Bellflower ZIP 90706 TEL 213-866-05

CONTRACTOR Owner

ADDRESS

CITY ZIP TEL

STATE LIC & CLASS CITY LIC NO

ARCHITECT

ENGINEER TEL

CITY ZIP STATE LIC NO

INTENDED USE Remodel Atrium Area

SQ FT 352 NO STORIES NO DW UNITS

USE: RESIDENTIAL COMMERCIAL INDUSTRIAL

TYPE: ADD ALTER REPAIR DEMOLITION

OCC./TYPE CONST.	SIZE (SQ. FT.)	VAL. (SQ. FT.)	VALUATION
		TOTAL VALUATION	10,000.-

PERMIT # DF	01-32101	234 00
PLAN CHECK # paid-70673	01-36105	
PARK & REC. AQUISITION FEE #	07-31901	
EARTHQUAKE FEE #	01-215	1 50
SEWER CAPITAL ASSESSMENT FEE @ $950 EA.	28-37210	
SEWER ASSESSMENT FEE @ $75 EA.	28-37211	
TOTAL		

BATHTUBS		DISHWASHER/DISPOSAL	
SHOWERS		CLOTHES WASHERS	
WATER CLOSETS		DRINK. FOUNTAINS	
LAVATORIES		URINALS	
SINKS		INTERCEPTORS	
		DRAINS	

TOTAL FIXTURES	@ $		
WATER HEATERS/POOL # SPA HEATER			
WATER ☐ GAS ☐ PIPING			
SOLAR COLLECTORS/TANKS			
PERMIT FEES #			
TOTAL PLUMBING FEES	ACCT #01-32102		
HOUSE SEWER #	SEP PIT	SEPTIC TANK	
PERMIT FEES #			
TOTAL HOUSE SEWER & SANITATION FEES	ACCT #01-32105		
SWITCHES, RECEPTACLES			
LIGHTING FIXTURES			
APPLIANCE OUTLETS			
OCC. GROUP SQ FT # @			
OCC. GROUP SQ FT # @			
SERVICE AMPS #			
NO. UNITS TEMP POWER			
NO. MOTORS			
SWIMMING POOL/SPA ELECTRIC			
PERMIT FEES #			
TOTAL ELECTRICAL FEES	ACCT. #01-32103		
HEATING M/BTU A/C M/BTU			
OTHER			
PERMIT FEE #			
TOTAL MECHANICAL FEES	ACCT. #01-32104		

GRADING FEES

CUBIC YARDS	
TOTAL GRADING FEES	ACCT. #01-32
SEWER ASSESSMENT FEES PAID YES NO	
AVIGATION AGREEMENT REQUIRED YES NO	

CITY OF DOWNEY

TOTAL ALL FEES (PAY THIS AMOUNT) $ 235 50

PERMIT NO 70685 DATE 8-18-89

LICENSED CONTRACTOR'S DECLARATION

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

LICENSE NO _____ DATE _____

OWNER – BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5 Business and Professions Code): Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (commencing with Section 7000) of Division 3 of the Business and Professions Code or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500):

I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.)

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.)

I am exempt under Sec. B & PC for this reason

Bruce T Mulhearn by William L Ware

DATE 8-18-89 Owner

WORKER'S COMPENSATION DECLARATION

I hereby affirm that I have a certificate of consent to self insure, or a certificate of Workers' Compensation Insurance, or a certified copy thereof. (Sec. 3800, Labor Code)

Policy No. _____ Company _____

I have filed with the City ☐ Certified copy is hereby attached

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

I certify that, in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

WARNING TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code)

Lender's Name _____

Lender's Address _____

I certify that I have read this application and state that the above information is correct. I agree to comply with all city ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

Signature of Applicant Bruce T Mulhearn by William L Ware 8-18-89

Mailing Address 16911 Bellflower Bl

City, State, Zip Bellflower, Ca 90706

VALUATION

When property valuation on this space, this form constitutes a permit to do the work described herein. This permit will expire if work is not started within 180 days, or if work is abandoned for more than 180 days.

APPLICATION ONLY

BUILDING DEPARTMENT

755

INSPECTION RECORD

TYPE OF INSPECTION	DATE	INSPECTOR
...UMS, STEEL PIPES		
...PLUMBING		
...FOOT		
...	8 3 88	
...ELECTRIC Permit 70779	8/12/88	
...ERING		
...		
...MECHANICAL		
...FRAMING SHEATHING		
...FRAMING *		
...		
...PANELS		
...		
...EXCAVATION		
...WALL		
...		
...		
...FOUNDATION		
...		
...		
...		
...		
...		
...BOND LINES		
...		
...PLASTER		
...		
...		
...BOND LINES		
...		
...		
...		
...		
... 70779	11/7/88	
...	11/7/88	
...		
...		
...INSULATED		
...INSULATED		

OTHER DEPARTMENT REQUIREMENTS

...INEERING		
...		
...		
...GAS		
...		

INSPECTOR'S NAME _____ INITIAL _____

REMARKS

* 8-3-88 Framing to above 1st floor ok [illegible]

SEWER DIAGRAM

TRACT # _____

LOT # _____ [illegible] E [illegible]

PC # _____ VAR # _____ B&S/FIRE # _____

BUILDING ADDRESS: 1930 So. Bon View #17

OWNER: Robert S Bibb

MAILING ADDRESS: 1031 So Palmetto H-5

CITY: Ontario ZIP: 91761 TEL: 983-3711 714 622-1357

CONTRACTOR _____

ADDRESS _____

CITY _____ ZIP _____ TEL _____

STATE LIC & CLASS _____ CITY LIC NO. _____

ARCH. ENGR. DESIGNER _____

ADDRESS _____ TEL _____

CITY _____ ZIP _____ STATE LIC NO _____

INTENDED USE: Gas meter

SQ. FT. 2400 NO STORIES 1 NO. DW UNITS _____

RESIDENTIAL ☐ COMMERCIAL ☒ INDUSTRIAL ☐

NEW ☐ ADD ☐ ALTER ☐ REPAIR ☐ DEMOLITION ☐

LICENSED CONTRACTOR'S DECLARATION

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code and my license is in full force and effect.

SIGNATURE _____ DATE _____

OWNER – BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec 7031.5 Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law, Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code or that he is exempt therefrom, and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500):

I as owner of the property or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.)

I as owner of the property am exclusively contracting with licensed contractors to construct the project (Sec 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.)

I am exempt under Sec _____ B&P C for this reason _____

Date 5/15/56 Owner Robert S Bibb

WORKER'S COMPENSATION DECLARATION

I hereby affirm that I have a certificate of consent to self-insure or a certificate of Workers' Compensation Insurance, or a certified copy thereof. (Sec. 3800, Labor Code.)

Policy No. _____ Company _____

☐ Filed with the City ☐ Certified copy is hereby furnished

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

This section need not be completed if the permit is for one hundred dollars ($100) valuation or less.)

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

PATRIOT TO APPLICANT: If after making this Certificate of Exemption you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued. (Sec. 3097, Civil Code.)

Lender's Name _____

Lender's Address _____

I certify that I have read this application and state that the above information is correct. I agree to comply with all city ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

Signature of Applicant Robert S Bibb Date 5-15-56

Mailing Address 1031 So Palmetto #5

City, State, Zip Ontario Ca 761

VALUATION

When properly validated on this space, this form constitutes a permit to do the work described herein. This permit will expire if work is not started within 120 days, or if work is abandoned for more than 120 days.

OCC./TYPE CONST	SIZE (SQ. FT.)	VAL./SQ. FT.	VALUATION
		TOTAL VALUATION	

PERMIT #	01-32101	
PLAN CHECK #	01-36105	
PARK & REC. ACQUISITION FEE #	07-31901	
EARTHQUAKE FEE #	01-215-116	
SEWER CAPITAL ASSESSMENT FEE # $950 EA.	28-37210	
SEWER ASSESSMENT FEE # $75 EA.	28-37211	
	TOTAL	

BATHTUBS		DISHWASHER/DISPOS/L	
SHOWERS		CLOTHES WASHERS	
WATER CLOSETS		DRINK. FOUNTAINS	
LAVATORIES		URINALS	
SINKS		INTERCEPTORS	
		DRAINS	

TOTAL FIXTURES _____ @ $ _____				
WATER HEATERS/POOL # SPA HEATER				
WATER ☐ GAS ☒ PIPING				2 00
SOLAR COLLECTORS/TANKS				
PERMIT FEES #				10 00
TOTAL PLUMBING FEES	ACCT #01-32102			12 00
HOUSE SEWER #	SEP PIT	SEPTIC TANK		
PERMIT FEES #				
TOTAL HOUSE SEWER & SANITATION FEES	ACCT #01-32105			
SWITCHES, RECEPTACLES				
LIGHTING FIXTURES				
APPLIANCE OUTLETS				
OCC. GROUP	SQ. FT.	#	¢	
OCC. GROUP	SQ. FT	#	¢	
SERVICE	AMPS	#		
NO. UNITS	TEMP. POWER			
NO. MOTORS				
SWIMMING POOL/SPA ELECTRIC				
PERMIT FEES #				
TOTAL ELECTRICAL FEES	ACCT #01-32103			
HEATING M/BTU	A/C M/BTU			
OTHER				
PERMIT FEE #				
TOTAL MECHANICAL FEES	ACCT #01-32104			

GRADING FEES		
CUBIC YARDS		
TOTAL GRADING FEES	ACCT #01-32105	
SEWER ASSESSMENT FEES PAID YES NO		
AVIGATION AGREEMENT REQUIRED YES NO		

TOTAL ALL FEES (PAY THIS AMOUNT) $ 12 00

PERMIT NO. 49328 DATE 5/15/56

APPLICATION ONLY

TYPE OF INSPECTION	DATE	INSPECTOR
[illegible]		
[illegible] FORMS STEEL		
[illegible] PLUMBING		
[illegible] SHEET		
[illegible]		
[illegible] BOND BEAM		
[illegible] PAINTING		
[illegible]		
[illegible] SLAB		
[illegible] PLUMBING		
[illegible] ELECTRIC		
[illegible] MECHANICAL		
[illegible] FRAMING		
[illegible] FRAMING		
[illegible] SHEATHING		
[illegible]		
[illegible] STEEL		
[illegible]		
[illegible] CONSERVATION		
[illegible] SWALES		
[illegible]		
[illegible]		
[illegible] THROAT		
[illegible] BOND BEAM		
[illegible] TOP OUT		
[illegible] BOND BEAM		
[illegible] EXTERIOR		
[illegible] INTERIOR		
[illegible] NAIL	5/16/86	[illegible]
[illegible]		
[illegible] FENCE		
[illegible] WATER POOL		
[illegible]		
SEWER CESSPOOL LEACH LINE FINAL		
[illegible]		
[illegible] PLUMBING	5-30-86	[illegible]
[illegible]		
[illegible] MECHANICAL		
[illegible]		
[illegible] SPA		
[illegible] SOLAR		
[illegible] CALLED		
[illegible] CALLED	11-10-86	[illegible]

OTHER DEPARTMENT REQUIREMENTS

[illegible]		
[illegible]		
[illegible]		
[illegible] PLAN		
[illegible]		
[illegible]		

C.O. ISSUED DATE

TEMP. C.O. ISSUED DATE

CONDITIONS

INSPECTOR'S NAME _____ INITIAL

REMARKS

SEWER DIAGRAM

CITY OF ONTARIO

300 EAST "B" STREET — ONTARIO, CALIF. 91764 — TEL. (714) 983-7181

CUP # — VAR # 930 — SITE PLAN FILE # 2497

BUILDING ADDRESS 1[illegible] T Bonfair

OWNER The Pacific Co.

MAILING ADDRESS [illegible]

CITY Ontario — ZIP — TEL.

CONTRACTOR Foothill Plbg. Co.

ADDRESS 6782 Carnelian Ct.

CITY Rcho Cu. — ZIP 91730 — TEL. 989-5[illegible]

STATE LIC. CLASSIF. 271787 C36 — CITY LIC. NO. 0-11465

ARCH., ENGR.

DESIGNER

ADDRESS — TEL.

CITY — ZIP — STATE LIC. NO.

INTENDED PERMIT USE: Plumbing

SQ. FT. — NO. STORIES — NO. DW. UNITS

SIZE

NEW — ADD [ ] — ALTER [ ] — REPAIR [ ] — DEMOLITION [ ]

OCC. GROUP	SIZE (SQ. FT.)	VALUATION
	TOTAL VALUATION	

ACCOUNT #

PERMIT #	01-32101	[illegible]
PLAN CHECK #	01-36105	[illegible]
PARK & REC. AQUISITION FEE	01-$1901	[illegible]
EARTHQUAKE FEE	01-215-176	[illegible]
	TOTAL	[illegible]

BATHTUBS		DISHWASHER/DISPOSAL	
SHOWERS		CLOTHES WASHERS	
WATER CLOSETS	17	DRINK. FOUNTAINS	
LAVATORIES	17	URINALS	
SINKS		INTERCEPTORS	
WATER HEATERS	1 @ 25.00		25 —
TOTAL FIXTURES	34 @ 4.00		136 —
WATER X GAS X		PIPING	4 00
WATER SOFTENERS			
PERMIT FEE #			10 —
TOTAL PLUMBING FEES	01-32102	ACCT # [illegible]	[illegible]
HOUSE SEWER	01-32105		
PRIVATE SEWER SYSTEM	SEP. PIT	SEPTIC TANK	
TOTAL HOUSE SEWER & SANITATION FEES		ACCT. [illegible]	

OCC. GROUP	SQ. FT.	#	@
OCC. GROUP	SQ. FT.	#	@
SERVICE	AMPS	@	
NO. UNITS		TEMP. POWER	
NO. MOTORS			
SWIMMING POOL ELECTRIC			
PERMIT FEE #			
TOTAL ELECTRICAL FEES	01-32103	ACCT. # [illegible]	

HEATING			
SWIMMING POOL HTG.		M/BTU	
AIR COND.			
OTHER			
PERMIT FEE #			
TOTAL MECHANICAL FEES	01-32104	ACCT. # [illegible]	

GRADING FEES

CUBIC YARDS			
TOTAL GRADING FEES	01-32106	ACCT. # [illegible]	
SEWER ASSESSMENT FEES PAID	YES	NO	
AVIGATION AGREEMENT REQUIRED			

TOTAL ALL FEES (PAY THIS AMOUNT) [illegible]

PERMIT NO. 24906 — DATE 12 Dec 81 WDM

MINIMUM SETBACK DISTANCES:

FRONT SETBACK FROM CENTER LINE

REAR SETBACK FROM REAR PROPERTY LINE

SIDE STREET SETBACK FROM CENTER LINE

SIDE SETBACK FROM PROPERTY LINE

LICENSED CONTRACTOR'S DECLARATION

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect

Foothill Plbg Co — DATE [illegible]

SIGNATURE

OWNER—BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec 7031.5, Business and Professions Code): Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500).

I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.)

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.)

I am exempt under Sec. B & P C for this reason

Owner

WORKERS' COMPENSATION DECLARATION

I hereby affirm that I have a certificate of consent to self-insure or a certificate of Workers' Compensation Insurance, or a copy certified by the director thereof (Sec. 3800, Labor Code).

Company

X — Policy is filed with the city — Certified copy is hereby furnished

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

(This section need not be completed if the permit is for one hundred dollars ($100) valuation or less.)

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

IMPORTANT NOTICE TO APPLICANT: If after making this Certificate of Exemption you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's Name

Lender's Address

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

Signature of Applicant — Date [illegible]

Mailing Address [illegible]

City, State, Zip Rcho Cu. [illegible]

VALIDATION

This permit is not validated in this space. But this form constitutes a permit to do the work described herein. This permit will expire if work is not started within 120 days, or if work is discontinued for more than 120 days.

APPLICATION ONLY — BUILDING DEPARTMENT COPY

759

TYPE OF INSPECTION	DATE	INSPECTOR	REMARKS
SETBACKS			
FOOTINGS			
U GRND PLUMBING	9/12/81	CS	
U GRND ELECT			
U GRND MECH.			
POOL STEEL/BOND.			
SLAB GRADE			
OK TO POUR SLAB			
ROUGH PLUMBING			
ROUGH ELECTRIC			
ROUGH MECHANICAL			
FLOOR FRAMING			
ROUGH FRAMING			
ROOF SHEATHING			
SHEAR PANELS			
STRUCTURAL STEEL	X	X	
CONNECTIONS			
ENERGY CONSERVATION			
OK TO COVER WALLS			
ROOF COVERING			
PLBG TOP OUT			
FIREPLACE THROAT			
FIREPLACE BOND BEAM			
FIREPLACE TOP OUT			
MASONRY BOND BEAM			
LATH EXTERIOR			
LATH INTERIOR			
DRY WALL NAIL			
Water main	10/19/81	CS	
SEWER			
GAS TEST	10/13/81	CS	
POOL FENCE			
OK TO PLASTER POOL			
P TRAP			
FINAL PLUMBING	1-21-83	[illegible]	
FINAL ELECTRIC			
FINAL MECHANICAL			
FINAL BUILDING			
EDISON CO. CALLED			
GAS CO. CALLED	2-16-82	MB	

MISCELLANEOUS REQUIREMENTS

ENGINEERING		
TRASH BINS		
D.A.B. REQ		
SITE PLAN		
VARIANCE		
C.U.P.		

SEWER DIAGRAM

3 meters Manifold ok for meter
2/16/82 CS

TRACT # _____
LOT # _____

[redacted] EAST "G" STREET [redacted] TEL. (714) [redacted]

PC # _____ VAR # _____ DAB/FILE # None

BUILDING ADDRESS 1930 So Bonlinn #10

OWNER Bonlinn Ind. Bldg.

MAILING ADDRESS same

CITY Ontario ZIP 91761 TEL 947-5088

CONTRACTOR owner

ADDRESS _____

CITY _____ ZIP _____ TEL _____

STATE LIC # & CLASSIF _____ CITY LIC NO _____

ARCH. ENGR DESIGNER _____

ADDRESS _____ TEL _____

CITY _____ ZIP _____ STATE LIC NO _____

INTENDED PERMIT USE service

Bo-Ld + Grad-Ld

USE _____ NO STORIES _____ NO DW UNITS _____

RESIDENTIAL NEW _____ ADD X COMMERICAL ☐ ALTER ☐ INDUSTRIAL X REPAIR ☐ DEMOLITION ☐

LICENSED CONTRACTOR'S DECLARATION

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

SIGNATURE _____ DATE _____

OWNER-BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code): Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom, and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500).

X I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.)

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.)

I am exempt under Sec. _____, B & P C for the reason _____

9-19-83 Owner _____

WORKERS' COMPENSATION DECLARATION

I hereby affirm that I have a certificate of consent to self-insure, or a Certificate of Workers' Compensation Insurance, or a certificate of exemption, as provided by Sec. 1860, Labor Code.

Insurance Company _____

Policy No. _____ Certified copy is hereby furnished

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

This section need not be completed if the permit is for one hundred dollars ($100) valuation or less.

X I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

APPLICANT: If after making this Certificate of Exemption you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's Name _____

Lender's Address _____

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

Signature (Owner or Authorized Agent) _____ Date 9-19-83

Mailing Address _____

Date _____

KIND/TYPE CONST	SIZE (SQ. FT.)	VAL. (SQ. FT.)	VALUATION
		TOTAL VALUATION	

PERMIT @	01-32101	
PLAN CHECK @	01-32105	
PARK & REC. AQUISITION FEE @	07-31901	
EARTHQUAKE FEE @	01-215-116	
SEWER CAPITAL ASSESSMENT FEE @ $950 EA.	28-37210	
SEWER ASSESSMENT FEE @ $75 EA.	28-37211	
	TOTAL	

PLUMBING FEES

BATHTUBS		DISHWASHER/DISPOSAL	
SHOWERS		CLOTHES WASHERS	
WATER CLOSETS		DRINK. FOUNTAINS	
LAVATORIES		URINALS	
SINKS		INTERCEPTORS	
		DRAINS	

TOTAL FIXTURES _____ @ $ _____	
WATER HEATERS/POOL • SPA HEATER	
WATER ☐ GAS ☐ PIPING	
SOLAR COLLECTORS/TANKS	
PERMIT FEES @	
TOTAL PLUMBING FEES ACCT #01-32102	
HOUSE SEWER @ SEP PIT SEPTIC TANK	
PERMIT FEES @	
TOTAL HOUSE SEWER & SANITATION FEES ACCT #01-32105	

ELECTRICAL FEES

SWITCHES, RECEPTACLES	
LIGHTING FIXTURES	
APPLIANCE OUTLETS	
OCC. GROUP SQ. FT @ ¢	
OCC. GROUP SQ. FT @ ¢	
SERVICE 100 AMPS @	12 50
NO. UNITS TEMP. POWER	
NO. MOTORS	
SWIMMING POOL/SPA ELECTRIC	
PERMIT FEE @	10 00
TOTAL ELECTRICAL FEES ACCT #01-32103	22 50

MECH. FEES

HEATING M/BTU A/C M/BTU	
OTHER	
PERMIT FEE @	
TOTAL MECHANICAL FEES ACCT #01-32104	

GRADING FEES

CUBIC YARDS	
TOTAL GRADING FEES ACCT. #01-32106	
SEWER ASSESSMENT FEES PAID YES NO	
AVIGATION AGREEMENT REQUIRED YES NO	

TOTAL ALL FEES (PAY THIS AMOUNT) $ 22 50

PERMIT NO. 3171 DATE 9-19-83

VALIDATION

When properly validated in the space, this form constitutes a permit to do the work described herein. This permit will expire if work is not started within 120 days, or if work is abandoned for more than 180 days.

APPLICATION ONLY

J.C.

761

TYPE OF INSPECTION	DATE	INSPECTOR
SETBACKS		
FOOTINGS/FORMS/STEEL		
U. GRND PLUMBING		
U. GRND ELECT.		
U. GRND MECH.		
POOL STEEL/BOND/LINER		
SPA PLBG./SPA HTG		
SLAB GRADE		
OK TO POUR SLAB		
ROUGH PLUMBING		
ROUGH ELECTRIC		
ROUGH MECHANICAL		
FLOOR FRAMING		
ROUGH FRAMING		
ROOF SHEATHING		
SHEAR PANELS		
STRUCTURAL STEEL		
CONNECTIONS		
ENERGY CONSERVATION		
OK TO COVER WALLS		
ROOF COVERING		
PLBG. TOP OUT		
FIREPLACE - THROAT		
FIREPLACE - BOND BEAM		
FIREPLACE - TOP OUT		
MASONARY BOND BEAM		
LATH - EXTERIOR		
LATH - INTERIOR		
DRY WALL NAIL		
GAS TEST		
POOL FENCE		
OK TO PLASTER POOL		
P-TRAP		
SEWER/CESSPOOL/LEACH LINE FINAL		
FINAL GRADING		
FINAL PLUMBING		
FINAL ELECTRIC	9-19-83	BD
FINAL MECHANICAL		
FINAL BUILDING		
FINAL POOL/SPA		
FINAL SOLAR		
EDISON CO. CALLED	9-19-83	CF
GAS CO. CALLED		
OTHER DEPARTMENT REQUIREMENTS		
ENGINEERING		
TRASH BINS		
D.A.B. REQ		
SITE PLAN		
VARIANCE		
C.U.P.		

C.O. ISSUED: DATE

TEMP. C.O. [redacted] DATE

CONDITIONS:

INSPECTOR'S NAME [redacted] INITIAL

SEWER DIAGRAM

TRA # _____

LOT # _____

PC # VAR unit 19 DWG/FILE Townhouse

BUILDING ADDRESS ~~Fel Pas~~ 1930 Bon View Ave

OWNER Tri-Pacific Development

MAILING ADDRESS Same

CITY Ontario | ZIP 91761 | TEL. 947-5088

CONTRACTOR Bob Walsh Electric

ADDRESS 14423 Lelong Way

CITY Whittier | ZIP 90604 | TEL. 213 696-4487

STATE LIC & CLASSIF C-10 440400 | CITY LIC NO

ARCH., ENGR. DESIGNER /

ADDRESS | TEL.

CITY | ZIP | STATE LIC NO.

INTENDED PERMIT USE elec

SQ. FT. SIZE | NO. STORIES | NO. DW UNITS

RESIDENTIAL ☐ COMMERICAL ☐ INDUSTRIAL ☐

NEW ☐ ADD ☐ ALTER ☐ REPAIR ☐ DEMOLITION ☐

LICENSED CONTRACTOR'S DECLARATION

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect

1-17-85

SIGNATURE DATE

OWNER—BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code): Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom, and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500).

I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.)

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.)

I am exempt under Sec. _____ B & P C for this reason _____

WORKERS' COMPENSATION DECLARATION

I hereby affirm that I have a certificate of consent to self-insure or a certificate of Workers' Compensation Insurance or a certified copy thereof (Sec. 3800, Labor Code.)

550417 Company Hanover 4-1-85

X Copy is filed with the City. Certified copy is hereby furnished.

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

This section need not be completed if the permit is for one hundred dollars ($100) valuation or less.

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

WARNING TO APPLICANT: If after making this Certificate of Exemption you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's Name _____

Lender's Address _____

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter the above-mentioned property for inspection purposes.

Signature of Applicant 1-17-85

Mailing Address _____

City, State, Zip _____

SOIL/TYPE CONST.	USE (SQ. FT.)	VAL. (SQ. FT.)	VALUATION
		TOTAL VALUATION	

PERMIT @		01-32101	
PLAN CHECK @		01-32106	
PARK & REC. AQUISITION FEE @		07-21801	
EARTHQUAKE FEE @		01-21C-116	
SEWER CAPITAL ASSESSMENT FEE @ $660 EA.		08-37810	
SEWER ASSESSMENT FEE @ $75 EA.		08-37811	
		TOTAL	

BATHTUBS		DISHWASHER/DISPOSAL	
SHOWERS		CLOTHES WASHERS	
WATER CLOSETS		DRINK. FOUNTAINS	
LAVATORIES		URINALS	
SINKS		INTERCEPTORS	
		DRAINS	
TOTAL FIXTURES	@ $		
WATER HEATERS/POOL • SPA HEATER			
WATER ☐ GAS ☐ PIPING			
SOLAR COLLECTORS/TANKS			
PERMIT FEES @			
TOTAL PLUMBING FEES		ACCT. #01-32102	
HOUSE SEWER @	SEP. PIT	SEPTIC TANK	
PERMIT FEES @			
TOTAL HOUSE SEWER & SANITATION FEES		ACCT. #01-32105	

SWITCHES, RECEPTACLES			
LIGHTING FIXTURES			
APPLIANCE OUTLETS			
OCC. GROUP	SQ. FT. @	¢	
OCC. GROUP	SQ. FT. @	¢	
SERVICE 100 AMPS 2 ø 4/Sub			12 50
NO. UNITS	TEMP. POWER		
NO. MOTORS			
SWIMMING POOL/SPA ELECTRIC			
PERMIT FEE @			10 00
TOTAL ELECTRICAL FEES		ACCT. #01-32103	22 50

HEATING	M/BTU	A/C M/BTU	
OTHER			
PERMIT FEE @			
TOTAL MECHANICAL FEES		ACCT. #01-32104	

GRADING FEES		CITY OF ONTARIO	
CUBIC YARDS		TOTAL	22 50
TOTAL GRADING FEES		ACCT. #01-35[illegible]	22 50
SEWER ASSESSMENT FEES PAID	YES	NO	[illegible]
AVIGATION AGREEMENT REQUIRED	YES	NO	

TOTAL ALL FEES (PAY THIS AMOUNT) $ 22 50

PERMIT NO. [illegible] DATE 1-17-85

TYPE OF INSPECTION	DATE	INSPECTOR
SETBACKS		
FOOTINGS/FORMS/STEEL		
U GRND PLUMBING		
U GRND ELEGT.		
U GRND MECH.		
POOL STEEL/BOND/LINER		
SPA PLBG./SPA HTG		
SLAB GRADE		
OK TO POUR SLAB		
ROUGH PLUMBING		
ROUGH ELECTRIC		
ROUGH MECHANICAL		
FLOOR FRAMING		
ROUGH FRAMING		
ROOF SHEATHING		
SHEAR PANELS		
STRUCTURAL STEEL		
CONNECTIONS		
ENERGY CONSERVATION		
OK TO COVER WALLS		
ROOF COVERING		
PLBG TOP OUT		
FIREPLACE - THROAT		
FIREPLACE - BOND BEAM		
FIREPLACE - TOP OUT		
MASONARY BOND BEAM		
LATH - EXTERIOR		
LATH - INTERIOR		
DRY WALL NAIL		
GAS TEST		
POOL FENCE		
OK TO PLASTER POOL		
P-TRAP		
SEWER/CESSPOOL/LEACH LINE FINAL		
FINAL GRADING		
FINAL PLUMBING		
FINAL ELECTRIC	1-24-85	R. Mann
FINAL MECHANICAL		
FINAL BUILDING		
FINAL POOL/SPA		
FINAL SOLAR		
EDISON CO. CALLED	3-13-86	
GAS CO. CALLED		
OTHER DEPARTMENT REQUIREMENTS		
ENGINEERING		
TRASH BINS		
D A B REQ		
SITE PLAN		
VARIANCE		
C U P		

C.O. ISSUED: DATE

TEMP. C.O. ISSUED: DATE

CONDITIONS:

INSPECTOR'S NAME _____ INITIAL _____

REMARKS

SEWER DIAGRAM

TRA #

LOT #

PC # VAR # DATE FILED Nov 83

BUILDING ADDRESS 1930 S. Bon View #18

OWNER C E Butcher Jass

MAILING ADDRESS Same

CITY Ont ZIP 91761 TEL 947-5088

CONTRACTOR Tri-Pac Const.

ADDRESS 1120 Bon View #12

CITY Ontario ZIP 91764 TEL 947-5088

STATE LIC. & CLASS 355652 - B CITY LIC. NO.

ARCH. ENGR. DESIGNER

ADDRESS TEL

CITY ZIP STATE LIC. NO.

INTENDED PERMIT USE Partition Remodel - Part

SQ. FT. — NO. STORIES — NO. DW. UNITS —

RESIDENTIAL ☐ COMMERCIAL ☐ INDUSTRIAL ☒
NEW ☐ ADD ☐ ALTER ☒ REPAIR ☐ DEMOLITION ☐

VALUATION 4000

TOTAL VALUATION

PERMIT @ 01-32101	94	50
PLAN CHECK @ 01-36105		
PARK & REC. AQUISITION FEE @ 07-31901		
EARTHQUAKE FEE @ 01-215-116		50
SEWER CAPITAL ASSESSMENT FEE @ $950 EA. 28-37210		
SEWER ASSESSMENT FEE @ $75 EA. 28-37211		
TOTAL		

BATHTUBS		DISHWASHER/DISPOSAL	
SHOWERS		CLOTHES WASHERS	
WATER CLOSETS		DRINK. FOUNTAINS	
LAVATORIES		URINALS	
SINKS		INTERCEPTORS	
		DRAINS	

PLUMBING FEES

TOTAL FIXTURES @ $			
WATER HEATERS/POOL • SPA HEATER			
WATER ☐ GAS ☐ PIPING			
SOLAR COLLECTORS/TANKS			
PERMIT FEES @			
TOTAL PLUMBING FEES ACCT #01-32102			
HOUSE SEWER @	SEP. PIT	SEPTIC TANK	
PERMIT FEES @			
TOTAL HOUSE SEWER & SANITATION FEES ACCT. #01-32105			

ELECTRICAL FEES

SWITCHES, RECEPTACLES 30 # 65	14	50
LIGHTING FIXTURES 7 @	3	50
APPLIANCE OUTLETS		
OCC. GROUP SQ FT @		
OCC. GROUP SQ. FT. @		
SERVICE AMPS @		
NO. UNITS TEMP. POWER		
NO. MOTORS		
SWIMMING POOL/SPA ELECTRIC		
PERMIT FEE @	10	—
TOTAL ELECTRICAL FEES ACCT #01-32103	28	50

MECH. FEES

HEATING M/BTU A/C M/BTU	12	00
OTHER		
PERMIT FEE @	10	—
TOTAL MECHANICAL FEES ACCT. #01-32104	22	—

GRADING FEES

CUBIC YARDS		
TOTAL GRADING FEES ACCT. #01-32106		
SEWER ASSESSMENT FEES PAID YES NO		
AVIGATION AGREEMENT REQUIRED YES NO		

TOTAL ALL FEES (PAY THIS AMOUNT) $ 95 | 33

PERMIT NO. 33948 DATE 7-25-83

LICENSED CONTRACTOR'S DECLARATION

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

SIGNATURE [signature] DATE 7/25/83

OWNER—BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5 Business and Professions Code): Any city or county which requires a permit to construct, alter, improve, demolish or repair any structure, prior to its issuance also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom, and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500).

I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.)

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.)

I am exempt under Sec. _____ B & P C. for this reason _____

Owner _____

WORKERS' COMPENSATION DECLARATION

I have and will maintain a certificate of consent to self-insure or a certificate of Workers' Compensation Insurance or a certified copy thereof (Sec. 3800, Labor Code).

Policy No. SC 944724 Company State Fund

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

IMPORTANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

A certified copy is hereby furnished
CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE 12-1-83

APPLICANT

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter the above-mentioned property for inspection purposes.

Signature of Applicant [signature] Date 7/25/83

Mailing Address Same

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's Name _____

Lender's Address _____

VALIDATION

When property is endorsed in this space, this form constitutes a permit to do work. This permit will expire if work is not started within 180 days.

APPLICATION ONLY

BUILDING DEPARTMENT COPY

765

TYPE OF INSPECTION	DATE	INSPECTOR
SETBACKS		
FOOTINGS/FORMS/STEEL		
U. GRND PLUMBING	2-23-83	D
U. GRND ELECT.	(Gas Test Only)	
U. GRND MECH.		
POOL STEEL/BOND/LINER		
SPA PLBG./SPA HTG		
SLAB GRADE		
OK TO POUR SLAB		
ROUGH PLUMBING		
ROUGH ELECTRIC	7-29-83	[illegible]
ROUGH MECHANICAL		
FLOOR FRAMING		
ROUGH FRAMING	7-29-83	D
ROOF SHEATHING		
SHEAR PANELS		
STRUCTURAL STEEL		
CONNECTIONS		
ENERGY CONSERVATION		
OK TO COVER WALLS		
ROOF COVERING		
PLBG. TOP OUT		
FIREPLACE - THROAT		
FIREPLACE - BOND BEAM		
FIREPLACE - TOP OUT		
MASONARY BOND BEAM		
LATH - EXTERIOR		
LATH - INTERIOR		
DRY WALL NAIL	8-1-83	D
GAS TEST		
POOL FENCE		
OK TO PLASTER POOL		
P-TRAP		
SEWER/CESSPOOL/LEACH LINE FINAL		
FINAL GRADING		
FINAL PLUMBING		
FINAL ELECTRIC	9-20-83	D
FINAL MECHANICAL	9-20-83	D
FINAL BUILDING	9-20-83	D
FINAL POOL/SPA		
FINAL SOLAR		
EDISON CO. CALLED		
GAS CO. CALLED		
OTHER DEPARTMENT REQUIREMENTS		
ENGINEERING		
TRASH BINS		
D A B REQ.		
SITE PLAN		
VARIANCE		
C U P		

C.O. ISSUED: DATE

TEMP. C.O. ISSUED: DATE

CONDITIONS:

INSPECTOR'S NAME _____ INITIAL _____

REMARKS

SEWER DIAGRAM

CITY OF ONTARIO

REQUEST FOR USE OR OCCUPANCY REQUIRING A BUSINESS LICENSE

To:
(xxx) BUILDING DEPARTMENT
( ) ZONING DEPARTMENT
(xxx) FIRE DEPT-FIRE PREV. BUREAU
(xxx) POLICE DEPARTMENT
( ) ENGINEERING DEPARTMENT
( ) WATER DEPARTMENT
( ) HEALTH DEPARTMENT
( ) OTHER DEPARTMENT

The below named business has applied for a business license. Please review this request to see if it conforms to your department's requirements and reply immediately to this office as to your findings. The attached form should be completed and returned with your reply.

Name of business California Delite Phone 947 6650

Address 1930 S. Bon View, Ste 16, 91761

Classification or type of business Food Distribution - Frozen Icream Bars

Name of Albert Castaneda (owner) Address 934 S. Peach Ontario 91764 Phone 923 0270

or
Name of (manager) Address Phone

= = = =

REQUEST FOR USE OR OCCUPANCY [illegible] BUSINESS LICENSE

( ) BUILDING DEPARTMENT
( ) ZONING DEPARTMENT
( ) FIRE DEPT-FIRE PREV. BUREAU
(XX) POLICE DEPARTMENT
( ) ENGINEERING DEPARTMENT
( ) WATER DEPARTMENT
( ) HEALTH DEPARTMENT
( ) OTHER DEPARTMENT

The below named business has applied for a business license. Please review this request to see if it conforms to your department's requirements and reply immediately to this office as to your findings. The attached form should be completed and returned with your reply.

Name of business C.E. BUTCHER & ASSOCIATES Phone _____

Address 1930 S. BON VIEW STE 18

Classification or type of business CONSULTANTS

Name of CARL E. BUTCHER (owner) Address 2381 S MOUNTAIN BROOK DR. Phone 2133336026 HACIENDA HEIGHTS, CA 91745

or

Name of _____ (manager) Address _____ Phone _____

= = = =

CITY OF ONTARIO

REQUEST FOR USE OR OCCUPANCY REQUIRING A BUSINESS LICENSE

To:
(XXX) BUILDING DEPARTMENT
( ) ZONING DEPARTMENT
(XXX) FIRE DEPT-FIRE PREV. BUREAU
(XXX) POLICE DEPARTMENT
( ) ENGINEERING DEPARTMENT
( ) WATER DEPARTMENT
( ) HEALTH DEPARTMENT
( ) OTHER DEPARTMENT

The below named business has applied for a business license. Please review this request to see if it conforms to your department's requirements and reply immediately to this office as to your findings. The attached form should be completed and returned with your reply.

Name of business TRI-PACIFIC EQUITY PARTNERS Phone 7149475080

Address 1930 S DON VIEW AVE STE 12

Classification or type of business OFFICE OF CONTRACTORS ENGINEERS DEVELOPERS

Name of GRAHAM POOLE INC. (owner) Address _____ Phone _____

or

Name of MITCHELL E TAYLOR INC. (manager) Address _____ Phone _____

ROBERT J CHERBURNE

= = = =

CITY OF ONTARIO

REQUEST FOR USE OR OCCUPANCY REQUIRING A BUSINESS LICENSE

To: (xxx) BUILDING DEPARTMENT
(xxx) ZONING DEPARTMENT
(xxx) FIRE DEPT-FIRE PREV. BUREAU
(xxx) POLICE DEPARTMENT
( ) ENGINEERING DEPARTMENT
( ) WATER DEPARTMENT
( ) HEALTH DEPARTMENT
( ) OTHER DEPARTMENT

The below named business has applied for a business license. Please review this request to see if it conforms to your department's requirements and reply immediately to this office as to your findings. The attached form should be completed and returned with your reply.

Name of business TRI PACIFIC DEVELOPMENT INC. Phone 947-2681

Address 1920 S. BON VIEW AVE.

Classification or type of business CONSTRUCTION COMPANY

Name of GEORGE SARMI (owner) Address [illegible] Phone [illegible]

or

Name of Kenneth Manning (manager) Address Hacienda Hts Phone 213/810-1180

= = = =

LOT # _____ BLOCK _____

PC # _____ VAR # _____ PAR/FILE # UNIT 12

BUILDING ADDRESS 1330 BONVIEW FRONT HALF

OWNER TRI-PACIFIC DEVELOPMENT

MAILING ADDRESS 2110 SOUTH HACIENDA BLVD.

CITY HACIENDA HEIGHTS | ZIP 91745 | TEL. _____

CONTRACTOR SONLIGHT ELECTRIC

ADDRESS 1215 "B" POMONA RD.

CITY CORONA CA | ZIP 91720 | TEL. 734-3280

STATE LIC. & CLASSIF. 345220 C-10 | CITY LIC. NO. _____

ARCH., ENGR., DESIGNER

ADDRESS _____ | TEL. _____

CITY _____ | ZIP _____ | STATE LIC. NO. _____

INTENDED PERMIT USE:

SQ. FT. SIZE _____ | NO. STORIES _____ | NO. DW. UNITS _____

RESIDENTIAL ☐ COMMERCIAL ☑ INDUSTRIAL ☐

NEW ☐ ADD ☐ ALTER ☐ REPAIR ☐ DEMOLITION ☐

LICENSED CONTRACTOR'S DECLARATION

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

X _____ 11/23/81
SIGNATURE DATE

OWNER—BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason: (Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law, Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code or that he is exempt therefrom, and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500).)

☐ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.)

☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.)

☐ I am exempt under Sec. _____ B&P.C. for this reason _____

Date _____ Owner _____

WORKERS' COMPENSATION DECLARATION

I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Workers' Compensation Insurance, or a certified copy thereof (Sec. 3800, Labor Code.)

Policy No. _____ Company _____

X Copy is filed with the city ☐ Certified copy is hereby furnished

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

(This section need not be completed if the permit is for one hundred dollars ($100) valuation or less.)

☐ I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

NOTICE TO APPLICANT: If, after making this Certificate of Exemption you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code)

Lender's Name _____

Lender's Address _____

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

Signature of Applicant _____ Date 11/23

Mailing Address SAME AS ABOVE

City, State, Zip _____

OCC. GROUP	SIZE (SQ. FT.)	VALUATION
	TOTAL VALUATION	

	ACCOUNT #	
PERMIT #	01-321.01	
PLAN CHECK #	01-321.02	
PARK & REC. AQUISITION FEE #	07-31901	
EARTHQUAKE FEE #	01-218-.16	
SEWER CAPITAL ASSESSMENT FEE # 1 @ $280 EA.	01-37210	
SEWER ASSESSMENT FEE # 575 EA.	01-372.1	
	TOTAL	

BATHTUBS		DISHWASHER/DISPOSAL	
SHOWERS		CLOTHES WASHERS	
WATER CLOSETS		DRINK FOUNTAINS	
LAVATORIES		URINALS	
SINKS		INTERCEPTORS	
		DRAINS	

TOTAL FIXTURES _____ @ $ _____		
WATER HEATERS		
WATER ☐ GAS ☐ PIPING		
SOLAR COLLECTORS/TANKS		
PERMIT FEES #		
TOTAL PLUMBING FEES ACCT. #01-32102		
HOUSE SEWER #		
PRIVATE SEWER SYSTEM — SEP. PIT — SEPTIC TANK		
TOTAL HOUSE SEWER & SANITATION FEES ACCT. #01-32106		
SWITCHES, RECEPTACLES @ 81		41 30
LIGHTING FIXTURES		
APPLIANCE OUTLETS		
OCC. GROUP SQ. FT. #		
OCC. GROUP SQ. FT. #		
SERVICE (3) AMPS 100 # 1250 EA		37 50
NO. UNITS TEMP. POWER		
NO. MOTORS 4 BATH FANS @ 2.00		8 00
SWIMMING POOL/SPA ELECTRIC		
PERMIT FEE #		10 00
TOTAL ELECTRICAL FEES ACCT. #01-32108		
HEATING M/BTU A/C M/BTU		
OTHER		
PERMIT FEE #		
TOTAL MECHANICAL FEES ACCT. #01-32104		

GRADING FEES

CUBIC YARDS	
TOTAL GRADING FEES ACCT. #01-32	
SEWER ASSESSMENT FEES PAID YES NO	
AVIGATION AGREEMENT REQUIRED YES NO	

TOTAL ALL FEES (PAY THIS AMOUNT) 75 80

PERMIT NO. 2 _____ DATE 11-23-81

TYPE OF INSPECTION	DATE	INSPECTOR
FORMS/STEEL		
	7/22/81	CS
	12/1/81	CS
	12-1-81	C

C.O. ISSUED DATE

INSPECTOR'S NAME INITIAL

DO NOT CALL IN UTILITIES
UNTIL METER SOCKETS ARE
SET & INSPECTED OK 1-21-83 BD

SEWER DIAGRAM

#16

CITY OF ONTARIO

REQUEST FOR USE OR OCCUPANCY REQUIRING A BUSINESS LICENSE

To:
(XXX) BUILDING DEPARTMENT
( ) ZONING DEPARTMENT
(XXX) FIRE DEPT-FIRE PREV. BUREAU
(XXX) POLICE DEPARTMENT
( ) ENGINEERING DEPARTMENT
( ) WATER DEPARTMENT
( ) HEALTH DEPARTMENT
( ) OTHER DEPARTMENT

The below named business has applied for a business license. Please review this request to see if it conforms to your department's requirements and reply immediately to this office as to your findings. The attached form should be completed and returned with your reply.

Name of business Rigoberto Diaz Phone 947-8391

Address 1930 S. Bon View #16

Classification or type of business Storage (Vehicle parts)

Name of Rigoberto Diaz (owner) Address 761 W. Alameda Ontario Phone 988 3422

or
Name of (manager) Address Phone

= = = =

LOT # _____ 300 EAST "B" STREET ... TEL. (714) ...

PC # 86-45 VAR # — DAB/FILE # —

BUILDING ADDRESS 1930 S. Bon View #19

Mr. Bibo

MAILING ADDRESS same

CITY Ontario ZIP 91761 TEL

CONTRACTOR Custom Patios

ADDRESS 13525 S. Central

CITY Chino ZIP 91710 TEL 628-5243

STATE LIC & CLASS B1 - 405924 CITY LIC NO

ARCH. ENGR. DESIGNER

ADDRESS TEL

CITY ZIP STATE LIC NO

INTENDED USE Tenant Improvement

ZONE — NO STORIES — NO. DW. UNITS 1

RESIDENTIAL — COMMERCIAL X INDUSTRIAL

NEW — ADD'N X ALTER — REPAIR — DEMOLITION —

LICENSED CONTRACTOR'S DECLARATION

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

X [signature] 4-23-86 DATE

OWNER - BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason: (Sec. 7031.5 Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500):

I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044 Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.)

I, as owner of the property, am exempt from the Contractor's License Law because I will be subcontracting all of the construction work. (Sec. 7044 Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.)

B & PC for this reason

WORKERS' COMPENSATION DECLARATION

I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Workers' Compensation Insurance, or a certificate of exemption, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

209673.1 Safeco 2-10-87

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation laws of California.

CT

If, after making this certificate of exemption, I should become subject to the Workers' Compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

This permit shall be deemed revoked if I become subject to the Workers' Compensation provisions of the Labor Code unless I have complied with those provisions.

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued.

X [signature] Date 4-23-86

I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

X [signature] Date 4-23-86

VALIDATION

This permit becomes void if work or construction authorized is not commenced within 180 days of its issuance. This permit becomes void if work or construction authorized is suspended or abandoned for a period of 180 days after work or construction is commenced.

APPLICATION ONLY

BUILDING DEP ... BY

BUILDING PERMIT	OCC./TYPE CONST.	SIZE (SQ. FT.)	VAL. (SQ. FT.)	VALUATION
			TOTAL VALUATION	10,000 —
PERMIT @			01-32101	80 50
PLAN CHECK @ 48323			01-36105	
PARK & REC. AQUISITION FEE @			07-31901	
EARTHQUAKE FEE @			01-215-116	70
SEWER CAPITAL ASSESSMENT FEE @ $950 EA.			28-37210	
SEWER ASSESSMENT FEE @ $75 EA.			28-37211	
			TOTAL	150

PLUMBING FEES			
BATHTUBS		DISHWASHER/DISPOSAL	
SHOWERS	1	CLOTHES WASHERS	
WATER CLOSETS	2	DRINK. FOUNTAINS	
LAVATORIES		URINALS	
SINKS	2	INTERCEPTORS	
		DRAINS	
TOTAL FIXTURES 5 @ $ 4.00			2000
WATER HEATERS/POOL • SPA HEATER			
WATER ☒ GAS ☐ PIPING			
SOLAR COLLECTORS/TANKS			
PERMIT FEES @			10 00
TOTAL PLUMBING FEES		ACCT #01-32102	30 00
HOUSE SEWER @	SEP PIT	SEPTIC TANK	
PERMIT FEES @			
TOTAL HOUSE SEWER & SANITATION FEES		ACCT #01-32105	

ELECTRICAL FEES			
SWITCHES, RECEPTACLES 12, 16			1600
LIGHTING FIXTURES 12			
APPLIANCE OUTLETS			
OCC GROUP SQ FT @			
OCC GROUP SQ FT @			
SERVICE AMPS @			
NO. UNITS TEMP POWER			
NO. MOTORS			
SWIMMING POOL SPA ELECTRIC			
PERMIT FEE @			0 00
TOTAL ELECTRICAL FEES		ACCT #01-32103	16 00

MECH. FEES			
HEATING 90 M/BTU 2 A/C		M/BTU	12 00
OTHER			
PERMIT FEE @			10 00
TOTAL MECHANICAL FEES		ACCT #01-32104	22 00

GRADING FEES		
CUBIC YARDS		
TOTAL GRADING FEES	ACCT #01-32106	
SEWER ASSESSMENT FEES PAID YES NO		
AVIGATION AGREEMENT REQUIRED YES NO		

TOTAL ALL FEES (PAY THIS AMOUNT) $ 159 20

PERMIT NO. _____ DATE 4 23 86

TYPE OF INSPECTION	DATE	INSPECTOR
SETBACKS		
FOOTINGS/FORMS/STEEL		
U. GRND PLUMBING *	4/25/86	
U. GRND ELECT.		
U. GRND MECH.		
POOL STEEL/BOND/LINER		
SPA PLBG./SPA HTG		
SLAB GRADE		
OK TO POUR SLAB		
ROUGH PLUMBING *	4/25/86 PR	
ROUGH ELECTRIC	4/25/86 PR	
ROUGH MECHANICAL		
FLOOR FRAMING		
ROUGH FRAMING	4/24/86	
ROOF SHEATHING		
SHEAR PANELS		
STRUCTURAL STEEL		
CONNECTIONS		
ENERGY CONSERVATION		
OK TO COVER WALLS		
ROOF COVERING		
PLBG TOP OUT *	4/25/86	
FIREPLACE - THROAT		
FIREPLACE - BOND BEAM		
FIREPLACE - TOP OUT		
MASONARY BOND BEAM		
LATH - EXTERIOR		
LATH - INTERIOR		
DRY WALL NAIL	4-28-86 KE	
GAS TEST		
POOL FENCE		
OK TO PLASTER POOL		
P TRAP		
SEWER/CESSPOOL/LEACH LINE FINAL		
FINAL GRADING		
FINAL PLUMBING		
FINAL ELECTRIC		
FINAL MECHANICAL		
FINAL BUILDING		
FINAL POOL/SPA		
FINAL SOLAR		
EDISON CO. CALLED		
GAS CO CALLED		

OTHER DEPARTMENT REQUIREMENTS

ENGINEERING		
TRASH BINS		
D A B REQ		
SITE PLAN		
VARIANCE		
C O F		

C.O. ISSUED: DATE

TEMP. C.O. ISSUED: DATE

CONDITIONS:

INSPECTOR'S NAME _____ INITIAL _____

REMARKS

SEWER DIAGRAM

CITY OF ONTARIO

REQUEST FOR USE OR OCCUPANCY REQUIRING A BUSINESS LICENSE

To:
(XXX) BUILDING DEPARTMENT
( ) ZONING DEPARTMENT
( ) FIRE DEPT-FIRE PREV. BUREAU
(XXX) POLICE DEPARTMENT
( ) ENGINEERING DEPARTMENT
( ) WATER DEPARTMENT
( ) HEALTH DEPARTMENT
( ) OTHER DEPARTMENT

The below named business has applied for a business license. Please review this request to see if it conforms to your department's requirements and reply immediately to this office as to your findings. The attached form should be completed and returned with your reply.

947-1145

Name of business California Screen Company Phone ~~XXXXX~~

Address 1930 S. Bon View, Unit 12

Classification or type of business Manufacturing Sun Screens

Name of Roy Schnieder (Ptr) (owner) Address 16911 Bellflower Bellflower, 90706 Phone 213 866 0753

or

Name of ~~Bruce Mulhearn~~ (manager) Address ~~16911 Bellflower Bellflower 90706~~ Phone ~~213 866 0753~~

= =

The following is a description of business activities to be conducted from above location; the potential number of persons to be on the premises; flammable liquids, chemicals, compressed gases, or other hazardous materials used, stored, or present; type of waste materials that will be discharged into sewer system; description of hazardous processes involved; etc.

I- 260181.

3/18/89

OK BH 8-11-88

Date: 4/8/89

LICENSE BUREAU

By jah

Form # 28 (9/65)

CITY OF ONTARIO

REQUEST FOR USE OR OCCUPANCY REQUIRING A BUSINESS LICENSE

To:
- (XXX) BUILDING DEPARTMENT
- ( ) ZONING DEPARTMENT
- (XXX) FIRE DEPT-FIRE PREV. BUREAU
- (XXX) POLICE DEPARTMENT
- (XXX) ENGINEERING DEPARTMENT
- ( ) WATER DEPARTMENT
- ( ) HEALTH DEPARTMENT
- ( ) OTHER DEPARTMENT

The below named business has applied for a business license. Please review this request to see if it conforms to your department's requirements and reply immediately to this office as to your findings. The attached form should be completed and returned with your reply.

Name of business SHAMROCK-STERLING CHEMICAL CORPORATION Phone 714 ~~947454~~ 9474454

Address 1930 S. BON VIEW AVE. # 19

Classification or type of business PUMP MFG.

Name of KENNETH R. BROMBY (owner) Address 14723 BLUE BELL CHINO HILLS, CA 91710 Phone 714 5975392

or

Name of _____ (manager) Address _____ Phone _____

= = = =

TRACT # _____

LOT # _____

200 EAST "B" STREET — TEL. (714) 595-1101

VC # _____ VAR # _____ DAB/FILE # 2197-5

BUILDING ADDRESS 1930 Bon View Front Half

OWNER TRI-POINTE Dev. Inc.

MAILING ADDRESS 2140 So. Hacienda Blvd. Ste 201

CITY Hacienda Heights ZIP 91745 TEL. 333-9833

CONTRACTOR Roddy Mfg Inc

ADDRESS 19589 Bluffwood St.

CITY Rowland Hts ZIP 91748 TEL. 714/598-5836

STATE LIC. & CLASSIF. 395514 C-20 CITY LIC. NO.

ARCH., ENGR., DESIGNER

ADDRESS TEL.

CITY ZIP STATE LIC. NO.

INTENDED PERMIT USE: misc mech.

SQ. FT. SIZE NO. STORIES NO. DW. UNITS

RESIDENTIAL ☐ COMMERCIAL ☑ INDUSTRIAL ☐

NEW ☑ ADD ☐ ALTER ☐ REPAIR ☐ DEMOLITION ☐

LICENSED CONTRACTOR'S DECLARATION

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code and my license is in full force and effect

SIGNATURE Chas R. Roddy DATE 11-18-80

OWNER—BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code): Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law, Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code or that he is exempt therefrom, and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500).

I as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.)

I as owner of the property am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.)

I am exempt under Sec. _____ B & PC for this reason _____

Date _____ Owner _____

WORKERS' COMPENSATION DECLARATION

I hereby affirm that I have a certificate of consent to self-insure or a certificate of Workers' Compensation Insurance or a certified copy thereof (Sec. 3800, Labor Code).

Policy No. _____ Company _____

☐ Copy is filed with the city ☐ Certified copy is hereby furnished

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

This section need not be completed if the permit is for one hundred dollars ($100) valuation or less.)

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

NOTICE TO APPLICANT: If after making this Certificate of Exemption you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's Name _____

Lender's Address _____

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

Signature of Applicant _____ Date 11-18-80

Mailing Address 19589 Bluffwood ST

City, State, Zip Rowland Heights, CA 91748

OCC. GROUP	SIZE (SQ. FT.)	VALUATION
	TOTAL VALUATION	

ACCOUNT #

PERMIT #		01-32101
PLAN CHECK #		01-32108
PARK & REC. AQUISITION FEE #		07-31901
EARTHQUAKE FEE #		01-218-116
SEWER CAPITAL ASSESSMENT FEE # $800 EA.		01-37210
SEWER ASSESSMENT FEE # $30 EA.		01-37211
		TOTAL

PLUMBING FEES

BATHTUBS		DISHWASHER/DISPOSAL	
SHOWERS		CLOTHES WASHERS	
WATER CLOSETS		DRINK. FOUNTAINS	
LAVATORIES		URINALS	
SINKS		INTERCEPTORS	
		DRAINS	

TOTAL FIXTURES _____ @ $ _____

WATER HEATERS

WATER ☐ GAS ☐ PIPING

SOLAR COLLECTORS/TANKS

PERMIT FEES #

TOTAL PLUMBING FEES ACCT. #01-32102

HOUSE SEWER #

PRIVATE SEWER SYSTEM | SEP. PIT | SEPTIC TANK

TOTAL HOUSE SEWER & SANITATION FEES ACCT. #01-32106

ELECTRICAL FEES

SWITCHES, RECEPTACLES

LIGHTING FIXTURES

APPLIANCE OUTLETS

OCC. GROUP SQ. FT. @ ¢

OCC. GROUP SQ. FT. @ ¢

SERVICE AMPS @

NO. UNITS TEMP. POWER

NO. MOTORS

SWIMMING POOL/SPA ELECTRIC

PERMIT FEE #

TOTAL ELECTRICAL FEES ACCT. #01-32103

MECH. FEES

HEATING [illegible] M/BTU A C [illegible] M/BTU	17	00
OTHER Heating M/Btu 100 / Ea	13	50
PERMIT FEE #	10	00
TOTAL MECHANICAL FEES ACCT. #01-32104	40	50

GRADING FEES

CUBIC YARDS

TOTAL GRADING FEES ACCT. #01-32106

SEWER ASSESSMENT FEES PAID YES NO

AVIGATION AGREEMENT REQUIRED YES NO

35915

TOTAL ALL FEES (PAY THIS AMOUNT) $ 40 50

PERMIT NO. _____ DATE 11-18-80

INSPECTION RECORD

TYPE OF INSPECTION	DATE	INSPECTOR
FORMS STEEL		
PLUMBING		
CONDITIONER		
SPA HTG		
PLUMBING		
ELECTRIC		
	7/24/81	CS

C.O. ISSUED: DATE

TEMP C.O. ISSUED:

CONDITIONS

INSPECTOR'S NAME

INITIAL

SEWER DIAGRAM

12/1/81

DEPARTMENT OF BUILDING AND SAFETY

ONTARIO, CALIF. 91764 TEL. (714) 988-1181

LOT # _____ 303 EAST "B" STREET

PC # _____ VAR # _____ DAB/FILE # 9597

BUILDING ADDRESS 1930 S Barrows (FRONT - UNIT 12)

OWNER x Ken Mooney

MAILING ADDRESS x 1930 S. Don Dr.

CITY Ont. ZIP _____ TEL. x

CONTRACTOR x Foothill Plbg. Co.

ADDRESS 6233 Oak Canyon Rd

CITY Orange ZIP 91702 TEL. 935-3671

STATE LIC. & CLASSIF. x C-36 CITY LIC. NO.

ARCH., ENGR., DESIGNER

ADDRESS TEL.

CITY ZIP STATE LIC. NO.

INTENDED PERMIT USE: mcs Plumbing

SQ. FT. SIZE NO. STORIES NO. DW. UNITS

RESIDENTIAL ☐ COMMERCIAL ☐ INDUSTRIAL ✓

NEW ✓ ADD ☐ ALTER ☐ REPAIR ☐ DEMOLITION ☐

LICENSED CONTRACTOR'S DECLARATION

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

SIGNATURE Wm. C. Roff DATE 12/1/81

OWNER—BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec 7031.5, Business and Professions Codes: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law, Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code or that he is exempt therefrom, and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500).

☐ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.)

☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improve thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.)

☐ I am exempt under Sec _____ B & P C for this reason _____

Date _____ Owner _____

WORKERS' COMPENSATION DECLARATION

I hereby affirm that I have a certificate of consent to self-insure or a certificate of Workers' Compensation Insurance, or a certified copy thereof. (Sec. 3800, Labor Code.)

Policy No. _____ Company _____

x Copy is filed with the city.

☐ Certified copy is hereby furnished.

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

This section need not be completed if the permit is for one hundred dollars ($100) valuation or less.

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

NOTICE TO APPLICANT: If after making this Certificate of Exemption you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued. (Sec. 3097, Civil Code.)

Lender's Name _____

Lender's Address _____

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

Signature of Applicant: x Wm C Roff Date: x 12/1/81

Mailing Address: 5 Amth

City, State, Zip _____

VALIDATION

When properly validated in this space, this form constitutes a permit to do the work described herein. This permit will expire if work is not started within 120 days, or if work is abandoned for more than 120 days.

OCC. GROUP	SIZE (SQ. FT.)	VALUATION
	TOTAL VALUATION	

	ACCOUNT #	
PERMIT #	01-32101	
PLAN CHECK #	01-32105	
PARK & REC. AQUISITION FEE #	07-31901	
EARTHQUAKE FEE #	01-215-116	
SEWER CAPITAL ASSESSMENT FEE # 5880 EA.	01-37210	
SEWER ASSESSMENT FEE # 575 EA.	01-37211	
TOTAL		

PLUMBING FIXTURES

BATHTUBS		DISHWASHER/DISPOSAL	
SHOWERS		CLOTHES WASHERS	
WATER CLOSETS	4	DRINK. FOUNTAINS	
LAVATORIES	4	URINALS	
SINKS	2	INTERCEPTORS	
		DRAINS	

TOTAL FIXTURES 10 @ $ 4 00	40	00
WATER HEATERS 2 NT 5 00	10	00
WATER ✓ GAS ✓ PIPING	4	00
SOLAR COLLECTORS/TANKS		
PERMIT FEES #	10	00
TOTAL PLUMBING FEES ACCT. #01-32102	64	00

HOUSE SEWER #			
PRIVATE SEWER SYSTEM	SEP. PIT	SEPTIC TANK	
TOTAL HOUSE SEWER & SANITATION FEES ACCT. #01-32108			

ELECTRICAL FEES

SWITCHES, RECEPTACLES			
LIGHTING FIXTURES			
APPLIANCE OUTLETS			
OCC. GROUP	SQ. FT.	#	¢
OCC. GROUP	SQ. FT.	#	¢
SERVICE	AMPS	#	
NO. UNITS		TEMP. POWER	
NO. MOTORS			
SWIMMING POOL/SPA ELECTRIC			
PERMIT FEE #			
TOTAL ELECTRICAL FEES ACCT. #01-32109			

MECH. FEES

HEATING	M/BTU	A/C	M/BTU
OTHER			
PERMIT FEE #			
TOTAL MECHANICAL FEES ACCT. #01-32104			

GRADING FEES (CITY OF ONTARIO)

CUBIC YARDS		
TOTAL GRADING FEES ACCT. #01-32106	[illegible]	[illegible]
SEWER ASSESSMENT FEES PAID YES NO		
AVIGATION AGREEMENT REQUIRED YES NO		

#0715

TOTAL ALL FEES (PAY THIS AMOUNT) $ 64 00

PERMIT NO. _____ DATE 12-1-81

APPLICATION ONLY

INSPECTION RECORD

TYPE OF INSPECTION	DATE	INSPECTOR
PLUMBING	On Previous Permit	
PLUMBING	7/24/91	CS
	10/13/91	CS
	12/1/91	CS
	12-7-81	C.S. Recalled 10-3-88 (HR)

C.O. ISSUED: DATE

TEMP. C.O. ISSUED: DATE

CONDITIONS:

INSPECTOR'S NAME — INITIAL

REMARKS

SEWER DIAGRAM

OTHER DEPARTMENT REQUIREMENTS

DEPARTMENT OF BUILDING AND SAFETY

303 EAST "B" STREET — ONTARIO, CALIF. 91764 — TEL. (714) 986-1181

CUP # — VAR # — SITE PLAN FILE #

BUILDING ADDRESS 810 S. Archibald Ave. (FRONT VIEW) Bldg. 8

OWNER Archibald Industrial Park LTD-5

TM-Sauer Development Inc.

MAILING ADDRESS 2110 S. Hacienda Blvd.

CITY Hacienda Heights — ZIP 91745 — TEL. (213) 961-6800

CONTRACTOR TM-Sauer Development Inc.

ADDRESS 2110 S. Hacienda Blvd.

CITY Hacienda Heights — ZIP 91745 — TEL. (213) 961-6800

STATE LIC. & CLASSIF. 395652 B-1 — CITY LIC. NO.

ARCH., ENGR., DESIGNER TM-Sauer Development Inc.

ADDRESS 2110 S. Hacienda Blvd. — TEL.

CITY Hacienda Heights — ZIP 91745 — STATE LIC. NO. 395652

INTENDED PERMIT USE: On Site Sewer Const.

SQ. FT	NO.	NO. DW.
SIZE	STORIES	UNITS

NEW X ADD ☐ ALTER ☐ REPAIR ☐ DEMOLITION ☐

LICENSED CONTRACTOR'S DECLARATION

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

(SIGNATURE) TM-Sauer Development Inc. DATE 9/16/81

OWNER—BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec 7031.5 Business and Professions Code): Any city or county which requires a permit to construct, alter, improve, demolish or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500).

I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.)

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts with contractors(s) licensed pursuant to the Contractor's License Law.)

I am exempt under Sec. B&P C for the reason

WORKERS' COMPENSATION DECLARATION

I have and will maintain a certificate of consent to self-insure, or a certificate of Workers' Compensation Insurance, or a certified copy thereof (Sec. 3700 Labor Code).

Company: STATE FARM

X Policy No. Certified copy is hereby furnished

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

This section need not be completed if the permit is for one hundred dollars ($100) valuation or less.

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

APPLICANT: If after making this Certificate of Exemption you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's Name: Mettle Bank

Lender's Address: 3130 Wilshire Blvd. L.A. 90024

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

Signature: (SIGNATURE) Date 9/16/81

Mailing Address: 2110 S. Hacienda Blvd.

City: Hacienda Heights, Ca. 91745

VALIDATION

After issuance of this permit, this form constitutes a permit to do the work described herein. This permit will expire if work is not started within 120 days of its issuance or if work is abandoned for more than 120 days.

OCC. GROUP	SIZE (SQ. FT.)	VALUATION
	TOTAL VALUATION	

UNITS 12, 13, 14

ACCOUNT #

PERMIT #	01-32101	01-3121
PLAN CHECK #	01-36105	01-3607
PARK & REC. AQUISITION FEE	01-81901	26-3016
EARTHQUAKE FEE	01-215-116	01-220.31
		TOTAL

PLUMBING FEES

BATHTUBS		DISHWASHER/DISPOSAL	
SHOWERS		CLOTHES WASHERS	
WATER CLOSETS		DRINK. FOUNTAINS	
LAVATORIES		URINALS	
SINKS		INTERCEPTORS	
WATER HEATERS			

TOTAL FIXTURES # $

WATER ☐ GAS ☐ PIPING

WATER SOFTENERS

PERMIT FEE # 94906 — 80

TOTAL PLUMBING FEES 01-32102 ACCT # 01-3122

HOUSE SEWER # 01-32105 — 40

PRIVATE SEWER SYSTEM — SEP. PIT — SEPTIC TANK — 10

TOTAL HOUSE SEWER & SANITATION FEES ACCT. # 01-3125

ELECTRICAL FEES

OCC. GROUP — SQ. FT. — # — 70 00

OCC. GROUP — SQ. FT. — #

SERVICE — AMPS — #

NO. UNITS — TEMP. POWER

NO. MOTORS

SWIMMING POOL ELECTRIC

PERMIT FEE #

TOTAL ELECTRICAL FEES 01-32103 ACCT. # 01-3123

MECH. FEES

HEATING

SWIMMING POOL HTG. — M/BTU

AIR COND.

OTHER

PERMIT FEE #

TOTAL MECHANICAL FEES 01-32104 ACCT. # 01-3124

GRADING FEES

CUBIC YARDS

TOTAL GRADING FEES 01-32106 ACCT. # 01-3126

SEWER ASSESSMENT FEES PAID YES NO

AVIGATION AGREEMENT REQUIRED

21000 TOTAL ALL FEES (PAY THIS AMOUNT) [redacted]

PERMIT NO. _____ DATE 8 AUG 81

MINIMUM SETBACK DISTANCES:

_____ FRONT SETBACK FROM CENTER LINE

_____ REAR SETBACK FROM REAR PROPERTY LINE

_____ SIDE STREET SETBACK FROM CENTER LINE

_____ SIDE SETBACK FROM PROPERTY LINE

APPLICATION ONLY

BUILDING DEPARTMENT COPY 782

TYPE OF INSPECTION	DATE	INSPECTOR	REMARKS
SETBACKS			
FOOTINGS	8/12/81	PBM	
U GRND PLUMBING			
U GRND ELECT			
U GRND MECH			
POOL STEEL BOND			
SLAB GRADE	8/17/81	CS	
OK TO POUR SLAB			
ROUGH PLUMBING			
ROUGH ELECTRIC			
ROUGH MECHANICAL			
FLOOR FRAMING			
ROUGH FRAMING	9/4/81	CS	
ROOF SHEATHING	9/4/81	CS	
SHEAR PANELS			
STRUCTURAL STEEL			
CONNECTIONS			
ENERGY CONSERVATION			
OK TO COVER WALLS			
ROOF COVERING			
PLBG TOP OUT			
FIREPLACE THROAT			
FIREPLACE BOND BEAM			
FIREPLACE TOP OUT			
MASONRY BOND BEAM			
LATH EXTERIOR			
LATH INTERIOR			
DRYWALL NAIL			
SEWER	9/29/81	CS	
GAS TEST			
POOL FENCE			
PR. PLASTER POOL			
P TRAP			
FINAL PLUMBING			
FINAL ELECTRIC			
FINAL MECHANICAL			
FINAL BUILDING			
PERSON TO CALLED			
JOB CO CALLED			

MISCELLANEOUS REQUIREMENTS		
ENGINEERING		
TRASH BINS		
LAB REQ		
SITE PLAN		
ARRANGE		
CAP		

SEWER DIAGRAM

as built

TRAC # _____

LOT # —

PC # _____ V.R. _____ DATE ISSUED _____

CITY OF BUILDING AND [illegible] CITY

[illegible] EAST "G" STREET (714) [illegible] TEL. (714) [illegible]

BUILDING ADDRESS 1930

OWNER 1914 Bon View #2, #6, #7

Tri-Pacific Development

MAILING ADDRESS 1930 Bon View #12

CITY Ontario ZIP 91761 TEL —

CONTRACTOR Tri-Pacific Development

ADDRESS 1930 Bon View #12

CITY Ontario ZIP 91761 TEL (714) 947-5068

STATE LIC & CLASS B 395652 CITY LIC NO 13894

ARCH ENGR DESIGNER

ADDRESS TEL

CITY ZIP STATE LIC NO

INTENDED PERMIT USE Electrical Service

(4)

SQ FT SIZE NO STORIES NO DW UNITS

RESIDENTIAL [ ] COMMERICAL [ ] INDUSTRIAL [X]

NEW [X] ADD ALTER [ ] REPAIR [ ] DEMOLITION [ ]

LICENSED CONTRACTOR'S DECLARATION

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code and my license is in full force and effect

SIGNATURE 9/27/85 DATE

OWNER—BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5 Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500):

I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. However, the builder or improver who sells within one year of completion of the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.)

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.)

I am exempt under Sec. _____ B & P C for this reason _____

Owner _____

WORKERS' COMPENSATION DECLARATION

I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Workers' Compensation Insurance, or a certified copy thereof (Sec. 3800, Labor Code).

Policy No. [illegible] Company State Farm D-185

Certified copy is hereby furnished

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

This certificate must be completed if the permit is for one hundred dollars ($100) valuation or less.

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

I understand that after making this Certificate of Exemption, I should become subject to the Workers' Compensation provisions of the Labor Code, I must forthwith comply with such provisions or this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's name _____

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

SIGNATURE 9/27/85 Date

VALIDATION

Unless validated in this space, this form constitutes a permit to do the work described herein. This permit will expire if work is not started within 180 days or if work is abandoned for more than 180 days.

APPLICATION ONLY

OCC./TYPE CONST.	SIZE (SQ. FT.)	VAL. (SQ. FT.)	VALUATION
		TOTAL VALUATION	

PERMIT @	01-32101	
PLAN CHECK @	01-36105	
PARK & REC. AQUISITION FEE @	07-31901	
EARTHQUAKE FEE @	01-215-116	
SEWER CAPITAL ASSESSMENT FEE @ $950 EA.	26-37210	
SEWER ASSESSMENT FEE @ $75 EA.	26-37211	
	TOTAL	

PLUMBING FEES

BATHTUBS		DISHWASHER/DISPOSAL	
SHOWERS		CLOTHES WASHERS	
WATER CLOSETS		DRINK. FOUNTAINS	
LAVATORIES		URINALS	
SINKS		INTERCEPTORS	
		DRAINS	

TOTAL FIXTURES _____ @ $ _____

WATER HEATERS/POOL • SPA HEATER

WATER ☐ GAS ☐ PIPING

SOLAR COLLECTORS/TANKS

PERMIT FEES @

TOTAL PLUMBING FEES ACCT. #01-32102

HOUSE SEWER @ SEP. PIT SEPTIC TANK

PERMIT FEES @

TOTAL HOUSE SEWER & SANITATION FEES ACCT. #01-32105

ELECTRICAL FEES

SWITCHES, RECEPTACLES				
LIGHTING FIXTURES				
APPLIANCE OUTLETS				
OCC. GROUP	SQ. FT	@	¢	
OCC. GROUP	SQ. FT	@	¢	
SERVICE 4 AMPS	100	@	12.50	50 00
NO. UNITS	TEMP. POWER			
NO. MOTORS				
SWIMMING POOL/SPA ELECTRIC				
PERMIT FEE @				
TOTAL ELECTRICAL FEES			ACCT. #01-32103	10 00

MECH. FEES

HEATING	M/BTU	A/C	M/BTU	60 00
OTHER				
PERMIT FEE @				
TOTAL MECHANICAL FEES			ACCT. #01-32104	

GRADING FEES

CUBIC YARDS

TOTAL GRADING FEES ACCT. #01-32[illegible] 80 00

SEWER ASSESSMENT FEES PAID YES NO

AVIGATION AGREEMENT REQUIRED YES NO

TOTAL ALL FEES (PAY THIS AMOUNT) CK 60 00

19[illegible]

PERMIT NO _____ DATE 9/27/85

BUILDING [illegible] EPA [illegible] TY

TYPE OF INSPECTION	DATE	INSPECTOR
SETBACKS		
FOOTINGS/FORMS/STEEL		
U. GRND PLUMBING		
U. GRND ELECT.		
U. GRND MECH.		
POOL STEEL/BOND/LINER		
SPA PLBG./SPA HTG		
SLAB GRADE		
OK TO POUR SLAB		
ROUGH PLUMBING		
ROUGH ELECTRIC		
ROUGH MECHANICAL		
FLOOR FRAMING		
ROUGH FRAMING		
ROOF SHEATHING		
SHEAR PANELS		
STRUCTURAL STEEL		
CONNECTIONS		
ENERGY CONSERVATION		
OK TO COVER WALLS		
ROOF COVERING		
PLBG. TOP OUT		
FIREPLACE - THROAT		
FIREPLACE - BOND BEAM		
FIREPLACE - TOP OUT		
MASONARY BOND BEAM		
LATH - EXTERIOR		
LATH - INTERIOR		
DRY WALL NAIL		
GAS TEST		
POOL FENCE		
OK TO PLASTER POOL		
P-TRAP		
SEWER/CESSPOOL/LEACH LINE FINAL		
FINAL GRADING		
FINAL PLUMBING		
FINAL ELECTRIC	9-27-85	B. Mac
FINAL MECHANICAL		
FINAL BUILDING		
FINAL POOL/SPA		
FINAL SOLAR		
EDISON CO. CALLED	9-27-85	BS Recalled 10-1-85
GAS CO. CALLED		

OTHER DEPARTMENT REQUIREMENTS		
ENGINEERING		
TRASH BINS		
D.A.B. REQ.		
SITE PLAN		
VARIANCE		
C.U.P.		

C.O. ISSUED: DATE

TEMP. C.O. ISSUED: DATE

CONDITIONS:

INSPECTOR'S NAME _____ INITIAL

REMARKS

SEWER DIAGRAM

TRACT # _____ CITY OF ONTARIO
LOT # _____ 303 EAST "B" STREET, ONTARIO, CALIF. 91764
PC # _____ VAR # _____ DAB/FILE # None Req

BUILDING AND SAFETY
TEL. (714) 988-1181

BUILDING ADDRESS: 1930 S. Bon View #18
OWNER: Tri-Pacific Development
MAILING ADDRESS: 1930 S. Bon View
CITY: Ontario ZIP: 91761 TEL: 947-5088
CONTRACTOR: Alex Rojano Inc.
ADDRESS: 15320-B Proctor Ave
CITY: City of Ind. ZIP: 91745 TEL: 330-0984
STATE LIC & CLASS: 45-3113 -C-10 CITY LIC NO:
ARCH. ENGR DESIGNER: ADDRESS: TEL:
CITY: ZIP: STATE LIC NO:
INTENDED PERMIT USE: New elect service (600)
LOT: NO STORIES: NO. DW UNITS:
RESIDENTIAL NEW ADD X ALTER REPAIR DEMOLITION
COMMERICAL X INDUSTRIAL

OCC./TYPE CONST.	SIZE (SQ. FT.)	VAL. (SQ. FT.)	VALUATION
		TOTAL VALUATION	

PERMIT @	01-32101	
PLAN CHECK @	01-38106	
PARK & REC. AQUISITION FEE @	07-31901	
EARTHQUAKE FEE @	01-215-116	
SEWER CAPITAL ASSESSMENT FEE @ $950 EA.	28-37210	
SEWER ASSESSMENT FEE @ $75 EA.	28-37211	
	TOTAL	

PLUMBING FEES

BATHTUBS		DISHWASHER/DISPOSAL	
SHOWERS		CLOTHES WASHERS	
WATER CLOSETS		DRINK. FOUNTAINS	
LAVATORIES		URINALS	
SINKS		INTERCEPTORS	
		DRAINS	
TOTAL FIXTURES @ $			
WATER HEATERS/POOL • SPA HEATER			
WATER ☐ GAS ☐ PIPING			
SOLAR COLLECTORS/TANKS			
PERMIT FEES @			
TOTAL PLUMBING FEES ACCT. #01-32102			
HOUSE SEWER @ SEP. PIT SEPTIC TANK			
PERMIT FEES @			
TOTAL HOUSE SEWER & SANITATION FEES ACCT. #01-32105			

ELECTRICAL FEES

SWITCHES, RECEPTACLES		
LIGHTING FIXTURES		
APPLIANCE OUTLETS	2 - 120 lines	4 00
OCC. GROUP SQ FT @		
OCC. GROUP SQ FT @		
SERVICE 1 AMPS 200 @		12 50
NO. UNITS ~~TEMP. POWER~~ 1 Subpanel		12 50
NO. MOTORS		
SWIMMING POOL SPA ELECTRIC		
PERMIT FEE @		10 00
TOTAL ELECTRICAL FEES ACCT #01-32103		39 00

MECH. FEES

HEATING M/BTU A/C M/BTU	
OTHER	
PERMIT FEE @	
TOTAL MECHANICAL FEES ACCT #01-32104	

GRADING FEES

CUBIC YARDS	
TOTAL GRADING FEES ACCT #01-32106	
SEWER ASSESSMENT FEES PAID YES NO	
AVIGATION AGREEMENT REQUIRED YES NO	

TOTAL ALL FEES (PAY THIS AMOUNT) $ 39 00

PERMIT NO 38734 DATE 6-7-84

LICENSED CONTRACTOR'S DECLARATION

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

X Alex Rojano 6-7-84
(SIGNATURE) DATE

OWNER-BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5 Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant subjects the applicant to a civil penalty of not more than five hundred dollars ($500):

I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.)

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.)

B & P C for this reason

WORKERS' COMPENSATION DECLARATION

I have and will maintain a certificate of consent to self-insure or a certificate of Workers' Compensation insurance, or a certified copy thereof (Sec. 3800, Labor Code).

X 2.74 Employers Benefits Inc. for my Workers' Compensation insurance.

Certified copy is hereby furnished
CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation laws of California.

I understand that after making this Certificate of Exemption, should I become subject to the Workers' Compensation provisions of the Labor Code, I must forthwith comply with such provisions or this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

There is hereby given to the undersigned authority notice in writing that I have contracted for the performance of construction work at the above-referenced address. The name and address of the lender are as follows:

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter the above-mentioned property for inspection purposes.

X Alex Rojano Date 6-7-84
Name

VALIDATION

Any permit validated in this space this form constitutes a permit to do the work described herein. This permit will expire if work is not started within 120 days or if work is abandoned for more than 180 days.

APPLICATION ONLY

786

TYPE OF INSPECTION	DATE	INSPECTOR
SETBACKS		
FOOTINGS/FORMS/STEEL		
U GRND PLUMBING		
U GRND ELECT.		
U GRND MECH.		
POOL STEEL/BOND/LINER		
SPA PLBG/SPA HTG		
SLAB GRADE		
OK TO POUR SLAB		
ROUGH PLUMBING		
ROUGH ELECTRIC		
ROUGH MECHANICAL		
FLOOR FRAMING		
ROUGH FRAMING		
ROOF SHEATHING		
SHEAR PANELS		
STRUCTURAL STEEL		
CONNECTIONS		
ENERGY CONSERVATION		
OK TO COVER WALLS		
ROOF COVERING		
PLUG TOP OUT		
FIREPLACE - THROAT		
FIREPLACE - BOND BEAM		
FIREPLACE - TOP OUT		
MASONARY BOND BEAM		
LATH - EXTERIOR		
LATH - INTERIOR		
DRY WALL NAIL		
GAS TEST		
POOL FENCE		
OK TO PLASTER POOL		
P-TRAP		
SEWER/CESSPOOL/LEACH LINE FINAL		
FINAL GRADING		
FINAL PLUMBING		
FINAL ELECTRIC	6-8-84	[illegible]
FINAL MECHANICAL		
FINAL BUILDING		
FINAL POOL/SPA		
FINAL SOLAR		
EDISON CO CALLED	6-8-84	Cfranco
GAS CO CALLED		

OTHER DEPARTMENT REQUIREMENTS

ENGINEERING		
TRASH BINS		
D.A.B. REQ		
SITE PLAN		
VARIANCE		
U.P.		

C.O. ISSUED: DATE

TEMP. C.O. ISSUED: DATE

CONDITIONS:

INSPECTOR'S NAME _____ INITIAL _____

REMARKS

SEWER DIAGRAM

LOT # _____ 300 EAST "B" STREET [redacted] TEL. (714) [redacted]

PC # _____ VAR # _____ DAB/FILE # _____

BUILDING ADDRESS 1930 Bon View #16

OWNER Daryl Metz

MAILING ADDRESS 1930 Bon View #16

CITY Ontario ZIP 91761 TEL

CONTRACTOR Owner Bldg

ADDRESS

CITY ZIP TEL

STATE LIC & CLASS# CITY LIC NO

ARCH. ENGR. DESIGNER

ADDRESS TEL

CITY ZIP STATE LIC NO

INTENDED PERMIT USE ELECT. MAIN TO SUB-Panel

SQ. FT. [redacted] NO. STORIES [redacted] NO. DW. UNITS [redacted]

RESIDENTIAL NEW ☐ ADD ☒ COMMERICAL ☐ ALTER ☐ INDUSTRIAL ☒ REPAIR ☐ DEMOLITION ☐

LICENSED CONTRACTOR'S DECLARATION

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

DATE

OWNER-BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom, and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500):

I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.)

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.)

B & P's for the project

11-26-84-X

WORKERS' COMPENSATION DECLARATION

I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Workers' Compensation Insurance, or a copy certified by the State Compensation Insurance Fund (Sec. 3800, Labor Code).

Policy No. Company

Certified copy is hereby furnished

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

WARNING: Failure to secure workers' compensation coverage is unlawful, and shall subject an employer to criminal penalties and civil fines up to one hundred thousand dollars ($100,000), in addition to the cost of compensation, damages as provided for in Section 3706 of the Labor Code, interest, and attorney's fees.

I understand that in the event that I should become subject to the Workers' Compensation provisions of Section 3700 of the Labor Code, I must forthwith comply with such provisions or this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

Signature (Owner or authorized agent) X Date 11-28-84

VALUATION

OCC./TYPE CONST.	SIZE (SQ. FT.)	VAL. (SQ. FT.)	VALUATION
		TOTAL VALUATION	

BUILDING PERMIT FEES

PERMIT @	01-32101	
PLAN CHECK @	01-36106	
PARK & REC. AQUISITION FEE @	07-31901	
EARTHQUAKE FEE @	01-215-116	
SEWER CAPITAL ASSESSMENT FEE @ $950 EA.	28-37210	
SEWER ASSESSMENT FEE @ $75 EA.	28-37211	
TOTAL		

PLUMBING FEES

BATHTUBS		DISHWASHER/DISPOSAL	
SHOWERS		CLOTHES WASHERS	
WATER CLOSETS		DRINK. FOUNTAINS	
LAVATORIES		URINALS	
SINKS		INTERCEPTORS	
		DRAINS	

TOTAL FIXTURES _____ @ $ _____

WATER HEATERS/POOL • SPA HEATER

WATER ☐ GAS ☐ PIPING

SOLAR COLLECTORS/TANKS

PERMIT FEES @

TOTAL PLUMBING FEES ACCT. #01-32102

HOUSE SEWER @ SEP. PIT SEPTIC TANK

PERMIT FEES @

TOTAL HOUSE SEWER & SANITATION FEES ACCT #01-32105

ELECTRICAL FEES

SWITCHES, RECEPTACLES		
LIGHTING FIXTURES		
APPLIANCE OUTLETS		
OCC. GROUP SQ. FT @ ¢		
OCC. GROUP SQ. FT @ ¢		
SERVICE AMPS 100 @		12 50
NO. UNITS TEMP. POWER		
NO. MOTORS		
SWIMMING POOL/SPA ELECTRIC		
PERMIT FEE @		10 00
TOTAL ELECTRICAL FEES ACCT #01-32103		22 50

MECH. FEES

HEATING M/BTU A.C. M/BTU		
OTHER		
PERMIT FEE @		
TOTAL MECHANICAL FEES ACCT. #01-32104		

GRADING FEES

CUBIC YARDS	
TOTAL GRADING FEES ACCT. #01-32106	
SEWER ASSESSMENT FEES PAID YES NO	
AVIGATION AGREEMENT REQUIRED YES NO	

TOTAL ALL FEES (PAY THIS AMOUNT) $ 22 50

40788

PERMIT NO. _____ DATE 11-28-84

VALIDATION

After being validated, this space this form constitutes a permit to do the work described hereon. This permit will expire if work is not started within 120 days or if work is abandoned for more than 120 days.

APPLICATION ONLY

788

TYPE OF INSPECTION	DATE	INSPECTOR
SETBACKS		
FOOTINGS/FORMS/STEEL		
U. GRND PLUMBING		
U. GRND ELECT.		
U. GRND MECH.		
POOL STEEL/BOND/LINER		
SPA PLBG./SPA HTG		
SLAB GRADE		
OK TO POUR SLAB		
ROUGH PLUMBING		
ROUGH ELECTRIC		
ROUGH MECHANICAL		
FLOOR FRAMING		
ROUGH FRAMING		
ROOF SHEATHING		
SHEAR PANELS		
STRUCTURAL STEEL		
CONNECTIONS		
ENERGY CONSERVATION		
OK TO COVER WALLS		
ROOF COVERING		
PLBG. TOP OUT		
FIREPLACE - THROAT		
FIREPLACE - BOND BEAM		
FIREPLACE - TOP OUT		
MASONARY BOND BEAM		
LATH - EXTERIOR		
LATH - INTERIOR		
DRY WALL NAIL		
GAS TEST		
POOL FENCE		
OK TO PLASTER POOL		
P-TRAP		
SEWER/CSSPOOL/EACH LINE FINAL		
FINAL GRADING		
FINAL PLUMBING		
FINAL ELECTRIC	11-29-84	Bman
FINAL MECHANICAL		
FINAL BUILDING		
FINAL POOL/SPA		
FINAL SOLAR		
EDISON CO. CALLED	11-29-84	HH
GAS CO. CALLED		
OTHER DEPARTMENT REQUIREMENTS		
ENGINEERING		
TRASH BINS		
L.A.B. REQ.		
SITE PLAN		
CLEARANCE		
OTHER		

C.O. ISSUED: DATE

TEMP. C.O. ISSUED: DATE

CONDITIONS:

INSPECTOR'S NAME _____ INITIAL

REMARKS

SEWER DIAGRAM

LOT # _____ TEL. (714) 595-1151

PC # _____ VAR # _____ DAB/FILE # _____

BUILDING ADDRESS 1930 Box View #116

OWNER METZ A.C.

MAILING ADDRESS 20475 YELLOW BACK RD.

CITY WALNUT, CA. ZIP 91787 TEL 595-8802

CONTRACTOR OWNER

ADDRESS _____

CITY _____ ZIP _____ TEL _____

STATE LIC & CLASS _____ CITY LIC NO _____

ARCH. ENGR DESIGNER _____

ADDRESS _____ TEL _____

CITY _____ ZIP _____ STATE LIC NO _____

INTENDED PERMIT USE TENANT IMPROVEMENT

SQ. FT. _____ NO STORIES _____ NO. DW UNITS _____

RESIDENTIAL NEW ADD'L ALTER ☒ REPAIR ☐ COMMERICAL ☐ INDUSTRIAL ☒ DEMOLITION ☐

LICENSED CONTRACTOR'S DECLARATION

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

SIGNATURE _____ DATE _____

OWNER - BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5 Business and Professions Code): Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant subjects the applicant to a civil penalty of not more than five hundred dollars ($500):

X I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.)

_____ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.)

_____ I am exempt under Sec. _____ B & P.C. for this reason _____

6-27-84 _____ SIGNATURE

WORKERS' COMPENSATION DECLARATION

I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Workers' Compensation Insurance, or a certified copy thereof (Sec. 3800, Labor Code).

Policy No. _____

Certified copy is hereby furnished

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

X I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation laws of California.

I hereby affirm that I am exempt from Workers' Compensation for the following reason: The cost of the permit is for one hundred dollars ($100) valuation or less.

X I understand that in the event that I should become subject to the Workers' Compensation provisions of Section 3700 of the Labor Code, I must forthwith comply with such provisions or this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender _____

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter the above-mentioned property for inspection purposes.

SIGNATURE _____ DATE 6-27-84

VALUATION

OCCUPANCY/TYPE CONSTR.	SIZE (SQ. FT.)	VAL.* (SQ. FT.)	VALUATION
		TOTAL VALUATION	15,000

PERMIT @		01-32101	110 50
PLAN CHECK	Bal. 38945	01-36105	
PARK & REC. ACQUISITION FEE @		07-31901	
EARTHQUAKE FEE @		01-215-116	1 05
SEWER CAPITAL ASSESSMENT FEE @ $950 EA.		28-37210	
SEWER ASSESSMENT FEE @ $75 EA		28-37211	
		TOTAL	111 55

PLUMBING FEES

BATHTUBS		DISHWASHER/DISPOSAL	
SHOWERS		CLOTHES WASHERS	
WATER CLOSETS	1	DRINK. FOUNTAINS	
LAVATORIES	1	URINALS	1
SINKS	2	INTERCEPTORS	
		DRAINS	

TOTAL FIXTURES 5 @ $ 4 00		20 00
WATER HEATERS/POOL • SPA HEATER		
WATER ☒ GAS ☐ PIPING		2 00
SOLAR COLLECTORS/TANKS		
PERMIT FEES @		10 00
TOTAL PLUMBING FEES ACCT. #01-32102		32 00
HOUSE SEWER @ SEP PIT SEPTIC TANK		
PERMIT FEES @		
TOTAL HOUSE SEWER & SANITATION FEES ACCT. #01-32105		

ELECTRICAL FEES

SWITCHES, RECEPTACLES 16		8 00
LIGHTING FIXTURES 4		2 00
APPLIANCE OUTLETS		
OCC. GROUP SQ. FT. @ ¢		
OCC. GROUP SQ. FT @ ¢		
SERVICE AMPS @		
NO. UNITS TEMP. POWER		
NO. MOTORS		
SWIMMING POOL/SPA ELECTRIC		
PERMIT FEE @		10 00
TOTAL ELECTRICAL FEES ACCT #01-32103		20 00

MECH. FEES

HEATING ✓ M/BTU A/C ✓ M/BTU		12 00
OTHER		
PERMIT FEE @		10 00
TOTAL MECHANICAL FEES ACCT #01-32104		[illegible]

GRADING FEES

CUBIC YARDS	TOTAL	185.55
TOTAL GRADING FEES ACCT #01-321	CHECK	185.55
SEWER ASSESSMENT FEES PAID YES NO		
AVIGATION AGREEMENT REQUIRED YES NO		

TOTAL ALL FEES (PAY THIS AMOUNT) $ 185 55

PERMIT NO. _____ DATE 6-27-84

This permit is validated in this space; this form constitutes a permit to do the work described hereon. This permit will expire if work is not started within 180 days or if work is abandoned for more than 180 days.

APPLICATION ONLY

BUILDING DEPART[illegible] BY J.C.

TYPE OF INSPECTION	DATE	INSPECTOR
SETBACKS		
FOOTINGS/FORMS/STEEL		
U. GRND PLUMBING		
U. GRND ELECT		
U. GRND MECH.		
POOL STEEL/BOND/LINER		
SPA PLBG./SPA HTG		
SLAB GRADE		
OK TO POUR SLAB		
ROUGH PLUMBING	9/24/84	
ROUGH ELECTRIC		
ROUGH MECHANICAL		
FLOOR FRAMING		
ROUGH FRAMING	9/24/84	
ROOF SHEATHING		
SHEAR PANELS		
STRUCTURAL STEEL		
CONNECTIONS		
ENERGY CONSERVATION	9/24/84	
OK TO COVER WALLS		
ROOF COVERING		
PLBG. TOP OUT		
FIREPLACE - THROAT		
FIREPLACE - BOND BEAM		
FIREPLACE - TOP OUT		
MASONARY BOND BEAM		
LATH - EXTERIOR		
LATH - INTERIOR		
DRY WALL NAIL	9/28/84	
GAS TEST		
POOL FENCE		
OK TO PLASTER POOL		
P-TRAP		
SEWER/CESSPOOL/LEACH LINE FINAL		
FINAL GRADING		
FINAL PLUMBING	11-13-84	
FINAL ELECTRIC	11-13 84	
FINAL MECHANICAL	11/21/84	
FINAL BUILDING	11/21/84	
FINAL POOL/SPA		
FINAL SOLAR		
EDISON CO. CALLED		
GAS CO. CALLED		

OTHER DEPARTMENT REQUIREMENTS

ENGINEERING		
TRASH BINS		
D.A.B. REQ.		
SITE PLAN		
VARIANCE		
C.U.P.		

C.O. ISSUED: DATE

TEMP. C.O. ISSUED: DATE

CONDITIONS:

INSPECTOR'S NAME _____ INITIAL

REMARKS

11/20/84 Permanent ladder for access to roof to be installed by owner of Bld.

SEWER DIAGRAM

303 EAST "B" STREET ONTARIO, CALIF. 91764 TEL. 984

CUP # VAR # SITE PLAN FILE #

BUILDING ADDRESS 1990 S Bon View (BLDG B Front Section)

OWNER TRI Pacific Dev.

MAILING ADDRESS 2110 Hacienda BLVD

CITY Hacienda Hts ZIP 91745 TEL. ~~714-961-6~~ 714-947-5088

CONTRACTOR OWNER

ADDRESS

CITY ZIP TEL.

STATE LIC. & CLASSIF. CITY LIC. NO. REYES

ARCH., ENGR., DESIGNER

ADDRESS TEL.

CITY ZIP STATE LIC. NO.

INTENDED PERMIT USE. OFFICE & WAREHOUSE

SQ. FT. SIZE 5500 NO. STORIES 1 NO. DW. UNITS

NEW ☑ ADD ☐ ALTER ☐ REPAIR ☐ DEMOLITION ☐

LICENSED CONTRACTOR'S DECLARATION

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code and my license is in full force and effect

LIC. NO. DATE

OWNER—BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5 Business and Professions Code): Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom, and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500).

I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.)

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.)

I am exempt under Sec. 6&P.C. for this reason

Date 3-31-81 Owner

WORKERS' COMPENSATION DECLARATION

I hereby affirm that I have a certificate of consent to self-insure or a certificate of Workers' Compensation Insurance or a certificate of exemption, as provided by Section 3700 of the Labor Code.

Policy No. Company

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

I certify that I have complied with the requirements of Section 3700 of the Labor Code, and that if after making this Certificate of Exemption I become subject to the Workers' Compensation provisions of Section 3700 of the Labor Code, I will forthwith comply with such provisions or this permit shall be deemed revoked.

Certified copy is hereby furnished

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

(This section need not be completed if the permit is for one hundred dollars ($100) valuation or less.)

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

WARNING: Failure to secure workers' compensation coverage is unlawful, and shall subject an employer to criminal penalties and civil fines up to one hundred thousand dollars ($100,000), in addition to the cost of compensation, damages as provided for in Section 3706 of the Labor Code, interest, and attorney's fees.

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California. If after making this Certificate of Exemption I become subject to the Workers' Compensation provisions of Section 3700 of the Labor Code, I must forthwith comply with such provisions or this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Name

I hereby affirm that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

Signature of Applicant or Agent Date 3-31-81

VALIDATION

Application validated by this office. This form constitutes a permit to do the work described herein. This permit will expire if work is not started within 120 days of issuance or if work is abandoned for more than 120 days.

APPLICATION ONLY

BUILDING DEPARTMENT COPY

OCC. GROUP	SIZE (SQ. FT.)	VALUATION
Office	2562	12357
Warehouse	2613	4588.13
	TOTAL VALUATION	16945

ACCOUNT #

PERMIT	RENEW & REROCK 01-3121	304	00
PLAN CHECK	01-3607		
PARK & REC. AQUISITION FEE	28-3016		
EARTHQUAKE FEE	01-220.31	304	
	24759 TOTAL	304	00

PLUMBING FEES

BATHTUBS		DISHWASHER/DISPOSAL	
SHOWERS		CLOTHES WASHERS	
WATER CLOSETS		DRINK. FOUNTAINS	
LAVATORIES		URINALS	
SINKS		INTERCEPTORS	
WATER HEATERS			

TOTAL FIXTURES # $

WATER ☐ GAS ☐ PIPING

WATER SOFTENERS

PERMIT FEE 25989

TOTAL PLUMBING FEES ACCT # 01-3122

HOUSE SEWER 24999

PRIVATE SEWER SYSTEM SEP. PIT SEPTIC TANK

TOTAL HOUSE SEWER & SANITATION FEES ACCT. # 01-3125

ELECTRICAL FEES

OCC. GROUP SQ. FT. ¢

OCC. GROUP SQ. FT. ¢

SERVICE AMPS ¢

NO. UNITS TEMP. POWER

NO. MOTORS

SWIMMING POOL ELECTRIC 25955

PERMIT FEE

TOTAL ELECTRICAL FEES ACCT. # 01-3123

MECH. FEES

HEATING

SWIMMING POOL HTG. M/ BTU

AIR COND. 25915

OTHER

PERMIT FEE

TOTAL MECHANICAL FEES ACCT. # 01-3124

GRADING FEES

CUBIC YARDS

TOTAL GRADING FEES ACCT. # 01-3126

SEWER ASSESSMENT FEES PAID YES NO

AVIGATION AGREEMENT REQUIRED

TOTAL ALL FEES (PAY THIS AMOUNT) $ 304 00

PERMIT NO. DATE 3-31-81

MINIMUM SETBACK DISTANCES:

FRONT SETBACK FROM CENTER LINE

REAR SETBACK FROM REAR PROPERTY LINE

SIDE STREET SETBACK FROM CENTER LINE

SIDE SETBACK FROM PROPERTY LINE

INSPECTION RECORD

TYPE OF INSPECTION	DATE	INSPECTOR	REMARKS
SETBACKS			
FOOTINGS			— on previous permit
U GRND PLUMBING			— " " "
U GRND ELECT			
U GRND MECH.			
POOL STEEL/BOND.			
Insulation of Ducts	6-6-81	RAH	
SLAB GRADE			— on previous permit
OK TO POUR SLAB			
ROUGH PLUMBING	7/22/81	CS	
ROUGH ELECTRIC	7/22/81	CS	
ROUGH MECHANICAL			
FLOOR FRAMING			
ROUGH FRAMING	7/22/81	CS	
ROOF SHEATHING	4/6/81	CS	
SHEAR PANELS exterior	4/6/81	CS 8/10/81	CS
STRUCTURAL STEEL			
CONNECTIONS			
ENERGY CONSERVATION			
OK TO COVER WALLS			
ROOF COVERING			
PLBG TOP OUT			
FIREPLACE - THROAT			
FIREPLACE - BOND BEAM			
FIREPLACE - TOP OUT			
MASONRY BOND BEAM	9/9/81	CS	— on previous permit
LATH - EXTERIOR			
LATH - INTERIOR			
DRY WALL NAIL OK	8-24-81	CS	
SEWER			
GAS TEST			
FENCE			
PRE-PLASTER POOL			
FINAL			
FINAL PLUMBING	12/11/81	CS	
FINAL ELECTRIC			
FINAL MECHANICAL			
FINAL BUILDING			
POISON CO. CALLED			
GAS CO. CALLED			

SEWER DIAGRAM

MISCELLANEOUS REQUIREMENTS

ENGINEERING		
TRASH BINS		
APPROVED		
SITE PLAN		
CLEARANCE		
FINAL		

EN GINEERING	
TRASH BINS	
D.B. REQ.	
SITE PLAN	
VARIANCE	
U.P	

1430 S. Boise #2
No. 5 View

Have not been
microfilmed
10-29-87

CHECK LIST FOR COMMERCIAL AND INDUSTRIAL BY: L Brown

BUSINESS LICENSE

Name of Business Mulnara Realtors.

Address 1930 S Bon View unit 12

Type of Business Realtors Office

1. Zone (Circle) C1 C2 C3 M1 M2 M2.5 EAD R1 R2 R3 RE

SP _____ (A)

2. Is this business approved for this zone? (Yes) No (Cond. # 23 1705)

3. Pull permit packet for: EXISTING

A. Type of previous business license

Real estate Mortgages

B. Date of most recent license

11-7-87

C. Building occupancy type

B-2

4. Is this a different type of business?

Yes (No)

5. Is this a change of ownership only?

Yes (No)

6. Will a pre-alteration inspection be required for alterations?

Yes (No)

7. If a pre-alteration is required - pull building plans.

8. If different type occupancies in building - pull building plans.

9. If hazardous occupancy - pull building plans.

10. Is business located within the Redevelopment Project Area?

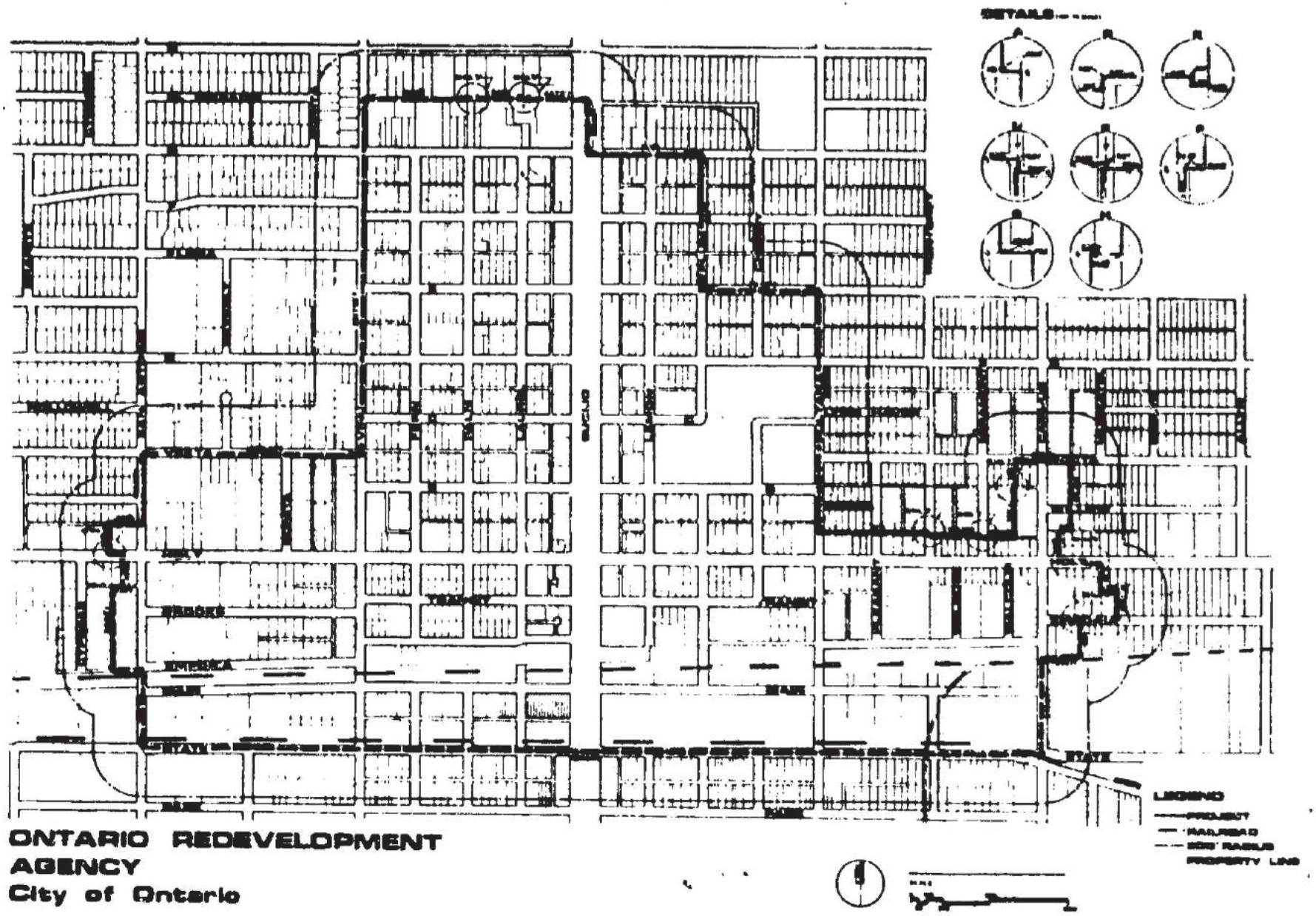
Yes (No)

If located within area license must be approved by the Redevelopment Director.

NOTE: This form must accompany all Commercial and Industrial business license applications.

APPROVED BY _____

CENTER CITY REDEVELOPMENT PROJECT



ONTARIO REDEVELOPMENT AGENCY
City of Ontario

CHECK LIST FOR [illegible] RETAIL [illegible] INDUSTRIAL BY: L Brown

BUSINESS LICENSE

Name of Business Hawaii Co Inc DBA Dupont Analytics

Address 1930 S Bonview Ave #12

Type of Business Mail service, accounting

1. Zone (Circle) C1 C2 C3 M1 M2 M2.5 E&D R1 R2 R3 RE

SP _____

2. Is this business approved for this zone? Yes No (Ord. # _____)

3. Pull permit packet for:

A. Type of previous business license

Office of contractors/engineers developers

B. Date of most recent license

10-21-82

C. Building occupancy type

_____

4. Is this a different type of business?

Yes No

5. Is this a change of ownership only?

Yes No

6. Will a pre-alteration inspection be required for alterations?

Yes No

7. If a pre-alteration is required - pull building plans.

8. If different type occupancies in building - pull building plans.

9. If hazardous occupancy - pull building plans.

10. Is business located within the Redevelopment Project Area?

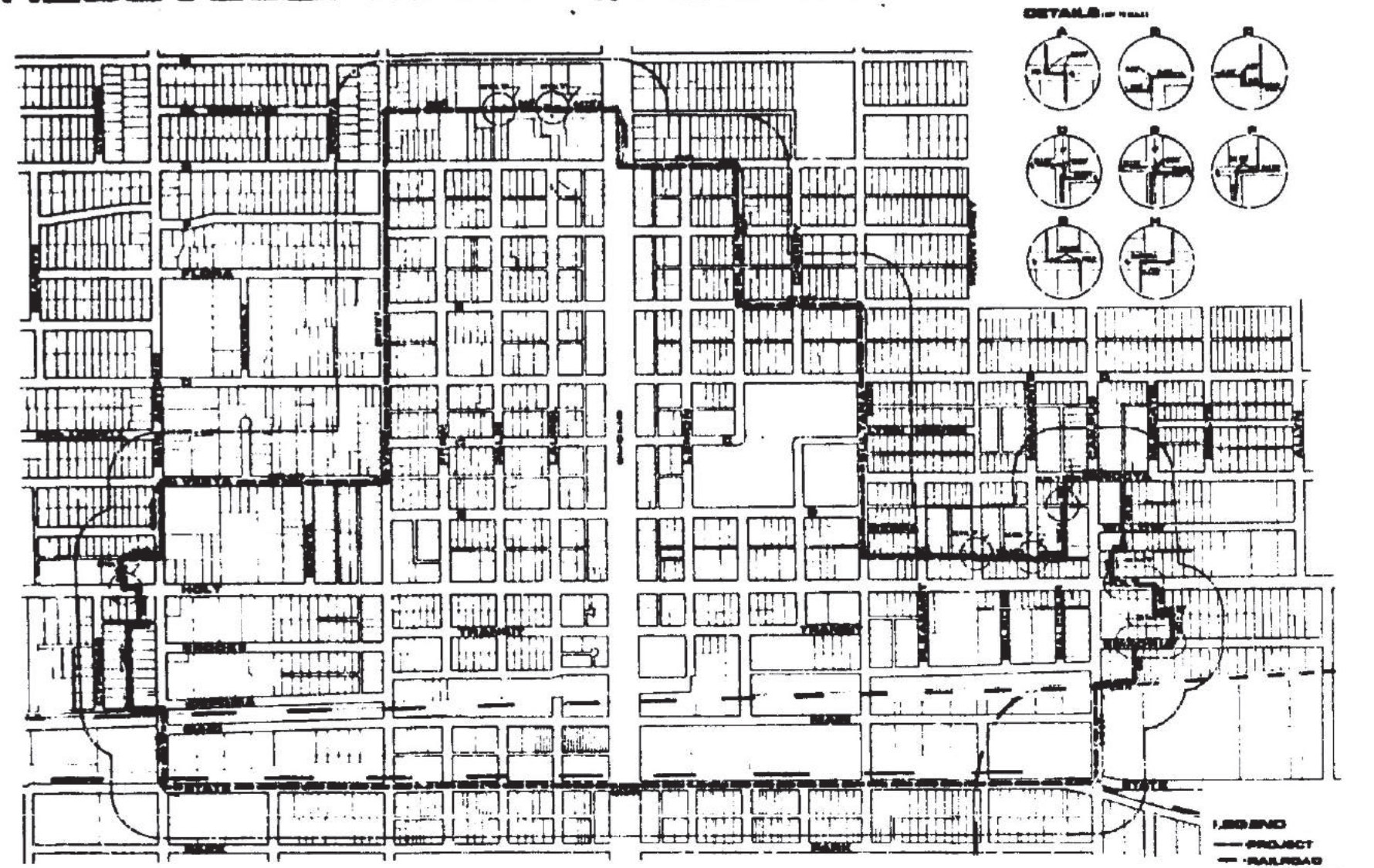
Yes No

If located within area license must be approved by Byron Ely or Robert Jackson.

NOTE: This form must accompany all Commercial and Industrial business license applications.

APPROVED BY _____

CENTER CITY REDEVELOPMENT PROJECT



ONTARIO REDEVELOPMENT AGENCY
City of Ontario

DATE 11-3-

CHECK LIST FOR COMMERCIAL AND INDUSTRIAL BUSINESS LICENSE

BY: L Brown

Name of Business La Jolla Pacific

Address 930 S. Bon View Ave #12

Type of Business real estate brokerage

1. Zone (Circle) C1 C2 C3 M1 M2 (M2.5) EAD R1 R2 R3 RE

   SP _____

2. Is this business approved for this zone? Yes No (Ord. # _____)

3. Pull permit packet for:

   A. Type of previous business license

   Office of contractors engineers developers

   B. Date of most recent license

   10-21-83

   C. Building occupancy type

   _____

4. Is this a different type of business?

   (Yes) No

5. Is this a change of ownership only?

   Yes (No)

6. Will a pre-alteration inspection be required for alterations?

   Yes No

7. If a pre-alteration is required - pull building plans.

8. If different type occupancies in building - pull building plans.

9. If hazardous occupancy - pull building plans.

10. Is business located within the Redevelopment Project Area?

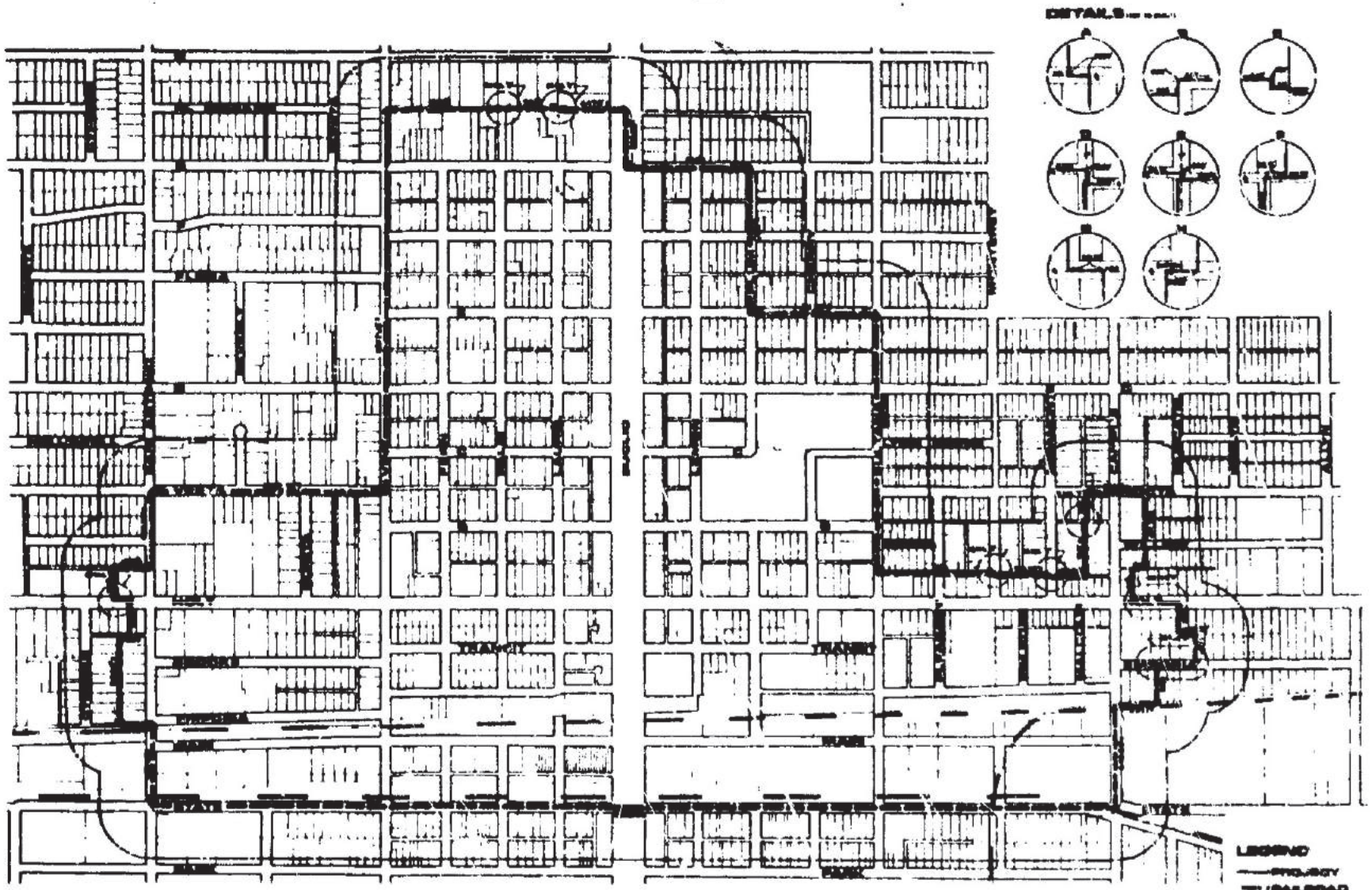
    Yes No

    If located within area license must be approved by Byron Ely or Robert Jackson.

NOTE: This form must accompany all Commercial and Industrial business license applications.

APPROVED BY _____

CENTER CITY REDEVELOPMENT PROJECT



ONTARIO REDEVELOPMENT AGENCY
City of Ontario

CITY OF ONTARIO

DATE 3-9-88

CHECK LIST FOR COMMERCIAL AND INDUSTRIAL BUSINESS LICENSE

BY: K Brown

Name of Business: California Screen Company

Address: 1930 E. Bonview unit B

Type of Business: manufacturing screens

1. Zone (Circle) C1 C2 C3 M1 M2 (M2.5) EAD R1 R2 R3 RE

   SP _____

2. Is this business approved for this zone? (Yes) No (Ord. # 9-3178)

3. Pull permit packet for:

   A. Type of previous business license

   Real estate brokerage

   B. Date of most recent license

   11-20-87

   C. Building occupancy type

   B

4. Is this a different type of business?

   (Yes) No

5. Is this a change of ownership only?

   Yes (No)

6. Will a pre-alteration inspection be required for alterations?

   Yes (No)

7. If a pre-alteration is required - pull building plans.

8. If different type occupancies in building - pull building plans.

9. If hazardous occupancy - pull building plans.

10. Is business located within the Redevelopment Project Area?

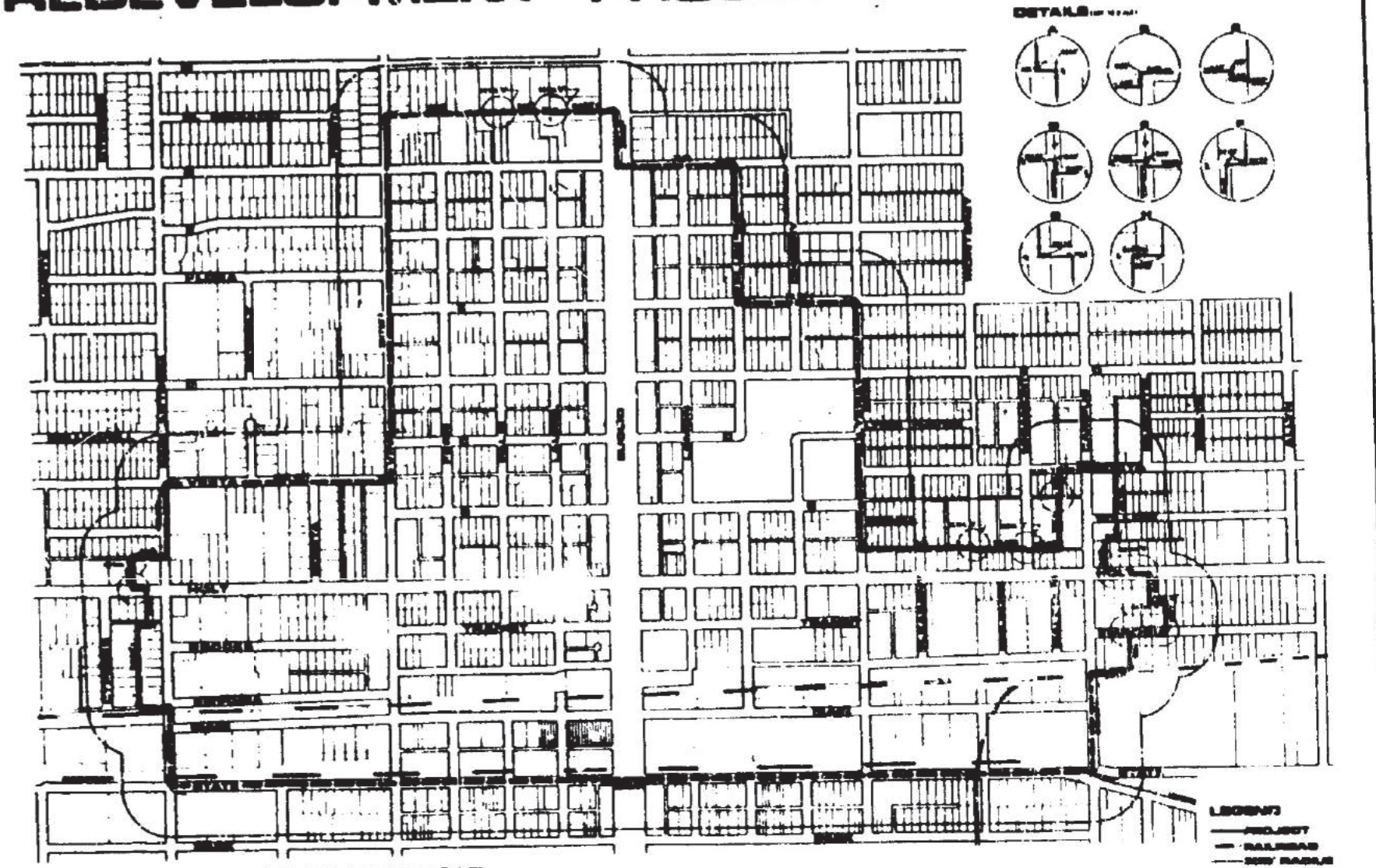
    Yes (No)

    If located within area license must be approved by Byron Ely or Robert Jackson.

NOTE: This form must accompany all Commercial and Industrial business license applications.

APPROVED BY _____

CENTER CITY REDEVELOPMENT PROJECT



ONTARIO REDEVELOPMENT AGENCY
City of Ontario

CITY OF ONTARIO

REQUEST FOR USE OR OCCUPANCY REQUIRING A BUSINESS LICENSE

TO: (—) BUILDING DEPARTMENT
( ) POLICE DEPARTMENT
( )

The below named business has applied for a business license. Please review this request to see if it conforms to your department's requirements and reply immediately to this office as to your findings. The attached form should be completed and returned with your reply.

NAME OF BUSINESS: Quality Offset Printers PHONE: 947-1433

ADDRESS: 1930 Bon View #14 - Ontario

CLASSIFICATION OR TYPE OF BUSINESS: Print shop

OWNER'S NAME: Joe Mendoza ADDRESS:
Prtr

PHONE: 714-350-3284

OTHER NAME: ADDRESS:

PHONE:

The following is a description of business activities to be conducted from above location; the potential number of persons to be on the premises; flammable liquids, chemicals, compressed gases, or other hazardous materials used, stored, or present; type of waste materials that will be discharged into sewer system; description of hazardous processes involved, etc.

I-31746L SQUARE FOOTAGE: 1,400

DATE: 5/17/90 LICENSE DIVISION

BY: LME

FORM #28 (6/89)

CHECK LIST COMMERCIAL AND INDUSTRIAL BY: P. Francis

BUSINESS LICENSE

Name of Business California Delite

Address 1930 S. Bundy Drive # 16

Type of Business Import-Export carton box distribution

1. Zone (Circle) C1 C2 C3 M1 M2 (M2.5) EAD R1 R2 R3 RE

SP _____

2. Is this business approved for this zone? (Yes) No (Ord. # 9-3.1705(a))

3. Pull permit packet for:

A. Type of previous business license

Warehousing / Ready to Wear

B. Date of most recent license

4-7-86

C. Building occupancy type

B-2

4. Is this a different type of business?

(Yes) No

5. Is this a change of ownership only?

Yes (No)

6. Will a pre-alteration inspection be required for alterations?

Yes (No)

7. If a pre-alteration is required - pull building plans.

8. If different type occupancies in building - pull building plans.

9. If hazardous occupancy - pull building plans.

10. Is business located within the Redevelopment Project Area?

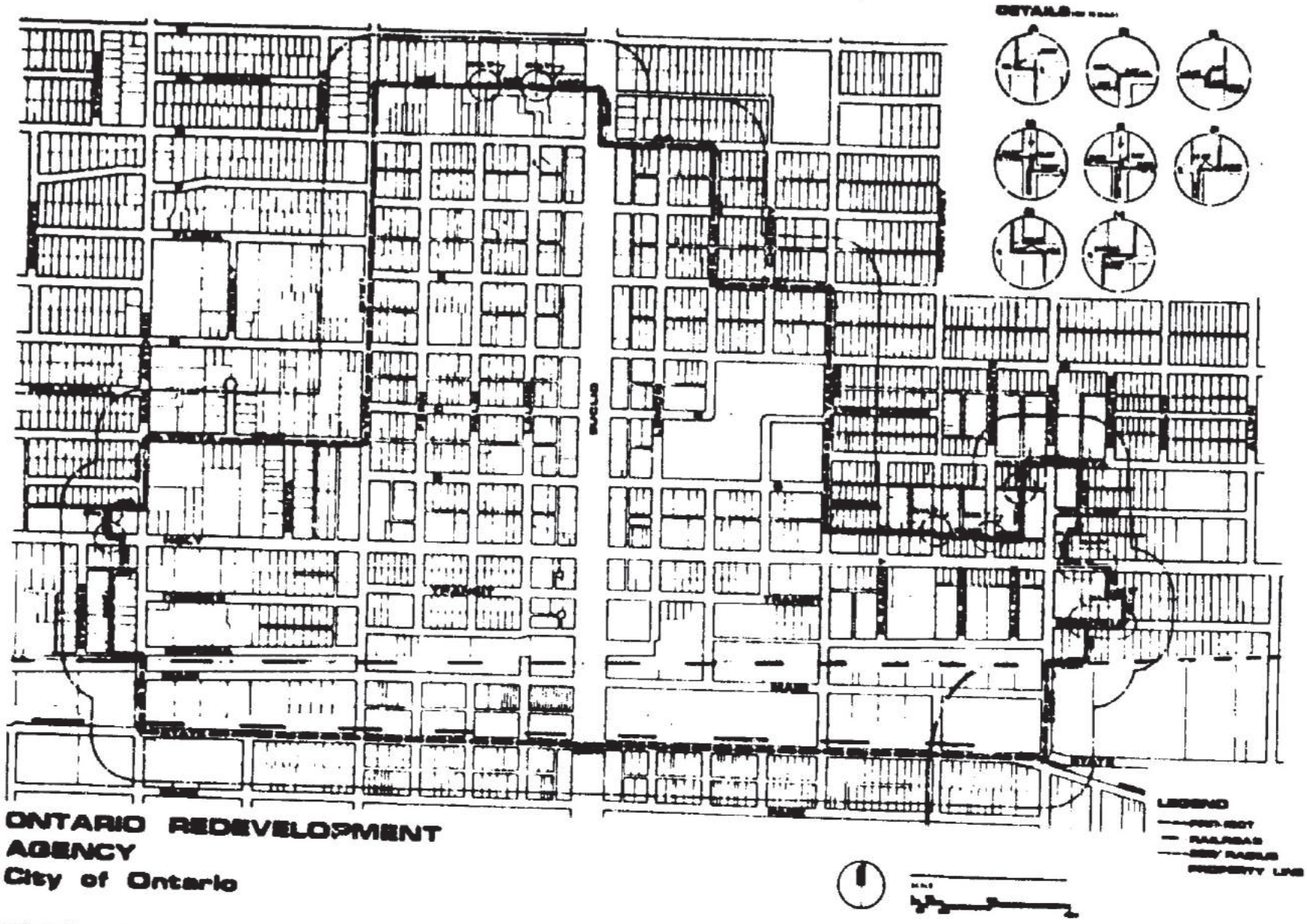
Yes (No)

If located within area license must be approved by Byron Ely or Robert Jackson.

NOTE: This form must accompany all Commercial and Industrial business license applications.

APPROVED BY _____

CENTER CITY REDEVELOPMENT PROJECT



ONTARIO REDEVELOPMENT AGENCY
City of Ontario

Name of Business [redacted]

Address [redacted]

Type of Business Telephone Solicitation

1. Zone (Circle) C1 C2 C3 M1 M2 M3 RAD R1 R2 R3 RE

SP _____

2. Is this business approved for this zone? Yes (No) (Cond. # _____)

3. Pull permit packet for:

   A. Type of previous business license

   _____

   B. Date of most recent license

   _____

   C. Building occupancy type

   _____

4. Is this a different type of business?

   Yes No

5. Is this a change of ownership only?

   Yes No

6. Will a pre-alteration inspection be required for alterations?

   Yes No

7. If a pre-alteration is required - pull building plans.

8. If different type occupancies in building - pull building plans.

9. If hazardous occupancy - pull building plans.

10. Is business located within the Redevelopment Project Area?

    Yes No

    If located within area license must be approved by the Redevelopment Director.

NOTE: This form must accompany all Commercial and Industrial business license applications.

APPROVED BY _____

CITY OF ONTARIO
CHECK LIST FOR BUSINESS LICENSE

Date 7-24-89 By D Bell
Reviewed by _____

Name of Business Daddato Industries
Address 1930 South Vineyard #13
Type of Business machine shop

1. Zone (Circle) C1 C2 C3 M1 M2 (M2.5) EAD R1
R2 R3 RE AR PL SP ARS SA

2. Is this business approved for this zone? (Yes) No (Ord. # 9-3.1705 (Use 32 machine shop

3. Pull permit packet for:
A. Type of previous business license more information on file for #13
B. Date of most recent license more on file for Oct 93
C. Building occupancy type B2 7-26 sent to Eng. C Franco

4. Is this a different type of business? (Yes) No
5. Is this a change of ownership only? Yes (No)
6. Will a pre-alteration be required? Yes (No)
7. Occupancy type _____
8. Occupancy size 1320
9. Is this business approved in this location (Building)? (Yes) No

10. Is business located within the Redevelopment Project Area? Yes (No)

If located within area license must be approved by the Redevelopment Director.

NOTE: This form must accompany all Commercial and Industrial business license applications.

APPROVED BY _____

CITY OF ONTARIO

CHECK LIST FOR COMMERCIAL AND INDUSTRIAL

BUSINESS LICENSE

Name of Business: Ontario Cutting Service

Address: 1930 S Bon View #20

1. Zone (Circle) C1 C2 C3 M1 M2 M2.5

2. Is this business approved for the zone? Yes No

3. Pull permit packet for:

   A. Type of previous license

   New

   B. Date of most recent license

   —

   C. Building occupancy type

   B-2

4. Is this a different type business?

   YES NO

5. Is this a change of ownership only?

   YES NO

6. Will a pre-alteration inspection be required for alterations?

   YES NO

7. If a pre-alteration is required - pull building plans.

8. If different type occupancies in building - pull building plans.

9. If hazardous occupancy - pull building plans.

10. Is business located ~~within~~ Redevelopment Project Area?

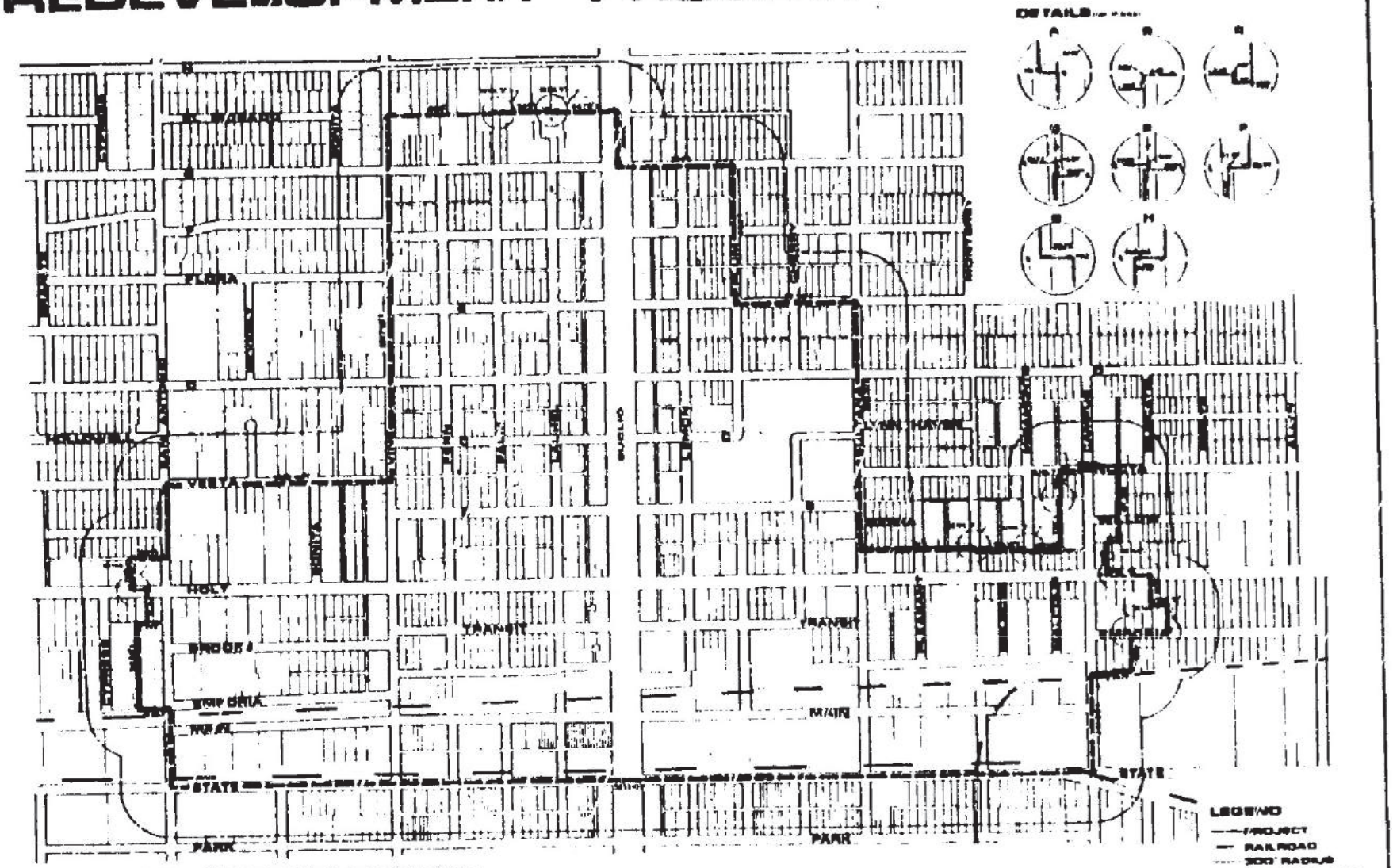
    YES NO

    If located ~~within~~ area license must be approved by Merrell Watts or Robert Jackson.

NOTE: This form must accompany all Commercial and Industrial business license applications.

APPROVED BY _____

CENTER CITY REDEVELOPMENT PROJECT



ONTARIO REDEVELOPMENT AGENCY
City of Ontario

CITY OF ONTARIO

CHECK LIST FOR COMMERCIAL AND INDUSTRIAL

BUSINESS LICENSE

Name of Business COLUMN ENGINEERING, INC (mfg. medical devices)

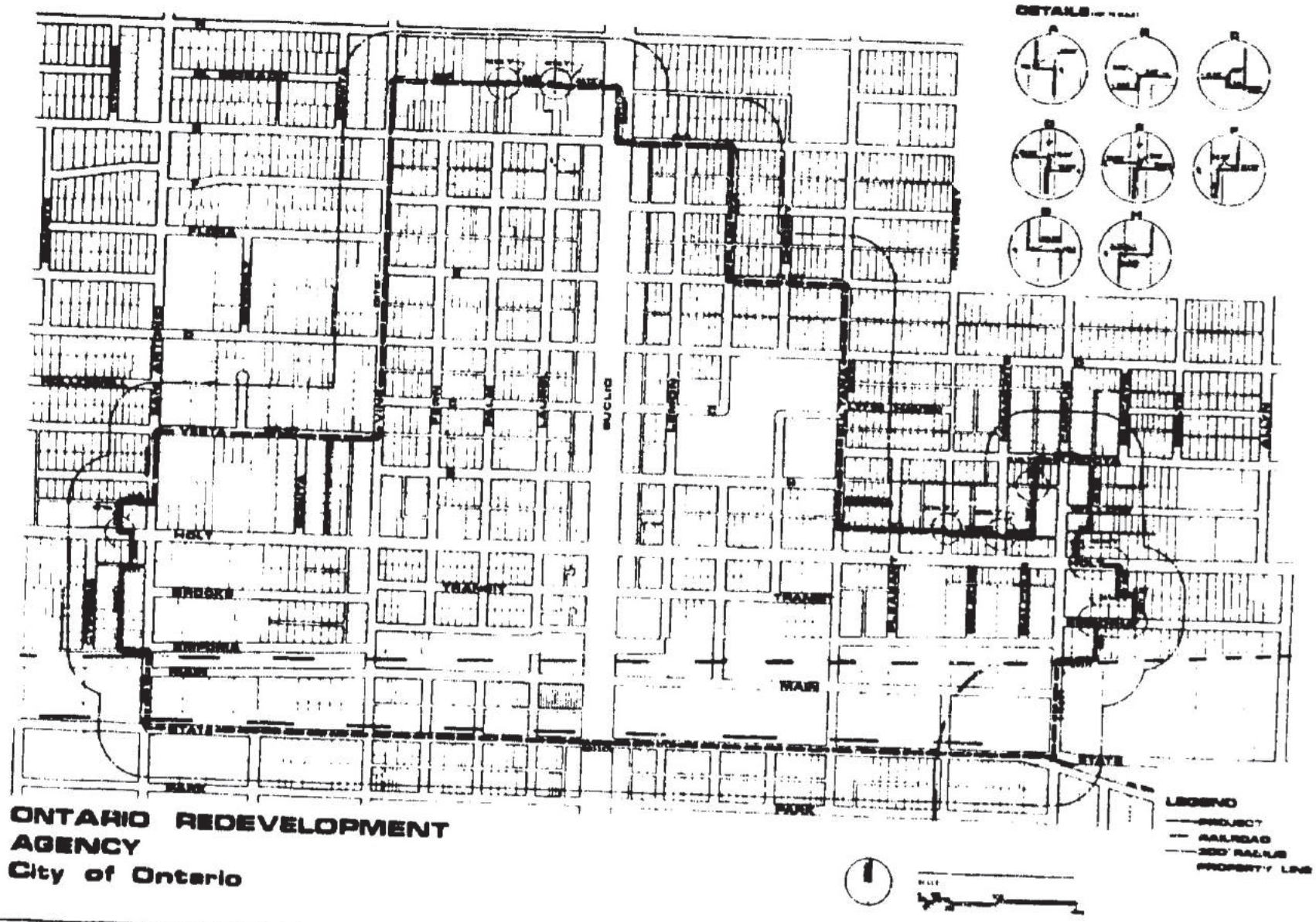
Address 1930 SO. BON VIEW #20

1. Zone (Circle) C1 C2 C3 M1 M2 (M2.5)
2. Is this business approved for the zone? (Yes) No (L-f)
3. Pull permit packet for:
   A. Type of previous license
      Ontario Cutlery Serv.
   B. Date of most recent license
      '84
   C. Building occupancy type
      B-2
4. Is this a different type business?
   (YES) NO
5. Is this a change of ownership only?
   YES (NO)
6. Will a pre-alteration inspection be required for alterations?
   YES (NO)
7. If a pre-alteration is required - pull building plans.
8. If different type occupancies in building - pull building plans.
9. If hazardous occupancy - pull building plans.
10. Is business located within Redevelopment Project Area?
    YES (NO)
    If located within area license must be approved by Merrell Watts or Robert Jackson.

NOTE: This form must accompany all Commercial and Industrial business license applications.

APPROVED BY _____

CENTER CITY REDEVELOPMENT PROJECT



ONTARIO REDEVELOPMENT AGENCY
City of Ontario

CHECK LIST FOR COMMERCIAL AND INDUSTRIAL

BUSINESS LICENSE

Name of Business Rigoberto Diaz

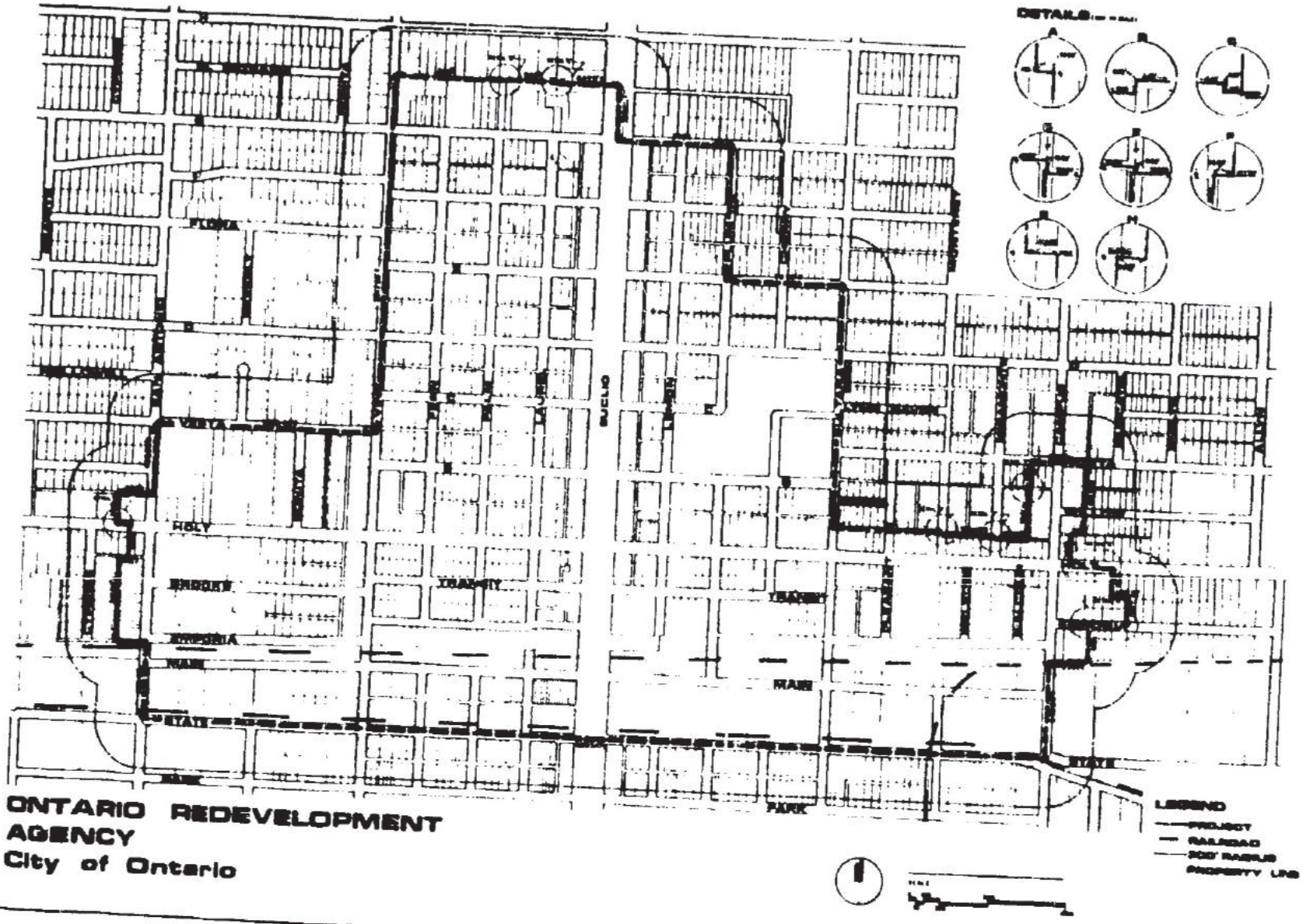
Address 1990 S. Bon View #16 (on)

1. Zone (Circle) C1 C2 C3 M1 M2 (M2.5)
2. Is this business approved for the zone? (Yes) No
3. Pull permit packet for:
   A. Type of previous license
      N/A
   B. Date of most recent license
      N/A
   C. Building occupancy type
      B2
4. Is this a different type business?
   YES (NO)
5. Is this a change of ownership only?
   YES (NO)
6. Will a pre-alteration inspection be required for alterations?
   YES (NO)
7. If a pre-alteration is required - pull building plans.
8. If different type occupancies in building - pull building plans.
9. If hazardous occupancy - pull building plans.
10. Is business located within Redevelopment Project Area?
    YES (NO)
    If located within area license must be approved by Merrell Watts or Robert Jackson.

NOTE: This form must accompany all Commercial and Industrial business license applications.

APPROVED BY

CENTER CITY REDEVELOPMENT PROJECT



ONTARIO REDEVELOPMENT AGENCY
City of Ontario

CHECK LIST FOR COMMERCIAL AND INDUSTRIAL

BUSINESS LICENSE

Name of Business Shamrock - Sterling Chemical Corp.

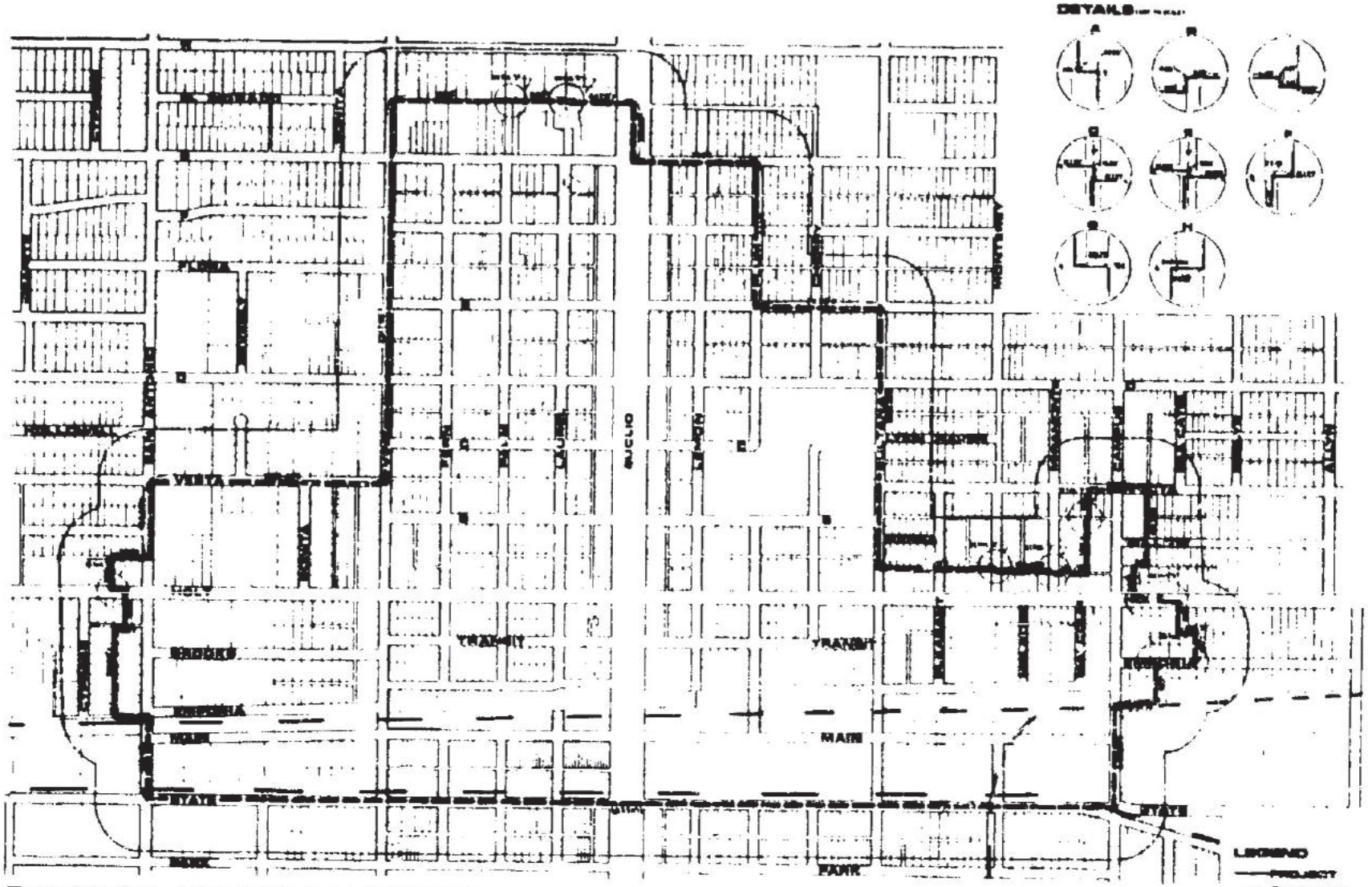
Address 1930 S. Bon View #19

1. Zone (Circle) C1 C2 C3 M1 M2 (M2.5) Pump Mfg.
2. Is this business approved for the zone? (Yes) No 9-3, 1705 (ax)
3. Pull permit packet for:
   A. Type of previous license
      None on file
   B. Date of most recent license
      None
   C. Building occupancy type
      B-2
4. Is this a different type business?
   (YES) NO
5. Is this a change of ownership only?
   YES (NO)
6. Will a pre-alteration inspection be required for alterations?
   (YES) NO
7. If a pre-alteration is required - pull building plans.
8. If different type occupancies in building - pull building plans.
9. If hazardous occupancy - pull building plans.
10. Is business located within Redevelopment Project Area?
    YES (NO)
    If located within area license must be approved by Merrell Watts or Robert Jackson.

NOTE: This form must accompany all Commercial and Industrial business license applications.

APPROVED BY

CENTER CITY REDEVELOPMENT PROJECT



ONTARIO REDEVELOPMENT AGENCY
City of Ontario

LOT # _____ 308 EAST "G" STREET ONTARIO, CA 91764 TEL. (714) 391-2540 PLAN NO: _____ APN 1050-371-30

PC # _____ VAR # _____ DAB/FILE # _____

BUILDING ADDRESS: 1930 BON VIEW #M

OWNER: SHAMROCK CHEMICAL

MAILING ADDRESS: 1930 Bon View

ONTARIO ZIP _____ TEL _____

CONTRACTOR: AIR MASTERS.

ADDRESS: 9439 White Oak.

RANCHO CUCA. ZIP 91730 TEL (714) 980-32

STATE LIC NO: C20, #10, 481200 CITY LIC NO: 32813

TEL _____

ZIP _____ STATE LIC NO _____

DESCRIPTION OF WORK: Install one 4 Ton A/C u

NO STORIES _____ NO. DW UNITS _____

LICENSED CONTRACTOR'S DECLARATION

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code and my license is in full force and effect.

X Russell C. Strang 1/23/

SIGNATURE DATE

OWNER - BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500):

I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.).

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.)

I am exempt under B & P C for this reason _____

Owner _____

WORKERS' COMPENSATION DECLARATION

I hereby affirm that I have a certificate of consent to self-insure or a certificate of Workers' Compensation Insurance or an exemption certificate from the Director of Industrial Relations as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

My Workers' Compensation Insurance carrier and policy number are: 3093 Company Fairmont 10-15-91

Certified copy is hereby furnished

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

I understand that in the event that I should become subject to the Workers' Compensation provisions of Section 3700 of the Labor Code, I must forthwith comply with such provisions or this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's Name _____

Lender's Address _____

I certify that upon approval and issuance of this permit, I will comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

X Russell C. Strang 1-23-91

SIGNATURE DATE

OCC./TYPE CONST	SIZE (SQ. FT.)	VAL. (SQ. FT.)	VALUATION
		TOTAL VALUATION	

PERMIT #	01-32101		
PLAN CHECK BLDG. DEPT.	01-36120		
PLAN CHECK FIRE DEPT.	01-36106		
PARK & REC. FEE SFR	07-31903		
PARK & REC. FEE MFR	07-31904		
EARTHQUAKE FEE RES.	01-215-116		
EARTHQUAKE FEE COMM.	01-215-118		
SEWER CAPITAL ASSESSMENT FEE @ $950 EA.	28-37210		
SEWER ASSESSMENT FEE @ $75 EA.	28-37211		
MISC.			
	TOTAL		

FIXTURES @			
WATER HEATERS/POOL • SPA HEATER			
WATER ☐ GAS ☐ PIPING			
SOLAR COLLECTORS/TANKS			
PERMIT FEES #			
TOTAL PLUMBING FEES	ACCT. #01-32102		
HOUSE SEWER #	SEP. PIT / SEPTIC TANK		
PERMIT FEES #			
TOTAL HOUSE SEWER & SANITATION FEES	ACCT #01-32105		
OCC. GROUP	SQ. FT @ ¢		
OCC. GROUP	SQ. FT @ ¢		
SERVICE AMPS	@		
NO. UNITS	TEMP. POWER		
1 Circuit			15 00
PERMIT FEES #			15 00
TOTAL ELECTRICAL FEES 1300	ACCT ~~401-32100~~		30 00
HEATING 4T-A/C			9 00
PERMIT FEE #			15 00
TOTAL MECHANICAL FEES 1400	ACCT ~~#01-32104~~		24 00
CUBIC YARDS			
TOTAL GRADING FEES	ACCT #01-32106		
SEWER ASSESSMENT FEES PAID YES NO			
AVIGATION AGREEMENT REQUIRED YES NO			
TOTAL ALL FEES (PAY THIS AMOUNT)			$ [redacted]

PERMIT NO 85123 DATE 1-23-91

DEPARTMENT USE ONLY

Plan Check Fee Paid _____

Minimum Setback Distances

Front Property Line _____ R/W _____

Side Setback from Rear Property Line

Side Setback from Center Line _____ R/W _____

Setback from Property Line

NOTE _____

APPLICATION ONLY

VALIDATION

When properly validated in the space, this form constitutes a permit to do the work described herein. This permit will expire if work is not started

BUILDING DEPARTMENT COPY

TYPE OF INSPECTION	DATE	INSPECTOR
[illegible] STEEL/UFER		
[illegible] PLUMBING		
[illegible]		
[illegible]		
[illegible]		
[illegible] MECHANICAL		
[illegible] FRAMING/SHEATHING		
[illegible] FRAMING		
[illegible] SHEATHING		
[illegible] PANELS		
[illegible] CONSERVATION		
[illegible]		
[illegible]		
[illegible]		
[illegible]		
[illegible]	1/29/91	Sands
[illegible]	1/25/91	Sands
[illegible]	1/23/91	Sands
[illegible]	1-28-91	DD

INSPECTOR'S NAME Sands

REMARKS

OK TO [illegible]

SEWER DIAGRAM

OTHER DEPARTMENT REQUIREMENTS

LOT # _____ [illegible] EAST "G" STREET [illegible] TEL. (714) 891-2048 APN _____

PC # _____ VAR # _____ DAB/FILE # _____

BUILDING ADDRESS 1930 Ben View #19

OWNER SHAMROCK CHEMICAL

MAILING ADDRESS SAME

CITY Ontario ZIP 91761 TEL 9845662

CONTRACTOR AIR MASTERS

ADDRESS 6439 WHITE OAK C#108

CITY N. C. ZIP 91761 TEL 9803288

STATE LIC & CLASS C-20 C-36 481200 CITY LIC NO 22813

ARCH. ENGR DESIGNER N/A

ADDRESS _____ TEL _____

CITY _____ ZIP _____ STATE LIC NO _____

INTENDED USE Gas for AC

SQ. FT. _____ NO STORIES _____ NO. DW UNITS _____

LICENSED CONTRACTOR'S DECLARATION

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

X Michael Hall 1-25-91
SIGNATURE DATE

OWNER – BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code): Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom, and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500):

I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.)

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.)

I am exempt under Sec. _____ B & PC for this reason _____

_____ Owner

WORKER'S COMPENSATION DECLARATION

I hereby affirm that I have a certificate of consent to self-insure or a certificate of Workers' Compensation Insurance or a certified copy thereof (Sec. 3800, Labor Code).

Policy No. 243 Company Fairmont 10-15-91

Certified copy is hereby furnished

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

(NO)

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

WARNING: Failure to secure workers' compensation coverage is unlawful, and shall subject an employer to criminal penalties and civil fines up to one hundred thousand dollars ($100,000), in addition to the cost of compensation, damages as provided for in Section 3706 of the Labor Code, interest, and attorney's fees.

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's Name _____

Lender's Address _____

I have read this application and state that the above information is correct. I agree to comply with all city ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

Applicant Michael Hall Date 1-25-91

DEPARTMENT USE ONLY

Plan Check Deposit _____

Minimum Setback Distances

Building from Center Line _____ R.W. _____

Building from Real Property Line

Front Setback from Center Line _____ R.W. _____

Side Setback from Property Line

OCC./TYPE CONST.	SIZE (SQ. FT.)	VAL. (SQ. FT.)	VALUATION
		TOTAL VALUATION	

PERMIT #	85123	01-32101	
PLAN CHECK BLDG. DEPT.		01-36120	
PLAN CHECK FIRE DEPT.		01-36106	
PARK & REC. FEE SFR		07-31903	
PARK & REC. FEE MFR		07-31904	
EARTHQUAKE FEE RES.		01-215-118	
EARTHQUAKE FEE COMM.		01-215-118	
SEWER CAPITAL ASSESSMENT FEE @ $950 EA.		28-37210	
SEWER ASSESSMENT FEE @ $75 EA.		28-37211	
MISC.			
		TOTAL	
PLUMBING FIXTURES	#		
WATER HEATERS/POOL # SPA HEATER			
WATER ☐ GAS ☐ PIPING 1			3 00
SOLAR COLLECTORS/TANKS			
PERMIT FEES @			5 00
TOTAL PLUMBING FEES 1001		~~ACCT. #01-32102~~	
HOUSE SEWER @		SEP. PIT ☐ SEPTIC TANK ☐	
PERMIT FEES @			
TOTAL HOUSE SEWER & SANITATION FEES		ACCT #01-32105	
OCC. GROUP	SQ. FT.	¢	¢
OCC GROUP	SQ. FT.	¢	¢
SERVICE	AMPS	¢	
NO. UNITS	TEMP POWER		
PERMIT FEES ¢			
TOTAL ELECTRICAL FEES		ACCT #01-32103	
HEATING			
PERMIT FEE ¢			
TOTAL MECHANICAL FEES		ACCT #01-32104	
CUBIC YARDS			
TOTAL GRADING FEES		ACCT #01-32106	
SEWER ASSESSMENT FEES PAID YES ☐ NO ☐			
AVIGATION AGREEMENT REQUIRED YES ☐ NO ☐			
TOTAL ALL FEES (PAY THIS AMOUNT)			$ 18 00

PERMIT NO 85152 DATE 1-25-91 PD

NOTE _____

VALUATION

When property valuation is this space, this form constitutes a permit to do the work described herein. This permit will expire if work is not started

APPLICATION ONLY

BUILDING DEPARTMENT COPY

TYPE OF INSPECTION	DATE	INSPECTOR	INSPECTOR'S NAME	INITIAL
			REMARKS	

* 1/29/91 Swabb * See Permit # 85123
Swabb

SEWER DIAGRAM

* 1/29/91 Swabb

1-28-91
OTHER DEPARTMENT REQUIREMENTS

LOT # [illegible] TRACT [illegible] MAP [illegible] TEL. (714) [illegible]

PC # VAR # DAB/FILE # Tenant Imp

BUILDING ADDRESS 1930 So. Bon View #15

OWNER ED BEAUMONT

MAILING ADDRESS 1249 E HOCT

CITY POMONA | ZIP | TEL 623-6551

CONTRACTOR OWNER BUILDER

ADDRESS

CITY | ZIP | TEL

STATE LIC & CLASS | CITY LIC NO

ARCH ENGR. DESIGNER

ADDRESS | TEL

CITY | ZIP | STATE LIC NO.

INTENDED PERMIT USE tenant improvement for office use

SQ FT SIZE Walk 8 X 30 | NO STORIES | NO. DW UNITS

RESIDENTIAL ☐ COMMERICAL ☐ INDUSTRIAL ☐
NEW ☐ ADD ☐ ALTER ☐ REPAIR ☐ DEMOLITION ☐

LICENSED CONTRACTOR'S DECLARATION

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code and my license is in full force and effect

SIGNATURE DATE

OWNER–BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec 7031.5 Business and Professions Code): Any city or county which requires a permit to construct, alter, improve, demolish or repair any structure, prior to its issuance also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom, and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500):

I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.)

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.)

I am exempt under Sec. 7044 B & P.C. for this reason WILL NOT WIRE OUTSIDE HELP.

8-16-84 Owner

WORKERS' COMPENSATION DECLARATION

I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Workers' Compensation Insurance, or a certified copy thereof (Sec. 3800, Labor Code).

Policy No. Company

Pursuant to the Workers' Compensation laws of California.

Certified copy is hereby furnished.
CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

This certificate does not be completed if the permit is for one hundred dollars ($100) valuation or less.

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation laws of California.

WARNING: Failure to secure workers' compensation coverage is unlawful, and shall subject an employer to criminal penalties and civil fines up to one hundred thousand dollars ($100,000), in addition to the cost of compensation, damages as provided for in Section 3706 of the Labor Code, interest, and attorney's fees.

I understand that after making this Certificate of Exemption, I should become subject to the Workers' Compensation provisions of the Labor Code, I must forthwith comply with such provisions or this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's Name

Lender's Address

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter the above-mentioned property for inspection purposes.

Applicant Date 8-16-84

1249 E Hoct
Address
Pomona Ca.
City

OCC./TYPE CONST.	SIZE (SQ. FT.)	VAL. (SQ. FT.)	VALUATION
30 ft	@ 11		340

TOTAL VALUATION

PERMIT @	01-32101	11	50
PLAN CHECK @	01-36106	7	47
PARK & REC. AQUISITION FEE @	07-31901		
EARTHQUAKE FEE @	01-215-116		50
SEWER CAPITAL ASSESSMENT FEE @ $950 EA.	28-37210		
SEWER ASSESSMENT FEE @ $75 EA.	28-37211		
TOTAL		[illegible]	

PLUMBING

BATHTUBS		DISHWASHER/DISPOSAL	
SHOWERS		CLOTHES WASHERS	
WATER CLOSETS	1	DRINK. FOUNTAINS	
LAVATORIES	1	URINALS	
SINKS		INTERCEPTORS	
		DRAINS	

TOTAL FIXTURES 2 @ $ 4 00	8 00
WATER HEATERS/POOL • SPA HEATER	
WATER ☒ GAS ☐ PIPING	2 00
SOLAR COLLECTORS/TANKS	
PERMIT FEES @	10 00
TOTAL PLUMBING FEES ACCT. #01-32102	20 00
HOUSE SEWER @ SEP. PIT SEPTIC TANK	
PERMIT FEES @	
TOTAL HOUSE SEWER & SANITATION FEES ACCT. #01-32105	

ELECTRICAL FEES

SWITCHES, RECEPTACLES 9	4 50
LIGHTING FIXTURES 4	2 00
APPLIANCE OUTLETS	
OCC. GROUP SQ FT @	
OCC GROUP SQ FT @	
SERVICE AMPS 150 @	12 50
NO UNITS TEMP. POWER	
NO MOTORS	
SWIMMING POOL/SPA ELECTRIC	
PERMIT FEE @	10 00
TOTAL ELECTRICAL FEES ACCT #01-32103	29 00

MECH. FEES

HEATING M/BTU A/C M/BTU	
OTHER	
PERMIT FEE @	
TOTAL MECHANICAL FEES ACCT #01-32104	[illegible] 10

GRADING FEES

CUBIC YARDS	
TOTAL GRADING FEES ACCT. #01-32106	50
SEWER ASSESSMENT FEES PAID YES NO	
AVIGATION AGREEMENT REQUIRED YES NO	

TOTAL ALL FEES (PAY THIS AMOUNT) $ 68 47

PERMIT NO. DATE 8-16-84

821

TYPE OF INSPECTION	DATE	INSPECTOR
SETBACKS		
FOOTINGS/FORMS/STEEL		
U. GRND PLUMBING		
U. GRND ELECT.		
U. GRND MECH.		
POOL STEEL/BOND/LINER		
SPA PLBG./SPA HTG		
SLAB GRADE		
OK TO POUR SLAB		
ROUGH PLUMBING	8-23-84	KEB
ROUGH ELECTRIC	8-23-84	KEB
ROUGH MECHANICAL		
FLOOR FRAMING		
ROUGH FRAMING	8-23-84	KEB
ROOF SHEATHING		
SHEAR PANELS		
STRUCTURAL STEEL		
CONNECTIONS		
ENERGY CONSERVATION		
OK TO COVER WALLS	8-23-84	KEB
ROOF COVERING		
PLBG. TOP OUT		
FIREPLACE - THROAT		
FIREPLACE - BOND BEAM		
FIREPLACE - TOP OUT		
MASONARY BOND BEAM		
LATH - EXTERIOR		
LATH - INTERIOR		
DRY WALL NAIL	8-84	KEB
GAS TEST		
POOL FENCE		
OK TO PLASTER POOL		
P-TRAP		
SEWER/CESSPOOL/LEACH LINE FINAL		
FINAL GRADING		
FINAL PLUMBING		
FINAL ELECTRIC	12-17-84	
FINAL MECHANICAL		
FINAL BUILDING	12-17-84	
FINAL POOL/SPA		
FINAL SOLAR		
EDISON CO. CALLED	12-18-84	
GAS CO. CALLED		
OTHER DEPARTMENT REQUIREMENTS		
ENGINEERING		
TRASH BINS		
D.A.B. REQ.		
SITE PLAN		
VARIANCE		
C.U.P.		

C.O. ISSUED: DATE

TEMP. C.O. ISSUED: DATE:

CONDITIONS:

INSPECTOR'S NAME _____ INITIAL:

REMARKS

SEWER DIAGRAM

TRACT # _____
LOT # _____

[redacted] EAST "G" STREET [redacted] TEL. (714) [redacted]

PC # _____ VAR # _____ PAB/FILE # None Req

BUILDING ADDRESS 1930 So. Bon View #15

OWNER Ed Beaumont

MAILING ADDRESS 1249 E. Holt.

CITY Pomona ZIP _____ TEL 623-6551

CONTRACTOR Owner / Bldg

ADDRESS _____

CITY _____ ZIP _____ TEL _____

STATE LIC & CLASSIF _____ CITY LIC NO _____

ARCH ENGR DESIGNER _____

ADDRESS _____ TEL _____

CITY _____ ZIP _____ STATE LIC NO _____

INTENDED PERMIT USE Supplemental permit for plbg

NO STORIES _____ NO DW UNITS _____

RESIDENTIAL [ ] COMMERICAL [X] INDUSTRIAL [ ]
NEW [ ] ADD [X] ALTER [ ] REPAIR [ ] DEMOLITION [ ]

LICENSED CONTRACTOR'S DECLARATION

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code and my license is in full force and effect

_____ DATE _____

OWNER--BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec 7031.5 Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom, and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500):

I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.)

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.)

I am exempt under Sec. _____ B & P C for this reason _____

9 26 84 _____ Owner

WORKERS' COMPENSATION DECLARATION

I have and will maintain a certificate of consent to self-insure, or a certificate of Workers' Compensation Insurance, or a copy certified by the insurance carrier. Policy number and expiration date _____

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

WARNING: Failure to secure workers' compensation coverage is unlawful, and shall subject an employer to criminal penalties and civil fines up to one hundred thousand dollars ($100,000), in addition to the cost of compensation, damages as provided for in Section 3706 of the Labor Code, interest, and attorney's fees.

I am exempt from the Workers' Compensation Laws for the following reason _____

I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Workers' Compensation Insurance, or a copy certified by the insurance carrier. Policy number and expiration date _____

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

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I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Workers' Compensation Insurance, or a copy certified by the insurance carrier. Policy number and expiration date _____

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

WARNING: Failure to secure workers' compensation coverage is unlawful, and shall subject an employer to criminal penalties and civil fines up to one hundred thousand dollars ($100,000), in addition to the cost of compensation, damages as provided for in Section 3706 of the Labor Code, interest, and attorney's fees.

I am exempt from the Workers' Compensation Laws for the following reason _____

A signed copy is hereby furnished
CERTIFICATE OF EXEMPTION FROM
WORKERS' COMPENSATION INSURANCE

I certify that the permit is for one hundred dollars ($100) valuation or less.

I certify that in the performance of the work for which this permit is issued I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

WARNING: After making this Certificate of Exemption you should become subject to the Workers' Compensation provisions of the Labor Code you must forthwith comply with such provisions or this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued

_____

I hereby affirm that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city / county to enter the above-mentioned property for inspection purposes.

_____ 9.26.84

OCC./TYPE CONST.	SIZE (SQ. FT.)	VAL. (SQ. FT.)	VALUATION
		TOTAL VALUATION	

PERMIT @	01-32101	
PLAN CHECK @	01-36105	
PARK & REC. AQUISITION FEE @	07-31901	
EARTHQUAKE FEE @	01-215-116	
SEWER CAPITAL ASSESSMENT FEE @ $960 EA.	28-37210	
SEWER ASSESSMENT FEE @ $75 EA.	28-37211	
	TOTAL	

PLUMBING FEES

BATHTUBS		DISHWASHER/DISPOSAL	
SHOWERS		CLOTHES WASHERS	
WATER CLOSETS		DRINK. FOUNTAINS	
LAVATORIES		URINALS	
SINKS		INTERCEPTORS	
		DRAINS	

TOTAL FIXTURES _____ @ $ _____		
WATER HEATERS/POOL • SPA HEATER		5.00
WATER ☐ GAS ☐ PIPING		
SOLAR COLLECTORS/TANKS		
PERMIT FEES @		4.50
TOTAL PLUMBING FEES	ACCT #01-32102	9.50
HOUSE SEWER @	SEP. PIT SEPTIC TANK	
PERMIT FEES @		
TOTAL HOUSE SEWER & SANITATION FEES	ACCT. #01-32105	

ELECTRICAL FEES

SWITCHES, RECEPTACLES		
LIGHTING FIXTURES		
APPLIANCE OUTLETS		
OCC. GROUP SQ FT @		¢
OCC. GROUP SQ FT @		¢
SERVICE AMPS @		
NO. UNITS TEMP. POWER		
NO. MOTORS		
SWIMMING POOL/SPA ELECTRIC		
PERMIT FEE @		
TOTAL ELECTRICAL FEES	ACCT #01-32103	

MECH. FEES

HEATING M/BTU	A/C M/BTU	
OTHER		
PERMIT FEE @		
TOTAL MECHANICAL FEES	ACCT #01-32104	

GRADING FEES

CUBIC YARDS		
TOTAL GRADING FEES	ACCT. #01-32106	0.50
SEWER ASSESSMENT FEES PAID YES NO		
AVIGATION AGREEMENT REQUIRED YES NO		

TOTAL ALL. FEES 9.50

40123 (PAY THIR AMOUNT)

PERMIT NO _____ DATE 9-26-84

VALIDATION

Any [illegible] indicated in this space this form constitutes a permit to do the work described hereon. This permit will expire if work is not started within 180 days or if work is abandoned for more than 180 days.

APPLICATION ONLY

BUILDING DEPARTMENT CO[illegible]

TYPE OF INSPECTION	DATE	INSPECTOR
SETBACKS		
FOOTINGS/FORMS/STEEL		
U GRND PLUMBING		
U GRND ELECT.		
U GRND MECH.		
POOL STEEL/BOND/LINER		
SPA PLBG SPA HTG		
SLAB GRADE		
OK TO POUR SLAB		
ROUGH PLUMBING		
ROUGH ELECTRIC		
ROUGH MECHANICAL		
FLOOR FRAMING		
ROUGH FRAMING		
ROOF SHEATHING		
SHEAR PANELS		
STRUCTURAL STEEL		
CONNECTIONS		
ENERGY CONSERVATION		
OK TO COVER WALLS		
ROOF COVERING		
PLBG TOP OUT		
FIREPLACE - THROAT		
FIREPLACE - BOND BEAM		
FIREPLACE - TOP OUT		
MASONARY BOND BEAM		
LATH EXTERIOR		
LATH INTERIOR		
DRY WALL NAIL		
GAS TEST		
POOL FENCE		
OK TO PLASTER POOL		
P TRAP		
SEWER/CESSPOOL/LEACH LINE FINAL		
FINAL GRADING		
FINAL PLUMBING	12-17-84	[illegible]
FINAL ELECTRIC		
FINAL MECHANICAL		
FINAL BUILDING		
FINAL POOL SPA		
FINAL SOLAR		
EDISON CO CALLED		
GAS CO CALLED		

OTHER DEPARTMENT REQUIREMENTS

ENGINEERING		
TRASH BINS		
LA H REQ		
SITE PLAN		
CLEARANCE		
[illegible]		

C.O. ISSUED: DATE

TEMP. C.O. ISSUED: DATE

CONDITIONS:

INSPECTOR'S NAME _____ INITIAL _____

REMARKS

SEWER DIAGRAM

LOT # — SQ FEET — BL — TRACT — 1 L (714) 986-1181 — V

PC # C 86-4[illegible] — DAB/FILE # —

BUILDING ADDRESS	1930 Bon View #19		
OWNER	Mr Bibo		
MAILING ADDRESS	Same		
CITY	Ontario	ZIP 91761	TEL
CONTRACTOR	Smith H+AC		
ADDRESS	P.O. Box 994		
	Upland	ZIP 91785	TEL 981-1243
STATE LIC & CLASSIF	396406 C-20	CITY LIC NO	07284 02
ARCH. ENGR. DESIGNER			
ADDRESS			TEL
CITY		ZIP	STATE LIC NO
INTENDED PERMIT USE	H+AC unit on roof		
SQ. FT. SIZE	—	NO. STORIES —	NO. DW. UNITS —

RESIDENTIAL ☐ COMMERICAL ☐ INDUSTRIAL ☒
NEW ☐ ADD ☒ ALTER ☐ REPAIR ☐ DEMOLITION ☐

LICENSED CONTRACTOR'S DECLARATION

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code and my license is in full force and effect

SIGNATURE Patricia Smith 4-28-86 DATE

OWNER-BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5 Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom, and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500):

I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.)

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.)

I am exempt under Sec. _____ B. & P.C. for this reason _____

WORKERS' COMPENSATION DECLARATION

I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and the policy number are 03-719 St Compfund 4-1-87

Attached copy is hereby furnished
CERTIFICATE OF EXEMPTION FROM
WORKERS' COMPENSATION INSURANCE

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California.

I understand that after making this Certificate of Exemption, should be come subject to the Workers' Compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions or this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued.

Name _____

I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

Patricia Smith 4-28-86
P.O. Box 994
Upland 91785

VALUATION [illegible]

A [illegible] posted on this space shall be void or invalid unless the owner or authorized agent has signed the application. This permit becomes void if work or construction authorized is not commenced within 180 days, or if construction or work is abandoned for a period of 180 days after work is commenced.

APPLICATION ONLY

OCC./TYPE CONST.	SIZE (SQ. FT.)	#	VAL. (SQ. FT.)	VALUATION
			TOTAL VALUATION	

PERMIT @	01-32101	
PLAN CHECK @	01-36105	
PARK & REC. AQUISITION FEE @	07-31901	
EARTHQUAKE FEE @	01-215-116	
SEWER CAPITAL ASSESSMENT FEE @ $960 EA.	28-37210	
SEWER ASSESSMENT FEE @ $75 EA	28-37211	
	TOTAL	

PLUMBING FEES

BATHTUBS		DISHWASHER/DISPOSAL	
SHOWERS		CLOTHES WASHERS	
WATER CLOSETS		DRINK. FOUNTAINS	
LAVATORIES		URINALS	
SINKS		INTERCEPTORS	
		DRAINS	

TOTAL FIXTURES @ $		
WATER HEATERS/POOL • SPA HEATER		
WATER ☐ GAS ☐ PIPING		
SOLAR COLLECTORS/TANKS		
PERMIT FEES @		
TOTAL PLUMBING FEES ACCT. #01-32102		
HOUSE SEWER @ SEP. PIT SEPTIC TANK		
PERMIT FEES @		
TOTAL HOUSE SEWER & SANITATION FEES ACCT #01-32105		

ELECTRICAL FEES

SWITCHES, RECEPTACLES		
LIGHTING FIXTURES		
APPLIANCE OUTLETS		
OCC. GROUP SQ. FT @ ¢		
OCC. GROUP SQ. FT @ ¢		
SERVICE AMPS @		
NO. UNITS TEMP. POWER		
NO. MOTORS		
SWIMMING POOL/SPA ELECTRIC		
PERMIT FEE @		
TOTAL ELECTRICAL FEES ACCT #01-32103		

MECH. FEES

HEATING NO M/BTU A/C M/BTU	12	00
OTHER		
PERMIT FEE @	10	00
TOTAL MECHANICAL FEES ACCT #01-32104	22	00

GRADING FEES

CUBIC YARDS		
TOTAL GRADING FEES ACCT #01-32106		
SEWER ASSESSMENT FEES PAID YES NO		
AVIGATION AGREEMENT REQUIRED YES NO		

TOTAL ALL FEES (PAY THIS AMOUNT) $ 22 00

48673

PERMIT NO. _____ DATE 4/28/86

TYPE OF INSPECTION	DATE	INSPECTOR
SETBACKS		
FOOTINGS/FORMS/STEEL		
U GRND PLUMBING		
U GRND ELECT.		
U GRND MECH.		
POOL STEEL/BOND/LINER		
SPA PLBG /SPA HTG		
SLAB GRADE		
OK TO POUR SLAB		
ROUGH PLUMBING		
ROUGH ELECTRIC		
ROUGH MECHANICAL		
FLOOR FRAMING		
ROUGH FRAMING		
ROOF SHEATHING		
SHEAR PANELS		
STRUCTURAL STEEL		
CONNECTIONS		
ENERGY CONSERVATION		
OK TO COVER WALLS		
ROOF COVERING		
PLBG TOP OUT		
FIREPLACE - THROAT		
FIREPLACE - BOND BEAM		
FIREPLACE - TOP OUT		
MASONARY BOND BEAM		
LATH - EXTERIOR		
LATH - INTERIOR		
DRY WALL NAIL		
GAS TEST		
POOL FENCE		
OK TO PLASTER POOL		
P-TRAP		
SEWER/CESSPOOL/LEACH LINE FINAL		
FINAL GRADING		
FINAL PLUMBING		
FINAL ELECTRIC		
FINAL MECHANICAL		
FINAL BUILDING		
FINAL POOL/SPA		
FINAL SOLAR	Blaylock	4-6-88
EDISON CO. CALLED		
GAS CO. CALLED		
OTHER DEPARTMENT REQUIREMENTS		
ENGINEERING		
TRASH BINS		
A.B. REQ.		
SITE PLAN		
[illegible]		

C.O. ISSUED: DATE

TEMP. C.O. ISSUED: DATE

CONDITIONS:

INSPECTOR'S NAME _____ INITIAL

REMARKS

SEWER DIAGRAM

CITY OF ONTARIO

REQUEST FOR USE OR OCCUPANCY REQUIRING A BUSINESS LICENSE

To:
(XXX) BUILDING DEPARTMENT
( ) ZONING DEPARTMENT
(XXX) FIRE DEPT-FIRE PREV. BUREAU
(XXX) POLICE DEPARTMENT
( ) ENGINEERING DEPARTMENT
( ) WATER DEPARTMENT
( ) HEALTH DEPARTMENT
( ) OTHER DEPARTMENT

The below named business has applied for a business license. Please review this request to see if it conforms to your department's requirements and reply immediately to this office as to your findings. The attached form should be completed and returned with your reply.

Name of business [illegible] Phone [illegible]

Address [illegible]

Classification or type of business [illegible]

Name of [illegible] (owner) Address _____ Phone _____

or

Name of _____ (manager) Address _____ Phone _____

= = = =

REVIEW FOR USE OR OCCUPANCY [illegible] A BUSINESS LICENSE

(XXXXX) BUILDING DEPARTMENT
(XXXXX) ZONING DEPARTMENT
(XXXXX) FIRE DEPT-FIRE PREV. BUREAU
(XXX) POLICE DEPARTMENT
( ) ENGINEERING DEPARTMENT
( ) WATER DEPARTMENT
( ) HEALTH DEPARTMENT
( ) OTHER DEPARTMENT

The below named business has applied for a business license. Please review this request to see if it conforms to your department's requirements and reply immediately to this office as to your findings. The attached form should be completed and returned with your reply.

Name of business J & E SPORTWEAR Phone

Address 1930 S BON VIEW AV.E

Classification or type of business TEXTILES MFG

Name of ESPERANZA SOTO (owner) Address 324 CELIA ST. Phone 5943523

or

Name of JOSE B MENA (manager) Address Phone

= = = =

1930 S. Bon View #C

CITY OF ONTARIO

REQUEST FOR USE OR OCCUPANCY REQUIRING A BUSINESS LICENSE

TO: (XX) **BUILDING DEPARTMENT**
( ) **POLICE DEPARTMENT**
( )

The below named business has applied for a business license. Please review this request to see if it conforms to your department's requirements and reply immediately to this office as to your findings. The attached form should be completed and returned with your reply.

NAME OF BUSINESS: Daddato Industries **PHONE:** 947-3301

ADDRESS: 1930 S. Bon View #13 - Ontario 91761

CLASSIFICATION OR TYPE OF BUSINESS: Machine shop

OWNER'S NAME: Dominic Daddato **ADDRESS:** 8043 Elden Avenue Whittier
PHONE: 213-698-8687

OTHER NAME: **ADDRESS:**
PHONE:

The following is a description of business activities to be conducted from above location: the potential number of employees to be on the premises; flammable liquids, chemicals, compressed gases, or other hazardous materials used, stored, or produced; types of waste materials that will be discharged into sewer system; description of hazardous processes involved, etc.

11-12-89 Occupancy T.O.

SQUARE FOOTAGE: 1,350

DATE: 9/17/89

LICENSE DIVISION

BY: LME

Carolyn Jones

FORM #28 (6/89)

LOT #

TEL. (714)

PC # VAR # DATE FILED: Nov Rec

BUILDING ADDRESS 1930 Bon View Unit 20

OWNER Bon View Industrial Plaza, Ltd.

MAILING ADDRESS 1930 Bon View #12

CITY Chino ZIP 91761 TEL 947-5088

CONTRACTOR JKL-Pacific Const, Inc.

ADDRESS 1750 Bon View #12

CITY Chino ZIP 91761 TEL 947-5088

STATE LIC & CLASS B-1 395652 CITY LIC NO 161836

ARCH. ENGR. DESIGNER

ADDRESS TEL

CITY ZIP STATE LIC NO

INTENDED USE Tent Imprvmt

NO STORIES 1 NO DW UNITS

RESIDENTIAL COMMERCIAL INDUSTRIAL

NEW ADD ALTER REPAIR DEMOLITION

LICENSED CONTRACTOR'S DECLARATION

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code and my license is in full force and effect.

LIC. NO. CLASS 6/30/83 DATE

OWNER—BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5 Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500):

I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.).

I, as owner of the property, am exempt from the Contractor's License Law because I will be employing contractors who are licensed pursuant to the Contractor's License Law.

WORKERS' COMPENSATION DECLARATION

I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

CARRIER STATE FARM

POLICY NUMBER

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that, if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions. This permit shall be deemed revoked if I fail to comply with such provisions or if this permit shall be issued in error.

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city/county to enter upon the above-mentioned property for inspection purposes.

Signature of Applicant or Agent Date

$ 1MA

VALIDATION

This permit application must be validated before it constitutes a permit to do the work described herein. This permit will expire if work is not started within 120 days of issuance or if work is abandoned for more than 120 days.

APPLICATION ONLY

DOC./TYPE CONST.	SIZE (SQ. FT.)	VAL. (SQ. FT.)	VALUATION
			3005
		TOTAL VALUATION	

PERMIT @		01-32101	38	50
PLAN CHECK @ 74448		01-36105		
PARK & REC AQUISITION FEE @		07-31901		
EARTHQUAKE FEE @		01-215-116		55
SEWER CAPITAL ASSESSMENT FEE @ $950 EA		28-37210		
SEWER ASSESSMENT FEE @ $75 EA		28-37211		
		TOTAL	38	00

PLUMBING FEES

BATHTUBS		DISHWASHER/DISPOSAL	
SHOWERS		CLOTHES WASHERS	
WATER CLOSETS		DRINK. FOUNTAINS	
LAVATORIES		URINALS	
SINKS		INTERCEPTORS	
		DRAINS	
TOTAL FIXTURES @ $			
WATER HEATERS/POOL • SPA HEATER			
WATER ☐ GAS ☐ PIPING			
SOLAR COLLECTORS/TANKS			
PERMIT FEES @			
TOTAL PLUMBING FEES	ACCT. #01-32102		
HOUSE SEWER @	SEP PIT	SEPTIC TANK	
PERMIT FEES @			
TOTAL HOUSE SEWER & SANITATION FEES	ACCT #01-32105		

ELECTRICAL FEES

SWITCHES, RECEPTACLES 2 ƒ 8 ¢		5	00
LIGHTING FIXTURES 3 ¢		1	50
APPLIANCE OUTLETS			
OCC. GROUP SQ FT @ ¢			
OCC. GROUP SQ FT @ ¢			
SERVICE 100 AMPS @		12	50
NO. UNITS TEMP. POWER			
NO. MOTORS			
SWIMMING POOL/SPA ELECTRIC			
PERMIT FEE @		10	00
TOTAL ELECTRICAL FEES	ACCT #01-32103	29	00

MECH. FEES

HEATING M/BTU A/C M/BTU			
OTHER Wall Heater		6	—
PERMIT FEE @		10	—
TOTAL MECHANICAL FEES	ACCT #01-32104	16	—

GRADING FEES			
CUBIC YARDS			
TOTAL GRADING FEES	ACCT #01-32		
SEWER ASSESSMENT FEES PAID YES NO			
AVIGATION EASEMENT REQUIRED YES NO			
TOTAL ALL FEES (PAY THIS AMOUNT)		$ 84	00

501

PERMIT NO DATE 5 10 83

830

TYPE OF INSPECTION	DATE	INSPECTOR
SETBACKS		
FOOTINGS/FORMS/STEEL		
U. GRND PLUMBING		
U. GRND ELECT.		
U. GRND MECH.		
POOL STEEL/BOND/LINER		
SPA PLBG./SPA HTG		
SLAB GRADE		
OK TO POUR SLAB		
ROUGH PLUMBING		
ROUGH ELECTRIC	8-31-83	RD
ROUGH MECHANICAL		
FLOOR FRAMING		
ROUGH FRAMING	8-31-83	RD
ROOF SHEATHING		
SHEAR PANELS		
STRUCTURAL STEEL		
CONNECTIONS		
ENERGY CONSERVATION		
OK TO COVER WALLS		
ROOF COVERING		
PLBG. TOP OUT		
FIREPLACE - THROAT		
FIREPLACE BOND BEAM		
FIREPLACE - TOP OUT		
MASONARY BOND BEAM		
LATH EXTERIOR		
LATH INTERIOR		
DRY WALL NAIL	9-7-83	R
GAS TEST		
POOL FENCE		
OK TO PLASTER POOL		
P TRAP		
SEWER/CESSPOOL/LEACH LINE FINAL		
FINAL GRADING		
FINAL PLUMBING		
FINAL ELECTRIC	9-14-83	R
FINAL MECHANICAL		
FINAL BUILDING		
FINAL POOL/SPA		
FINAL SOLAR		
EDISON CO. CALLED	9 15 83	CF
GAS CO. CALLED		

OTHER DEPARTMENT REQUIREMENTS

ENGINEERING		
TRASH BINS		
A.B. REQ.		
T.E. PLAN		
VARIANCE		

C.O. ISSUED: DATE

TEMP. C.O. ISSUED: DATE

CONDITIONS:

INSPECTOR'S NAME _____ INITIAL _____

REMARKS

SEWER DIAGRAM

LOT # _____ SUB DIV _____

PC # _____ VAR # _____ DAB/FILE # 1Vu - 862

BUILDING ADDRESS 1930 BON VIEW, UNIT 19

OWNER BON VIEW IND. PLAZA, LTD.

MAILING ADDRESS 1930 BON VIEW #12

CITY ONTARIO ZIP 91761 TEL 947-5088

CONTRACTOR TTI - PACIFIC DEV., INC.

ADDRESS 1930 BON VIEW #12

CITY ONTARIO ZIP 91761 TEL 947-5088

STATE LIC & CLASS B 1 345652 CITY LIC NO 161831

ARCH. ENGR. DESIGNER

ADDRESS TEL

CITY ZIP STATE LIC. NO

INTENDED PERMIT USE TENET IMPROVEMENT

SIZE — NO STORIES 1 NO. DW UNITS —

RESIDENTIAL NEW ADD'N ALTER COMMERICAL ALTER REPAIR INDUSTRIAL DEMOLITION

LICENSED CONTRACTOR'S DECLARATION

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code and my license is in full force and effect.

CONTRACTOR _____ 8/3/83 DATE

OWNER-BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5 Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish or repair any structure, prior to its issuance also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500):

I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.)

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.)

I am exempt under Sec. _____ for this reason _____

WORKERS' COMPENSATION DECLARATION

I have and will maintain a certificate of consent to self-insure, or a certificate of Workers' Compensation insurance, or a copy certified by the insurance carrier that has been filed with the Director of Industrial Relations showing that I have insurance in at least the amounts required by the provisions of the Labor Code for the performance of the work for which this permit is issued.

I shall not employ any person in any manner so as to become subject to the Workers' Compensation laws of California, and if after making this certificate of exemption I become subject to the Workers' Compensation provisions of the Labor Code, I shall forthwith comply with those provisions.

CONTRACTOR _____ DATE 8/3/83

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's Name _____

Lender's Address _____

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city or county to enter upon the above-mentioned property for inspection purposes.

Signature of Contractor or Authorized Agent _____ Date 8/3/83

SAME

VALIDATION

This permit does not constitute a permit to do any work before it is issued. This permit will expire if work is not started within 180 days from the date of issuance or if work is suspended or abandoned for more than 180 days.

APPLICATION ONLY

OCC./TYPE CONST.	SIZE (SQ. FT.)	VAL. (SQ. FT.)	VALUATION
			450
		TOTAL VALUATION	

BUILDING PERMIT FEES

PERMIT @		01-32101	44 50
PLAN CHECK @ 34447		01-36105	
PARK & REC. AQUISITION FEE @		07-31901	
EARTHQUAKE FEE @		01-215-116	50
SEWER CAPITAL ASSESSMENT FEE @ $950 EA.		28-37210	
SEWER ASSESSMENT FEE @ $75 EA.		28-37211	
		TOTAL	45 00

PLUMBING FEES

BATHTUBS		DISHWASHER/DISPOSAL	
SHOWERS		CLOTHES WASHERS	
WATER CLOSETS		DRINK. FOUNTAINS	
LAVATORIES		URINALS	
SINKS		INTERCEPTORS	
		DRAINS	
TOTAL FIXTURES @ $			
WATER HEATERS/POOL • SPA HEATER			
WATER ☐ GAS ☐ PIPING			
SOLAR COLLECTORS/TANKS			
PERMIT FEES @			
TOTAL PLUMBING FEES		ACCT. #01-32102	
HOUSE SEWER @	SEP. PIT	SEPTIC TANK	
PERMIT FEES @			
TOTAL HOUSE SEWER & SANITATION FEES		ACCT. #01-32105	

ELECTRICAL FEES

SWITCHES, RECEPTACLES 28 @			5 00
LIGHTING FIXTURES 30			1 50
APPLIANCE OUTLETS			
OCC. GROUP SQ. FT @			
OCC GROUP SQ. FT @			
SERVICE 100 AMPS @			12 50
NO. UNITS TEMP. POWER			
NO. MOTORS			
SWIMMING POOL/SPA ELECTRIC			
PERMIT FEE @			10 00
TOTAL ELECTRICAL FEES		ACCT. #01-32103	29 50

MECH. FEES

HEATING M/BTU A/C M/BTU			
OTHER Wall Heater			6 —
PERMIT FEE @			10 —
TOTAL MECHANICAL FEES		ACCT. #01-32104	16 —

GRADING FEES

CUBIC YARDS		CITY OF ONTARIO	
TOTAL GRADING FEES		ACCT. #01-32[illegible]	[illegible]
SEWER ASSESSMENT FEES PAID YES	NO	[illegible]	
AVIGATION AGREEMENT REQUIRED YES	NO		

TOTAL ALL FEES (PAY THIS AMOUNT) $ 90 00

5

PERMIT NO _____ DATE 8-3-83

BUILDING DEPARTMENT COPY

TYPE OF INSPECTION	DATE	INSPECTOR
SETBACKS		
FOOTINGS/FORMS/STEEL		
U. GRND PLUMBING		
U. GRND ELECT.		
U. GRND MECH.		
POOL STEEL/BOND/LINER		
SFA PLBG./SPA HTG		
SLAB GRADE		
OK TO POUR SLAB		
ROUGH PLUMBING		
ROUGH ELECTRIC	8-31-83	BD
ROUGH MECHANICAL	8-31-83	BD
FLOOR FRAMING		
ROUGH FRAMING	8-31-83	BD
ROOF SHEATHING		
SHEAR PANELS		
STRUCTURAL STEEL		
CONNECTIONS		
ENERGY CONSERVATION		
OK TO COVER WALLS		
ROOF COVERING		
PLBG. TOP OUT		
FIREPLACE - THROAT		
FIREPLACE - BOND BEAM		
FIREPLACE - TOP OUT		
MASONARY BOND BEAM		
LATH - EXTERIOR		
LATH - INTERIOR		
DRY WALL NAIL	9-1-83	BD
GAS TEST		
POOL FENCE		
OK TO PLASTER POOL		
P-TRAP		
SEWER/CESSPOOL/LEACH LINE FINAL		
FINAL GRADING		
FINAL PLUMBING		
FINAL ELECTRIC	9-16-83	BD
FINAL MECHANICAL		
FINAL BUILDING		
FINAL POOL/SPA		
FINAL SOLAR		
EDISON CO. CALLED	9-15-83	CK
GAS CO. CALLED		
OTHER DEPARTMENT REQUIREMENTS		
ENGINEERING		
TRASH BINS		
L.A.B. REQ.		
T.E. PLAN		
APPLIANCE		
H.P.		

C.O. ISSUED: DATE

TEMP. C.O. ISSUED: DATE

CONDITIONS:

INSPECTOR'S NAME _____ INITIAL _____

REMARKS

SEWER DIAGRAM

CITY OF ONTARIO

REQUEST FOR USE OR OCCUPANCY REQUIRING A BUSINESS LICENSE

To:
- (XXX) BUILDING DEPARTMENT
- ( ) ZONING DEPARTMENT
- (XXX) FIRE DEPT-FIRE PREV. BUREAU
- (XXX) POLICE DEPARTMENT
- ( ) ENGINEERING DEPARTMENT
- ( ) WATER DEPARTMENT
- ( ) HEALTH DEPARTMENT
- ( ) OTHER DEPARTMENT

The below named business has applied for a business license. Please review this request to see if it conforms to your department's requirements and reply immediately to this office as to your findings. The attached form should be completed and returned with your reply.

Name of business Column Engineering, Inc. Phone 947-3000

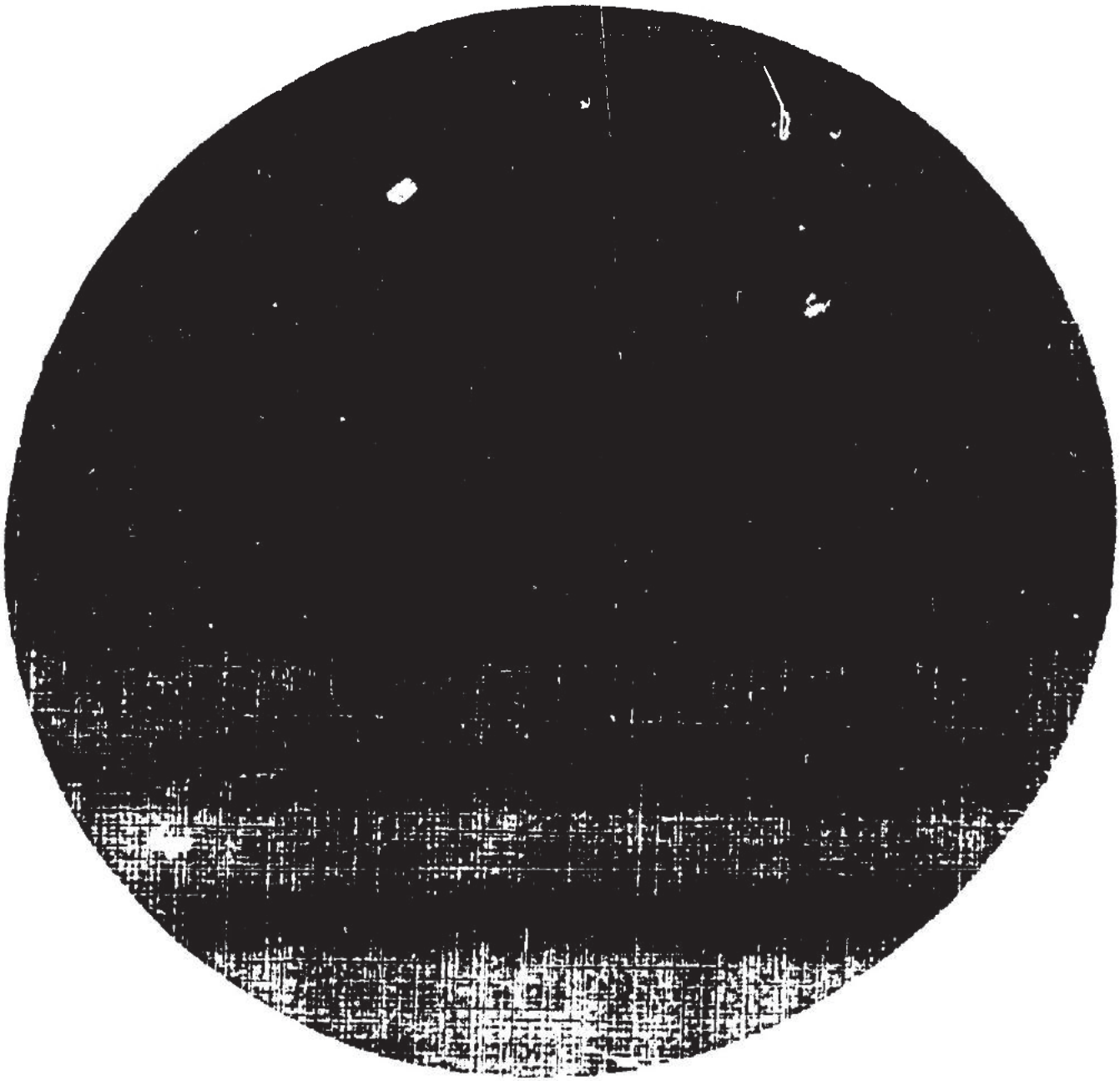
Address 1930 S. Bon View Ave #20

Classification or type of business Manufacturing Engineering-Manufacturing Medical Devices

Name of John H. Wieser (Pres) (owner) Address ~~1722 Mitchell Ave #136 Tustin 92680~~ 13423 Yorba Linda Phone ~~832-1[illegible]~~ 591-2908

or
Name of _____ (manager) Address _____ Phone _____

= = = =



MICROFILMING SERVICE, INC.

1930 S. Bon View

LOT # | SUB'DIVISION | BLK # | APN

PC # | VAR # | DAB/FILE #

BUILDING ADDRESS: 1930 S. BON VIEW 13

OWNER: DOMINIC DADDATO

MAILING ADDRESS: 1930 S. BON VIEW

CITY: ONT. | ZIP | TEL: 947-3301

CONTRACTOR: GLOR ELECTRIC

ADDRESS: P.O. BOX 1529

CITY: CHINO | ZIP: 91708 | TEL: 947 1633

STATE LIC & CLASS#: C-10 477321 | CITY BUS LIC NO: OKAY

ARCH. ENGR. DESIGNER

ADDRESS | TEL

CITY | ZIP | STATE LIC NO

INTENDED PERMIT USE: ELECTRICAL - sub panel

SQ. FT. SIZE | NO. STORIES | NO. DW. UNITS

LICENSED CONTRACTOR'S DECLARATION

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code and my license is in full force and effect.

X _____ 2-7-91
SIGNATURE | DATE

OWNER - BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5 Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish or repair any structure, prior to its issuance also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500):

I, as owner of the property or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.)

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) to whom must be issued a valid contractor's license under this Chapter).

I am exempt under Sec. _____ B & P.C. for this reason _____

Date _____ Owner _____

WORKER'S COMPENSATION DECLARATION

I hereby affirm that I have a certificate of consent to self-insure or a certificate of Workers' Compensation Insurance, or a certified copy thereof (Sec. 3800, Labor Code).

Policy No. _____ Company _____

Date I had with the City

Certified copy is hereby furnished

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

NOTICE TO APPLICANT: If after making this certificate of exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's Name _____

Lender's Address _____

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above mentioned property for inspection purposes.

Signature of Applicant _____ Date 2-7-91

Mailing Address _____

City, State _____

OCC./TYPE CONST.	SIZE (SQ. FT.)	VAL. (SQ. FT.)	VALUATION
		TOTAL VALUATION	

BUILDING PERMIT FEES

PERMIT @	01-32101		
PLAN CHECK BLDG. DEPT.	01-36120		
PLAN CHECK FIRE DEPT.	01-36106		
PARK & REC. FEE SFR	07-31903		
PARK & REC. FEE MFR	07-31904		
EARTHQUAKE FEE RES.	01-215-116		
EARTHQUAKE FEE COMM.	01-215-118		
SEWER CAPITAL ASSESSMENT FEE @ $950 EA.	28-37210		
SEWER ASSESSMENT FEE @ $75 EA	28-37211		
MISC			
		TOTAL	

PLUMBING FEES

FIXTURES @			
WATER HEATERS/POOL or SPA HEATER			
WATER ☐ GAS ☐ PIPING			
SOLAR COLLECTORS/TANKS			
PERMIT FEES @			
TOTAL PLUMBING FEES	ACCT #01-32102		
HOUSE SEWER @	SEP PIT	SEPTIC TANK	
PERMIT FEES @			
TOTAL HOUSE SEWER & SANITATION FEES	ACCT #		

ELECTRICAL FEES

OCC GROUP	SQ. FT. @		
OCC GROUP	SQ. FT. @		
SERVICE	AMPS @		
NO. UNITS	TEMP. POWER		
1 Sub panel			11 00
PERMIT FEES @			15 00
TOTAL ELECTRICAL FEES	130		26 00

MECH. FEES

HEATING			
PERMIT FEE @			
TOTAL MECHANICAL FEES	ACCT #		

GRADE FEES

CUBIC YARDS			
TOTAL GRADING FEES	ACCT #		

SEWER ASSESSMENT FEE PAID ☐ YES ☐ NO

AVIGATION AGREEMENT REQUIRED ☐ YES ☐ NO

TOTAL ALL FEES (PAY THIS AMOUNT) $26 00

PERMIT NO. 85277 DATE 2/7/91

DEPARTMENT USE ONLY | NOTE

Minimum Setback Distances

APPLICATION ONLY

VALIDATION

837

INSPECTION RECORD

3-5-91 BD

3-5-91 BD



MICROFILMING SERVICES, INC.
180 Vander St P.O Box 2106
CORONA, CALIFORNIA 91720
(714) 735-8733

1930 Bon View

URTM

LOT # _____ 303 EAST "B" STREET ONTARIO, CA 91764 TEL. (714) 391-2646 PLAN NO: _____

FC # _____ WR # _____ DAB/FILE # _____ APN 1050-111-32

BUILDING ADDRESS 1930 S BON VIEW #13

OWNER Daddato

MAILING ADDRESS SAME

CITY ONTARIO ZIP 91761 TEL (909) 947-3301

CONTRACTOR R&M ENTERPRISES

ADDRESS 5120 SCHAEFER AV

CITY CHINO, Ca ZIP _____ TEL (909) 628-0045

STATE LIC & CLASSIF 523412 C-20 CITY LIC NO _____

ARCH. ENGR DESIGNER _____ ADDRESS _____ CITY _____ ZIP _____ STATE LIC NO _____

INTENDED PRIMARY USE HVAC for Ind Bldg

SQ. FT SIZE _____ NO STORIES _____ NO. DW UNITS _____

LICENSED CONTRACTOR'S DECLARATION

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code and my license is in full force and effect.

SIGNATURE _____ DATE _____

OWNER - BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason: Sec. 7031.5 Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish or repair any structure, prior to its issuance also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500).

I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.).

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law).

I am exempt under Sec. _____ B.&P.C. for this reason _____

OWNER _____ DATE _____

WORKER'S COMPENSATION DECLARATION

I have and will maintain Workers' Compensation Insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My Workers' Compensation Insurance carrier and policy number are: Carrier State Fund Policy Number 4/1/93

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation laws of California.

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's name _____

Lender's address _____

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I also authorize representatives of this city to enter upon the above-mentioned property for the purpose of enforcing Chapter 6.5 (commencing with Section 25100), Division 20 of the Health and Safety Code.

APPLICANT _____ DATE _____

DEPARTMENT USE ONLY

Minimum Setback Distances

Front _____ Rear _____ Side _____ Side _____

Setback from Property Line _____

OCC./TYPE CONST	SIZE (SQ. FT.)	VAL. (SQ. FT.)	VALUATION
		TOTAL VALUATION	

PERMIT	01-32101	
PLAN CHECK BLDG. DEPT.	01-36120	
PLAN CHECK FIRE DEPT.	01-36106	
PARK & REC. FEE SFR	07-31903	
PARK & REC. FEE MFR	07-31904	
EARTHQUAKE FEE RES.	01-215-116	
EARTHQUAKE FEE COMM.	01-215-118	
SEWER CAPITAL ASSESSMENT FEE @ $950 EA.	28-37210	
SEWER ASSESSMENT FEE @ $75 EA.	28-37211	
MISC.		
	TOTAL	

PLUMBING

FIXTURES @		
WATER HEATERS/POOL • SPA HEATER		
WATER ☐ GAS ☑ PIPING		3 00
SOLAR COLLECTORS/TANKS		
PERMIT FEES @		15 00
TOTAL PLUMBING FEES 1100	ACCT #01-32102	18 00
HOUSE SEWER	SEP PIT / SEPTIC TANK	
PERMIT FEES @		
TOTAL HOUSE SEWER & SANITATION FEES	ACCT #01-32105	

ELECTRICAL FEES

OCC. GROUP SQ FT @ ¢		
OCC. GROUP SQ FT @ ¢		
SERVICE AMPS @		
NO. UNITS TEMP. POWER		
		3 00
PERMIT FEES @		15 00
TOTAL ELECTRICAL FEES 1800	ACCT #01-32103	18 00

MECH. FEES

HEATING		
AU 5½ Ton		18 00
PERMIT FEE @		15 00
TOTAL MECHANICAL FEES 1400	ACCT #01-32104	33 00

GRADE FEES

CUBIC YARDS		
TOTAL GRADING FEES	ACCT #01-32107	

SEWER ASSESSMENT FEES PAID YES NO

AVIGATION AGREEMENT REQUIRED YES NO

TOTAL ALL FEES (PAY THIS AMOUNT) $ 69 00

PERMIT NO 13687 12/14/92

NOTE _____

RECEIVED
DEC 14 1992
REVENUE DEPT.

APPLICATION ONLY

VALIDATION

When property mentioned in this space has been completed a permit to the work described herein. This permit will expire if work is not started within 180 days or if work is abandoned for more than 180 days.

BUILDING & SAFETY DEPARTMENT

INSPECTION RECORD

DeMaio BL

1-13-93 BL

12-14-94 BL
12-14-94 BL

1-20-93 (44)

- 1930 Bon View -

LOT # _____ 303 EAST "B" STREET ONTARIO, CA 91764 TEL. (909) 391-2546 PLAN NO: _____ APN 1050-34[illegible]

PC # _____ VAR # _____ DAB/FILE # _____

BUILDING ADDRESS 1930 BON VIEW AVENUE
OWNER BON VIEW PLAZA
MAILING ADDRESS 1930 BON VIEW AVE #19
CITY ONTARIO ZIP 91761 TEL 9474454
CONTRACTOR OWNER
ADDRESS
CITY ZIP TEL
STATE LIC & CLASS CITY LIC NO
ARCH. ENGR.
DESIGNER
ADDRESS TEL
CITY ZIP STATE LIC NO
INTENDED USE Reroof - Tear Off apply elastomeric roof
SQ. FT. SIZE NO. STORIES 0 NO. DW UNITS

LICENSED CONTRACTOR'S DECLARATION

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

X [signature] 2/10/95
SIGNATURE DATE

OWNER – BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5 Business and Professions Code): Any city or county which requires a permit to construct, alter, improve, demolish or repair any structure, prior to its issuance also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500):

☐ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.).

☐ I am owner of the property, and am exempt from the Contractor's License Law because I am (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.).

☐ I am exempt under Sec. _____ B & P C for this reason: _____

Date _____ Owner _____

WORKER'S COMPENSATION DECLARATION

I hereby affirm that I have a certificate of consent to self-insure or a certificate of Workers' Compensation insurance or a certified copy thereof (Sec. 3800, Labor Code).

Policy No. _____ Company _____

☐ Copy is filed with the City. ☐ Certified copy is hereby furnished.

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

This section need not be completed if the permit is for one hundred dollars ($100) valuation or less.

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

NOTICE TO APPLICANT: If after making this Certificate of Exemption you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's Name _____

Lender's Address _____

DIVISION OF INDUSTRIAL SAFETY PERMIT CERTIFICATION

The California Health and Safety Code requires Division of Industrial Safety Permits for certain types of construction before the commencement of the construction work.

I certify that no excavation 5 feet or more in depth, into which a person is required to descend, will be made on this job, such work being performed by this firm or employees thereof, and that no affirmative action to obtain a permit therefor will be required.

As owner-builder, I will not employ any person to perform work which requires Division of Industrial Safety permits, and will not remove unsafe conditions from any work which requires such permit from a previous employer.

Division of Industrial Safety Permit Number _____

Contractor or Authorized Agent _____

Mailing Address _____

City, State, Zip _____ Phone _____

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

Signature of Applicant _____ Date _____

Mailing Address _____

City, State, Zip _____

OCC./TYPE CONST.	SIZE (SQ. FT.)	VAL. (SQ. FT.)	VALUATION
Reroof	26	200.00	5,200.
		TOTAL VALUATION	5,200.

BUILDING PERMIT FEES

PERMIT @	1000	81 00
PLAN CHECK BLDG. DEPT.	1001	
PARK & REC. FEE SFR	1003	
PARK & REC. FEE MFR	1004	
EARTHQUAKE FEE RES.	1005	1 09
EARTHQUAKE FEE COMM.	1006	
SEWER CAPITAL ASSESSMENT FEE	1007	
MISC		
TOTAL		82 09

PLUMBING FEES

BATHTUBS	SHOWERS		URINALS
WATER CLOSETS			INTERCEPTORS
LAVATORIES	SINKS		DRAINS

TOTAL FIXTURES _____ @ $ _____
WATER HEATERS/POOL • SPA HEATER
WATER ☐ GAS ☐ PIPING
PERMIT FEES @
TOTAL PLUMBING FEES ACCT. 1100
HOUSE SEWER @ SEP. PIT SEPTIC TANK
PERMIT FEES @
TOTAL HOUSE SEWER & SANITATION FEES ACCT. 1200

ELECTRICAL FEES

OCC. GROUP SQ. FT. @ C
SWITCHES/RECEPTACLES @
LIGHTING FIXTURES @
SERVICE AMPS @
NO. MOTORS @
PERMIT FEES
TOTAL ELECTRICAL FEES ACCT. [illegible]

MECH. FEES

HEATING M-BTU
A.C. M-BTU
PERMIT FEE @
TOTAL MECHANICAL FEES ACCT. 1400

GRADE FEES

CUBIC YARDS
TOTAL GRADING FEES ACCT. [illegible]

SEWER ASSESSMENT FEES PAID YES NO
AVIGATION AGREEMENT REQUIRED YES NO

PAYOR: CONTR OWNER TOTAL ALL FEES (PAY THIS AMOUNT) $ 82 09

PERMIT NO. 101852 DATE 2/10/95

NOTE _____

12-11-1995 01-01082-01-21511: $82.09

DEPARTMENT USE ONLY M2.5

Minimum Setback Distances

_____ Front Setback from Center Line _____ R/W _____
_____ Rear Setback from Rear Property Line
_____ Side Street Setback from Center Line _____ R/W _____
_____ Side Setback from Property Line
_____ Side Setback from Property Line

VALIDATION

When properly validated on this space, this form constitutes a permit to do the work described herein. This permit shall expire if work is not started within 180 days or if work is abandoned for more than 180 days.

APPLICATION ON[illegible]

INSPECTION RECORD

TYPE OF INSPECTION	DATE	INSPECTOR	INSPECTOR'S NAME _____ INITIAL _____ REMARKS
SETBACKS			
FOOTINGS FORMS STEEL/UFER			
U. GRND PLUMBING			
U. GRND ELEC.			
SLAB GRADE			
ROUGH ELECTRIC			
ROUGH PLUMBING			
PLBG. TOP OUT			
ROUGH MECHANICAL			
FLOOR FRAMING			
FLOOR SHEATHING			
ROOF SHEATHING			
ROOF COVERING	3-8-95	MK	
ROUGH FRAMING			
SHEAR PANELS			
CONCRETE PANELS			
CONNECTIONS DOWN STRIP			
ENERGY CONSERVATION			
FIREPLACE METAL			
FIREPLACE MASONRY			
FIREPLACE FINAL			
GAS VENT SUPERVISOR			
LATH EXTERIOR			
LATH			
LATH			
STEEL			
PLASTER			
INSULATION			
SHOWER PAN			
WATER TEST			
SEWER TEST/BACKFLOW			
	3-8-95		

SEWER DIAGRAM

OTHER DEPARTMENT REQUIREMENTS

PLANNING

I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

License Class _____ License No. _____

Expiration Date _____ Contractor _____

OWNER-BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractors License Law for the following reason (Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500).:

- ☑ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale.).
- ☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors License Law.).
- ☐ I am exempt under Sec. _____ Business and Professions Code for this reason: _____

Date 2/10/95 Owner X [illegible]

WORKERS' COMPENSATION DECLARATION

I hereby affirm under penalty of perjury one of the following declarations:

- ☐ I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.
- ☐ I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

  Carrier Calcomp Ins Co. 2/7/94

  Policy Number Pending

  (This section need not be completed if the permit is for one hundred dollars ($100) or less.)
- ☐ I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

Date: 2/10/95 Applicant: [illegible]

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS ($100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

CONSTRUCTION LENDING AGENCY

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.).

Lender's Name _____

Lender's Address _____

DIVISION OF INDUSTRIAL SAFETY PERMIT CERTIFICATION

The California Health and Safety Code requires a Division of Industrial Safety Permit as a prerequisite to permit issuance unless the applicant signs one of the certificates below.

- ☑ I certify that no excavation 5 feet or more feet in depth, into which a person is required to descend, will be made in connection with work authorized by this permit, and that no building, structure, scaffolding, falsework, or demolition or dismantling thereof, will be more than 36 feet high.
- ☐ As owner/builder I will not employ anyone to do work which would require a permit from the Division of Industrial Safety, as noted above unless such person has a permit from that division.

Division of Industrial Safety Permit Number _____

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this county to enter upon the above-mentioned property for inspection purposes.

X [illegible] 2/10/95

Signature of Applicant or Agent Date

EXPIRATION AND REFUND NOTICE

Applications for which no permit is issued within 180 days from the date of application shall expire. Permits shall expire if work does not commence within 180 days of issuance of such permit or if the work is suspended or abandoned for a period of 180 days. Fees paid are not refundable after one (1) year from date of payment. All fees paid may not be refundable.

ADDRESS _____

PERMIT # _____

1930 S. Bon View

LOT # _____ BLOCK 7

PC # _____ VAR # _____ SAMPLE # _____

BUILDING ADDRESS: 1930 S. Bon View #50

OWNER: John Wiesz

MAILING ADDRESS: Same

CITY: Ontario ZIP: 91761 TEL: 947 3000

CONTRACTOR: LANCE BOND

ADDRESS: P.O. Box 4714

CITY: Montclair ZIP: 91763 TEL: 629 5724

STATE LIC & CLASS: C-10 644468 CITY LIC NO: 37530

ARCH. ENGR. DESIGNER ADDRESS: _____ TEL: _____

CITY: _____ ZIP: _____ STATE LIC. NO. _____

INTENDED PERMIT USE: Upgrade Electric to 200 AMPS

SQ. FT. 9.75 NO. STORIES _____ NO. DW. UNITS _____

LICENSED CONTRACTORS DECLARATION

I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

License Class C10 License No. 644468

Expiration Date 5/31/96 Contractor Signature _____

OWNER-BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractors License Law for the following reason (Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500):

☐ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale.)

☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors License Law.)

☐ I am exempt under Sec. _____ Business and Professions Code for this reason _____

Date _____ Owner _____

WORKERS' COMPENSATION DECLARATION

I hereby affirm under penalty of perjury one of the following declarations:

☐ I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

☐ I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier _____ Expiration Date _____

Policy Number _____

☐ This section need not be completed if the permit is for one hundred dollars ($100) or less.

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

Date 10/18/96 Applicant _____

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS ($100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

CONSTRUCTION LENDING AGENCY

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.)

Lender's Name _____

Lender's Address _____

DIVISION OF INDUSTRIAL SAFETY PERMIT CERTIFICATION

The California Health and Safety Code requires a Division of Industrial Safety Permit as a prerequisite to permit issuance unless the applicant signs one of the certificates below.

☐ I certify that no excavation 5 feet or more feet in depth, into which a person is required to descend, will be made in connection with work authorized by this permit, and that no building, structure, scaffolding, falsework, or demolition or dismantling thereof, will be more than 36 feet high.

☐ As owner/builder I will not employ anyone to do work which would require a permit from the Division of Industrial Safety, as noted above, unless such person has a permit from that division.

Division of Industrial Safety Permit Number _____

I hereby certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

_____ 10/18/96

Signature of Applicant or Agent Date

DEPARTMENT USE ONLY

Zone RD-5

Minimum Setback Distance

_____ Front Setback from Center Line _____ R/W _____

_____ Rear Setback from Rear Property Line

_____ Side Street setback from Center Line _____ R/W _____

NOTE: Pre-After Attached

VALUATION

10-16-1995-01 09721-01-32103

848

OCC./TYPE CONSTR.	SIZE (SQ. FT.)	VAL. (SQ. FT.)	
		TOTAL VALUATION	

PERMIT ●	1000		
PLAN CHECK BLDG. DEPT.	1001		
PARK & REC. FEE SFR	1003		
PARK & REC. FEE MFR	1004		
EARTHQUAKE FEE RES.	1005		
EARTHQUAKE FEE COM.	1006		
SEWER CAPITAL ASSESSMENT FEE	1007		
MISC.			
		TOTAL	

PLUMBING FEES

BATHTUBS	SHOWERS		URINALS		
WATER CLOSETS			INTERCEPTORS		
LAVATORIES	SINKS		DRIANS		
TOTAL FIXTURES ● $					
WATER HEATERS/POOL • SPA HEATER					
WATER ☐ GAS ☐ PIPING					
PERMIT FEES ●					
TOTAL PLUMBING FEES			ACCT. 1100		
HOUSE SEWER ●		SEP. PIT	SEPTIC TANK		
PERMIT FEES ●					
TOTAL HOUSE SEWER & SANITATION FEES			ACCT. 1200		

ELECTRICAL FEES

OCC. GROUP ●		
SWITCHES, RECEPTACLES ●		
LIGHTING FIXTURES ●		
SERVICE 200 AMPS	18	50
NO. MOTORS ●		
PERMIT FEES ●	36	50
TOTAL ELECTIRCAL FEES ACCT. 1300	55	00

MECH. FEES

HEATING M/BTU		
A/C M/BTU		
PERMIT FEE ●		
TOTAL MECHANICAL FEES ACCT. 1400		

GRADE FEES

CUBIC YARDS	
TOTAL GRADING FEES ACCT. 1500	
SEWER ASSESSMENT FEES PAID YES NO	
AVIGATION AGREEMENT REQUIRED YES NO	

PAYOR: CONTR OWNER

TOTAL ALL FEES (PAY THIS AMOUNT) $55.00

PERMIT NO 104114 DATE 10/18/95

TYPE OF INSPECTION	DATE	INSPECTOR	INSPECTOR'S NAME / REMARKS	INITIAL

SEWER DIAGRAM

10-23-95

10/24/95

OTHER DEPARTMENT REQUIREMENTS

TRACT # _____
LOT # _____

CITY OF ONTARIO-BUILDING DEPARTMENT

303 EAST "B" STREET ONTARIO, CA 91764 TEL. (909) 391-2546

PLAN NO: _____
APN _____

PC # VAR # DAB/FILE #

BUILDING ADDRESS: 1914 SO. BON VIEW AVE. STE. 7
OWNER: MIKE SHINOZAKI
MAILING ADDRESS: SAME ABOVE
CITY: ONTARIO, CA ZIP: 91761 TEL: (909)923-985
CONTRACTOR: Owner / Builder
ADDRESS
CITY ZIP TEL.
STATE LIC. & CLASSIF. CITY LIC. NO.
ARCH., ENGR., DESIGNER
ADDRESS TEL.
CITY ZIP STATE LIC. NO.
INTENDED PERMIT USE: Gas Line for Popcorn Machine
SQ. FT. SIZE NO. STORIES NO. DW. UNITS

LICENSED CONTRACTORS DECLARATION

I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

License Class _____ License No. _____

Expiration Date _____ Contractor Signature _____

OWNER-BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractors License Law for the following reason (Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law Chapter 9 (commencing with Sectin 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500).:

☒ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale.).

☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors License Law.).

☐ I am exempt under Sec. _____ Business and Professions Code for this reason: _____

Date 8/18/99 Owner _____

WORKERS' COMPENSATION DECLARATION

I hereby affirm under penalty of perjury one of the following declarations:

☐ I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

☐ I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier _____ Expiration Date _____

Policy Number _____

☐ (This section need not be completed if the permit is for one hundred dollars [$100] or less)
I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

Date: _____ Applicant: _____

WARNING: FAILURE TO SECURE WORKERS; COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS ($100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

CONSTRUCTION LENDING AGENCY

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.).

Lender's Name _____

Lender's Address _____

DIVISION OF INDUSTRIAL SAFETY PERMIT CERTIFICATION

The California Health and Safety Code requires a Division of Industrial Safety Permit as a prerequisite to permit issuance unless the applicant signs one of the certificates below.

☐ I certify that no excavation 5 feet or more feet in depth, into which a person is required to descend, will be made in connection with work authorized by this permit, and that no building, structure, scaffolding, falsework, or demolition or dismantling thereof, will be more than 36 feet high.

☒ As owner/builder I will not employ anyone to do work which would require a permit from the Division of Industrial Safety, as noted above unless such person ha a permit form that division.

Division of Industrial Safety Permit Number _____

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

Signature of Applicant or Agent _____ Date 8/18/99

Minimum Setback Distances ***DEPARTMENT USE ONLY*** Zone _____

_____ Front Setback from Center Line _____ R/W _____
_____ Rear Setback from Rear Property Line
_____ Side Street setback from Center Line _____ R/W _____
_____ Side Setback from Property Line
_____ Side Setback from Property Line

NOTE: OK to Issue per K. Nagle

VALIDATION

When properly validated in this space, this form constitutes a permit to do the work described herein. This permit will expire if work is not started within 180 days, or if work is abandoned for more than 180 days.

OCC./TYPE CONST.	SIZE (SQ. FT.)	VAL (SQ. FT.)	VALUATION
		TOTAL VALUATION	

BUILDING PERMIT FEES

PERMIT @	1000	
PLAN CHECK BLDG. DEPT.	1001	47 00
PARK & REC. FEE SFR	1003	
PARK & REC. FEE MFR	1004	
EARTHQUAKE FEE RES.	1005	
EARTHQUAKE FEE COMM.	1006	
SEWER CAPITAL ASSESSMENT FEE	1007	
PLAN CHECK EXPEDITING FEE	1680	
MICROFILMING	1670	6 00
MISC.		
TOTAL		53 00

PLUMBING FEES

BATHTUBS	SHOWERS		URINALS		
WATER CLOSETS			INTERCEPTORS		
LAVATORIES	SINKS		DRAINS		
TOTAL FIXTURES _____ @$ _____					
WATER ☐ GAS ☒ PIPING					10 15
PERMIT FEES @					49 85
TOTAL PLUMBING FEES			ACCT. 1100		55 00
HOUSE SEWER @		SEP. PIT	SEPTIC TANK		
PERMIT FEES @					
TOTAL HOUSE SEWER & SANITATION FEES			ACCT. 1200		

ELECTRICAL FEES

OCC. GROUP	@ ¢	
SWITCHES, RECEPTACLES	@	
LIGHTING FIXTURES	@	
SERVICE	@	
NO. MOTORS	@	
PERMIT FEES @		
TOTAL ELECTRICAL FEES	ACCT. 1300	

MECH. FEES

HEATING	M/BTU	
A/C	M/BTU	
PERMIT FEE @		
TOTAL MECHANICAL FEES	ACCT. 1400	

GRADE FEES

CUBIC YARDS		
TOTAL GRADING FEES	ACCT. 1500	

SEWER ASSESSMENT FEES PAID	YES	NO	
AVIGATION AGREEMENT REQUIRED	YES	NO	

PAYOR: CONTR OWNER

TOTAL ALL FEES (PAY THIS AMOUNT) $108.00

PERMIT NO. 118970 DATE 8/19/99

AUG-19-99 02-100057-8-32102/118.00

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APPLICATION ONLY

BUILDING DEPARTMENT COPY

INSPECTION RECORD

TYPE OF INSPECTION	DATE	INSPECTOR
SETBACKS		
FOOTINGS/FORMS/STEEL/UFER		
U. GRND PLUMBING		
U. GRND ELECT.		
SLAB GRADE		
SHEAR PANELS EXTERIOR		
SHEAR PANELS INTERIOR		
ROOF SHEATHING		
ROUGH ELECTRIC		
ROUGH PLUMBING		
ROUGH MECHANICAL		
FLOOR FRAMING		
FLOOR SHEATHING		
ROOF COVERING		
ROUGH FRAMING		
CONCRETE PANELS		
CONNECTIONS POUR STRIP		
ENERGY CONSERVATION		
MASONRY BOND BEAM		
LATH-EXTERIOR		
DRY WALL NAIL		
SUSPENDED CEILING		
GAS TEST	8-24-99	[illegible]
POOL STEEL/BOND/LINER		
SPA PLBG./SPA HTG.		
POOL FENCE OK TO PLASTER		
ROOF DRAINS		
WATER SERVICE		
SEWER		
STORM DRAIN		
COMPACTION REPORT		
ROUGH GRADING		
FINAL GRADING		
FINAL PLUMBING		
FINAL ELECTRIC		
ELECTRIC SRV'S GRD & BOND		
FINAL MECHANICAL		
FINAL BUILDING		
FINAL POOL/SPA		
EDISON CO. CALLED		
GAS CO. CALLED	8/25/99	GB
OTHER DEPARTMENT REQUIREMENTS		
PLANNING		
ENGINEERING		
POLICE		
FIRE		
PUBLIC FACILITIES		
PUBLIC SERVICES		
TEMP. CO. ISSUED		
C.O. ISSUED		

INSPECTOR'S NAME _____ INITIAL ____

REMARKS

8-19-99 No Access - Yellow tag

SEWER DIAGRAM

TRACT # _____
LOT # _____

CITY OF ONTARIO-BUILDING DEPARTMENT

303 EAST "B" STREET ONTARIO, CA 91764 TEL. (909) 391-2546

PLAN NO: _____
APN _____

PC # _____ VAR # _____ DAB/FILE # _____

BUILDING ADDRESS: 1914 S. BON VIEW AVE.
OWNER: BON VIEW INDUSTRIAL PARK
MAILING ADDRESS: 1030 S. BON VIEW AVE #13
CITY: ONTARIO, CA ZIP: 91761 TEL: 909/947-3391
CONTRACTOR: ROYAL ROOFING CO
ADDRESS: 996 E. PRICE ST.
CITY: POMONA, CA ZIP: 91767 TEL: 800 400 7682
STATE LIC. & CLASSIF.: C-39 413067 CITY LIC. NO.: 34423
ARCH., ENGR., DESIGNER
ADDRESS TEL.
CITY ZIP STATE LIC. NO.

INTENDED PERMIT USE: REMOVE EXISTING, INSTALL NEW FIBERGLASS 3-PLY BUILT-UP ROOFING SYSTEM

SQ. FT. SIZE: 15,500 NO. STORIES: 1 NO. DW. UNITS:

LICENSED CONTRACTORS DECLARATION

I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.
License Class C-39 License No. 413067
Expiration Date 5/31/2001 Contractor Signature

OWNER-BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law Chapter 9 (commencing with Sectin 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500).:

☐ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale.).

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☐ I am exempt under Sec. _____ Business and Professions Code for this reason:

Date _____ Owner _____

WORKERS' COMPENSATION DECLARATION

I hereby affirm under penalty of perjury one of the following declarations:

☐ I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

☒ I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:
Carrier ALPEL Expiration Date 11/1/99
Policy Number WCVBD99

☐ (This section need not be completed if the permit is for one hundred dollars [$100] or less)
I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.
Date: 4/20/99 Applicant:

WARNING: FAILURE TO SECURE WORKERS; COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS ($100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

CONSTRUCTION LENDING AGENCY

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.).
Lender's Name _____
Lender's Address _____

DIVISION OF INDUSTRIAL SAFETY PERMIT CERTIFICATION

The California Health and Safety Code requires a Division of Industrial Safety Permit as a prerequisite to permit issuance unless the applicant signs one of the certificates below.

☐ I certify that no excavation 5 feet or more feet in depth, into which a person is required to descend, will be made in connection with work authorized by this permit, and that no building, structure, scaffolding, falsework, or demolition or dismantling thereof, will be more than 36 feet high.

☐ As owner/builder I will not employ anyone to do work which would require a permit from the Division of Industrial Safety, as noted above unless such person ha a permit form that division.

Division of Industrial Safety Permit Number _____

OCC./TYPE CONST.	SIZE (SQ. FT.)	VAL (SQ. FT.)	VALUATION
Reroof	155	100	15,500.
		TOTAL VALUATION	15,500

BUILDING PERMIT FEES

PERMIT @	1000	237.25
PLAN CHECK BLDG. DEPT.	1001	
PARK & REC. FEE SFR	1003	
PARK & REC. FEE MFR	1004	
EARTHQUAKE FEE RES.	1005	
EARTHQUAKE FEE COMM.	1006	3.26
SEWER CAPITAL ASSESSMENT FEE	1007	
PLAN CHECK EXPEDITING FEE	1680	
MICROFILMING	1670	3.00
MISC.		
TOTAL		243.51

PLUMBING FEES

BATHTUBS	SHOWERS		URINALS	
WATER CLOSETS			INTERCEPTORS	
LAVATORIES	SINKS		DRAINS	

TOTAL FIXTURES _____ @$ _____
WATER HEATERS/POOL • SPA HEATER
WATER ☐ GAS ☐ PIPING
PERMIT FEES @
TOTAL PLUMBING FEES ACCT. 1100
HOUSE SEWER @ SEP. PIT SEPTIC TANK
PERMIT FEES @
TOTAL HOUSE SEWER & SANITATION FEES ACCT. 1200

ELECTRICAL FEES

OCC. GROUP @ ¢
SWITCHES, RECEPTACLES @
LIGHTING FIXTURES @
SERVICE @
NO. MOTORS @
PERMIT FEES @
TOTAL ELECTRICAL FEES ACCT. 1300

MECH. FEES

HEATING M/BTU
A/C M/BTU
PERMIT FEE @
TOTAL MECHANICAL FEES ACCT. 1400

GRADE FEES

CUBIC YARDS
TOTAL GRADING FEES ACCT. 1500

SEWER ASSESSMENT FEES PAID YES NO
AVIGATION AGREEMENT REQUIRED YES NO

PAYOR: CONTR/OWNER

TOTAL ALL FEES (PAY THIS AMOUNT) $243.51

PERMIT NO. 117497 DATE 4/20/99 RC

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

Signature of Applicant or Agent — Date 4/20/99

Minimum Setback Distances ***DEPARTMENT USE ONLY*** Zone _____

_____ Front Setback from Center Line _____ R/W _____
_____ Rear Setback from Rear Property Line
_____ Side Street Setback from Center Line _____ R/W _____
_____ Side Setback from Property Line
_____ Side Setback from Property Line

NOTE: _____

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PAID 04/20/99-20-1999/01-00/00/0000-TO/10/0500 $243.51

VALIDATION

When properly validated in this space, this form constitutes a permit to do the work described herein. This permit will expire if work is not started within 180 days, or if work is abandoned for more than 180 days.

APPLICATION ONLY
BUILDING DEPARTMENT COPY

INSPECTION RECORD

TYPE OF INSPECTION	DATE	INSPECTOR	INSPECTOR'S NAME [illegible] INITIAL SC REMARKS
SETBACKS			
FOOTINGS/FORMS/STEEL/UFER			
U. GRND PLUMBING			
U. GRND ELECT.			
SLAB GRADE			
SHEAR PANELS EXTERIOR			
SHEAR PANELS INTERIOR			
ROOF SHEATHING	5-13-99	SC	& 5-5-99 Roof stripped from unit 6 through 11 SC
ROUGH ELECTRIC			
ROUGH PLUMBING			
ROUGH MECHANICAL			
FLOOR FRAMING			
FLOOR SHEATHING			
ROOF COVERING			
ROUGH FRAMING			
CONCRETE PANELS			
CONNECTIONS POUR STRIP			
ENERGY CONSERVATION			
MASONRY BOND BEAM			
LATH-EXTERIOR			
DRY WALL NAIL			
SUSPENDED CEILING			
GAS TEST			
POOL STEEL/BOND/LINER			
SPA PLBG./SPA HTG.			
POOL FENCE OK TO PLASTER			
ROOF DRAINS			
WATER SERVICE			
SEWER			**SEWER DIAGRAM**
STORM DRAIN			
COMPACTION REPORT			
ROUGH GRADING			
FINAL GRADING			
FINAL PLUMBING			
FINAL ELECTRIC			
ELECTRIC SRV'S GRD & BOND			
FINAL MECHANICAL			
FINAL BUILDING	5/18/99	[illegible]	
FINAL POOL/SPA			
EDISON CO. CALLED			
GAS CO. CALLED			
OTHER DEPARTMENT REQUIREMENTS			
PLANNING			
ENGINEERING			
POLICE			
FIRE			
PUBLIC FACILITIES			
PUBLIC SERVICES			
TEMP. CO. ISSUED			
C.O. ISSUED			

City of Ontario

Building Department

Telephone: (909) 395-2023
Inspectors' Direct Line: (909) 395-2362
Inspection Requests **ONLY**: (909) 395-2361
Fax No.: (909) 395-2180

POST this in a conspicuous place on the job.

You must furnish PERMIT NUMBER and JOB ADDRESS for each respective inspection.
Approved plans must be on job site at all times.

OTHER DEPARTMENT RELEASES:

Department Approval required prior to the building being released by the City.

Department	Phone No.	Date	Inspector
Engineering	395-2025		
Fire	395-2029		
Public Facilities	395-2169		
Planning	395-2036		
Police	395-2161		

BUILDING APPROVALS		
Setback & Footing		
Steel		
Slab Grade		
Floor Joists		
Floor Sheathing		
Roof Framing		
Roof Sheathing		
Shear Wall & Pre-Lath		
Shear Wall Interior		
Framing & Flashing		
Insulation		
Drywall Nailing		
Lathing & Siding		
T-Bar		
Final		

ELECTRICAL APPROVALS		
Temp. Power Pole		
Conduit Underground		
Rough Electric		
Rough Electric – T-Bar		
SRV's Ground & Bond		
Final		

BLOCKWALL APPROVALS		
Setback & Footing		
Bond Beam & Vertical Steel		
Final		

WALL PANEL APPROVALS		
Panels		
Pour Strip		
Final		

PLUMBING APPROVALS		
Ground		
Water Piping		
On-Site Sewer		
Rough Plumbing		
Gas Pipe-Test	6-8 00	MS
Roof Drains		
Final	6800	MS

MECHANICAL APPROVALS		
Underground Ducts		
Rough Mechanical		
Ducts, Ventilating		
Grills & Hoods		
Final		

POOL & SPA APPROVALS		
Dep. Inspector		
Pool Steel Rein/Forms		
Pool Plumbing/Press Test		
Pre-Gunite		
Rough Pool Electric		
Gas Piping/Test		
Pool Fencing/Access		
Pre-Plaster		
Final – Pool/Spa		

ENCROACHMENT PERMIT		
Clearance		

FIRE SPRINKLER APPROVALS		
Rough		
Final		

NOTES: _____

City of Ontario

Building Department

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OTHER DEPARTMENT RELEASES:

Department Approval required prior to the building being released by the City.

Department	Phone No.	Date	Inspector
Engineering	395-2025		
Fire	395-2029		
Public Facilities	395-2169		
Planning	395-2036		
Police	395-2161		

BUILDING APPROVALS		
Setback & Footing		
Steel		
Slab Grade		
Floor Joists		
Floor Sheathing		
Roof Framing		
Roof Sheathing		
Shear Wall & Pre-Lath		
Shear Wall Interior		
Framing & Flashing		
Insulation		
Drywall Nailing		
Lathing & Siding		
T-Bar		
Final	5-8-2001	

ELECTRICAL APPROVALS		
Temp. Power Pole		
Conduit Underground		
Rough Electric		
Rough Elecric – T-Bar		
SRV's Ground & Bond		
Final		

BLOCKWALL APPROVALS		
Setback & Footing		
Bond Beam & Vertical Steel		
Final		

WALL PANEL APPROVALS		
Panels		
Pour Strip		
Final		

PLUMBING APPROVALS		
Ground		
Water Piping		
On-Site Sewer		
Rough Plumbing		
Gas Pipe-Test		
Roof Drains		
Final		

MECHANICAL APPROVALS		
Underground Ducts		
Rough Mechanical		
Ducts, Ventilating		
Grills & Hoods		
Final		

POOL & SPA APPROVALS		
Dep. Inspector		
Pool Steel Rein/Forms		
Pool Plumbing/Press Test		
Pre-Gunite		
Rough Pool Electric		
Gas Piping/Test		
Pool Fencing/Access		
Pre-Plaster		
Final – Pool/Spa		

ENCROACHMENT PERMIT		
Clearance		

FIRE SPRINKLER APPROVALS		
Rough		
Final		

NOTES: 4-16-01 Cor. req'd Cf.

City of Ontario

Building Department

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Inspection Requests **ONLY**: (909) 395-2361
Fax No.: (909) 395-2180

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OTHER DEPARTMENT RELEASES:

Department Approval required prior to the building being released by the City.

Department	Phone No.	Date	Inspector
Engineering	395-2025		
Fire	395-2029		
Public Facilities	395-2169		
Planning	395-2036		
Police	395-2161		

BUILDING APPROVALS		
Setback & Footing		
Steel		
Slab Grade		
Floor Joists		
Floor Sheathing		
Roof Framing		
Roof Sheathing		
Shear Wall & Pre-Lath		
Shear Wall Interior		
Framing & Flashing		
Insulation		
Drywall Nailing		
Lathing & Siding		
T-Bar		
Final		

ELECTRICAL APPROVALS		
Temp. Power Pole		
Conduit Underground		
Rough Electric		
Rough Elecric – T-Bar		
SRV's Ground & Bond		
Final	5-8-2001	SC

BLOCKWALL APPROVALS		
Setback & Footing		
Bond Beam & Vertical Steel		
Final		

WALL PANEL APPROVALS		
Panels		
Pour Strip		
Final		

PLUMBING APPROVALS		
Ground	4-24-2001	SC
Water Piping		
On-Site Sewer		
Rough Plumbing		
Gas Pipe-Test		
Roof Drains		
Final	5-8-2001	SC

MECHANICAL APPROVALS		
Underground Ducts		
Rough Mechanical		
Ducts, Ventilating		
Grills & Hoods		
Final	5-8-2001	[illegible]

POOL & SPA APPROVALS		
Dep. Inspector		
Pool Steel Rein/Forms		
Pool Plumbing/Press Test		
Pre-Gunite		
Rough Pool Electric		
Gas Piping/Test		
Pool Fencing/Access		
Pre-Plaster		
Final – Pool/Spa		

ENCROACHMENT PERMIT		
Clearance		

FIRE SPRINKLER APPROVALS		
Rough		
Final		

NOTES: _____

City of Ontario
Building Department
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Inspection Requests **ONLY**: (909) 395-2361
Fax No.: (909) 395-2180
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OTHER DEPARTMENT RELEASES:

Department Approval required prior to the building being released by the City.

Department	Phone No.	Date	Inspector
Engineering	395-2025		
Fire	395-2029		
Public Facilities	395-2169		
Planning	395-2036		
Police	395-2161		

BUILDING APPROVALS		
Setback & Footing		
Steel		
Slab Grade		
Floor Joists		
Floor Sheathing		
Roof Framing		
Roof Sheathing		
Shear Wall & Pre-Lath		
Shear Wall Interior		
Framing & Flashing		
Insulation		
Drywall Nailing		
Lathing & Siding		
T-Bar		
Final		

ELECTRICAL APPROVALS		
Temp. Power Pole		
Conduit Underground		
Rough Electric		
Rough Elecric – T-Bar		
SRV's Ground & Bond	4-24-2001	SC
Final	4-24-2001	

BLOCKWALL APPROVALS		
Setback & Footing		
Bond Beam & Vertical Steel		
Final		

WALL PANEL APPROVALS		
Panels		
Pour Strip		
Final		

PLUMBING APPROVALS		
Ground		
Water Piping		
On-Site Sewer		
Rough Plumbing		
Gas Pipe-Test		
Roof Drains		
Final		

MECHANICAL APPROVALS		
Underground Ducts		
Rough Mechanical		
Ducts, Ventilating		
Grills & Hoods		
Final		

POOL & SPA APPROVALS		
Dep. Inspector		
Pool Steel Rein/Forms		
Pool Plumbing/Press Test		
Pre-Gunite		
Rough Pool Electric		
Gas Piping/Test		
Pool Fencing/Access		
Pre-Plaster		
Final – Pool/Spa		

ENCROACHMENT PERMIT		
Clearance		

FIRE SPRINKLER APPROVALS		
Rough		
Final		

NOTES: 4/24/01 EDISON Cleared - [illegible]

City of Ontario

Building Department

Telephone: (909) 395-2023
Inspectors' Direct Line: (909) 395-2362
Inspection Requests **ONLY**: (909) 395-2361
Fax No.: (909) 395-2180

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Approved plans must be on job site at all times.

OTHER DEPARTMENT RELEASES:

Department Approval required prior to the building being released by the City.

Department	Phone No.	Date	Inspector
Engineering	395-2025		
Fire	395-2029		
Public Facilities	395-2169		
Planning	395-2036		
Police	395-2713		

This permit becomes void if work not commenced within 180 days from date of issuance, OR if work has been suspended or abandoned for a period of 180 days.

BUILDING APPROVALS		
~~Setback~~ & Footing	8/23/01	
Steel		
Slab Grade		
Floor Joists		
Floor Sheathing		
Roof Framing		
Roof Sheathing		
Shear Wall & Pre-Lath		
Shear Wall Interior		
Framing & Flashing		
Insulation		
Drywall Nailing		
Lathing & Siding		
T-Bar		
Final	8-28-01	

ELECTRICAL APPROVALS		
Temp. Power Pole		
Conduit Underground		
Rough Electric		
Rough Electric – T-Bar		
SRV's Ground & Bond		
Final		

BLOCKWALL APPROVALS		
Setback & Footing		
Bond Beam & Vertical Steel		
Final		

WALL PANEL APPROVALS		
Panels		
Pour Strip		
Final		

PLUMBING APPROVALS		
Ground		
Water Piping		
On-Site Sewer		
Rough Plumbing		
Gas Pipe-Test		
Roof Drains		
Final		

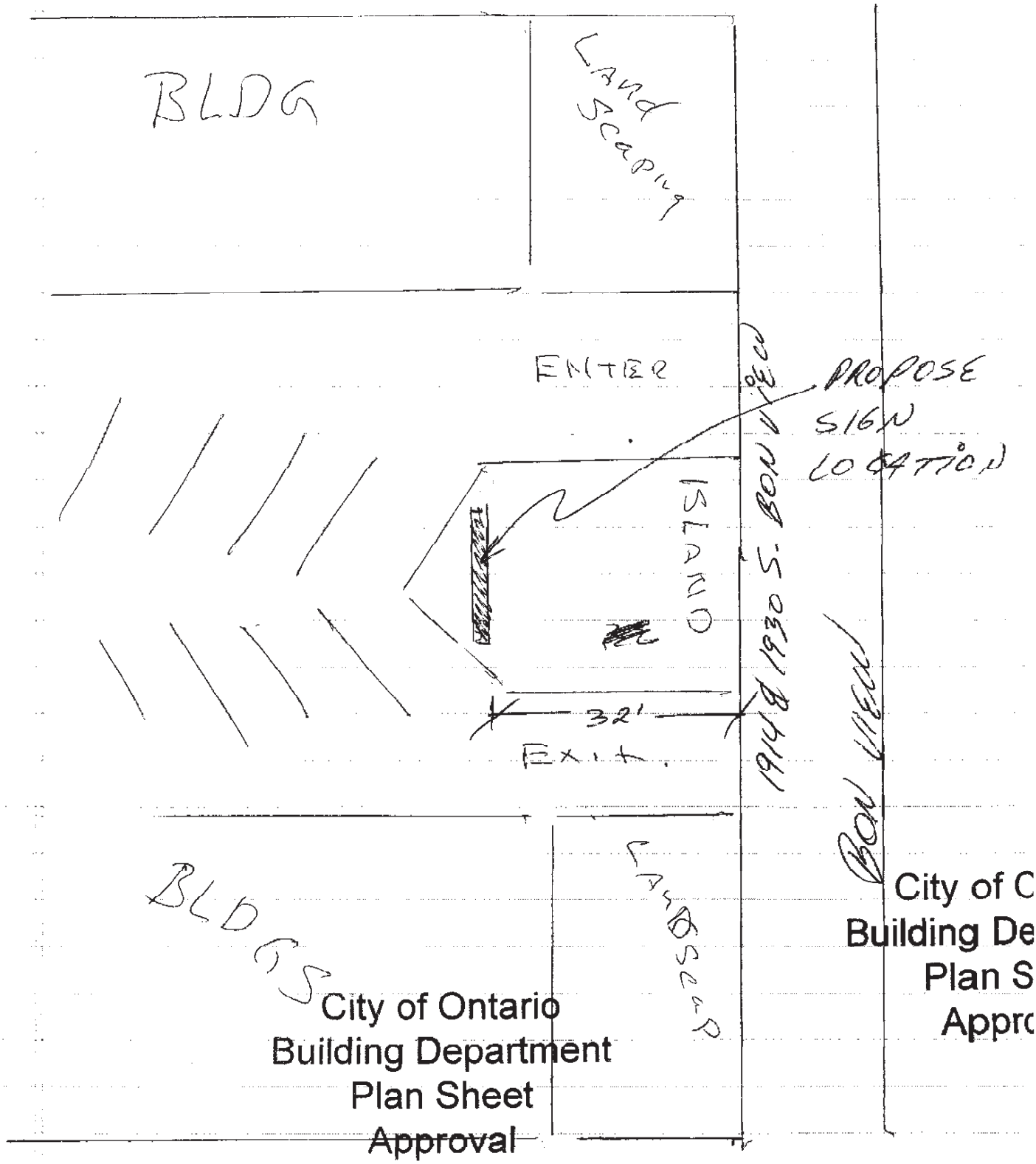
MECHANICAL APPROVALS		
Underground Ducts		
Rough Mechanical		
Ducts, Ventilating		
Grills & Hoods		
Final		

POOL & SPA APPROVALS		
Dep. Inspector		
Pool Steel Rein/Forms		
Pool Plumbing/Press Test		
Pre-Gunite		
Rough Pool Electric		
Gas Piping/Test		
Pool Fencing/Access		
Pre-Plaster		
Final – Pool/Spa		

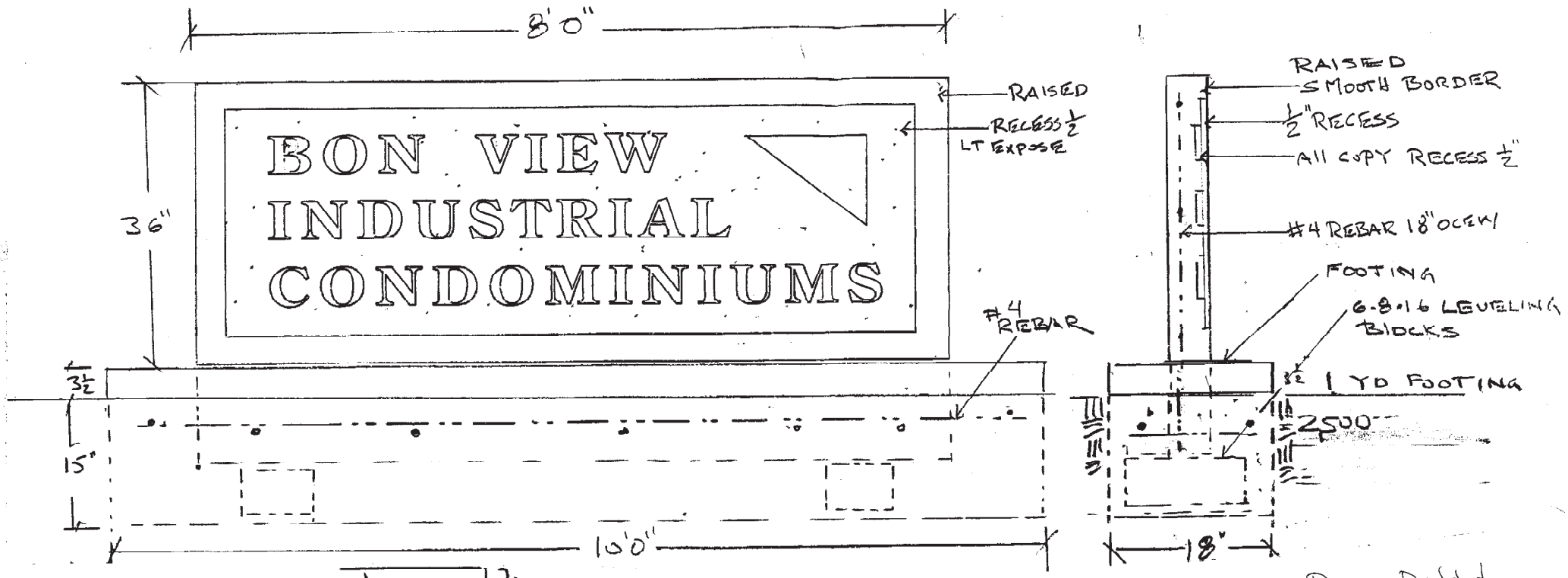
ENCROACHMENT PERMIT		
Clearance		

FIRE SPRINKLER APPROVALS		
Rough		
Final		

NOTES: _____


BLDG
LAND SCAPING
ENTER
PROPOSE SIGN LOCATION
ISLAND
32'
EXIT
1914 & 1930 S. BON VIEW
BON VIEW
BLDGS
LANDSCAP
City of Ontario
Building Department
Plan Sheet
Approval
City of C
Building De
Plan S
Appro

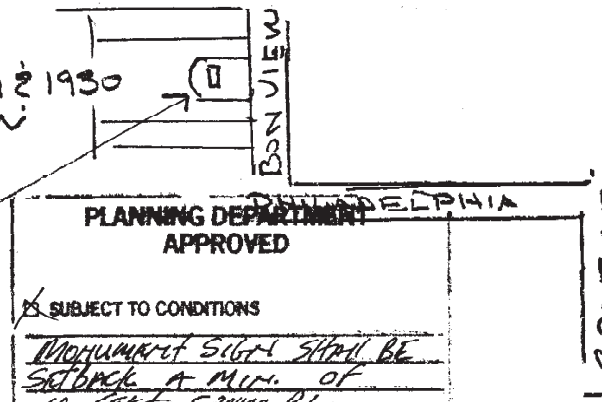
SINGLE FACED CONCRETE SIGNAGE BIASE SIGN CO. 909 874-2152



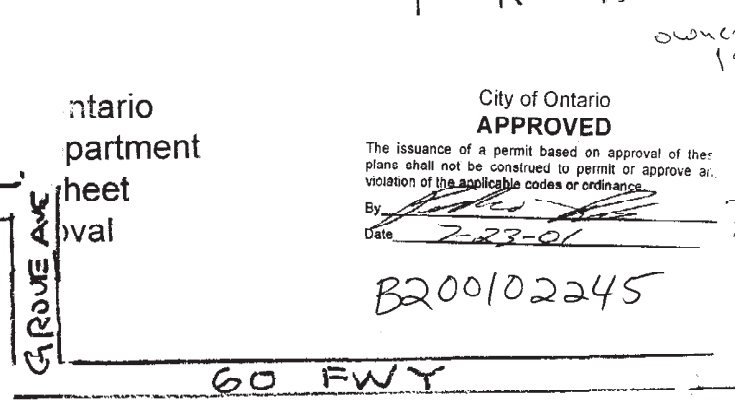
owner Dominic Daddato
1930 S Bon View #13
976 8616

PROJECT 1914 & 1930
S. BON VIEW

SIGN IN ISLAND



ntario
partment
heet
oval



Designer
BL 719

860

LOT # _____ BLOCK _____ TR # _____

PC # _____ VAR # _____ DAP/FILE # 11-17-17

BUILDING ADDRESS 1310 BONVIEW FRONT Mail

OWNER TRI-PACIFIC DEVELOPMENT

MAILING ADDRESS 2110 SOUTH HACIENDA BLVD.

CITY HACIENDA HEIGHTS | ZIP 91745 | TEL. _____

CONTRACTOR SONLIGHT ELECTRIC

ADDRESS 1215 "B" POMONA RD.

CITY CORONA, CA | ZIP 91720 | TEL. 734-3280

STATE LIC. & CLASSIF. 345220 - C-10 | CITY LIC. NO. [redacted]

ARCH., ENGR., DESIGNER

ADDRESS _____ | TEL. _____

CITY _____ | ZIP _____ | STATE LIC. NO. _____

INTENDED PERMIT USE:

SQ. FT. SIZE _____ | NO. STORIES _____ | NO. DW. UNITS _____

RESIDENTIAL ☐ COMMERCIAL ☑ INDUSTRIAL ☐

NEW ☐ ADD ☐ ALTER ☐ REPAIR ☐ DEMOLITION ☐

LICENSED CONTRACTOR'S DECLARATION

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

X SIGNATURE 11/23/81 DATE

OWNER—BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law, Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code or that he is exempt therefrom, and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500):

☐ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.)

☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.)

☐ I am exempt under Sec. _____ B & P.C. for this reason _____

Date _____ Owner _____

WORKERS' COMPENSATION DECLARATION

I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Workers' Compensation Insurance, or a certified copy thereof (Sec. 3800, Labor Code).

Policy No. _____ Company _____

X Copy is filed with the city ☐ Certified copy is hereby furnished

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

(This section need not be completed if the permit is for one hundred dollars ($100) valuation or less.)

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's Name _____

Lender's Address _____

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

Signature of Applicant _____ Date 11/23/81

Mailing Address 2110 S. HACIENDA BLVD

City, State, Zip HACIENDA HEIGHTS, CA 91745

SQUARE GROUP	SIZE (SQ. FT.)	VALUATION
	TOTAL VALUATION	

	ACCOUNT #	
PERMIT #	01-32101	
PLAN CHECK #	01-96100	
PARK & REC. AQUISITION FEE #	07-01001	
EARTHQUAKE FEE #	01-018-.15	
SEWER CAPITAL ASSESSMENT FEE # 2000 EA.	01-07210	
SEWER ASSESSMENT FEE # 575 EA.	01-07211	
	TOTAL	

BATHTUBS		DISHWASHER/DISPOSAL	
SHOWERS		CLOTHES WASHERS	
WATER CLOSETS		DRINK FOUNTAINS	
LAVATORIES		URINALS	
SINKS		INTERCEPTORS	
		DRAINS	

TOTAL FIXTURES	# $	
WATER HEATERS		
WATER ☐ GAS ☐ PIPING		
SOLAR COLLECTORS/TANKS		
PERMIT FEES #		
TOTAL PLUMBING FEES	ACCT. #01-32102	
HOUSE SEWER #		
PRIVATE SEWER SYSTEM	SEP. PIT / SEPTIC TANK	
TOTAL HOUSE SEWER & SANITATION FEES	ACCT. #01-32103	
SWITCHES, RECEPTACLES	@ 81 #	41 30
LIGHTING FIXTURES		
APPLIANCE OUTLETS		
OCC. GROUP SQ. FT. #	#	
OCC. GROUP SQ. FT. #	#	
SERVICE (3) AMPS 100 #	1250	37 50
NO. UNITS TEMP. POWER		
NO. MOTORS 4 BATH FANS	@ 200	8 00
SWIMMING POOL/SPA ELECTRIC		
PERMIT FEE #		10 00
TOTAL ELECTRICAL FEES	ACCT. #01-32104	
HEATING M/BTU A/C M/BTU		
OTHER		
PERMIT FEE #		
TOTAL MECHANICAL FEES	ACCT. #01-32105	

GRADING FEES

CUBIC YARDS		
TOTAL GRADING FEES	ACCT. #01-32106	
SEWER ASSESSMENT FEES PAID	YES NO	
AVIGATION AGREEMENT REQUIRED	YES NO	

TOTAL ALL FEES (PAY THIS AMOUNT) [redacted]

PERMIT NO. [redacted] DATE 11-23-81

TYPE OF INSPECTION	DATE	INSPECTOR
FORMS/STEEL		
	7/22/81	CS
	12/1/81	CS
	12-1-81	CS

P.O. ISSUED DATE

INSPECTOR'S NAME INITIAL

DO NOT CALL IN UNTIL METER SOCKET ARE SET & INSPECTED OK 1-21-83 [illegible]

SEWER DIAGRAM

#16

CITY OF ONTARIO

REQUEST FOR USE OR OCCUPANCY REQUIRING A BUSINESS LICENSE

To:
(XXX) BUILDING DEPARTMENT
( ) ZONING DEPARTMENT
(XXX) FIRE DEPT-FIRE PREV. BUREAU
(XXX) POLICE DEPARTMENT
( ) ENGINEERING DEPARTMENT
( ) WATER DEPARTMENT
( ) HEALTH DEPARTMENT
( ) OTHER DEPARTMENT

The below named business has applied for a business license. Please review this request to see if it conforms to your department's requirements and reply immediately to this office as to your findings. The attached form should be completed and returned with your reply.

Name of business Rigoberto Diaz Phone 947-8391

Address 1930 S. Bon View #16

Classification or type of business Storage (Posh[illegible]arts)

Name of Rigoberto Diaz (owner) Address 765 W. Almeda Ontario Phone 988 3422

or
Name of (manager) Address Phone

= = = =

LOT # _____ 208 EAST "B" STREET [illegible] TEL. (714) [illegible]

PC # 86-45 VAR # — DAB/FILE # —

BUILDING ADDRESS 1930 S. Bon View #19

OWNER Mr. Bibo

MAILING ADDRESS same

CITY Ontario ZIP 91761 TEL

CONTRACTOR Custom Patios

ADDRESS 13525 S. Central

CITY Chino ZIP 91710 TEL 628-5243

STATE LIC & CLASS B1 - 405924 CITY LIC NO

ARCH. ENGR DESIGNER

ADDRESS TEL

CITY ZIP STATE LIC NO

INTENDED USE Tenant Improvement

NO STORIES — NO. DW UNITS 1

TYPE OF WORK: ADD X COMMERCIAL X INDUSTRIAL ALTER REPAIR DEMOLITION

LICENSED CONTRACTOR'S DECLARATION

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

X [signature] 4-23-86 DATE

OWNER-BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason: Sec. 7031.5 Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500).

I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds improvements thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.).

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.).

I am exempt from the Contractor's License Law for the following reason:

B & P Code Section _____

WORKERS' COMPENSATION DECLARATION

I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Workers' Compensation Insurance, or a certified copy thereof (Sec. 3800, Labor Code).

209673.1 Safeco 2-10-87

Policy Number Insurance Company Effective Date

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation laws of California.

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued.

X [signature] Date 4-23-86

VALIDATION

This permit becomes void if work is not started within 180 days of issuance, or if work is suspended or abandoned for more than 180 days.

APPLICATION ONLY

OCC./TYPE CONST.	SIZE (SQ. FT.)	VAL. (SQ. FT.)	VALUATION
		TOTAL VALUATION	10,000

BUILDING PERMIT FEES

PERMIT @		01-32101	80 00
PLAN CHECK @ 48323		01-32105	
PARK & REC. AQUISITION FEE @		07-31901	
EARTHQUAKE FEE @		01-215-116	90
SEWER CAPITAL ASSESSMENT FEE @ $950 EA.		28-37210	
SEWER ASSESSMENT FEE @ $75 EA.		28-37211	
		TOTAL	170

PLUMBING FEES

BATHTUBS		DISHWASHER/DISPOSAL	
SHOWERS	1	CLOTHES WASHERS	
WATER CLOSETS	2	DRINK. FOUNTAINS	
LAVATORIES		URINALS	
SINKS	2	INTERCEPTORS	
		DRAINS	

TOTAL FIXTURES 5 @ $ 4.00 — 20 00

WATER HEATERS/POOL • SPA HEATER

WATER ☒ GAS ☐ PIPING

SOLAR COLLECTORS/TANKS

PERMIT FEES @ — 10 00

TOTAL PLUMBING FEES ACCT. #01-32102 — 30 00

HOUSE SEWER @ SEP. PIT SEPTIC TANK

PERMIT FEES @

TOTAL HOUSE SEWER & SANITATION FEES ACCT #01-32105

ELECTRICAL FEES

SWITCHES, RECEPTACLES	12, 16	16 00
LIGHTING FIXTURES	12	
APPLIANCE OUTLETS		
OCC. GROUP SQ. FT @		
OCC. GROUP SQ. FT @		
SERVICE AMPS @		
NO. UNITS TEMP. POWER		
NO. MOTORS		
SWIMMING POOL SPA ELECTRIC		
PERMIT FEE @		10 00
TOTAL ELECTRICAL FEES ACCT #01-32103		26 00

MECH. FEES

HEATING 90 M/BTU 2.5 A/C M/BTU		12 00
OTHER		
PERMIT FEE @		10 00
TOTAL MECHANICAL FEES ACCT. #01-32104		22 00

GRADING FEES

CUBIC YARDS	
TOTAL GRADING FEES ACCT. #01-32106	
SEWER ASSESSMENT FEES PAID YES NO	
AVIGATION AGREEMENT REQUIRED YES NO	

TOTAL ALL FEES (PAY THIS AMOUNT) $ 159 20

PERMIT NO. [illegible] DATE 4-23-86

BUILDING DEP [illegible] BY

TYPE OF INSPECTION	DATE	INSPECTOR
SETBACKS		
FOOTINGS/FORMS/STEEL		
U. GRND PLUMBING *	4/25/86	
U. GRND ELECT.		
U. GRND MECH.		
POOL STEEL/BOND/LINER		
SPA PLBG./SPA HTG		
SLAB GRADE		
OK TO POUR SLAB		
ROUGH PLUMBING *	4/25/86	
ROUGH ELECTRIC	4/25/86	
ROUGH MECHANICAL		
FLOOR FRAMING		
ROUGH FRAMING	4/24/86	
ROOF SHEATHING		
SHEAR PANELS		
STRUCTURAL STEEL		
CONNECTIONS		
ENERGY CONSERVATION		
OK TO COVER WALLS		
ROOF COVERING		
PLBG TOP OUT *	4/25/86	
FIREPLACE - THROAT		
FIREPLACE - BOND BEAM		
FIREPLACE - TOP OUT		
MASONARY BOND BEAM		
LATH - EXTERIOR		
LATH - INTERIOR		
DRY WALL NAIL	4.28.86	
GAS TEST		
POOL FENCE		
OK TO PLASTER POOL		
P TRAP		
SEWER/CESSPOOL/LEACH LINE FINAL		
FINAL GRADING		
FINAL PLUMBING		
FINAL ELECTRIC		
FINAL MECHANICAL		
FINAL BUILDING		
FINAL POOL/SPA		
FINAL SOLAR		
EDISON CO. CALLED		
GAS CO CALLED		

OTHER DEPARTMENT REQUIREMENTS

ENGINEERING		
TRASH BINS		
D A B REQ		
SITE PLAN		
VARIANCE		
[illegible]		

C.O. ISSUED: DATE

TEMP. C.O. ISSUED: DATE

CONDITIONS:

INSPECTOR'S NAME _____ INITIAL _____

REMARKS

SEWER DIAGRAM

CITY OF ONTARIO

REQUEST FOR USE OR OCCUPANCY REQUIRING A BUSINESS LICENSE

To:
(XXX) BUILDING DEPARTMENT
( ) ZONING DEPARTMENT
( ) FIRE DEPT-FIRE PREV. BUREAU
(XXX) POLICE DEPARTMENT
( ) ENGINEERING DEPARTMENT
( ) WATER DEPARTMENT
( ) HEALTH DEPARTMENT
( ) OTHER DEPARTMENT

The below named business has applied for a business license. Please review this request to see if it conforms to your department's requirements and reply immediately to this office as to your findings. The attached form should be completed and returned with your reply.

947-1145

Name of business California Screen Company Phone ~~XXXXX~~

Address 1930 S. Bon View, Unit 12

Classification or type of business Manufacturing Sun Screens

Name of Roy Schnieder (Ptr) (owner) Address 16911 Bellflower Bellflower, 90706 Phone 213 866 0753

or

Name of ~~Bruce Hallbeam~~ (manager) Address ~~16911 Bellflower Bellflower 90706~~ Phone ~~213 866 0753~~

= = = =

CITY OF ONTARIO

REQUEST FOR USE OR OCCUPANCY REQUIRING A BUSINESS LICENSE

To:
- (XXX) BUILDING DEPARTMENT
- ( ) ZONING DEPARTMENT
- (XXX) FIRE DEPT-FIRE PREV. BUREAU
- (XXX) POLICE DEPARTMENT
- (XXX) ENGINEERING DEPARTMENT
- ( ) WATER DEPARTMENT
- ( ) HEALTH DEPARTMENT
- ( ) OTHER DEPARTMENT

The below named business has applied for a business license. Please review this request to see if it conforms to your department's requirements and reply immediately to this office as to your findings. The attached form should be completed and returned with your reply.

Name of business SHAMROCK-STERLING CHEMICAL CORPORATION Phone 714 9474454

Address 1930 S. BON VIEW AVE. # 19

Classification or type of business PUMP MFG.

Name of KENNETH R. BROMBY (owner) Address 14723 BLUE BELL CHINO HILLS, CA 91710 Phone 714 5975392

or

Name of _____ (manager) Address _____ Phone _____

= = = =

TRACT # _____ LOT # _____

[redacted] EAST "B" STREET [redacted] TEL. (714) [redacted]-1191

YC # _____ VAR # _____ DAB/FILE # 2197-5

BUILDING ADDRESS 1930 Bird View Front. HALF

OWNER TRI-Pac Dist. Inc.

MAILING ADDRESS 2140 S. Anaheim Blvd. Suite

CITY	ZIP	TEL.
Anaheim Hunters	91745	533-9855

CONTRACTOR Roddy Mfg Inc

ADDRESS 19589 Bluffwood St.

CITY	ZIP	TEL.
Rowland Hts	91748	714/912-5524

STATE LIC. & CLASSIF.	CITY LIC. NO.
395M C-20	

ARCH., ENGR., DESIGNER

ADDRESS	TEL.

CITY	ZIP	STATE LIC. NO.

INTENDED PERMIT USE: misc mech.

SQ. FT. SIZE	NO. STORIES	NO. DW. UNITS

RESIDENTIAL ☐ COMMERCIAL ☑ INDUSTRIAL ☐

NEW ☑ ADD ☐ ALTER ☐ REPAIR ☐ DEMOLITION ☐

LICENSED CONTRACTOR'S DECLARATION

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code and my license is in full force and effect.

SIGNATURE Chas R. Roddy DATE 11-18-80

OWNER—BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law, Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code or that he is exempt therefrom, and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500):

as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.)

as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.)

as exempt under Sec. _____ B & P C for this reason _____

Date _____ Owner _____

WORKERS' COMPENSATION DECLARATION

I hereby affirm that I have a certificate of consent to self insure or a certificate of Workers' Compensation Insurance, or a certified copy thereof (Sec. 3800, Labor Code).

Policy No. _____ Company _____

✗ This is filed with the city.

☐ Certified copy is hereby furnished.

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

This section need not be completed if the permit is for one hundred dollars ($100) valuation or less.

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

NOTICE TO APPLICANT: If after making this Certificate of Exemption you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's Name _____

Lender's Address _____

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

Signature of Applicant _____ Date 11-18-80

Mailing Address [redacted] St.

City, State, Zip [redacted]

OCC. GROUP	SIZE (SQ. FT.)	VALUATION
	TOTAL VALUATION	

	ACCOUNT #	
PERMIT #	01-32101	
PLAN CHECK #	01-32106	
PARK & REC. AQUISITION FEE #	07-31901	
EARTHQUAKE FEE #	01-316-116	
SEWER CAPITAL ASSESSMENT FEE # $360 EA.	01-37210	
SEWER ASSESSMENT FEE # $75 EA.	01-37211	
TOTAL		

PLUMBING FEES

BATHTUBS		DISHWASHER/DISPOSAL	
SHOWERS		CLOTHES WASHERS	
WATER CLOSETS		DRINK. FOUNTAINS	
LAVATORIES		URINALS	
SINKS		INTERCEPTORS	
		DRAINS	

TOTAL FIXTURES _____ # _____

WATER HEATERS

WATER ☐ GAS ☐ PIPING

SOLAR COLLECTORS/TANKS

PERMIT FEES #

TOTAL PLUMBING FEES ACCT. #01-32102

HOUSE SEWER #

PRIVATE SEWER SYSTEM | SEP. PIT | SEPTIC TANK

TOTAL HOUSE SEWER & SANITATION FEES ACCT. #01-32105

ELECTRICAL FEES

SWITCHES, RECEPTACLES

LIGHTING FIXTURES

APPLIANCE OUTLETS

OCC. GROUP SQ. FT. @ ¢

OCC. GROUP SQ. FT. @ ¢

SERVICE AMPS @

NO. UNITS TEMP. POWER

NO. MOTORS

SWIMMING POOL SPA ELECTRIC

PERMIT FEE #

TOTAL ELECTRICAL FEES ACCT. #01-32103

MECHANICAL FEES

HEATING [redacted] M/BTU A C [redacted] M/BTU	17	00
OTHER Heating M/BTU 100 / 13.5	13	50
PERMIT FEE #	10	00
TOTAL MECHANICAL FEES ACCT. #01-32104	40	50

GRADING FEES

CUBIC YARDS

TOTAL GRADING FEES ACCT. #01-32106

SEWER ASSESSMENT FEES PAID YES NO

AVIGATION AGREEMENT REQUIRED YES NO

39915

TOTAL ALL FEES (PAY THIS AMOUNT) $ 40 50

PERMIT NO. _____ DATE 11-18-80

INSPECTION RECORD

TYPE OF INSPECTION	DATE	INSPECTOR
FORMS STEEL		
PLUMBING		
LINER		
PLUMBING		
ELECTRIC		
	7/24/81	CS

C.O. ISSUED: DATE

TEMP. C.O. ISSUED:

CONDITIONS

INSPECTOR'S NAME

INITIAL

SEWER DIAGRAM

12/1/81

DEPARTMENT OF BUILDING AND SAFETY

LOT # _____ 303 EAST "B" STREET ONTARIO, CALIF. 91764 TEL. (714) 983-1181

PC # _____ VAR # _____ DAB/FILE # 21575

BUILDING ADDRESS 1930 S Barsow (FRONT - UNIT 12)

OWNER x Lea Mooney

MAILING ADDRESS x 1930 S. Bon View.

CITY Ont. ZIP _____ TEL. x

CONTRACTOR x Foothill Plbg. Co

ADDRESS 6233 Oak Canyon Rd

CITY Orange ZIP 91702 TEL. 935-3671

STATE LIC. & CLASSIF. x C36 CITY LIC. NO.

ARCH., ENGR.,

DESIGNER

ADDRESS TEL.

CITY ZIP STATE LIC. NO.

INTENDED PERMIT USE: mes Plumbing

SQ. FT. SIZE NO. STORIES NO. DW. UNITS

RESIDENTIAL ☐ COMMERCIAL ☐ INDUSTRIAL ✓

NEW ✓ ADD ☐ ALTER ☐ REPAIR ☐ DEMOLITION ☐

LICENSED CONTRACTOR'S DECLARATION

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

SIGNATURE Wm. E. Roff DATE 12/4/81

OWNER—BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code): Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law, Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code or that he is exempt therefrom, and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500):

☐ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.)

☐ I, as owner of the property am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.)

☐ I am exempt under Sec. _____ B & P.C. for this reason _____

Date _____ Owner _____

WORKERS' COMPENSATION DECLARATION

I hereby affirm that: I have a certificate of consent to self-insure or a certificate of Workers' Compensation Insurance, or a certified copy thereof (Sec. 3800, Labor Code).

Policy No. _____ Company _____

X Copy is filed with the city

☐ Certified copy is hereby furnished

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

This section need not be completed if the permit is for one hundred dollars ($100) valuation or less.

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

IMPORTANT: If after making this Certificate of Exemption you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code):

Lender's Name _____

Lender's Address _____

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

Signature of Applicant Wm E Roff x Date 12/4/81 #0715

Mailing Address _____

City, State, Zip Santa

VALIDATION

When properly validated, this form constitutes a permit to do the work described herein. The permit will expire if work is not started within 120 days, or if work is abandoned for more than 120 days.

OCC. GROUP	SIZE (SQ. FT.)	VALUATION
	TOTAL VALUATION	

	ACCOUNT #	
PERMIT #	01-32101	
PLAN CHECK #	01-32102	
PARK & REC. AQUISITION FEE #	01-31501	
EARTHQUAKE FEE #	01-215-116	
SEWER CAPITAL ASSESSMENT FEE # 5560 EA.	01-37210	
SEWER ASSESSMENT FEE # 878 EA.	01-37211	
TOTAL		

BATHTUBS		DISHWASHER/DISPOSAL	
SHOWERS		CLOTHES WASHERS	
WATER CLOSETS	4	DRINK, FOUNTAINS	
LAVATORIES	4	URINALS	
SINKS	2	INTERCEPTORS	
		DRAINS	

TOTAL FIXTURES 10	@ $ 4 00	40	00
WATER HEATERS 2	@ $ 5 00	10	00
WATER ✓ GAS ✓	PIPING	4	00
SOLAR COLLECTORS/TANKS			
PERMIT FEES #		10	00
TOTAL PLUMBING FEES	ACCT. #01-32102	64	00
HOUSE SEWER #			
PRIVATE SEWER SYSTEM	SEP. PIT / SEPTIC TANK		
TOTAL HOUSE SEWER & SANITATION FEES	ACCT. #01-32103		

ELECTRICAL FEES

SWITCHES, RECEPTACLES			
LIGHTING FIXTURES			
APPLIANCE OUTLETS			
OCC. GROUP	SQ. FT. @ ¢		
OCC. GROUP	SQ. FT. @ ¢		
SERVICE	AMPS @		
NO. UNITS	TEMP. POWER		
NO. MOTORS			
SWIMMING POOL/SPA ELECTRIC			
PERMIT FEE #			
TOTAL ELECTRICAL FEES	ACCT. #01-32105		

MECHANICAL FEES

HEATING	M/BTU A.C	M/BTU	
OTHER			
PERMIT FEE #			
TOTAL MECHANICAL FEES	ACCT. #01-32106		

GRADING FEES APPV BY ONTARIO

CUBIC YARDS			
TOTAL GRADING FEES	ACCT. #01-32108		
SEWER ASSESSMENT FEES PAID YES NO			
AVIGATION AGREEMENT REQUIRED YES NO			

TOTAL ALL FEES (PAY THIS AMOUNT) $ 64 00

PERMIT NO. _____ DATE 12-1-81

APPLICATION ONLY

INSPECTION RECORD

TYPE OF INSPECTION	DATE	INSPECTOR
PLUMBING	On Previous Permit	
BOND/LINER		
PLUMBING	7/24/91	CS
	10/13/91	CS
	12/1/91	CS
	12-7-81	C & Recalled 10-3-85 (HC)

C.O. ISSUED: DATE

TEMP. C.O. ISSUED: DATE

CONDITIONS

INSPECTOR'S NAME — INITIAL

REMARKS

SEWER DIAGRAM

OTHER DEPARTMENT REQUIREMENTS

DEPARTMENT OF BUILDING AND SAFETY

303 EAST "B" STREET — ONTARIO, CALIF. 91764 — TEL. (714) 986-1181

CUP # — VAR # — SITE PLAN FILE #

BUILDING ADDRESS 1810 S. ARCHIBALD AVE. (FRONT VIEW) BLDG. 3

OWNER BIG VIEW INDUSTRIAL PARK LTD-5
TM-MAUK DEVELOPMENT INC.

MAILING ADDRESS 210 S. HACIENDA BL.

CITY — ZIP — TEL.
HACIENDA HEIGHTS 91745 (213)961-6000

CONTRACTOR TM-MAUK DEVELOPMENT INC.

ADDRESS 210 S. HACIENDA BL.

CITY — ZIP — TEL.
HACIENDA HEIGHTS 91745 (213)961-6000

STATE LIC. & CLASSIF. 395652 A-1 — CITY LIC. NO.

ARCH., ENGR., DESIGNER TM-MAUK DEVELOPMENT INC.

ADDRESS 210 S. HACIENDA BL. — TEL.

CITY — ZIP — STATE LIC. NO.
HACIENDA HEIGHTS 91745 395652

INTENDED PERMIT USE: SITE SEWER CONST.

SQ. FT.	NO.	NO. DW.
SIZE	STORIES	UNITS

NEW X ADD ☐ ALTER ☐ REPAIR ☐ DEMOLITION ☐

LICENSED CONTRACTOR'S DECLARATION

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code and my license is in full force and effect

TM-MAUK DEVELOPMENT INC. 9/16/8 DATE

OWNER—BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5 Business and Professions Code): Any city or county which requires a permit to construct, alter, improve, demolish or repair any structure, prior to its issuance also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500).

I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.)

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts with a contractor(s) licensed pursuant to the Contractor's License Law.)

I am exempt under Sec. B & P.C. for the reason

Owner

WORKERS' COMPENSATION DECLARATION

I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Workers' Compensation Insurance, or a certificate of exemption, as provided by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

My Workers' Compensation Insurance carrier and policy number are:

Carrier STATE FARM Policy Number

X Certified copy is hereby furnished
CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

This certificate is executed when the permit is for one hundred dollars ($100) valuation or less.

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS ($100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

I also agree that in the case of the failure of myself or my contractor to secure workers' compensation coverage as required by Section 3700 of the Labor Code, I shall forthwith comply with such provisions or this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's Name METRO BANK

Lender's Address 3130 WILSHIRE BLVD. L.A. 90024

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

Signature (Owner or Authorized Agent) Date 9/16/8

Address 210 S. HACIENDA BL.

City HACIENDA HEIGHTS CA 91745

VALIDATION

This permit becomes void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days (Sec. 305(d) Uniform Building Code). To remain valid, permittee must request inspection and obtain approval before work is suspended or abandoned for more than 180 days.

OCC. GROUP	SIZE (SQ. FT.)	VALUATION
	TOTAL VALUATION	

UNITS 2 12,13,14

ACCOUNT #

PERMIT #	01-32101	01-3121
PLAN CHECK #	01-36105	01-3607
PARK & REC. AQUISITION FEE	01-81901	20-3016
EARTHQUAKE FEE	02-215-116	01-220.31
		TOTAL

BATHTUBS		DISHWASHER/DISPOSAL	
SHOWERS		CLOTHES WASHERS	
WATER CLOSETS		DRINK FOUNTAINS	
LAVATORIES		URINALS	
SINKS		INTERCEPTORS	
WATER HEATERS			

PLUMBING FEES

TOTAL FIXTURES	# $	
WATER ☐ GAS ☐ PIPING		
WATER SOFTENERS		
PERMIT FEE	# 24906	8
TOTAL PLUMBING FEES	01-32102 ACCT # 01-3122	8
HOUSE SEWER	# 01-32105	20
PRIVATE SEWER SYSTEM — SEP. PIT / SEPTIC TANK		10
TOTAL HOUSE SEWER & SANITATION FEES	ACCT. # 01-3125	30

ELECTRICAL FEES

OCC. GROUP — SQ. FT.	#	70 00
OCC. GROUP — SQ. FT.	#	
SERVICE — AMPS	#	
NO. UNITS — TEMP. POWER		
NO. MOTORS		
SWIMMING POOL ELECTRIC		
PERMIT FEE	#	
TOTAL ELECTRICAL FEES	01-32103 ACCT. # 01-3123	

MECH. FEES

HEATING	
SWIMMING POOL HTG. — M/BTU	
AIR COND.	
OTHER	
PERMIT FEE	#
TOTAL MECHANICAL FEES	01-32104 ACCT. # 01-3124

GRADING FEES

CUBIC YARDS	
TOTAL GRADING FEES	01-32106 ACCT. # 01-3126
SEWER ASSESSMENT FEES PAID	YES NO
AVIGATION AGREEMENT REQUIRED	

24(0)(4) **TOTAL ALL FEES** (PAY THIS AMOUNT) 170.00

PERMIT NO. DATE 8 AUGUST 1990

MINIMUM SETBACK DISTANCES:

FRONT SETBACK FROM CENTER LINE

REAR SETBACK FROM REAR PROPERTY LINE

SIDE STREET SETBACK FROM CENTER LINE

SIDE SETBACK FROM PROPERTY LINE

APPLICATION ONLY

BUILDING DEPARTMENT COPY 872

TYPE OF INSPECTION	DATE	INSPECTOR
SETBACKS		
FOOTINGS	8/12/81	PBM
U GRND PLUMBING		
U GRND ELECT		
U GRND MECH		
POOL STEEL BOND		
SLAB GRADE	8/17/81	CS
OK TO POUR SLAB		
ROUGH PLUMBING		
ROUGH ELECTRIC		
ROUGH MECHANICAL		
FLOOR FRAMING		
ROUGH FRAMING	9/4/81	CS
ROOF SHEATHING	9/4/81	CS
SHEAR PANELS		
STRUCTURAL STEEL		
CONNECTIONS		
ENERGY CONSERVATION		
OK TO COVER WALLS		
ROOF COVERING		
OK TO TOP OUT		
FIREPLACE THROAT		
FIREPLACE BOND BEAM		
FIREPLACE TOP OUT		
MASONRY BOND BEAM		
LATH EXTERIOR		
LATH INTERIOR		
DRYWALL NAIL		
SEWER	9/29/81	CS
GAS TEST		
FENCE		
OK TO PLASTER POOL		
P TRAP		
FINAL PLUMBING		
FINAL ELECTRIC		
FINAL MECHANICAL		
FINAL BUILDING		
RELEASED CALLED		
GAS CO CALLED		

MISCELLANEOUS REQUIREMENTS		
ENGINEERING		
TRASH BINS		
LABELED		
SITE PLAN		
APPLIANCE		
CAP		

REMARKS

8' [illegible] k [illegible] Blk see Spike CS

2 [illegible] 1 [illegible] wall Heater CS

9/2 1.82 k N-Blk Sec 9/30/81 CS

SEWER DIAGRAM

as built

TRACT # _____

LOT # _____

PC # _____ V.S.S. _____ DISTRICT _____

BUILDING ADDRESS 1930

OWNER 1914 Bon View #2, #4, #7

Tri-Pacific Development

MAILING ADDRESS 1930 Bon View #12

CITY Ontario ZIP 91761 TEL –

CONTRACTOR Tri-Pacific Development

ADDRESS 1930 Bon View #12

CITY Ontario ZIP 91761 TEL (714) 947-5088

STATE LIC & CLASS B 395652 CITY LIC. NO 13829

ARCH. ENGR. DESIGNER

ADDRESS TEL

CITY ZIP STATE LIC NO

INTENDED PERMIT USE Electrical Service

(4)

SQ. FT. SIZE NO. STORIES NO. OF UNITS

RESIDENTIAL NEW ☐ ADD ☐ COMMERCIAL ☐ ALTER ☐ INDUSTRIAL ☒ REPAIR ☐ DEMOLITION ☐

LICENSED CONTRACTOR'S DECLARATION

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code and my license is in full force and effect.

CONTRACTOR _____ DATE 9/27/85

OWNER—BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code): Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom, and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500).

I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.).

I, as owner of the property, am exempt from the Contractor's License Law because I will be employing or contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.).

I am exempt under Sec. _____ B & P.C. for this reason _____

Date _____ Owner _____

WORKERS' COMPENSATION DECLARATION

I have and will maintain a certificate of consent to self-insure or a certificate of Workers' Compensation Insurance or a certified copy thereof (Sec. 3800, Labor Code).

Policy No. 5 [illegible] Company State Farm Ins. Co. 9/9

Certified copy is hereby furnished

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

I understand that in the event that I should become subject to the Workers' Compensation provisions of Section 3700 of the Labor Code, I must forthwith comply with such provisions or this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

There is applicable to my construction the following lender: _____

I hereby affirm that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

Date 9/27/85 Signature (Owner or Authorized Agent) _____

VALUATION

The amount entered in this space shall constitute a permit to do the work described herein. This permit void and void if work is not started within 180 days or if work is abandoned for more than 180 days.

OCC./TYPE CONST.	SIZE (SQ. FT.)	VAL. (SQ. FT.)	VALUATION
		TOTAL VALUATION	

PERMIT @	01-32101	
PLAN CHECK @	01-36105	
PARK & REC. AQUISITION FEE @	07-31901	
EARTHQUAKE FEE @	01-215-118	
SEWER CAPITAL ASSESSMENT FEE @ $950 EA.	28-37210	
SEWER ASSESSMENT FEE @ $75 EA.	28-37211	
	TOTAL	

PLUMBING FEES

BATHTUBS		DISHWASHER/DISPOSAL	
SHOWERS		CLOTHES WASHERS	
WATER CLOSETS		DRINK. FOUNTAINS	
LAVATORIES		URINALS	
SINKS		INTERCEPTORS	
		DRAINS	

TOTAL FIXTURES _____ @ $ _____

WATER HEATERS/POOL • SPA HEATER

WATER ☐ GAS ☐ PIPING

SOLAR COLLECTORS/TANKS

PERMIT FEES @

TOTAL PLUMBING FEES ACCT. #01-32102

HOUSE SEWER @ SEP. PIT SEPTIC TANK

PERMIT FEES @

TOTAL HOUSE SEWER & SANITATION FEES ACCT. #01-32105

ELECTRICAL FEES

SWITCHES, RECEPTACLES				
LIGHTING FIXTURES				
APPLIANCE OUTLETS				
OCC. GROUP	SQ. FT.	@	¢	
OCC. GROUP	SQ. FT.	@	¢	
SERVICE 4 AMPS	100	@	12.500	50 00
NO. UNITS	TEMP. POWER			
NO. MOTORS				
SWIMMING POOL/SPA ELECTRIC				
PERMIT FEE @				
TOTAL ELECTRICAL FEES			ACCT. #01-32103	10 00

MECH. FEES

HEATING	M/BTU	A/C	M/BTU	60 00
OTHER				
PERMIT FEE @				
TOTAL MECHANICAL FEES			ACCT. #01-32104	

GRADING FEES

CUBIC YARDS

TOTAL GRADING FEES ACCT. #01-32[illegible] 80 00

SEWER ASSESSMENT FEES PAID YES NO

AVIGATION AGREEMENT REQUIRED YES NO

TOTAL ALL FEES (PAY THIS AMOUNT) CK 60 00

PERMIT NO _____ DATE 9/27/85

APPLICATION ONLY

BUILDING | EPA

874

TYPE OF INSPECTION	DATE	INSPECTOR
SETBACKS		
FOOTINGS/FORMS/STEEL		
U. GRND PLUMBING		
U. GRND ELECT.		
U. GRND MECH.		
POOL STEEL/BOND/LINER		
SPA PLBG./SPA HTG		
SLAB GRADE		
OK TO POUR SLAB		
ROUGH PLUMBING		
ROUGH ELECTRIC		
ROUGH MECHANICAL		
FLOOR FRAMING		
ROUGH FRAMING		
ROOF SHEATHING		
SHEAR PANELS		
STRUCTURAL STEEL		
CONNECTIONS		
ENERGY CONSERVATION		
OK TO COVER WALLS		
ROOF COVERING		
PLBG TOP OUT		
FIREPLACE - THROAT		
FIREPLACE - BOND BEAM		
FIREPLACE - TOP OUT		
MASONARY BOND BEAM		
LATH - EXTERIOR		
LATH - INTERIOR		
DRY WALL NAIL		
GAS TEST		
POOL FENCE		
OK TO PLASTER POOL		
P-TRAP		
SEWER/CESSPOOL/LEACH LINE FINAL		
FINAL GRADING		
FINAL PLUMBING		
FINAL ELECTRIC	9-27-85	[illegible]
FINAL MECHANICAL		
FINAL BUILDING		
FINAL POOL/SPA		
FINAL SOLAR		
EDISON CO. CALLED	9-27-85	[illegible] Rec'd 10-1-85
GAS CO. CALLED		

OTHER DEPARTMENT REQUIREMENTS		
ENGINEERING		
TRASH BINS		
D A B REQ		
SITE PLAN		
VARIANCE		
C U P		

C.O. ISSUED: DATE

TEMP. C.O. ISSUED: DATE

CONDITIONS:

INSPECTOR'S NAME _____ INITIAL

REMARKS

SEWER DIAGRAM

TRACT # _____ CITY OF ONTARIO
LOT # _____ 303 EAST "B" STREET, ONTARIO, CALIF. 91764
PC # _____ VAR # _____ DAB/FILE # None Req'd

BUILDING AND SAFETY
TEL. (714) 988-1181

BUILDING ADDRESS: 1930 S. Bon View #18
OWNER: Tri-Pacific Development
MAILING ADDRESS: 1930 S. Bon View
CITY: Ontario ZIP: 91761 TEL: 947-5088
CONTRACTOR: Alex Rojana Inc.
ADDRESS: 15320-B Proctor Ave
CITY: City of Ind. ZIP: 91745 TEL: 330-0984
STATE LIC & CLASS: 453113 - C-10 CITY LIC NO
ARCH. ENGR. DESIGNER
ADDRESS
CITY ZIP TEL
STATE LIC NO
INTENDED PERMIT USE: New elect service (600)

OCC./TYPE CONST.	SIZE (SQ. FT.)	VAL. (SQ. FT.)	VALUATION
		TOTAL VALUATION	

PERMIT @		01-32101
PLAN CHECK @		01-38105
PARK & REC. AQUISITION FEE @		07-31901
EARTHQUAKE FEE @		01-215-116
SEWER CAPITAL ASSESSMENT FEE @ $950 EA.		28-37210
SEWER ASSESSMENT FEE @ $75 EA.		28-37211
	TOTAL	

PLUMBING FEES

BATHTUBS		DISHWASHER/DISPOSAL	
SHOWERS		CLOTHES WASHERS	
WATER CLOSETS		DRINK. FOUNTAINS	
LAVATORIES		URINALS	
SINKS		INTERCEPTORS	
		DRAINS	

TOTAL FIXTURES _____ @ $ _____
WATER HEATERS/POOL • SPA HEATER
WATER ☐ GAS ☐ PIPING
SOLAR COLLECTORS/TANKS
PERMIT FEES @
TOTAL PLUMBING FEES ACCT. #01-32102
HOUSE SEWER @ SEP. PIT SEPTIC TANK
PERMIT FEES @
TOTAL HOUSE SEWER & SANITATION FEES ACCT. #01-32105

ELECTRICAL FEES

SWITCHES, RECEPTACLES		
LIGHTING FIXTURES		
APPLIANCE OUTLETS	2 - 120 lines	4 00
OCC. GROUP SQ FT @		
OCC. GROUP SQ FT @		
SERVICE 1 AMPS 200 @		12 50
NO. UNITS ~~TEMP POWER~~ Subpanel		12 50
NO. MOTORS		
SWIMMING POOL SPA ELECTRIC		
PERMIT FEE @		10 00
TOTAL ELECTRICAL FEES ACCT #01-32103		39 00

MECH. FEES

HEATING	M/BTU	A/C	M/BTU
OTHER			
PERMIT FEE @			
TOTAL MECHANICAL FEES ACCT #01-32104			

GRADING FEES

CUBIC YARDS	
TOTAL GRADING FEES ACCT. #01-32106	
SEWER ASSESSMENT FEES PAID YES NO	
AVIGATION AGREEMENT REQUIRED YES NO	

TOTAL ALL FEES (PAY THIS AMOUNT) $ 39 00

38734
PERMIT NO _____ DATE 6-7-84

NO STORIES _____ NO. DW UNITS _____
RESIDENTIAL NEW ☐ ADD ☒ ALTER ☐ COMMERICAL ☒ REPAIR ☐ INDUSTRIAL ☐ DEMOLITION ☐

LICENSED CONTRACTOR'S DECLARATION

I am a licensed contractor under provisions of Chapter 9 commencing with Section 7000 of Division 3 of the Business and Professions Code and my license is in full force and effect.

X Blanca Rojana 6-7-84
SIGNATURE DATE

OWNER—BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5 Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant subjects the applicant to a civil penalty of not more than five hundred dollars ($500):

I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.)

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.)

B & P Code Section

WORKERS' COMPENSATION DECLARATION

I have and will maintain a certificate of consent to self-insure or a certificate of Workers' Compensation Insurance or a copy certified by the State Compensation Insurance Fund of California, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

X 274 Company Employee Benefits Inc.
Policy number
CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

I hereby affirm that I am exempt from Contractor's License Law for the following reason: I am the owner of the property or my employees with wages as their sole compensation will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.)

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

X Blanca Rojana Date 6-7-84
Signature of Contractor or Authorized Agent

Name

VALIDATION

Application validated in this space. This form constitutes a permit to do the work described herein. This permit will expire if work is not started within 180 days or if work is abandoned for more than 180 days.

APPLICATION ONLY

876

TYPE OF INSPECTION	DATE	INSPECTOR
SETBACKS		
FOOTINGS/FORMS/STEEL		
U. GRND PLUMBING		
U. GRND ELECT.		
U. GRND MECH.		
POOL STEEL/BOND/LINER		
SPA PLBG./SPA HTG		
SLAB GRADE		
OK TO POUR SLAB		
ROUGH PLUMBING		
ROUGH ELECTRIC		
ROUGH MECHANICAL		
FLOOR FRAMING		
ROUGH FRAMING		
ROOF SHEATHING		
SHEAR PANELS		
STRUCTURAL STEEL		
CONNECTIONS		
ENERGY CONSERVATION		
OK TO COVER WALLS		
ROOF COVERING		
PLUG TOP OUT		
FIREPLACE - THROAT		
FIREPLACE - BOND BEAM		
FIREPLACE - TOP OUT		
MASONARY BOND BEAM		
LATH - EXTERIOR		
LATH - INTERIOR		
DRY WALL NAIL		
GAS TEST		
POOL FENCE		
OK TO PLASTER POOL		
P-TRAP		
SEWER/CESSPOOL/LEACH LINE FINAL		
FINAL GRADING		
FINAL PLUMBING		
FINAL ELECTRIC	6-8-84	[illegible]
FINAL MECHANICAL		
FINAL BUILDING		
FINAL POOL/SPA		
FINAL SOLAR		
EDISON CO CALLED	6-8-84	Clearance
GAS CO CALLED		

OTHER DEPARTMENT REQUIREMENTS

ENGINEERING		
TRASH BINS		
D.H.B. REQ		
SITE PLAN		
VARIANCE		
U.P.		

C.O. ISSUED: DATE

TEMP. C.O. ISSUED: DATE

CONDITIONS:

INSPECTOR'S NAME _____ INITIAL _____

REMARKS

SEWER DIAGRAM

_____

LOT # _____ 303 EAST "B" STREET [illegible] TEL. (714) 988-1181

PC # _____ VAR # _____ DAB/FILE # _____

BUILDING ADDRESS 1930 Bon View #16

OWNER Daeyl Metz

MAILING ADDRESS 1930 Bon View #16

CITY Ontario ZIP 91761 TEL

CONTRACTOR Owner Bldg

ADDRESS

CITY ZIP TEL

STATE LIC & CLASS# CITY LIC NO

ARCH. ENGR DESIGNER

ADDRESS TEL

CITY ZIP STATE LIC NO.

INTENDED PERMIT USE Elect. Main to Sub-Panel

SQ. FT. OF USE NO STORIES NO. DW UNITS

RESIDENTIAL NEW ADD X COMMERICAL ALTER REPAIR INDUSTRIAL DEMOLITION

LICENSED CONTRACTOR'S DECLARATION

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

DATE

OWNER-BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5 Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500):

I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.).

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.).

B & P's for owner

11-26-84-X

WORKERS' COMPENSATION DECLARATION

I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Workers' Compensation Insurance, or a certified copy thereof (Section 3800, Labor Code).

Company

Certified copy is hereby furnished
CERTIFICATE OF EXEMPTION FROM
WORKERS' COMPENSATION INSURANCE

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

I understand that in the event that I should become subject to the Workers' Compensation provisions of Section 3700 of the Labor Code, I must forthwith comply with such provisions or this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

Signature X _____ Date 11-28-84

OCC./TYPE CONST.	SIZE (SQ. FT.)	VAL. (SQ. FT.)	VALUATION
		TOTAL VALUATION	

PERMIT @	01-32101	
PLAN CHECK @	01-38106	
PARK & REC. AQUISITION FEE @	07-31901	
EARTHQUAKE FEE @	01-215-118	
SEWER CAPITAL ASSESSMENT FEE @ $950 EA.	28-37210	
SEWER ASSESSMENT FEE @ $75 EA.	28-37211	
TOTAL		

PLUMBING FEES

BATHTUBS		DISHWASHER/DISPOSAL	
SHOWERS		CLOTHES WASHERS	
WATER CLOSETS		DRINK. FOUNTAINS	
LAVATORIES		URINALS	
SINKS		INTERCEPTORS	
		DRAINS	

TOTAL FIXTURES _____ @ $ _____		
WATER HEATERS/POOL • SPA HEATER		
WATER ☐ GAS ☐ PIPING		
SOLAR COLLECTORS/TANKS		
PERMIT FEES @		
TOTAL PLUMBING FEES ACCT. #01-32102		
HOUSE SEWER @ SEP PIT SEPTIC TANK		
PERMIT FEES @		
TOTAL HOUSE SEWER & SANITATION FEES ACCT #01-32105		

ELECTRICAL FEES

SWITCHES. RECEPTACLES		
LIGHTING FIXTURES		
APPLIANCE OUTLETS		
OCC. GROUP SQ. FT @ ¢		
OCC. GROUP SQ. FT @ ¢		
SERVICE AMPS 100 @		12 50
NO. UNITS TEMP. POWER		
NO. MOTORS		
SWIMMING POOL/SPA ELECTRIC		
PERMIT FEE @		10 00
TOTAL ELECTRICAL FEES ACCT #01-32103		22 50

MECH. FEES

HEATING M/BTU A.C M/BTU		
OTHER		
PERMIT FEE @		
TOTAL MECHANICAL FEES ACCT. #01-32104		

GRADING FEES

CUBIC YARDS		
TOTAL GRADING FEES ACCT. #01-32106		
SEWER ASSESSMENT FEES PAID YES NO		
AVIGATION AGREEMENT REQUIRED YES NO		

TOTAL ALL FEES (PAY THIS AMOUNT) $ 22 50

40788

PERMIT NO. _____ DATE 11-28-84

VALIDATION

Unless properly validated at this space this form constitutes a permit to do the work described hereon. This permit will expire if work is not started within 120 days, or if work is abandoned for more than 120 days.

APPLICATION ONLY

878

TYPE OF INSPECTION	DATE	INSPECTOR
SETBACKS		
FOOTINGS/FORMS/STEEL		
U. GRND PLUMBING		
U. GRND ELECT.		
U. GRND MECH.		
POOL STEEL/BOND/LINER		
SPA PLBG./SPA HTG		
SLAB GRADE		
OK TO POUR SLAB		
ROUGH PLUMBING		
ROUGH ELECTRIC		
ROUGH MECHANICAL		
FLOOR FRAMING		
ROUGH FRAMING		
ROOF SHEATHING		
SHEAR PANELS		
STRUCTURAL STEEL		
CONNECTIONS		
ENERGY CONSERVATION		
OK TO COVER WALLS		
ROOF COVERING		
PLBG TOP OUT		
FIREPLACE - THROAT		
FIREPLACE - BOND BEAM		
FIREPLACE - TOP OUT		
MASONARY BOND BEAM		
LATH - EXTERIOR		
LATH - INTERIOR		
DRY WALL NAIL		
GAS TEST		
POOL FENCE		
OK TO PLASTER POOL		
P-TRAP		
SEWER/SPOOL/LEACH LINE FINAL		
FINAL GRADING		
FINAL PLUMBING		
FINAL ELECTRIC	11-29-84	[illegible]
FINAL MECHANICAL		
FINAL BUILDING		
FINAL POOL/SPA		
FINAL SOLAR		
EDISON CO. CALLED	11-29-84	[illegible]
GAS CO. CALLED		

OTHER DEPARTMENT REQUIREMENTS

ENGINEERING		
TRASH BINS		
L.A.B. REQ.		
SITE PLAN		
CLEARANCE		
[illegible]		

C.O. ISSUED: DATE

TEMP. C.O. ISSUED: DATE

CONDITIONS:

INSPECTOR'S NAME _____ INITIAL

REMARKS

SEWER DIAGRAM

LOT # _____ TEL (714) 686-4181

PC # _____ VAR # _____ DAB/FILE # _____

BUILDING ADDRESS: 1930 BOX VIEW #110

OWNER: METZ A.C.

MAILING ADDRESS: 20475 YELLOW ROCK RD.

CITY: WALNUT, CA. ZIP: 91789 TEL: 595-8802

CONTRACTOR: OWNER

ADDRESS _____

CITY _____ ZIP _____ TEL _____

STATE LIC # & CLASS _____ CITY LIC NO _____

SUB-ENGR ENGINEER _____

ADDRESS _____ TEL _____

CITY _____ ZIP _____ STATE LIC NO _____

INTENDED PERMIT USE: TENANT IMPROVEMENT

USE _____ NO STORIES _____ NO. DW UNITS _____

RESIDENTIAL COMMERICAL ☐ INDUSTRIAL ☒

NEW ADD'N ALTER ☒ REPAIR ☐ DEMOLITION ☐

LICENSED CONTRACTOR'S DECLARATION

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

CONTRACTOR _____ DATE _____

OWNER - BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5 Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500):

X I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.)

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.)

I am exempt under Sec. _____ B & P.C. for this reason _____

6-27-84 _____ DATE _____ OWNER _____

WORKER'S COMPENSATION DECLARATION

I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Workers' Compensation Insurance, or a certified copy thereof (Sec. 3800, Labor Code).

Policy No. _____ Company _____

Certified copy is hereby furnished

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

X I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

X If, after making this certificate of exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's Name _____

Lender's Address _____

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

Signature of Contractor or Authorized Agent _____ Date 6-27-84

VALUATION

Applicant is advised that by signing this application or commencing work authorized by this permit, he may be obligated to pay additional fees. This permit will expire if work is not started within 180 days of issuance or if work is abandoned for more than 180 days.

APPLICATION ONLY

BUILDING DEPARTMENT

J.C.

OCC./TYPE CONST.	SIZE (SQ. FT.)	VAL.* (SQ. FT.)	VALUATION
		TOTAL VALUATION	15,000

PERMIT @		01-32101	110 50
PLAN CHECK	pd. 38945	01-36106	
PARK & REC. ACQUISITION FEE @		07-31901	
EARTHQUAKE FEE @		01-215-116	1 05
SEWER CAPITAL ASSESSMENT FEE @ $950 EA.		28-37210	
SEWER ASSESSMENT FEE @ $75 EA		28-37211	
		TOTAL	111 55

PLUMBING FEES

BATHTUBS		DISHWASHER/DISPOSAL	
SHOWERS		CLOTHES WASHERS	
WATER CLOSETS	1	DRINK. FOUNTAINS	
LAVATORIES	1	URINALS	1
SINKS	2	INTERCEPTORS	
		DRAINS	

TOTAL FIXTURES 5 @ $ 4 00	20 00
WATER HEATERS/POOL • SPA HEATER	
WATER ☒ GAS ☐ PIPING	2 00
SOLAR COLLECTORS/TANKS	
PERMIT FEES @	10 00
TOTAL PLUMBING FEES ACCT. #01-32102	32 00
HOUSE SEWER @ SEP. PIT SEPTIC TANK	
PERMIT FEES @	
TOTAL HOUSE SEWER & SANITATION FEES ACCT. #01-32105	

ELECTRICAL FEES

SWITCHES, RECEPTACLES 16	8 00
LIGHTING FIXTURES 4	4 00
APPLIANCE OUTLETS	
OCC. GROUP SQ. FT. @ ¢	
OCC. GROUP SQ. FT @ ¢	
SERVICE AMPS @	
NO. UNITS TEMP. POWER	
NO. MOTORS	
SWIMMING POOL/SPA ELECTRIC	
PERMIT FEE @	10 00
TOTAL ELECTRICAL FEES ACCT #01-32103	20 00

MECH. FEES

HEATING ✓ M/BTU A/C ✓ M/BTU	12 00
OTHER	
PERMIT FEE @	10 00
TOTAL MECHANICAL FEES ACCT. #01-32104	[illegible]

GRADING FEES

CUBIC YARDS	[illegible] 185.55
TOTAL GRADING FEES ACCT #01-32[illegible]	CHECK 185.55 [illegible]
SEWER ASSESSMENT FEES PAID YES NO	
AVIGATION AGREEMENT REQUIRED YES NO	

TOTAL ALL FEES (PAY THIS AMOUNT) $ 185 55

PERMIT NO. _____ DATE 6-22-84

TYPE OF INSPECTION	DATE	INSPECTOR
SETBACKS		
FOOTINGS/FORMS/STEEL		
U. GRND PLUMBING		
U. GRND ELECT		
U. GRND MECH.		
POOL STEEL/BOND/LINER		
SPA PLBG./SPA HTG		
SLAB GRADE		
OK TO POUR SLAB		
ROUGH PLUMBING	9/24/84	
ROUGH ELECTRIC		
ROUGH MECHANICAL		
FLOOR FRAMING		
ROUGH FRAMING	9/24/84	
ROOF SHEATHING		
SHEAR PANELS		
STRUCTURAL STEEL		
CONNECTIONS		
ENERGY CONSERVATION	9/24/84	
OK TO COVER WALLS		
ROOF COVERING		
PLBG. TOP OUT		
FIREPLACE - THROAT		
FIREPLACE - BOND BEAM		
FIREPLACE - TOP OUT		
MASONARY BOND BEAM		
LATH - EXTERIOR		
LATH - INTERIOR		
DRY WALL NAIL	9/28/84	
GAS TEST		
POOL FENCE		
OK TO PLASTER POOL		
P-TRAP		
SEWER/CESSPOOL/LEACH LINE FINAL		
FINAL GRADING		
FINAL PLUMBING	11-13-84	
FINAL ELECTRIC	11-13 84	
FINAL MECHANICAL	11/21/84	
FINAL BUILDING	11/21/84	
FINAL POOL/SPA		
FINAL SOLAR		
EDISON CO. CALLED		
GAS CO. CALLED		

OTHER DEPARTMENT REQUIREMENTS

ENGINEERING		
TRASH BINS		
L.A.B. REQ.		
SITE PLAN		
CLEARANCE		
C.U.P.		

C.O. ISSUED: DATE

TEMP. C.O. ISSUED: DATE

CONDITIONS:

INSPECTOR'S NAME _____ INITIAL _____

REMARKS

11/20/84 Permanent ladder for access to roof to be installed by owner at Bld.

SEWER DIAGRAM

303 EAST "B" STREET ONTARIO, CALIF. 91764 TEL. 984

CUP # VAR # SITE PLAN FILE #

BUILDING ADDRESS 1990 S Bon View (Bldg B Front Section)

OWNER TRI Pacific Dev.

MAILING ADDRESS 2110 Hacienda Blvd

CITY Hacienda Hts ZIP 91745 TEL. ~~714-961-6~~ 714-947-5000

CONTRACTOR OWNER

ADDRESS

CITY ZIP TEL.

STATE LIC. & CLASSIF. CITY LIC. NO. REYES

ARCH., ENGR., DESIGNER

ADDRESS TEL.

CITY ZIP STATE LIC. NO.

INTENDED PERMIT USE. Office & Warehouse

SQ. FT. SIZE 5500 NO. STORIES 1 NO. DW. UNITS

NEW ☑ ADD ☐ ALTER ☐ REPAIR ☐ DEMOLITION ☐

LICENSED CONTRACTOR'S DECLARATION

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code and my license is in full force and effect.

SIGNATURE DATE

OWNER—BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5 Business and Professions Code): Any city or county which requires a permit to construct, alter, improve, demolish or repair any structure, prior to its issuance also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom, and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500).

I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.)

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.)

I am exempt under Sec. 6&P.C. for this reason

Date 3-31-81 Owner

WORKERS' COMPENSATION DECLARATION

I hereby affirm that I have a certificate of consent to self-insure or a certificate of Workers' Compensation Insurance or a copy certified by the State Compensation Insurance Fund of Workers' Compensation Insurance as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

I agree that if after making this Certificate of Exemption I become subject to the Workers' Compensation provisions of the Labor Code, I must forthwith comply with such provisions or this permit shall be deemed revoked.

☐ Certified copy is hereby furnished

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

This section need not be completed if the permit is for one hundred dollars ($100) valuation or less.

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Name

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

Signature Date 3-31-81

VALIDATION

The issuance or validation of this form does not constitute a permit to do the work described herein. This permit will expire if work is not started within 120 days or if work is suspended for more than 120 days.

OCC. GROUP	SIZE (SQ. FT.)	VALUATION
Office	2562	12356
Warehouse	2613	4588.13
	TOTAL VALUATION	16943

ACCOUNT #

PERMIT	# RENEW & REICK 01-3121	304	00
PLAN CHECK	# 01-3607		
PARK & REC. AQUISITION FEE	# 25-3016		
EARTHQUAKE FEE	# 01-220.31	~~304~~	
	24759 TOTAL	~~304~~	

PLUMBING FEES

BATHTUBS		DISHWASHER/DISPOSAL	
SHOWERS		CLOTHES WASHERS	
WATER CLOSETS		DRINK. FOUNTAINS	
LAVATORIES		URINALS	
SINKS		INTERCEPTORS	
WATER HEATERS			

TOTAL FIXTURES # $

WATER ☐ GAS ☐ PIPING

WATER SOFTENERS

PERMIT FEE # 25989

TOTAL PLUMBING FEES ACCT # 01-3122

HOUSE SEWER # 24999

PRIVATE SEWER SYSTEM SEP. PIT SEPTIC TANK

TOTAL HOUSE SEWER & SANITATION FEES ACCT. # 01-3125

ELECTRICAL FEES

OCC. GROUP SQ. FT. # ¢

OCC. GROUP SQ. FT. # ¢

SERVICE AMPS #

NO. UNITS TEMP. POWER

NO. MOTORS

SWIMMING POOL ELECTRIC 25955

PERMIT FEE

TOTAL ELECTRICAL FEES ACCT. # 01-3123

MECH. FEES

HEATING

SWIMMING POOL HTG. M/BTU

AIR COND. 25915

OTHER

PERMIT FEE

TOTAL MECHANICAL FEES ACCT. # 01-3124

GRADING FEES

CUBIC YARDS

TOTAL GRADING FEES ACCT. # 01-3126

SEWER ASSESSMENT FEES PAID YES NO

AVIGATION AGREEMENT REQUIRED

TOTAL ALL FEES (PAY THIS AMOUNT) $ 304 00

PERMIT NO. DATE 3-31-81

MINIMUM SETBACK DISTANCES:

FRONT SETBACK FROM CENTER LINE

REAR SETBACK FROM REAR PROPERTY LINE

SIDE STREET SETBACK FROM CENTER LINE

SIDE SETBACK FROM PROPERTY LINE

APPLICATION ONLY

BUILDING DEPARTMENT COPY

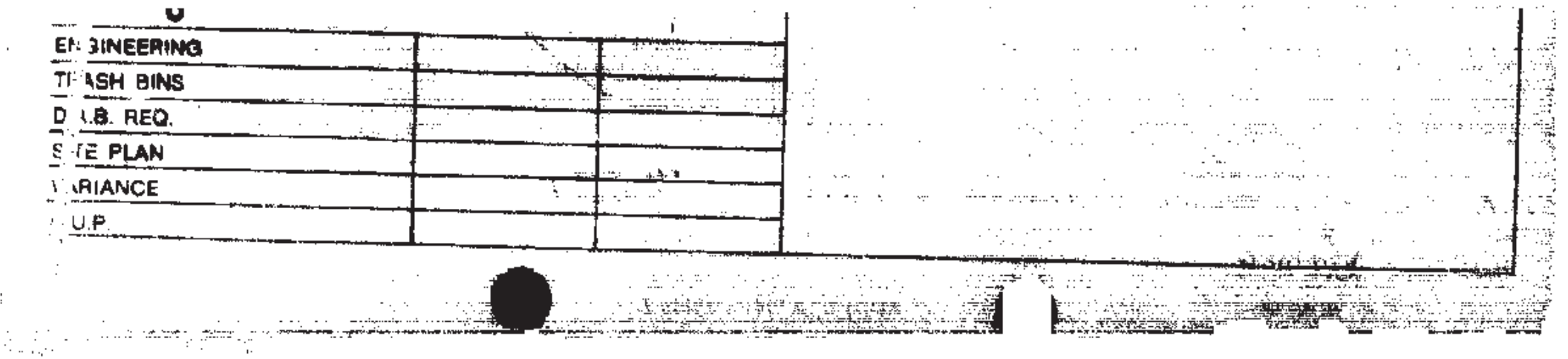
INSPECTION RECORD

TYPE OF INSPECTION	DATE	INSPECTOR	REMARKS
SETBACKS			
FOOTINGS			— on previous permit
U GRND PLUMBING			— " " "
U GRND ELECT.			
U GRND MECH.			
POOL STEEL/BOND.			
Insulation of Ducts	8-6-81	RAH	
SLAB GRADE			— on previous permit
OK TO POUR SLAB			
ROUGH PLUMBING	7/22/81	CS	
ROUGH ELECTRIC	7/22/81	CS	
ROUGH MECHANICAL			
FLOOR FRAMING			
ROUGH FRAMING	7/22/81	CS	
ROOF SHEATHING	4/6/81	CS	
SHEAR PANELS exterior	4/6/81	CS 8/10/81 CS	
STRUCTURAL STEEL			
CONNECTIONS			
ENERGY CONSERVATION			
OK TO COVER WALLS			
ROOF COVERING			
PLUG TOP OUT			
FIREPLACE - THROAT			
FIREPLACE - BOND BEAM			
FIREPLACE - TOP OUT			
MASONRY BOND BEAM	9/9/81	CS	— on previous permit
LATH - EXTERIOR			
LATH - INTERIOR			
DRY WALL NAIL OK	8-14-81	CG	
SEWER			
GAS TEST			
FENCE			
OK TO PLASTER POOL			
FINAL			
FINAL PLUMBING	12/11/81	CS	
FINAL ELECTRIC			
FINAL MECHANICAL			
FINAL BUILDING			
POLICE CALLED			
FIRE CALLED			

SEWER DIAGRAM

MISCELLANEOUS REQUIREMENTS

ENGINEERING		
TRASH BINS		
APPROVED		
SITE PLAN		
CLEARANCE		
OTHER		


ENGINEERING
TRASH BINS
D.U.S. REQ.
SITE PLAN
VARIANCE
U.P.

1930 Census Boonville #2
ED 5

Have not been
microfilmed
10-28-87

CHECK LIST FOR COMMERCIAL AND INDUSTRIAL BY: L Brown

BUSINESS LICENSE

Name of Business Mulhern Realtors.

Address 1930 S Bon View unit 12

Type of Business Realtors Office

1. Zone (Circle) C1 C2 C3 M1 M2 M2.5 EAD R1 R2 R3 RE

SP _____ (A)

2. Is this business approved for this zone? (Yes) No (Cond. # 23 1705)

3. Pull permit packet for: Existing

A. Type of previous business license

Real estate Mortgages

B. Date of most recent license

11-7-87

C. Building occupancy type

B-2

4. Is this a different type of business?

Yes (No)

5. Is this a change of ownership only?

Yes (No)

6. Will a pre-alteration inspection be required for alterations?

Yes (No)

7. If a pre-alteration is required - pull building plans.

8. If different type occupancies in building - pull building plans.

9. If hazardous occupancy - pull building plans.

10. Is business located within the Redevelopment Project Area?

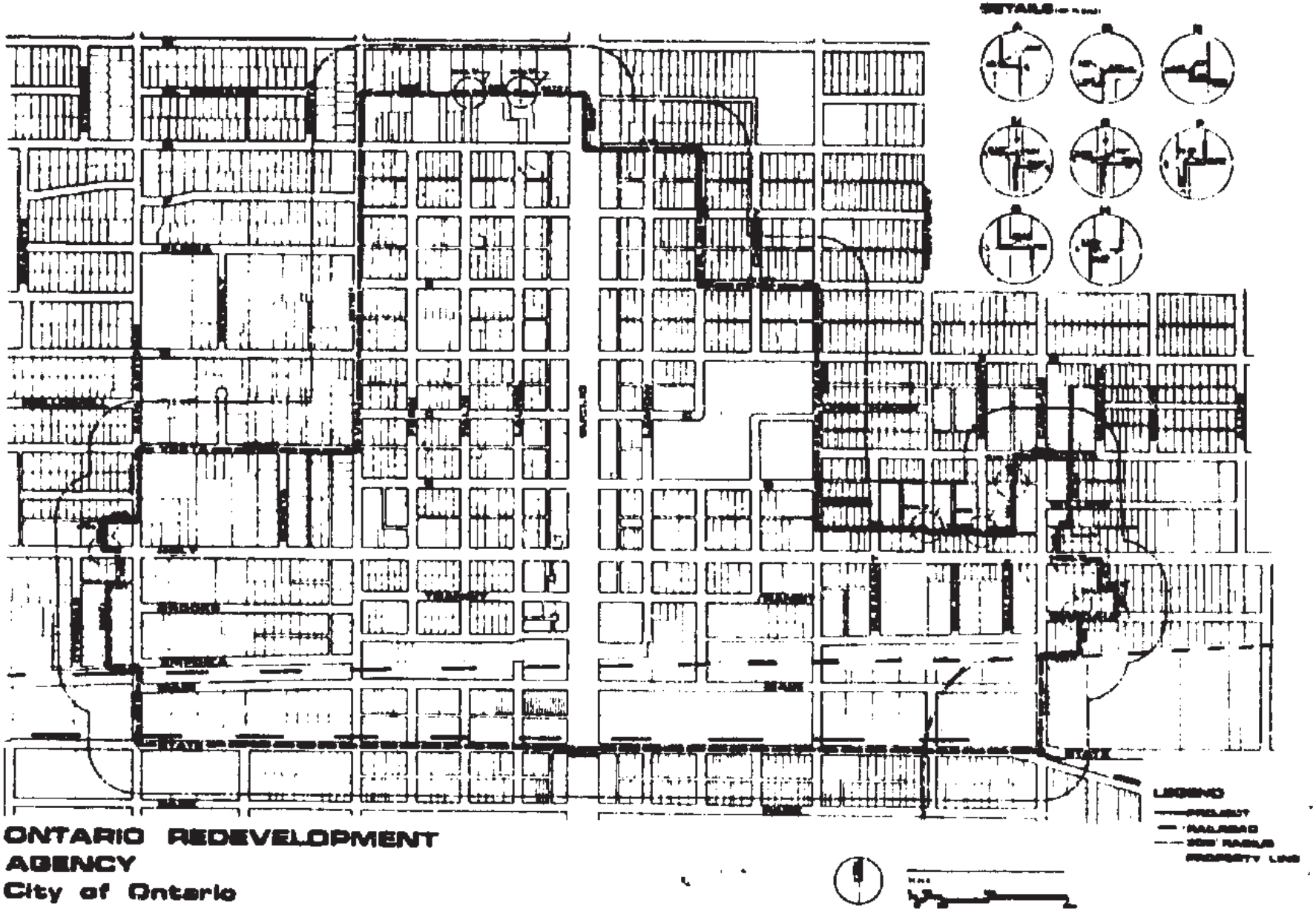
Yes (No)

If located within area license must be approved by the Redevelopment Director.

NOTE: This form must accompany all Commercial and Industrial business license applications.

APPROVED BY _____

CENTER CITY REDEVELOPMENT PROJECT



ONTARIO REDEVELOPMENT AGENCY
City of Ontario

CHECK LIST FOR [illegible] COMMERCIAL AND INDUSTRIAL BY: L Bates

BUSINESS LICENSE

Name of Business Hasegawa Co Inc DBA Dupont Analytics

Address 1930 S Bonnie Ave #12

Type of Business Retail service, Brokering

1. Zone (Circle) C1 C2 C3 ME M2 M2.5 EAD R1 R2 R3 RE

   SP _____

2. Is this business approved for this zone? Yes No (Ord. # _____)

3. Pull permit packet for:

   A. Type of previous business license

   Office of contractors/engineers developers

   B. Date of most recent license

   10-21-82

   C. Building occupancy type

   _____

4. Is this a different type of business?

   Yes No

5. Is this a change of ownership only?

   Yes No

6. Will a pre-alteration inspection be required for alterations?

   Yes No

7. If a pre-alteration is required - pull building plans.

8. If different type occupancies in building - pull building plans.

9. If hazardous occupancy - pull building plans.

10. Is business located within the Redevelopment Project Area?

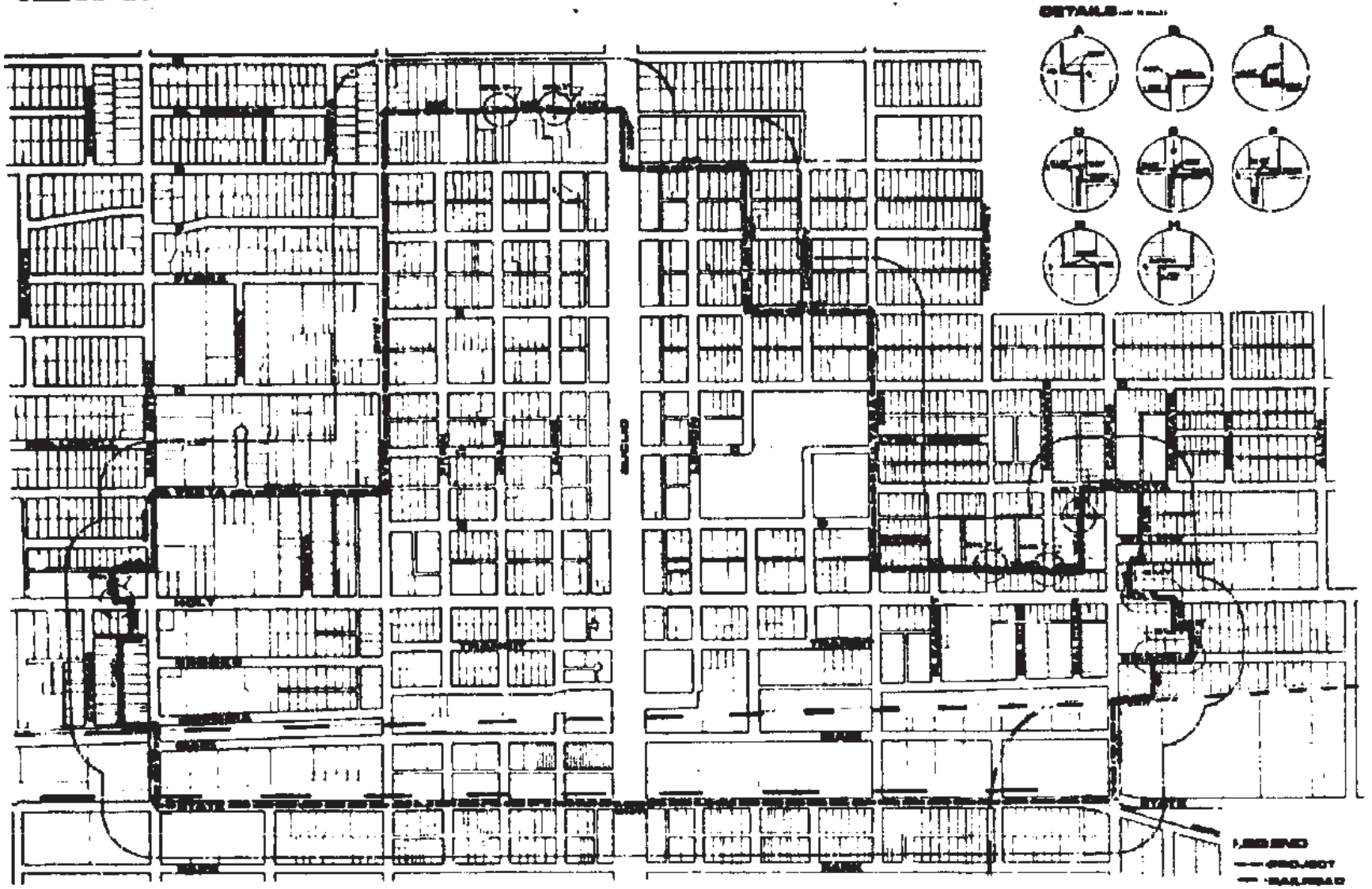
    Yes No

    If located within area license must be approved by Byron Ely or Robert Jackson.

NOTE: This form must accompany all Commercial and Industrial business license applications.

APPROVED BY _____

CENTER CITY REDEVELOPMENT PROJECT



ONTARIO REDEVELOPMENT AGENCY
City of Ontario

DATE 10-31

CHECK LIST FOR COMMERCIAL AND INDUSTRIAL BY: L Brown

BUSINESS LICENSE

Name of Business La Jolla Pacific

Address 430 S. Bon Vida Ave #12

Type of Business Real estate brokerage

1. Zone (Circle) C1 C2 C3 M1 M2 M2.5 EAD R1 R2 R3 RE

   SP _____

2. Is this business approved for this zone? Yes No (Ord. # _____)

3. Pull permit packet for:

   A. Type of previous business license

   Office of contractors engineers developers

   B. Date of most recent license

   10-31-83

   C. Building occupancy type

   _____

4. Is this a different type of business?

   (Yes) No

5. Is this a change of ownership only?

   Yes (No)

6. Will a pre-alteration inspection be required for alterations?

   Yes No

7. If a pre-alteration is required - pull building plans.

8. If different type occupancies in building - pull building plans.

9. If hazardous occupancy - pull building plans.

10. Is business located within the Redevelopment Project Area?

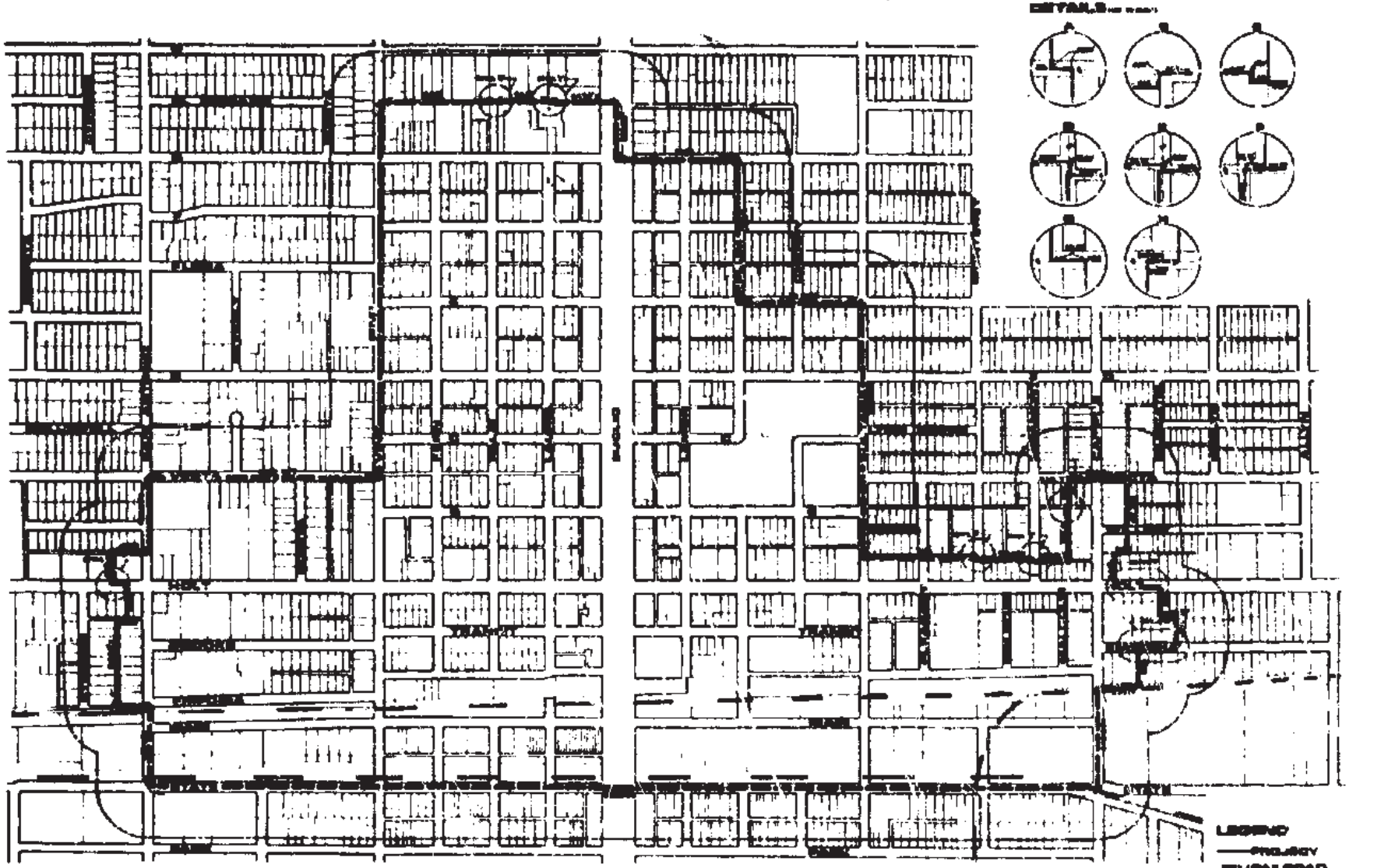
    Yes No

    If located within area license must be approved by Pyron Ely or Robert Jackson.

NOTE: This form must accompany all Commercial and Industrial business license applications.

APPROVED BY _____

CENTER CITY REDEVELOPMENT PROJECT



ONTARIO REDEVELOPMENT AGENCY
City of Ontario

CITY OF ONTARIO

DATE 3-9-88

CHECK LIST FOR COMMERCIAL AND INDUSTRIAL BUSINESS LICENSE

BY: K Brown

Name of Business California Screen Company

Address 1930 E. Bonview unit B

Type of Business Manufacturing Silk Screen

1. Zone (Circle) C1 C2 C3 M1 M2 M2.5 EAD R1 R2 R3 RE

   SP _____

2. Is this business approved for this zone? Yes No (Ord. # 9-317 ?)

3. Pull permit packet for:

   A. Type of previous business license

   Real estate brokerage

   B. Date of most recent license

   11-20-87

   C. Building occupancy type

   B

4. Is this a different type of business?

   Yes No

5. Is this a change of ownership only?

   Yes No

6. Will a pre-alteration inspection be required for alterations?

   Yes No

7. If a pre-alteration is required - pull building plans.

8. If different type occupancies in building - pull building plans.

9. If hazardous occupancy - pull building plans.

10. Is business located within the Redevelopment Project Area?

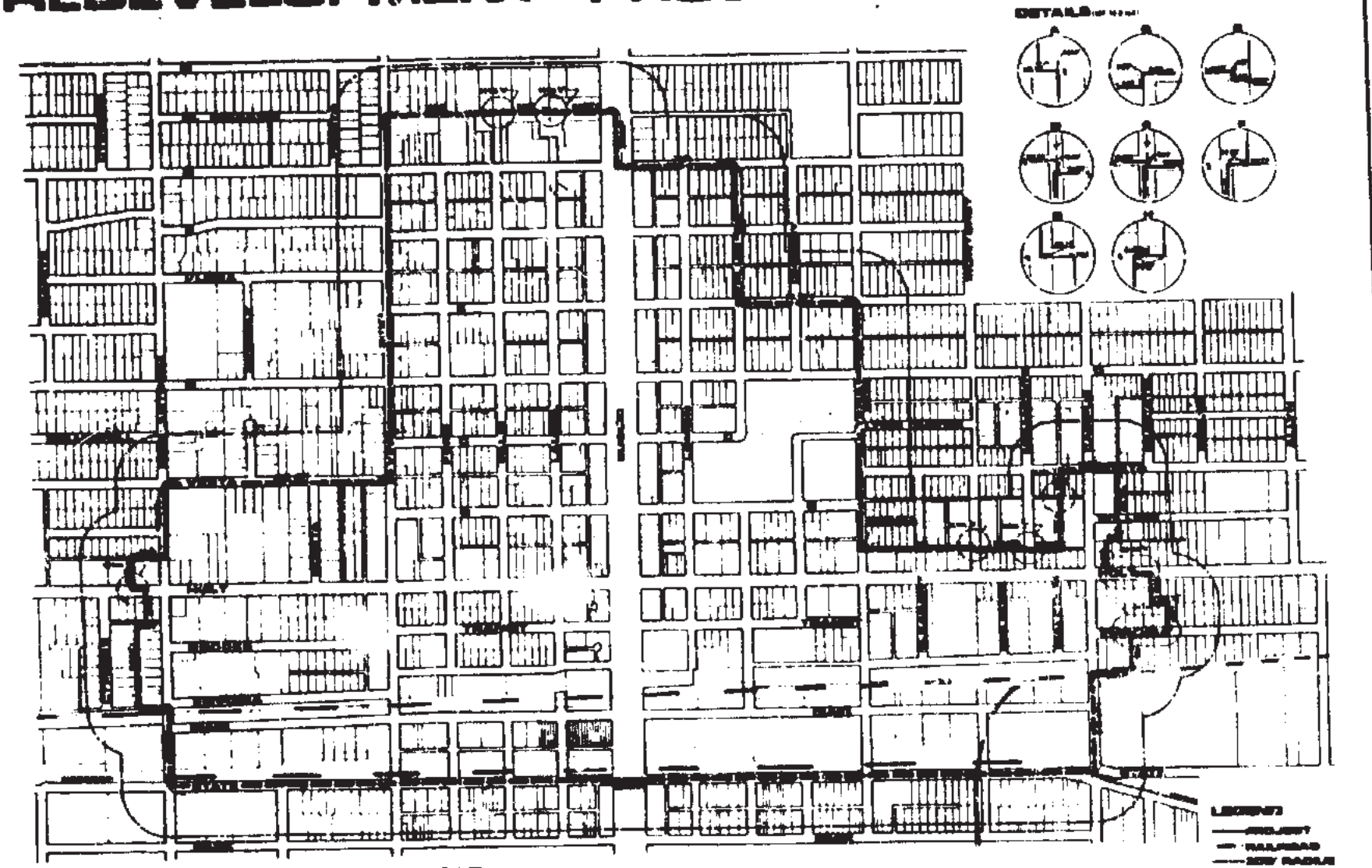
    Yes No

    If located within area license must be approved by Byron Ely or Robert Jackson.

NOTE: This form must accompany all Commercial and Industrial business license applications.

APPROVED BY _____

CENTER CITY REDEVELOPMENT PROJECT



ONTARIO REDEVELOPMENT AGENCY
City of Ontario

CITY OF ONTARIO

REQUEST FOR USE OR OCCUPANCY REQUIRING A BUSINESS LICENSE

TO: (—) BUILDING DEPARTMENT
( ) POLICE DEPARTMENT
( )

The below named business has applied for a business license. Please review this request to see if it conforms to your department's requirements and reply immediately to this office as to your findings. The attached form should be completed and returned with your reply.

NAME OF BUSINESS: Quality Offset Printers PHONE: 947-1433

ADDRESS: 1930 Bon View #14 - Ontario

CLASSIFICATION OR TYPE OF BUSINESS: Print shop

OWNER'S NAME: Joe Mendoza ADDRESS:
Prtr

PHONE: 714-350-3284

OTHER NAME: ADDRESS:

PHONE:

The following is a description of business activities to be conducted from above location; the potential number of persons to be on the premises; flammable liquids, chemicals, compressed gases, or other hazardous materials used, stored, or present; type of waste materials that will be discharged into sewer system; description of hazardous processes involved, etc.

I-31746L SQUARE FOOTAGE: 1,400

DATE: 5/17/90 LICENSE DIVISION

BY: LME

FORM #28 (6/89)

CHECK LIST COMMERCIAL AND INDUSTRIAL BY: P. Francis

BUSINESS LICENSE

Name of Business: California Delite

Address: 1930 S. Bon View #16

Type of Business: frozen ice cream bars distribution

1. Zone (Circle) C1 CZ C3 M1 M2 (M2.5) EAD R1 R2 R3 RE

SP _____

2. Is this business approved for this zone? (Yes) No (Ord. # 9-3.1705(a))

3. Pull permit packet for:

   A. Type of previous business license

   Warehousing / Ripke to Day

   B. Date of most recent license

   4-7-86

   C. Building occupancy type

   B-2

4. Is this a different type of business?

   (Yes) No

5. Is this a change of ownership only?

   Yes (No)

6. Will a pre-alteration inspection be required for alterations?

   Yes (No)

7. If a pre-alteration is required - pull building plans.

8. If different type occupancies in building - pull building plans.

9. If hazardous occupancy - pull building plans.

10. Is business located within the Redevelopment Project Area?

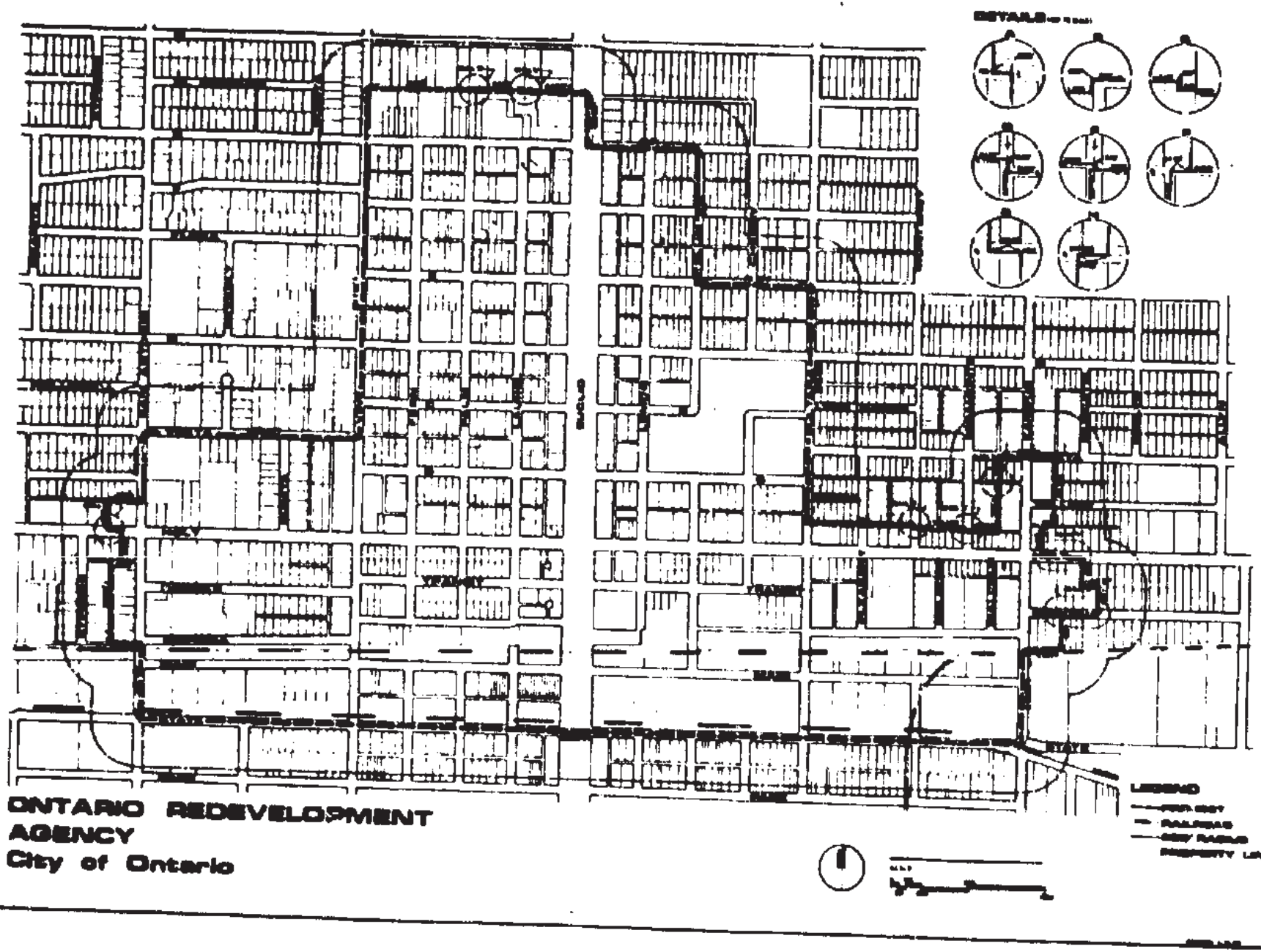
    Yes (No)

    If located within area license must be approved by Byron Ely or Robert Jackson.

NOTE: This form must accompany all Commercial and Industrial business license applications.

APPROVED BY _____

CENTER CITY REDEVELOPMENT PROJECT



ONTARIO REDEVELOPMENT AGENCY
City of Ontario

Name of Business [redacted]

Address [redacted]

Type of Business Telephone Solicitation

1. Zone (Circle) C1 C2 C3 M1 M2 M3 EAD R1 R2 R3 RE

SP _____

2. Is this business approved for this zone? Yes (No) (Cond. # _____)

3. Pull permit packet for:

A. Type of previous business license

_____

B. Date of most recent license

_____

C. Building occupancy type

_____

4. Is this a different type of business?

Yes No

5. Is this a change of ownership only?

Yes No

6. Will a pre-alteration inspection be required for alterations?

Yes No

7. If a pre-alteration is required - pull building plans.

8. If different type occupancies in building - pull building plans.

9. If hazardous occupancy - pull building plans.

10. Is business located within the Redevelopment Project Area?

Yes No

If located within area license must be approved by the Redevelopment Director.

NOTE: This form must accompany all Commercial and Industrial business license applications.

APPROVED BY _____

CITY OF ONTARIO
CHECK LIST FOR BUSINESS LICENSE

Date 7-21-89 By D Bell
Reviewed by _____

Name of Business Daddato Industries
Address 1930 South Commerce #13
Type of Business machine Shop

1. Zone (Circle) C1 C2 C3 M1 M2 (M2.5) EAD R1
R2 R3 RE AR PL SP ARS SA

2. Is this business approved for this zone? (Yes) No (Ord. # 9-3.105 (Use 32 machine shop

3. Pull permit packet for:
A. Type of previous business license more information file for #13
B. Date of most recent license more on file for Unit 93
C. Building occupancy type B2 726 Sent to Eng. C. Franco

4. Is this a different type of business? (Yes) No
5. Is this a change of ownership only? Yes (No)
6. Will a pre-alteration be required? Yes (No)
7. Occupancy type _____
8. Occupancy size 1320
9. Is this business approved in this location (Building)? (Yes) No

10. Is business located within the Redevelopment Project Area? Yes (No)

If located within area license must be approved by the Redevelopment Director.

NOTE: This form must accompany all Commercial and Industrial business license applications.

APPROVED BY _____

CITY OF ONTARIO

CHECK LIST FOR COMMERCIAL AND INDUSTRIAL

BUSINESS LICENSE

Name of Business: Ontario Cutting Service

Address: 1930 S Bon View #20

1. Zone (Circle) C1 C2 C3 M1 M2 M2.5

2. Is this business approved for the zone? Yes No

3. Pull permit packet for:
   A. Type of previous license
      New
   B. Date of most recent license
      —
   C. Building occupancy type
      B-2

4. Is this a different type business?
   YES NO

5. Is this a change of ownership only?
   YES NO

6. Will a pre-alteration inspection be required for alterations?
   YES NO

7. If a pre-alteration is required - pull building plans.

8. If different type occupancies in building - pull building plans.

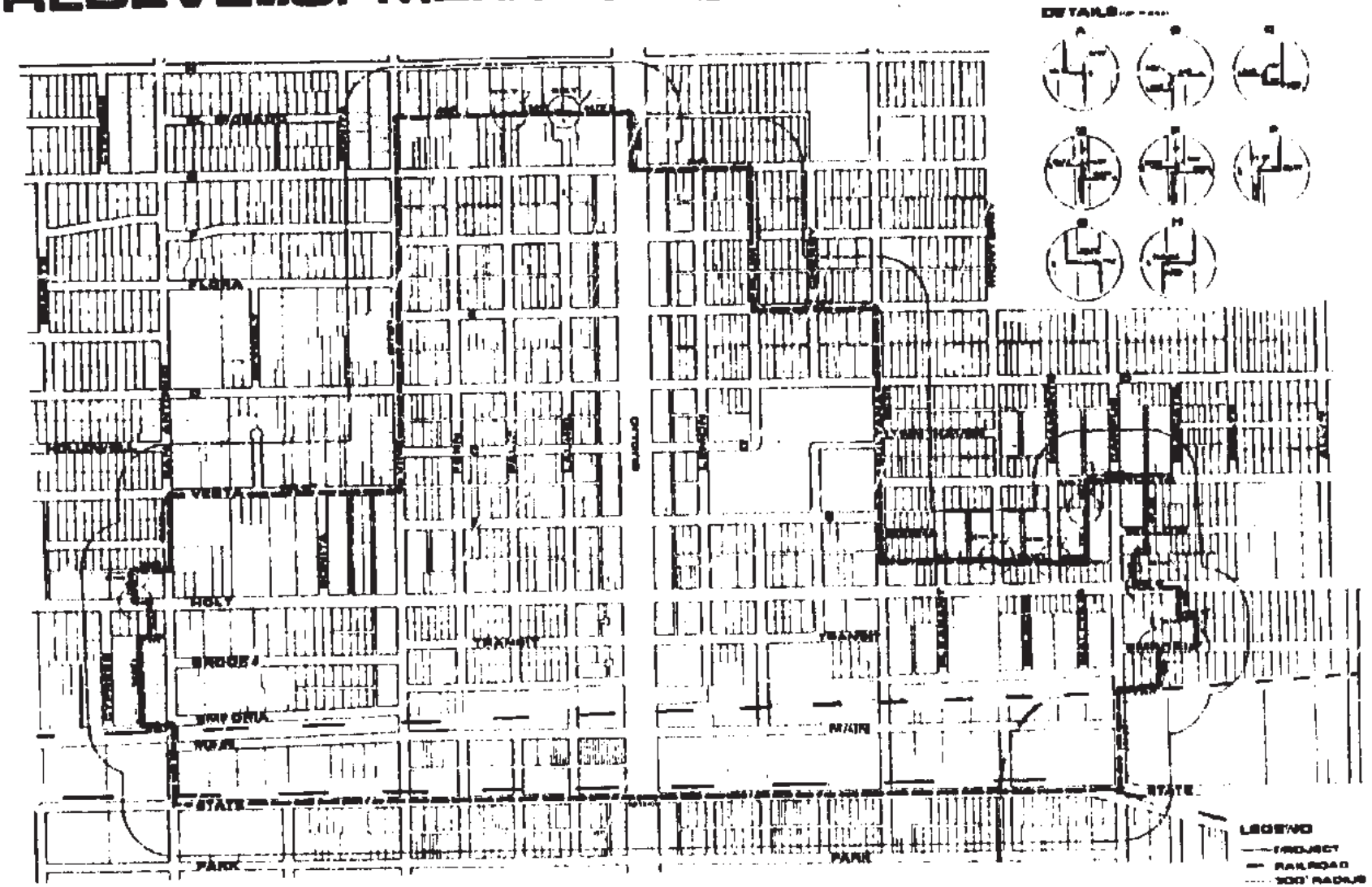
9. If hazardous occupancy - pull building plans.

10. Is business located ~~within~~ Redevelopment Project Area?
    YES NO
    If located ~~within~~ area license must be approved by Kerrell Watts or Robert Jackson.

NOTE: This form must accompany all Commercial and Industrial business license applications.

APPROVED BY _____

CENTER CITY REDEVELOPMENT PROJECT



ONTARIO REDEVELOPMENT AGENCY
City of Ontario

CITY OF ONTARIO

CHECK LIST FOR COMMERCIAL AND INDUSTRIAL

BUSINESS LICENSE

Name of Business COLUMN ENGINEERING, INC (mfg. medical devices)

Address 1930 So. BON VIEW #20

1. Zone (Circle) C1 C2 C3 M1 M2 (M2.5)

2. Is this business approved for the zone? (Yes) No (b-f)

3. Pull permit packet for:

   A. Type of previous license

   Ontario Clothing Serv.

   B. Date of most recent license

   '84

   C. Building occupancy type

   B-2

4. Is this a different type business?

   (YES) NO

5. Is this a change of ownership only?

   YES (NO)

6. Will a pre-alteration inspection be required for alterations?

   YES (NO)

7. If a pre-alteration is required - pull building plans.

8. If different type occupancies in building - pull building plans.

9. If hazardous occupancy - pull building plans.

10. Is business located within Redevelopment Project Area?

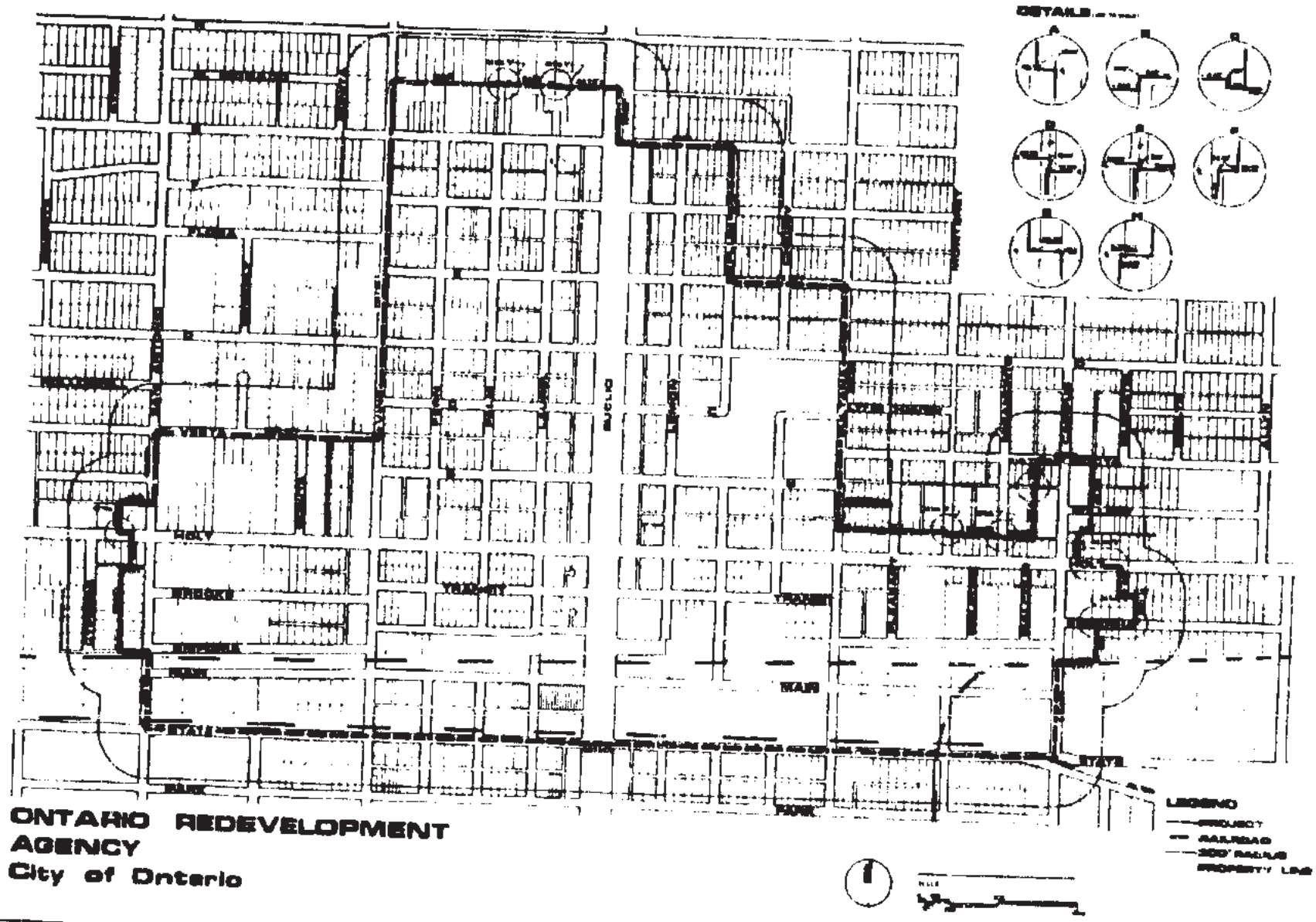
    YES (NO)

    If located within area license must be approved by Merrell Watts or Robert Jackson.

NOTE: This form must accompany all Commercial and Industrial business license applications.

APPROVED BY _____

CENTER CITY REDEVELOPMENT PROJECT



ONTARIO REDEVELOPMENT AGENCY
City of Ontario

CHECK LIST FOR COMMERCIAL AND INDUSTRIAL

BUSINESS LICENSE

Name of Business Rigoberto Diaz

Address 1990 S Bon View #16 (on)

1. Zone (Circle) C1 C2 C3 M1 M2 (M2.5)
2. Is this business approved for the zone? (Yes) No
3. Pull permit packet for:
   A. Type of previous license
      N/A
   B. Date of most recent license
      N/A
   C. Building occupancy type
      B2
4. Is this a different type business?
   YES (NO)
5. Is this a change of ownership only?
   YES (NO)
6. Will a pre-alteration inspection be required for alterations?
   YES (NO)
7. If a pre-alteration is required - pull building plans.
8. If different type occupancies in building - pull building plans.
9. If hazardous occupancy - pull building plans.
10. Is business located within Redevelopment Project Area?
    YES (NO)
    If located within area license must be approved by Merrell Watts or Robert Jackson.

NOTE: This form must accompany all Commercial and Industrial business license applications.

APPROVED BY

CENTER CITY REDEVELOPMENT PROJECT



ONTARIO REDEVELOPMENT AGENCY
City of Ontario

CHECK LIST FOR COMMERCIAL AND INDUSTRIAL

BUSINESS LICENSE

Name of Business Shamrock - Sterling Chemical Corp.

Address 1930 S. Bon View #19

1. Zone (Circle) C1 C2 C3 M1 M2 M2.5 Pump Mfg.

2. Is this business approved for the zone? (Yes) No 9-3, 1705 (ax)

3. Pull permit packet for:

   A. Type of previous license

   None on file

   B. Date of most recent license

   None

   C. Building occupancy type

   B-2

4. Is this a different type business?

   (YES) NO

5. Is this a change of ownership only?

   YES (NO)

6. Will a pre-alteration inspection be required for alterations?

   (YES) NO

7. If a pre-alteration is required - pull building plans.

8. If different type occupancies in building - pull building plans.

9. If hazardous occupancy - pull building plans.

10. Is business located within Redevelopment Project Area?

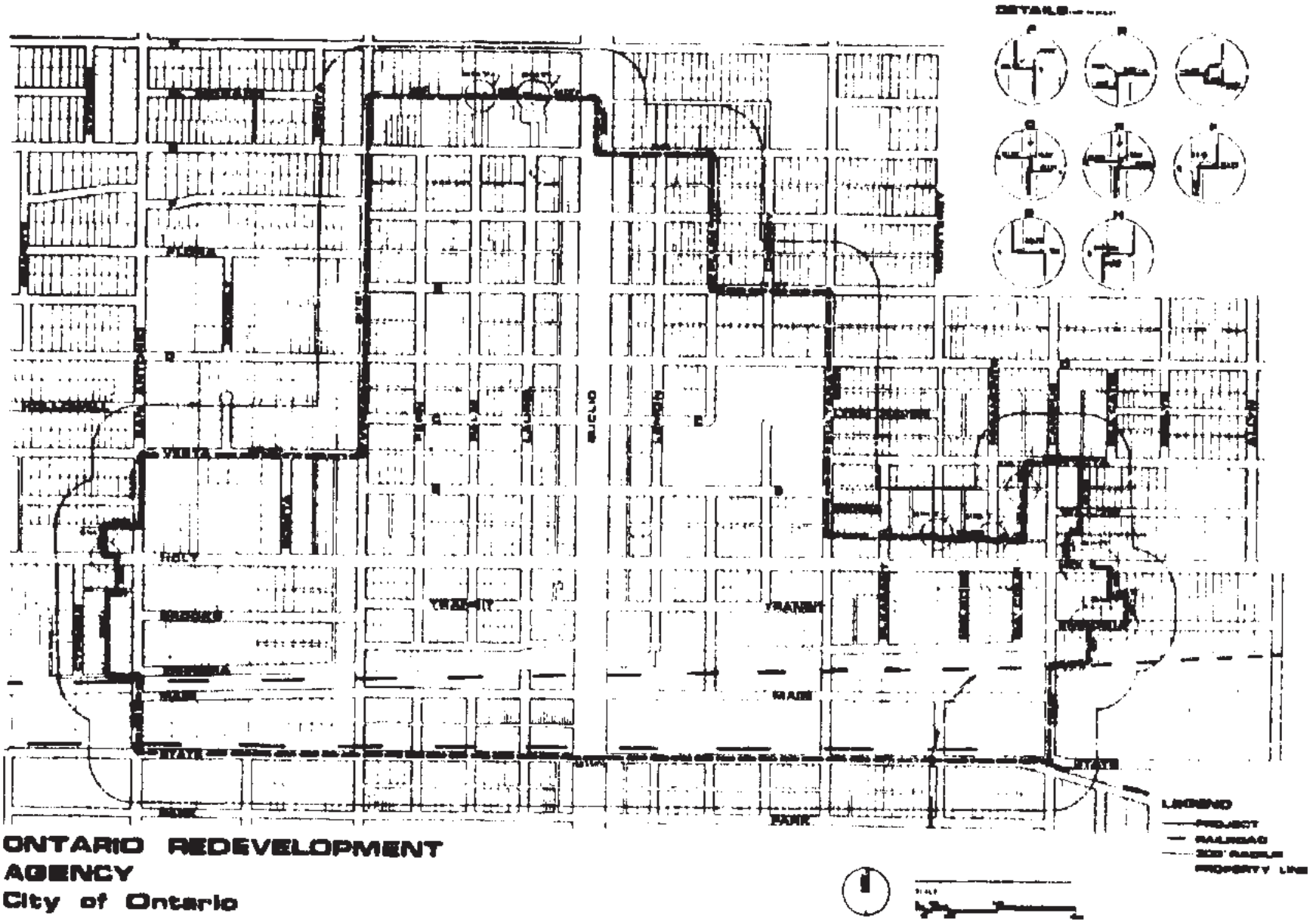
    YES (NO)

    If located within area license must be approved by Merrell Watts or Robert Jackson.

NOTE: This form must accompany all Commercial and Industrial business license applications.

APPROVED BY

CENTER CITY REDEVELOPMENT PROJECT



ONTARIO REDEVELOPMENT AGENCY
City of Ontario

LOT # _____ 303 EAST "B" STREET · ONTARIO, CA 91764 · TEL. (714) 391-2540 PLAN NO: _____ APN 1052-381-20

PC # _____ VAR # _____ DAR/FILE # _____

BUILDING ADDRESS: 1930 Bon View #M

OWNER: Shamrock Chemical

MAIL ADDRESS: 1930 Bon View

CITY: Ontario ZIP: _____ TEL: _____

CONTRACTOR: Air Masters.

ADDRESS: 9439 White Oak.

CITY: Rancho Cuca. ZIP: 91730 TEL: (714) 980-32

DESCRIPTION OF WORK: C20, e10, 48,200 CITY LIC NO: 328131

ARCHITECT / ENGINEER _____ TEL _____

ADDRESS _____ ZIP _____ STATE LIC NO _____

DESCRIPTION OF WORK: Install one 4 Ton A/C u

NO STORIES _____ NO. OF UNITS _____

LICENSED CONTRACTOR'S DECLARATION

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code and my license is in full force and effect.

X Lowell O. Strang 1/23/91
SIGNATURE DATE

OWNER – BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5 Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500):

I, as owner of the property or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.).

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.)

I am exempt under B & P C. for this reason _____

Owner _____

WORKERS' COMPENSATION DECLARATION

I hereby affirm that I have a certificate of consent to self-insure or a certificate of Workers' Compensation Insurance or an exemption certificate as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

My Workers' Compensation Insurance carrier and policy number are: 3093 Fairmont 10-15-91

Carrier _____ Policy Number

Certificate copy is hereby furnished

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

WARNING: Failure to secure workers' compensation coverage is unlawful, and shall subject an employer to criminal penalties and civil fines up to one hundred thousand dollars ($100), in addition to the cost of compensation, damages as provided for in Section 3706 of the Labor Code, interest, and attorney's fees.

I am aware of the provisions of Section 3700 of the Labor Code which requires every employer to be insured against liability for Workers' Compensation or to undertake self-insurance in accordance with the provisions of that code, and I will comply with such provisions before commencing the performance of the work of this permit. If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of Section 3700 of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's Name _____

Lender's Address _____

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

X Lowell O. Strang 1-23-91
SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT DATE

OCC./TYPE CONST	SIZE (SQ. FT.)	VAL. ($/SQ.FT.)	VALUATION
		TOTAL VALUATION	

PERMIT #	01-32101		
PLAN CHECK BLDG. DEPT.	01-36120		
PLAN CHECK FIRE DEPT.	01-36106		
PARK & REC. FEE SFR	07-31903		
PARK & REC. FEE MFR	07-31904		
EARTHQUAKE FEE RES.	01-215-116		
EARTHQUAKE FEE COMM.	01-215-118		
SEWER CAPITAL ASSESSMENT FEE @ $950 EA.	28-37210		
SEWER ASSESSMENT FEE @ $75 EA.	28-37211		
MISC.			
	TOTAL		
FIXTURES #			
WATER HEATERS/POOL • SPA HEATER			
WATER ☐ GAS ☐ PIPING			
SOLAR COLLECTORS/TANKS			
PERMIT FEES #			
TOTAL PLUMBING FEES	ACCT. #01-32102		
HOUSE SEWER #	SEP. PIT	SEPTIC TANK	
PERMIT FEES #			
TOTAL HOUSE SEWER & SANITATION FEES	ACCT #01-32105		
OCC. GROUP	SQ. FT	#	¢
OCC. GROUP	SQ. FT	#	¢
SERVICE AMPS		#	
NO. UNITS	TEMP POWER		
1 Circuit			15 00
PERMIT FEES #			15 00
TOTAL ELECTRICAL FEES 1300	ACCT ~~#01-32103~~		30 00
HEATING 4T-A/C			90 00
PERMIT FEE #			15 00
TOTAL MECHANICAL FEES 1400	ACCT ~~#01-32104~~		24 00
CUBIC YARDS			
TOTAL GRADING FEES	ACCT #01-32106		
SEWER ASSESSMENT FEES PAID YES NO			
AVIGATION AGREEMENT REQUIRED YES NO			
TOTAL ALL FEES (PAY THIS AMOUNT)			$ [redacted]

PERMIT NO 85123 DATE 1-23-91

DEPARTMENT USE ONLY

Plan Check Fee Paid _____

Water Service Distance _____

Property Line _____ R.W. _____

Rear Property Line

Street Centerline _____ R.W. _____

Back of Walk from Property Line

NOTE _____

APPLICATION ONLY

VALIDATION

When properly validated in the space, this form constitutes a permit to do the work described herein. This permit will expire if work is not started within 180 days of the date of issuance.

BUILDING DEPARTMENT COPY 907

TYPE OF INSPECTION	DATE	INSPECTOR	INSPECTOR'S NAME [redacted] WITH [redacted] REMARKS
[illegible] STEEL/UFER			OK TO [illegible]
[illegible] UMBING			
[illegible]			
[illegible]			
[illegible]			
[illegible] UMBING			
[illegible]			
[illegible] RANGAL			
[illegible] AMING/SHEATHING			
[illegible] AMING			
[illegible] SHEATHING			
[illegible] PANELS			
[illegible] INSP/INDUSTRIE			
[illegible] CONSERVATION			
[illegible] WA[illegible]			
[illegible]			
[illegible]			
[illegible]			
[illegible]			
	1/29/91	[illegible]	
	1/25/91	[illegible]	
	1/25/91	[illegible]	
	1-28-91	[illegible]	

SEWER DIAGRAM

OTHER DEPARTMENT REQUIREMENTS

LOT # _____ [illegible] TEL. (714) 621-[illegible] APN _____

PC # _____ VAR # _____ DWG/FILE # _____

BUILDING ADDRESS: 1930 Bon View #19

OWNER: SHAMROCK CHEMICAL

MAILING ADDRESS: SAME

CITY: ONTARIO ZIP: 91761 TEL: 9845662

CONTRACTOR: AIR MASTERS

ADDRESS: 6439 WHITE OAK C#105

CITY: N. C. ZIP: 91761 TEL: 9803286

STATE LIC & CLASS: C-20 C-36 481200 CITY LIC NO: 22813

ARCH'T. & ENGR. DESIGNER: N/A

ADDRESS _____ TEL _____

CITY _____ ZIP _____ STATE LIC NO _____

INTENDED USE: Mau for AC

ZONE: M/I NO. STORIES: _____ NO. DW UNITS: _____

LICENSED CONTRACTOR'S DECLARATION

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code and my license is in full force and effect.

X _____ 1-25-91
SIGNATURE DATE

OWNER – BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code): Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom, and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500):

I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.)

I, as owner of the property, am exempt from the Contractor's License Law because I will be employing contractors who are licensed pursuant to the Contractor's License Law.

I, as owner of the property, am employing contractors who are licensed pursuant to the Contractor's License Law to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.)

I am exempt under Sec. _____ B & PC for this reason _____

Date _____ Owner _____

WORKER'S COMPENSATION DECLARATION

I hereby affirm that I have a certificate of consent to self insure or a certificate of Workers' Compensation Insurance or a certified copy thereof (Sec. 3700 Labor Code)

Policy # 243 Company Fireman's 10-15-91

Certified copy is hereby furnished

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

Signature _____ Date _____

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Name _____

Address _____

I certify that I have read this application and state that the above information is correct. I agree to comply with all city ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

Signature _____ Date 1-25-91

OCC./TYPE CONST.	SIZE (SQ. FT.)	VAL. (SQ. FT.)	VALUATION
		TOTAL VALUATION	

PERMIT #	85123	01-32101	
PLAN CHECK BLDG. DEPT.		01-36120	
PLAN CHECK FIRE DEPT.		01-36106	
PARK & REC. FEE SFR		07-31903	
PARK & REC. FEE MFR		07-31904	
EARTHQUAKE FEE RES.		01-215-116	
EARTHQUAKE FEE COMM.		01-215-118	
SEWER CAPITAL ASSESSMENT FEE @ $950 EA.		28-37210	
SEWER ASSESSMENT FEE @ $75 EA.		28-37211	
MISC.			
		TOTAL	
PLUMBING FIXTURES	#		
WATER HEATERS/POOL • SPA HEATER			
WATER ☐ GAS ☒ PIPING 1			3 00
SOLAR COLLECTORS/TANKS			
PERMIT FEES @			5 00
TOTAL PLUMBING FEES 100		ACCT #01-32102	8 00
HOUSE SEWER @	SEP. PIT	SEPTIC TANK	
PERMIT FEES @			
TOTAL HOUSE SEWER & SANITATION FEES		ACCT #01-32105	
OCC. GROUP	SQ. FT.	#	¢
OCC GROUP	SQ. FT.	#	¢
SERVICE	AMPS	#	
NO. UNITS	TEMP POWER		
PERMIT FEES #			
TOTAL ELECTRICAL FEES		ACCT #01-32103	
HEATING			
PERMIT FEE #			
TOTAL MECHANICAL FEES		ACCT #01-32104	
CUBIC YARDS			
TOTAL GRADING FEES		ACCT #01-32106	
SEWER ASSESSMENT FEES PAID YES NO			
AVIGATION AGREEMENT REQUIRED YES NO			
TOTAL ALL FEES (PAY THIS AMOUNT)			18 00

PERMIT NO 85152 DATE 1-25-91 HP

DEPARTMENT USE ONLY

Plan Check Initials _____

Minimum Setback Distances

Street Centerline _____ R/W _____

Front Property Line

Front Setback from Centerline _____ R/W _____

Side Property Line

NOTE _____

VALUATION

When property valuation is not shown, this form constitutes a permit to do the work described herein. This permit will expire if work is not started

APPLICATION ONLY

BUILDING DEPARTMENT COPY

TYPE OF INSPECTION	DATE	INSPECTOR	INSPECTOR NAME	REMARKS	INITIAL

* 1/29/91 Swabb * See Permit # 85123 Swabb

SEWER DIAGRAM

* 1/29/91 Swabb

1-26-91 (JM)

OTHER DEPARTMENT REQUIREMENTS

LOT # [illegible] TEL. (714) 626-11

PC # VAR # DISTRICT # Standard

BUILDING ADDRESS 1930 So. Bon View #15

OWNER Ed Beaumont

MAILING ADDRESS 1249 E Hoct

CITY Pomona | ZIP | TEL. 623-6551

CONTRACTOR Owner's Builder

ADDRESS

CITY | ZIP | TEL.

STATE LIC & CLASS | CITY LIC NO

ARCH ENGR DESIGNER

ADDRESS | TEL

CITY | ZIP | STATE LIC NO.

INTENDED PERMIT USE tenant improvement for office use

SQ FT SIZE walls 8 X 30 | NO. STORIES | NO. DW UNITS

RESIDENTIAL ☐ COMMERICAL ☐ INDUSTRIAL ☐
NEW ☐ ADD ☐ ALTER ☐ REPAIR ☐ DEMOLITION ☐

LICENSED CONTRACTOR'S DECLARATION

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code and my license is in full force and effect

SIGNATURE DATE

OWNER-BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec 7031.5 Business and Professions Code): Any city or county which requires a permit to construct alter improve demolish or repair any structure prohibits the issuance also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom, and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500):

I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the builder or improver of said within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.)

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.)

I am exempt under Sec. 7044 B & P C for this reason Will not hire outside help.

Date 8-16-84 Owner

WORKERS' COMPENSATION DECLARATION

I hereby affirm that I have a certificate of consent to self-insure or a certificate of Workers' Compensation Insurance or a copy certified by the Director of Industrial Relations as provided for by Section 3800, Labor Code, for the performance of the work for which this permit is issued.

My Workers' Compensation Insurance carrier and policy number are Company

Policy Number

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

I agree that, in the event I should become subject to the Workers' Compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

This section need not be completed if the permit is for one hundred dollars ($100) valuation or less.

Certified copy is hereby furnished
CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender

Address

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

Date 8-16-84

Signature

1249 E Hoct

Address

Pomona Ca.

DESCRIPTION	SIZE (SQ. FT.)	VAL. (SQ. FT.)	VALUATION
30 yr	8 x 11		340
		TOTAL VALUATION	

PERMIT @	01-32101	11	50
PLAN CHECK @	01-36105	7	47
PARK & REC. AQUISITION FEE @	07-31601		
EARTHQUAKE FEE @	01-215-116		50
SEWER CAPITAL ASSESSMENT FEE @ $960 EA.	28-37210		
SEWER ASSESSMENT FEE @ $75 EA.	28-37211		
	TOTAL	[illegible]	

PLUMBING

BATHTUBS		DISHWASHER/DISPOSAL	
SHOWERS		CLOTHES WASHERS	
WATER CLOSETS	1	DRINK. FOUNTAINS	
LAVATORIES	1	URINALS	
SINKS		INTERCEPTORS	
		DRAINS	

TOTAL FIXTURES 2 @ $ 4 00	8	00
WATER HEATERS/POOL • SPA HEATER		
WATER ☒ GAS ☐ PIPING	2	00
SOLAR COLLECTORS/TANKS		
PERMIT FEES @	10	00
TOTAL PLUMBING FEES ACCT. #01-32102	20	00
HOUSE SEWER @ SEP. PIT SEPTIC TANK		
PERMIT FEES @		
TOTAL HOUSE SEWER & SANITATION FEES ACCT. #01-32105		

ELECTRICAL FEES

SWITCHES, RECEPTACLES 9	4	50
LIGHTING FIXTURES 4	2	00
APPLIANCE OUTLETS		
OCC. GROUP SQ. FT. @ ¢		
OCC. GROUP SQ. FT. @ ¢		
SERVICE AMPS 150 @	12	50
NO. UNITS TEMP. POWER		
NO. MOTORS		
SWIMMING POOL/SPA ELECTRIC		
PERMIT FEE @	10	00
TOTAL ELECTRICAL FEES ACCT. #01-32103	29	00

MECHANICAL FEES

HEATING M/BTU A/C M/BTU		
OTHER		
PERMIT FEE @		
TOTAL MECHANICAL FEES ACCT. #01-32104	[illegible]	10

GRADING FEES

CUBIC YARDS		
TOTAL GRADING FEES ACCT. #01-32106	00	
SEWER ASSESSMENT FEES PAID YES NO		
AVIGATION AGREEMENT REQUIRED YES NO		

TOTAL ALL FEES (PAY THIS AMOUNT) $ 68 47

PERMIT NO [illegible] DATE 8-16-84

D 2

TYPE OF INSPECTION	DATE	INSPECTOR
SETBACKS		
FOOTINGS/FORMS/STEEL		
U. GRND PLUMBING		
U. GRND ELECT.		
U. GRND MECH.		
POOL STEEL/BOND/LINER		
SPA PLBG./SPA HTG		
SLAB GRADE		
OK TO POUR SLAB		
ROUGH PLUMBING	8-23-84	KEB
ROUGH ELECTRIC	8-23-84	KEB
ROUGH MECHANICAL		
FLOOR FRAMING		
ROUGH FRAMING	8-23-84	KEB
ROOF SHEATHING		
SHEAR PANELS		
STRUCTURAL STEEL		
CONNECTIONS		
ENERGY CONSERVATION		
OK TO COVER WALLS	8-23-84	KEB
ROOF COVERING		
PLBG. TOP OUT		
FIREPLACE - THROAT		
FIREPLACE - BOND BEAM		
FIREPLACE - TOP OUT		
MASONARY BOND BEAM		
LATH - EXTERIOR		
LATH - INTERIOR		
DRY WALL NAIL	8-84	KEB
GAS TEST		
POOL FENCE		
OK TO PLASTER POOL		
P-TRAP		
SEWER/CESSPOOL/LEACH LINE FINAL		
FINAL GRADING		
FINAL PLUMBING	12-17-84	
FINAL ELECTRIC		
FINAL MECHANICAL		
FINAL BUILDING	12-17-84	
FINAL POOL/SPA		
FINAL SOLAR		
EDISON CO. CALLED	12-18-84	
GAS CO. CALLED		
OTHER DEPARTMENT REQUIREMENTS		
ENGINEERING		
TRASH BINS		
D.A.B. REQ.		
SITE PLAN		
VARIANCE		
C.U.P.		

C.O. ISSUED: DATE

TEMP. C.O. ISSUED: DATE

CONDITIONS:

INSPECTOR'S NAME _____ INITIAL

REMARKS

SEWER DIAGRAM

TRACT # _____

LOT # _____

[redacted] TEL. (714) [redacted]

PC # VAR # OAK/FILE # None Req

BUILDING ADDRESS 1930 So. Bon View #15

OWNER Ed Beaumont

MAILING ADDRESS 1249 E. Holt.

CITY Pomona ZIP TEL 623-6551

CONTRACTOR Owner / Bldg

ADDRESS

CITY ZIP TEL

STATE LIC & CLASSIF CITY LIC NO

ARCH ENGR DESIGNER

ADDRESS TEL

CITY ZIP STATE LIC NO

INTENDED PERMIT USE Supplemental permit for plbg

LOT NO NO STORIES NO DW UNITS

RESIDENTIAL NEW ADD X COMMERICAL ALTER REPAIR INDUSTRIAL DEMOLITION

LICENSED CONTRACTOR'S DECLARATION

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code and my license is in full force and effect.

NAME DATE

OWNER--BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, requires the applicant for such permit to file a signed statement that he is licensed pursuant to the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom, and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500):

I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.)

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.)

I am exempt under Sec. B & P C for this reason

9-26-84

WORKERS' COMPENSATION DECLARATION

I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier

Policy Number

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that, if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's Name

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

Signature 9-26-84 Date

VALUATION

The applicant's valuation of this work is this form constitutes a permit to do the work described hereon. This permit will expire if work is not started within 180 days or if work is abandoned for more than 180 days.

OCC./TYPE CONST.	SIZE (SQ. FT.)	VAL. (SQ. FT.)	VALUATION
		TOTAL VALUATION	

PERMIT @	01-32101	
PLAN CHECK @	01-38106	
PARK & REC. AQUISITION FEE @	07-31901	
EARTHQUAKE FEE @	01-215-116	
SEWER CAPITAL ASSESSMENT FEE @ $950 EA.	28-37210	
SEWER ASSESSMENT FEE @ $75 EA.	28-37211	
	TOTAL	

PLUMBING FEES

BATHTUBS		DISHWASHER/DISPOSAL	
SHOWERS		CLOTHES WASHERS	
WATER CLOSETS		DRINK. FOUNTAINS	
LAVATORIES		URINALS	
SINKS		INTERCEPTORS	
		DRAINS	

TOTAL FIXTURES _____ @ $ _____	
WATER HEATERS/POOL • SPA HEATER	500
WATER ☐ GAS ☐ PIPING	
SOLAR COLLECTORS/TANKS	
PERMIT FEES @	4 50
TOTAL PLUMBING FEES ACCT #01-32102	9 50
HOUSE SEWER @ SEP. PIT SEPTIC TANK	
PERMIT FEES @	
TOTAL HOUSE SEWER & SANITATION FEES ACCT. #01-32105	

ELECTRICAL FEES

SWITCHES, RECEPTACLES			
LIGHTING FIXTURES			
APPLIANCE OUTLETS			
OCC. GROUP	SQ FT	@	¢
OCC. GROUP	SQ FT	@	¢
SERVICE	AMPS	@	
NO. UNITS	TEMP. POWER		
NO. MOTORS			
SWIMMING POOL/SPA ELECTRIC			
PERMIT FEE @			
TOTAL ELECTRICAL FEES ACCT #01-32103			

MECH. FEES

HEATING	M/BTU	A/C	M/BTU
OTHER			
PERMIT FEE @			
TOTAL MECHANICAL FEES ACCT #01-32104			

GRADING FEES

CUBIC YARDS	
TOTAL GRADING FEES ACCT. #01-32106	2 50
SEWER ASSESSMENT FEES PAID YES NO	
AVIGATION AGREEMENT REQUIRED YES NO	

TOTAL ALL FEES 9 50

40123 (PAY THIS AMOUNT)

PERMIT NO _____ DATE 9-26-84 CF

APPLICATION ONLY

BUILDING DEPARTMENT COPY

TYPE OF INSPECTION	DATE	INSPECTOR
SETBACKS		
FOOTINGS/FORMS/STEEL		
U GRND PLUMBING		
U GRND ELECT.		
U GRND MECH.		
POOL STEEL/BOND/LINER		
SPA PLBG SPA HTG		
SLAB GRADE		
OK TO POUR SLAB		
ROUGH PLUMBING		
ROUGH ELECTRIC		
ROUGH MECHANICAL		
FLOOR FRAMING		
ROUGH FRAMING		
ROOF SHEATHING		
SHEAR PANELS		
STRUCTURAL STEEL		
CONNECTIONS		
ENERGY CONSERVATION		
OK TO COVER WALLS		
ROOF COVERING		
PLBG TOP OUT		
FIREPLACE - THROAT		
FIREPLACE - BOND BEAM		
FIREPLACE - TOP OUT		
MASONARY BOND BEAM		
LATH EXTERIOR		
LATH INTERIOR		
DRY WALL NAIL		
GAS TEST		
POOL FENCE		
OK TO PLASTER POOL		
P TRAP		
SEWER/SPOOL/LEACH LINE FINAL		
FINAL GRADING		
FINAL PLUMBING	12-17-84	R. Mon
FINAL ELECTRIC		
FINAL MECHANICAL		
FINAL BUILDING		
FINAL POOL SPA		
FINAL SOLAR		
EDISON CO CALLED		
GAS CO CALLED		

OTHER DEPARTMENT REQUIREMENTS

ENGINEERING		
TRASH BINS		
L.A.H. REQ		
C.E. PLAN		
CERTIFICATE		
C.U.P.		

C.O. ISSUED: DATE

TEMP. C.O. ISSUED: DATE

CONDITIONS:

INSPECTOR'S NAME IN'TIAL

REMARKS

SEWER DIAGRAM

LOT # — BLOCK # — TRACT # — PC # C 86-45 — SUBDIVISION # —

BUILDING ADDRESS: 1930 Bon View #10
OWNER: Mr Bibo
MAILING ADDRESS: Same
CITY: Ontario ZIP: 91761 TEL:
CONTRACTOR: Smith H+A/C
ADDRESS: P.O. Box 904
CITY: Upland ZIP: 91785 TEL: 981-1243
STATE LIC & CLASS: 396406 C-20 CITY LIC NO: 07846 02
ARCH. ENGR. DESIGNER:
ADDRESS: TEL:
CITY: ZIP: STATE LIC NO:
INTENDED PERMIT USE: H+A/C unit on roof
SQ. FT. SIZE: — NO. STORIES: — NO. DW. UNITS: —
RESIDENTIAL: NEW ☐ ADD ☑ ALTER ☐ COMMERICAL ☐ REPAIR ☐ INDUSTRIAL ☑ DEMOLITION ☐

LICENSED CONTRACTOR'S DECLARATION

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code and my license is in full force and effect

SIGNATURE: Patricia Smith 4-28-86 DATE

OWNER-BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5 Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom, and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500):

I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. However, if the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.)

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.)

I am exempt under Sec. ____ B & P.C. for this reason

WORKERS' COMPENSATION DECLARATION

I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and the policy number are 63-919 St Compfund 4-1-87

(Certificate of Consent to Self-Insure or Certificate of Exemption must be signed)

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that, if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's name

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

Patricia Smith 4-28-86
P.O. Box 904
Upland 91785

VALIDATION

This permit application must be signed. This permit application shall expire by limitation and become null and void if the building or work authorized by such permit is not commenced within 180 days from the date of such permit, or if the building or work authorized by such permit is suspended or abandoned for a period of 180 days at any time after work is commenced. A one-time extension may be granted for a period not exceeding 180 days. The fee specified in the Uniform Building Code, as adopted by the City of Ontario, is set forth in Resolution No. 80-33 of the City Council of the City of Ontario, as amended by Resolution No. 80-89 and Resolution No. 80-90, and may be altered only by resolution of the City Council of said City. Determination of value or valuation under any of the provisions of any code adopted by the City of Ontario shall be made by the Building Official. The value or valuation so determined shall be final unless appealed to the Board of Appeals as provided for in the Uniform Building Code, as adopted by the City of Ontario.

APPLICATION ONLY

OCC./TYPE CONST.	SIZE (SQ. FT.)	VAL. (SQ. FT.)	VALUATION
		TOTAL VALUATION	

PERMIT @	01-32101	
PLAN CHECK @	01-36105	
PARK & REC. AQUISITION FEE @	07-31901	
EARTHQUAKE FEE @	01-216-116	
SEWER CAPITAL ASSESSMENT FEE @ $950 EA.	28-37210	
SEWER ASSESSMENT FEE @ $75 EA	28-37211	
	TOTAL	

PLUMBING FEES

BATHTUBS		DISHWASHER/DISPOSAL	
SHOWERS		CLOTHES WASHERS	
WATER CLOSETS		DRINK. FOUNTAINS	
LAVATORIES		URINALS	
SINKS		INTERCEPTORS	
		DRAINS	

TOTAL FIXTURES @ $		
WATER HEATERS/POOL • SPA HEATER		
WATER ☐ GAS ☐ PIPING		
SOLAR COLLECTORS/TANKS		
PERMIT FEES @		
TOTAL PLUMBING FEES ACCT. #01-32102		
HOUSE SEWER @ SEP. PIT SEPTIC TANK		
PERMIT FEES @		
TOTAL HOUSE SEWER & SANITATION FEES ACCT. #01-32105		

ELECTRICAL FEES

SWITCHES, RECEPTACLES		
LIGHTING FIXTURES		
APPLIANCE OUTLETS		
OCC. GROUP SQ. FT @ ¢		
OCC. GROUP SQ. FT @ ¢		
SERVICE AMPS @		
NO. UNITS TEMP. POWER		
NO. MOTORS		
SWIMMING POOL/SPA ELECTRIC		
PERMIT FEE @		
TOTAL ELECTRICAL FEES ACCT. #01-32103		

MECH. FEES

HEATING 70 M/BTU 84 A/C M/BTU	12	00
OTHER		
PERMIT FEE @	10	00
TOTAL MECHANICAL FEES ACCT. #01-32104	22	00

GRADING FEES

CUBIC YARDS		
TOTAL GRADING FEES ACCT. #01-32106		
SEWER ASSESSMENT FEES PAID YES NO		
AVIGATION AGREEMENT REQUIRED YES NO		

48673

TOTAL ALL FEES (PAY THIS AMOUNT) $ 22 00

PERMIT NO. _____ DATE 4/28/86

TYPE OF INSPECTION	DATE	INSPECTOR
SETBACKS		
FOOTINGS/FORMS/STEEL		
U. GRND PLUMBING		
U. GRND ELECT.		
U. GRND MECH.		
POOL STEEL/BOND/LINER		
SPA PLBG./SPA HTG.		
SLAB GRADE		
OK TO POUR SLAB		
ROUGH PLUMBING		
ROUGH ELECTRIC		
ROUGH MECHANICAL		
FLOOR FRAMING		
ROUGH FRAMING		
ROOF SHEATHING		
SHEAR PANELS		
STRUCTURAL STEEL		
CONNECTIONS		
ENERGY CONSERVATION		
OK TO COVER WALLS		
ROOF COVERING		
PLBG. TOP OUT		
FIREPLACE - THROAT		
FIREPLACE - BOND BEAM		
FIREPLACE - TOP OUT		
MASONARY BOND BEAM		
LATH - EXTERIOR		
LATH - INTERIOR		
DRY WALL NAIL		
GAS TEST		
POOL FENCE		
OK TO PLASTER POOL		
P-TRAP		
SEWER/CESSPOOL/LEACH LINE FINAL		
FINAL GRADING		
FINAL PLUMBING		
FINAL ELECTRIC		
FINAL MECHANICAL		
FINAL BUILDING		
FINAL POOL/SPA		
FINAL SOLAR		Okayed 4-6-88
EDISON CO. CALLED		
GAS CO. CALLED		
OTHER DEPARTMENT REQUIREMENTS		
ENGINEERING		
TRASH BINS		
A.B. REQ.		
SITE PLAN		
CLEARANCE		

C.O. ISSUED: DATE

TEMP. C.O. ISSUED: DATE

CONDITIONS:

INSPECTOR'S NAME _____ INITIAL _____

REMARKS

SEWER DIAGRAM

CITY OF ONTARIO

REQUEST FOR USE OR OCCUPANCY REQUIRING A BUSINESS LICENSE

To:
(XXX) BUILDING DEPARTMENT
( ) ZONING DEPARTMENT
(XXX) FIRE DEPT-FIRE PREV. BUREAU
(XXX) POLICE DEPARTMENT
( ) ENGINEERING DEPARTMENT
( ) WATER DEPARTMENT
( ) HEALTH DEPARTMENT
( ) OTHER DEPARTMENT

The below named business has applied for a business license. Please review this request to see if it conforms to your department's requirements and reply immediately to this office as to your findings. The attached form should be completed and returned with your reply.

Name of business NEW BA BADLSON MANUFACTURING BUILDING Phone [illegible]

Address [illegible]

Classification or type of business [illegible]

Name of [illegible] (owner) Address _____ Phone _____

or
Name of _____ (manager) Address _____ Phone _____

= = = =

REQUEST FOR USE OR OCCUPANCY [illegible] BUSINESS LICENSE

(XXXX) BUILDING DEPARTMENT
(XXXX) ZONING DEPARTMENT
(XXXX) FIRE DEPT-FIRE PREV. BUREAU
(XXXX) POLICE DEPARTMENT
( ) ENGINEERING DEPARTMENT
( ) WATER DEPARTMENT
( ) HEALTH DEPARTMENT
( ) OTHER DEPARTMENT

The below named business has applied for a business license. Please review this request to see if it conforms to your department's requirements and reply immediately to this office as to your findings. The attached form should be completed and returned with your reply.

Name of business J & E SPORTWEAR Phone

Address 1930 S BON VIEW AV.E

Classification or type of business TEXTILES MFG

Name of ESPERANZA SOTO (owner) Address 324 CELIA ST. Phone 5943523

or

Name of JOSE B MENA (manager) Address Phone

= = = =

1930 S. Bon View #C

CITY OF ONTARIO

REQUEST FOR USE OR OCCUPANCY REQUIRING A BUSINESS LICENSE

TO: (XX) **BUILDING DEPARTMENT**
( ) **POLICE DEPARTMENT**
( )

The below named business has applied for a business license. Please review this request to see if it conforms to your department's requirements and reply immediately to this office as to your findings. The attached form should be completed and returned with your reply.

NAME OF BUSINESS: Daddato Industries **PHONE:** 947-3301

ADDRESS: 1930 S. Bon View #13 - Ontario 91761

CLASSIFICATION OR TYPE OF BUSINESS: Machine shop

OWNER'S NAME: Dominic Daddato **ADDRESS:** 8043 Elden Avenue Whittier
PHONE: 213-693-8687

OTHER NAME: **ADDRESS:**
PHONE:

The following is a description of business activities to be conducted from above location; the potential number of persons to be on the premises; flammable liquids, chemicals compressed gases, or other hazardous materials used, stored, or proposed; type of waste materials that will be discharged [illegible] brief description of hazardous processes involved, etc.: 10-12-89 Occupancy #12

[illegible]

SQUARE FOOTAGE: 1,260

DATE: 9/11/89

LICENSE DIVISION

BY: LME

Carolyn Jones

FORM #28 (6/89)

LOT #

PC # VAR # DATE FILED: Not Rec

BUILDING ADDRESS: 1930 BON VIEW UNIT 20

OWNER: BON VIEW INDUSTRIAL PLAZA, LTD.

MAILING ADDRESS: 1930 BON VIEW #12

CITY: ONTARIO ZIP: 91761 TEL: 947-5088

CONTRACTOR: ACE-PACIFIC CONT., INC.

ADDRESS: 1750 BON VIEW #12

CITY: ONT ZIP: 91761 TEL: 947-5088

STATE LIC NO: B-1 345652 CITY LIC NO: 161836

ARCH. ENGR. DESIGNER

ADDRESS TEL

CITY ZIP STATE LIC NO

INTENDED USE: TENANT IMPROVEMENT

NO STORIES: 1 NO DW UNITS:

RESIDENTIAL NEW ADD COMMERCIAL ALTER REPAIR INDUSTRIAL DEMOLITION

LICENSED CONTRACTOR'S DECLARATION

I hereby affirm that I am a licensed contractor under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code and my license is in full force and effect.

LICENSE CLASS: DATE: 6/30/83

OWNER-BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5 Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish or repair any structure, prior to its issuance, also requires the applicant for the permit to file a signed statement that he is licensed pursuant to the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500):

I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does the work himself or through his own employees, provided that the improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.).

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.).

OWNER

WORKERS' COMPENSATION DECLARATION

I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Workers' Compensation Insurance, or a certificate of exemption from Workers' Compensation Insurance, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation laws of California, and agree that, if I should become subject to the Workers' Compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

CONTRACTOR DATE 6/30/83

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued.

Lender's name and address

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

Signature of Applicant or Agent 6/30/83

Date

VALUATION

The applicant for this permit shall pay the City of Ontario valuation determined by the Building Official. The valuation shall be the total value of all construction work for which the permit is issued and all finish work, painting, roofing, electrical, plumbing, heating, air conditioning, elevators, fire extinguishing systems and any other permanent equipment.

DOC./TYPE CONST.	SIZE (SQ. FT.)	VAL. (SQ. FT.)	VALUATION
			3000
		TOTAL VALUATION	

PERMIT @	01-32101	37 50
PLAN CHECK @ 74448	01-38105	
PARK & REC AQUISITION FEE @	07-31001	
EARTHQUAKE FEE @	01-215-116	55
SEWER CAPITAL ASSESSMENT FEE @ $950 EA	28-37210	
SEWER ASSESSMENT FEE @ $75 EA.	28-37211	
TOTAL		92 50

PLUMBING FEES

BATHTUBS		DISHWASHER/DISPOSAL	
SHOWERS		CLOTHES WASHERS	
WATER CLOSETS		DRINK. FOUNTAINS	
LAVATORIES		URINALS	
SINKS		INTERCEPTORS	
		DRAINS	

TOTAL FIXTURES @ $

WATER HEATERS/POOL & SPA HEATER

WATER ☐ GAS ☐ PIPING

SOLAR COLLECTORS/TANKS

PERMIT FEES @

TOTAL PLUMBING FEES ACCT. #01-32102

HOUSE SEWER @ SEP PIT SEPTIC TANK

PERMIT FEES @

TOTAL HOUSE SEWER & SANITATION FEES ACCT #01-32105

ELECTRICAL FEES

SWITCHES, RECEPTACLES 2 1 8 4		5 00
LIGHTING FIXTURES 3 0		1 50
APPLIANCE OUTLETS		
OCC. GROUP SQ FT @ ¢		
OCC. GROUP SQ FT @ ¢		
SERVICE 100 AMPS @		12 50
NO. UNITS TEMP. POWER		
NO. MOTORS		
SWIMMING POOL/SPA ELECTRIC		
PERMIT FEE @		10 00
TOTAL ELECTRICAL FEES ACCT #01-32103		29 00

MECH. FEES

HEATING M/BTU A/C M/BTU		
OTHER Wall Heater		6 —
PERMIT FEE @		10 —
TOTAL MECHANICAL FEES ACCT #01-32104		16 —

GRADING FEES CITY OF ONTARIO PAID

CUBIC YARDS	TOTAL	34 00
TOTAL GRADING FEES ACCT #01-32105		0 00
SEWER ASSESSMENT FEES PAID YES NO		
AVIGATION AGREEMENT REQUIRED YES NO		

TOTAL ALL FEES (PAY THIS AMOUNT) $ 84 00

501

PERMIT NO DATE 6 30 83

APPLICATION ONLY

920

TYPE OF INSPECTION	DATE	INSPECTOR
SETBACKS		
FOOTINGS/FORMS/STEEL		
U. GRND PLUMBING		
U. GRND ELECT.		
U. GRND MECH.		
POOL STEEL/BOND/LINER		
SPA PLBG./SPA HTG		
SLAB GRADE		
OK TO POUR SLAB		
ROUGH PLUMBING		
ROUGH ELECTRIC	8-31-83	RD
ROUGH MECHANICAL		
FLOOR FRAMING		
ROUGH FRAMING	8-31-83	RD
ROOF SHEATHING		
SHEAR PANELS		
STRUCTURAL STEEL		
CONNECTIONS		
ENERGY CONSERVATION		
OK TO COVER WALLS		
ROOF COVERING		
PLBG. TOP OUT		
FIREPLACE - THROAT		
FIREPLACE - BOND BEAM		
FIREPLACE - TOP OUT		
MASONARY BOND BEAM		
LATH - EXTERIOR		
LATH - INTERIOR		
DRY WALL NAIL	9-7-83	RD
GAS TEST		
POOL FENCE		
OK TO PLASTER POOL		
P TRAP		
SEWER/CESSPOOL/LEACH LINE FINAL		
FINAL GRADING		
FINAL PLUMBING		
FINAL ELECTRIC	9-14-83	RD
FINAL MECHANICAL		
FINAL BUILDING		
FINAL POOL/SPA		
FINAL SOLAR		
GIBSON CO CALLED	9 15 83	RD
GAS CO CALLED		

OTHER DEPARTMENT REQUIREMENTS

ENGINEERING		
TRASH BINS		
GAS REQ.		
OK PLAN		
CLEARANCE		

C.O. ISSUED: DATE

TEMP. C.O. ISSUED: DATE

CONDITIONS:

INSPECTOR'S NAME _____ INITIAL

REMARKS

SEWER DIAGRAM

LOT # _____ BLOCK _____ TRACT _____

PCE _____ VAR # _____ DAB/FILE # 1Vac 866

BUILDING ADDRESS 1930 Bon View, Unit 19

OWNER Bon View Ind. Plaza, LTD.

MAILING ADDRESS 1930 Bon View #12

CITY Ontario ZIP 91761 TEL 947-5088

CONTRACTOR TEI-Pacific Dev., Inc.

ADDRESS 1930 Bon View #12

CITY Ontario ZIP 91761 TEL 947-5088

STATE LIC & CLASS# B-1 345652 CITY LIC NO 161831

ARCH. ENGR DESIGNER

ADDRESS TEL

CITY ZIP STATE LIC. NO

INTENDED PERMIT USE Tenet Improvement

SIZE — NO STORIES 1 NO. DW UNITS —

RESIDENTIAL NEW ADD ALTER COMMERICAL ALTER REPAIR INDUSTRIAL REPAIR DEMOLITION

LICENSED CONTRACTOR'S DECLARATION

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code and my license is in full force and effect

[signature] 8/3/83 DATE

OWNER-BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5 Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish or repair any structure, prior to its issuance, requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500):

I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.)

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.)

I am exempt under Sec. _____ B. & P.C. for this reason _____

WORKERS' COMPENSATION DECLARATION

I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are _____

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that, if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

There is no construction lending agency for the performance of the work for which this permit is issued.

[signature] 8/3/83

OWNER

VALIDATION

This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced.

APPLICATION ONLY

BUILDING DEPARTMENT COPY

922

OCC./TYPE CONST.	SIZE (SQ. FT.)	VAL. (SQ. FT.)	VALUATION
			450
		TOTAL VALUATION	

PERMIT @		01-32101	44 50
PLAN CHECK @ 34447		01-36105	
PARK & REC. AQUISITION FEE @		07-31901	
EARTHQUAKE FEE @		01-215-116	50
SEWER CAPITAL ASSESSMENT FEE @ $950 EA.		28-37210	
SEWER ASSESSMENT FEE @ $75 EA.		28-37211	
		TOTAL	45 00

PLUMBING FEES

BATHTUBS		DISHWASHER/DISPOSAL	
SHOWERS		CLOTHES WASHERS	
WATER CLOSETS		DRINK. FOUNTAINS	
LAVATORIES		URINALS	
SINKS		INTERCEPTORS	
		DRAINS	
TOTAL FIXTURES @ $			
WATER HEATERS/POOL • SPA HEATER			
WATER ☐ GAS ☐ PIPING			
SOLAR COLLECTORS/TANKS			
PERMIT FEES @			
TOTAL PLUMBING FEES		ACCT. #01-32102	
HOUSE SEWER @	SEP. PIT	SEPTIC TANK	
PERMIT FEES @			
TOTAL HOUSE SEWER & SANITATION FEES		ACCT. #01-32105	

ELECTRICAL FEES

SWITCHES, RECEPTACLES 28 @			5 00
LIGHTING FIXTURES 30			1 50
APPLIANCE OUTLETS			
OCC. GROUP SQ. FT. @			
OCC GROUP SQ. FT. @			
SERVICE 100 AMPS @			12 50
NO. UNITS TEMP. POWER			
NO. MOTORS			
SWIMMING POOL/SPA ELECTRIC			
PERMIT FEE @			10 00
TOTAL ELECTRICAL FEES		ACCT #01-32103	29 50

MECH. FEES

HEATING M/BTU A/C M/BTU			
OTHER Wall Heater			6 —
PERMIT FEE @			10 —
TOTAL MECHANICAL FEES		ACCT. #01-32104	16 —

GRADING FEES CITY OF ONTARIO

CUBIC YARDS			
TOTAL GRADING FEES		ACCT #01-32	
SEWER ASSESSMENT FEES PAID	YES	NO	
AVIGATION AGREEMENT REQUIRED	YES	NO	

TOTAL ALL FEES (PAY THIS AMOUNT) $ 90 00

5

PERMIT NO _____ DATE 8-3-83

TYPE OF INSPECTION	DATE	INSPECTOR
SETBACKS		
FOOTINGS/FORMS/STEEL		
U. GRND PLUMBING		
U. GRND ELECT.		
U. GRND MECH.		
POOL STEEL/BOND/LINER		
SPA PLBG./SPA HTG		
SLAB GRADE		
OK TO POUR SLAB		
ROUGH PLUMBING		
ROUGH ELECTRIC	8-31-83	BD
ROUGH MECHANICAL	8-31-83	BD
FLOOR FRAMING		
ROUGH FRAMING	8-31-83	BD
ROOF SHEATHING		
SHEAR PANELS		
STRUCTURAL STEEL		
CONNECTIONS		
ENERGY CONSERVATION		
OK TO COVER WALLS		
ROOF COVERING		
PLBG. TOP OUT		
FIREPLACE - THROAT		
FIREPLACE - BOND BEAM		
FIREPLACE - TOP OUT		
MASONARY BOND BEAM		
LATH - EXTERIOR		
LATH - INTERIOR		
DRY WALL NAIL	9-1-83	BD
GAS TEST		
POOL FENCE		
OK TO PLASTER POOL		
P-TRAP		
SEWER/CESSPOOL/LEACH LINE FINAL		
FINAL GRADING		
FINAL PLUMBING		
FINAL ELECTRIC	9-2-83	BD
FINAL MECHANICAL		
FINAL BUILDING		
FINAL POOL/SPA		
FINAL SOLAR		
EDISON CO. CALLED	9-15-83	CF
GAS CO. CALLED		
OTHER DEPARTMENT REQUIREMENTS		
ENGINEERING		
TRASH BINS		
[illegible] B REQ		
[illegible] PLAN		
[illegible] ANCE		
[illegible] P		

C.O. ISSUED: DATE

TEMP. C.O. ISSUED: DATE

CONDITIONS:

INSPECTOR'S NAME _____ INITIAL

REMARKS

SEWER DIAGRAM

CITY OF ONTARIO

REQUEST FOR USE OR OCCUPANCY REQUIRING A BUSINESS LICENSE

To:
- (XXX) BUILDING DEPARTMENT
- ( ) ZONING DEPARTMENT
- (XXX) FIRE DEPT-FIRE PREV. BUREAU
- (XXX) POLICE DEPARTMENT
- ( ) ENGINEERING DEPARTMENT
- ( ) WATER DEPARTMENT
- ( ) HEALTH DEPARTMENT
- ( ) OTHER DEPARTMENT

The below named business has applied for a business license. Please review this request to see if it conforms to your department's requirements and reply immediately to this office as to your findings. The attached form should be completed and returned with your reply.

Name of business Column Engineering, Inc. Phone 947-3000

Address 1930 S. Bon View Ave #20

Classification or type of business Manufacturing Engineering-Manufacturing Medical Devices

Name of John H. Wieser (Pres) (owner) Address ~~1722 Mitchell Ave #136 Tustin 92680~~ 13423 Yorba Linda Phone ~~832-1958~~ 591-2908

or
Name of _____ (manager) Address _____ Phone _____

= = = =



1930 S. Bon View

LOT

PC # | VR # | DAB/T.B. #

BUILDING ADDRESS 1930 S. BON VIEW 13

OWNER DOMINIC DADDATO

MAILING ADDRESS 1930 S. BON VIEW

CITY ONT. | ZIP | TEL 947-3301

CONTRACTOR GLOR ELECTRIC

ADDRESS P.O. BOX 1529

CITY CHINO | ZIP 91708 | TEL 947-1633

STATE LIC # CLASS# C-10 472321 | CITY BUS. LIC NO DKSD

ARCH. ENGR. DESIGNER

ADDRESS | TEL

CITY | ZIP | STATE LIC NO

INTENDED PERMIT USE ELECTRIC# - sub panel

SQ. FT. SIZE | NO. STORIES | NO. DW. UNITS

LICENSED CONTRACTOR'S DECLARATION

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

X [signature] 2-7-91
LICENSE DATE

OWNER-BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5 Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom, and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500):

I, as owner of the property or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such improvements himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.).

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.).

I am exempt under Sec. _____ B. & P.C. for this reason _____

Date _____ Owner _____

WORKER'S COMPENSATION DECLARATION

I hereby affirm that I have a certificate of consent to self-insure or a certificate of Worker's Compensation Insurance or a certified copy thereof (Sec. 3800, Labor Code).

Policy No. _____ Company _____ Certified copy is hereby furnished

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

This section need not be completed if the permit is for one hundred dollars ($100) valuation or less.

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS ($100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

I AM NOW SUBJECT TO THE WORKERS' COMPENSATION PROVISIONS OF THE LABOR CODE AND I SHALL FORTHWITH COMPLY WITH SUCH PROVISIONS BEFORE I COMMENCE THE PERFORMANCE OF THE WORK OF THIS PERMIT.

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's Name _____

Lender's Address _____

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

Signature of Applicant _____ Date 2-7-91

Mailing Address _____

City, State, Zip _____

OCC./TYPE CONST.	SQFT (SQ. FT.)	VAL. (SQ. FT.)	VALUATION
		TOTAL VALUATION	

PERMIT @	01-32101	
PLAN CHECK BLDG. DEPT.	01-36120	
PLAN CHECK FIRE DEPT.	01-36108	
PARK & REC. FEE SFR	07-31903	
PARK & REC. FEE MFR	07-31904	
EARTHQUAKE FEE RES.	01-215-116	
EARTHQUAKE FEE COMM	01-215-118	
SEWER CAPITAL ASSESSMENT FEE @ $950 EA.	28-37210	
SEWER ASSESSMENT FEE @ $75 EA	28-37211	
MISC		
TOTAL		

PLUMBING FEES

FIXTURES @			
WATER HEATERS/POOL @ SPA HEATER			
WATER ☐ GAS ☐ PIPING			
SOLAR COLLECTORS/TANKS			
PERMIT FEES @			
TOTAL PLUMBING FEES	ACCT #01-32102		
HOUSE SEWER @	SEP PIT	SEPTIC TANK	
PERMIT FEES @			
TOTAL HOUSE SEWER & SANITATION FEES	ACCT #		

ELECTRICAL FEES

OCC GROUP	SQ FT	@	$
OCC GROUP	SQ FT	@	$
SERVICE	AMPS	@	
NO. UNITS	TEMP. POWER		
1 Sub panel			11 00
PERMIT FEES @			15 00
TOTAL ELECTRICAL FEES	300		26 00

MECH. FEES

HEATING		
PERMIT FEE @		
TOTAL MECHANICAL FEES	ACCT #	

GRADE FEES

CUBIC YARDS		
TOTAL GRADING FEES	ACCT #	

SEWER ASSESSMENT FEE PAID ☐ YES ☐ NO

AVIGATION AGREEMENT RECORDED ☐ YES ☐ NO

TOTAL ALL FEES (PAY THIS AMOUNT) $ 26 00

PERMIT NO. 85277 DATE 2/7/91

DEPARTMENT USE ONLY

NOTE _____

Planning Approval Required

APPLICATION ONLY

VALIDATION

927

INSPECTION RECORD

3-5-91 BR

3-5-91 BR



MICROFILMING SERVICES, INC.
180 Vander St P.O Box 2106
CORONA, CALIFORNIA 91720
(714) 735-8733

1930 Bon View

LOT # _____ 303 EAST "B" STREET ONTARIO, CA 91764 TEL. (714) 391-2546 PLAN NO: _____

FC # _____ VAR # _____ DAB/FILE # _____ APN 1050-111-22

BUILDING ADDRESS 1930 S BON VIEW #13

OWNER Daddato

MAILING ADDRESS SAME

CITY ONTARIO ZIP 91761 TEL (909) 947-3301

CONTRACTOR R&M ENTERPRISES

ADDRESS 5120 SCHAEFER AV

CITY CHINO, Ca ZIP _____ TEL (909) 628-0045

STATE LIC. & CLASSIF 523412-C20 CITY LIC. NO. 13837

ARCH. ENGR DESIGNER 11/31/92

ADDRESS _____ FEE 00

CITY _____ ZIP _____ STATE LIC NO _____

INTENDED PERMIT USE HVAC for Ind Bldg

SQ. FT. SIZE _____ NO. STORIES _____ NO. DW UNITS _____

LICENSED CONTRACTOR'S DECLARATION

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code and my license is in full force and effect.

CONTRACTOR _____ DATE _____

OWNER - BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec 7031.5 Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish or repair any structure, prior to its issuance also requires the applicant for the permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500):

I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds improvements thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.)

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.)

I am exempt under Sec. _____ B.&P.C. for this reason _____

OWNER _____ DATE _____

WORKER'S COMPENSATION DECLARATION

I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are Unisig State Fund 4/1/93

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California.

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's name _____

Lender's address _____

DEPARTMENT USE ONLY

Setback Inspection _____

OCC./TYPE CONST.	SIZE (SQ. FT.)	VAL. (SQ. FT.)	VALUATION
		TOTAL VALUATION	

PERMIT #	01-32101	
PLAN CHECK BLDG. DEPT.	01-36120	
PLAN CHECK FIRE DEPT.	01-36106	
PARK & REC. FEE SFR	07-31903	
PARK & REC. FEE MFR	07-31904	
EARTHQUAKE FEE RES.	01-215-116	
EARTHQUAKE FEE COMM.	01-215-118	
SEWER CAPITAL ASSESSMENT FEE @ $950 EA.	28-37210	
SEWER ASSESSMENT FEE @ $75 EA.	28-37211	
MISC.		
TOTAL		

PLUMBING

FIXTURES #		
WATER HEATERS/POOL # SPA HEATER		
WATER ☐ GAS ☑ PIPING		3 00
SOLAR COLLECTORS/TANKS		
PERMIT FEES #		15 00
TOTAL PLUMBING FEES 1100	ACCT #01-32102	18 00
HOUSE SEWER	SEP PIT / SEPTIC TANK	
PERMIT FEES #		
TOTAL HOUSE SEWER & SANITATION FEES	ACCT #01-32105	

ELECTRICAL FEES

OCC. GROUP SQ. FT. #		
OCC. GROUP SQ. FT. #		
SERVICE AMPS #		
NO. UNITS TEMP. POWER		
		3 00
PERMIT FEES #		15 00
TOTAL ELECTRICAL FEES 1800	ACCT #01-32103	18 00

MECH. FEES

HEATING		
AC 5 Ton		18 00
PERMIT FEE #		15 00
TOTAL MECHANICAL FEES 1400	ACCT #01-32104	33 00

GRADE FEE

CUBIC YARDS		
TOTAL GRADING FEES	ACCT #01-32106	
SEWER ASSESSMENT FEES PAID YES NO		
AVIGATION AGREEMENT REQUIRED YES NO		
TOTAL ALL FEES (PAY THIS AMOUNT)		$ 69 00

PERMIT NO 13687 12/14/92

NOTE _____

RECEIVED
DEC 14 1992
REVENUE DEPT.

APPLICATION ONLY

VALIDATION

When permit is issued, it may have the force and effect of a permit to do work described herein. This permit will expire if work is not started within 180 days or if work is discontinued for more than 180 days.

INSPECTION RECORD

DeMaio BL

1-13-93 BL

12-14-94 BL
12-14-94 BL

1-20-93 [illegible]

- 1930 Bow View -

LOT # _____ 1501 EAST "B" STREET ONTARIO, CA 91764 TEL (909) 391-2540 PLAN NO: _____ APN 1050-394-

PC # _____ VAR # _____ DAR/FILE # _____

BUILDING ADDRESS 1930 BON VIEW AVENUE

OWNER BON VIEW PLAZA

MAILING ADDRESS 1930 BON VIEW AVE #19

CITY ONTARIO ZIP 91761 TEL 9474454

CONTRACTOR OWNER

ADDRESS _____

CITY _____ ZIP _____ TEL _____

STATE LIC & CLASS _____ CITY LIC NO _____

ARCH ENGR _____

DESIGNER ADDRESS _____ TEL _____

CITY _____ ZIP _____ STATE LIC NO _____

INTENDED USE Reroof - Tear off apply elastomeric roof

SQ FT SIZE _____ NO STORIES 0 NO DW UNITS _____

LICENSED CONTRACTOR'S DECLARATION

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code and my license is in full force and effect

X _____ 2/10/95
SIGNATURE DATE

OWNER – BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec 7031.5 Business and Professions Code): Any city or county which requires a permit to construct, alter, improve, demolish or repair any structure, prior to its issuance also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500):

☐ I, as owner of the property or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.).

☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.).

☐ I am exempt under Sec. _____ B & P C for this reason _____

Date _____ Owner _____

WORKER'S COMPENSATION DECLARATION

I hereby affirm that I have a certificate of consent to self-insure or a certificate of Workers' Compensation insurance or a certified copy thereof (Sec. 3800, Labor Code).

Policy No. _____ Company _____

☐ Copy is filed with the City ☐ Certified copy is hereby furnished

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

This section need not be completed if the permit is for one hundred dollars ($100) valuation or less.

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

NOTICE TO APPLICANT: If after making this Certificate of Exemption you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's Name _____

Lender's Address _____

DIVISION OF INDUSTRIAL SAFETY PERMIT CERTIFICATION

The California Health and Safety Code requires that the Division of Industrial Safety review plans and specifications for the construction of certain buildings, structures, and other works of improvement, unless the application is one of the certain types listed.

I certify that excavation 5 feet or more in depth, into which a person is required to descend, will be made in connection with work authorized by this permit, and that the excavation will be shored or sloped as required by the safety orders of the Division of Industrial Safety, or that the excavation will be less than 5 feet in depth.

As owner-builder, I will not employ anyone to work within any excavation 5 feet or more in depth unless such employee is working in an excavation for which the shoring or sloping and other protective systems have been approved by the Division of Industrial Safety, or unless I have obtained a permit from the Division of Industrial Safety to work in such excavation without such approval.

Division of Industrial Safety Permit Number _____

Contractor or Authorized Agent _____

Mailing Address _____

City, State, Zip _____ Phone _____

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

Signature of Applicant _____ Date _____

Mailing Address _____

City, State, Zip _____

OCC./TYPE CONST	SIZE (SQ. FT.)	VAL. (SQ. FT.)	VALUATION
Reroof	26	200.00	5,200.
		TOTAL VALUATION	5,200.

BUILDING

PERMIT ●	1000	81 00
PLAN CHECK BLDG. DEPT.	1001	
PARK & REC. FEE SFR	1003	
PARK & REC. FEE MFR	1004	
EARTHQUAKE FEE RES.	1005	1 09
EARTHQUAKE FEE COMM.	1006	
SEWER CAPITAL ASSESSMENT FEE	1007	
MISC		
TOTAL		82 09

PLUMBING FEES

BATHTUBS	SHOWERS		URINALS
WATER CLOSETS			INTERCEPTORS
LAVATORIES	SINKS		DRAINS

TOTAL FIXTURES _____ @ $ _____

WATER HEATERS/POOL ● SPA HEATER

WATER ☐ GAS ☐ PIPING

PERMIT FEES @

TOTAL PLUMBING FEES ACCT 1100

HOUSE SEWER @ | SEP. PIT | SEPTIC TANK

PERMIT FEES @

TOTAL HOUSE SEWER & SANITATION FEES ACCT 1200

ELECTRICAL FEES

OCC. GROUP SQ. FT. @ ¢

SWITCHES/RECEPTACLES @

LIGHTING FIXTURES @

SERVICE AMPS @

NO. MOTORS @

PERMIT FEES

TOTAL ELECTRICAL FEES ACCT 1300

MECH. FEES

HEATING M-BTU

A.C. M-BTU

PERMIT FEE @

TOTAL MECHANICAL FEES ACCT 1400

GRADING FEES

CUBIC YARDS

TOTAL GRADING FEES ACCT 1500

SEWER ASSESSMENT FEES PAID YES NO

AVIGATION AGREEMENT REQUIRED YES NO

PAYOR: CONTR OWNER TOTAL ALL FEES (PAY THIS AMOUNT) $ 82 09

PERMIT NO 101852 DATE 2/10/95

DEPARTMENT USE ONLY Zone M12.5

NOTE _____

12-12-1995 01-01082-01-21511: $82.09

_____ Front Setback from Center Line _____ R/W _____

_____ Rear Setback from Rear Property Line

_____ Side Street Setback from Center Line _____ R/W _____

_____ Side Setback from Property Line

_____ Side Setback from Property Line

VALIDATION

When properly validated in this space, this form constitutes a permit to do the work described herein. This permit will expire if work is not started within 180 days or if work is abandoned for more than 180 days.

934

APPLICATION ONL

INSPECTION RECORD

TYPE OF INSPECTION	DATE	INSPECTOR	INSPECTOR'S NAME _____ INITIAL _____ REMARKS
SETBACKS			
FOOTINGS/FORMS/STEEL/UFER			
U. GRND PLUMBING			
U. GRND ELECT			
SLAB GRADE			
ROUGH ELECTRIC			
ROUGH PLUMBING			
PLBG TUB/SHOWER			
ROUGH MECHANICAL			
FLOOR FRAMING			
FLOOR SHEATHING			
ROOF SHEATHING			
ROOF COVERING	3-8-95	MK	
ROUGH FRAMING			
SHEAR PANELS			
CONCRETE PANELS			
CONNECTIONS/FOUR STRIP			
ENERGY CONSERVATION			
FIREPLACE/WOODBURN			
FIREPLACE/FLUE/ELBOW			
FIREPLACE/FACING			
GAS PIPING/FLOOR FURN			
SHEATHING			
WALL/LATH			
PLASTER			
STEEL/BOND BEAM			
PARTITION			
INSULATION			
SOUND/FIRE			
WATER/GAS			
SOUND/FIRE/SHEAR/WALL			
	3-8-95	MK/BOWMAN	

SEWER DIAGRAM

OTHER DEPARTMENT REQUIREMENTS

PLANNING

TRADE IS RECREATION

I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

License Class _____ License No. _____

Expiration Date _____ Contractor _____

OWNER-BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractors License Law for the following reason (Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500):

- ☒ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale.).
- ☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors License Law.).
- ☐ I am exempt under Sec. _____ Business and Professions Code for this reason: _____

Date 2/10/95 Owner X [illegible]

WORKERS' COMPENSATION DECLARATION

I hereby affirm under penalty of perjury one of the following declarations:

- ☐ I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.
- ☐ I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

  Carrier Colcamps Ins Co. 2/7/96

  Policy Number Pending

  (This section need not be completed if the permit is for one hundred dollars ($100) or less.)
- ☐ I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

Date: 2/10/95 Applicant: [illegible]

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS ($100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

CONSTRUCTION LENDING AGENCY

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.).

Lender's Name _____

Lender's Address _____

DIVISION OF INDUSTRIAL SAFETY PERMIT CERTIFICATION

The California Health and Safety Code requires a Division of Industrial Safety Permit as a prerequisite to permit issuance unless the applicant signs one of the certificates below.

- ☒ I certify that no excavation 5 feet or more feet in depth, into which a person is required to descend, will be made in connection with work authorized by this permit, and that no building, structure, scaffolding, falsework, or demolition or dismantling thereof, will be more than 36 feet high.
- ☐ As owner/builder I will not employ anyone to do work which would require a permit from the Division of Industrial Safety, as noted above unless such person has a permit from that division.

Division of Industrial Safety Permit Number _____

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this county to enter upon the above-mentioned property for inspection purposes.

X [illegible] 2/10/95

Signature of Applicant or Agent Date

EXPIRATION AND REFUND NOTICE

Applications for which no permit is issued within 180 days from the date of application shall expire. Permits shall expire if work does not commence within 180 days of issuance of such permit or if the work is suspended or abandoned for a period of 180 days. Fees paid are not refundable after one (1) year from date of payment. All fees paid may not be refundable.

(1/95)

ADDRESS _____

PERMIT # _____

1930 S. Bon View

LOT # _____ BLK _____

PC # _____ VIN # _____ SUBDIV # _____

ADDRESS 1930 S. Bon View #20

OWNER John Wiesw

ADDRESS Same

CITY Ontario ZIP 91761 TEL 947 3000

CONTRACTOR LANCE BOND

ADDRESS P.O. Box 4714

CITY Montclair ZIP 91763 TEL 629 5724

STATE LIC & CLASSIF C-10 644468 CITY LIC NO. 37550

ARCH. ENGR. DESIGNER

ADDRESS _____ TEL _____

CITY _____ ZIP _____ STATE LIC. NO. _____

INTENDED PERMIT USE Upgrade Electric to 200 AMPS

SQ. FT. SIZE _____ NO. STORIES _____ NO. DW. UNITS _____

COMMERCIAL PERMIT FORM

CO./VAR. CONST.	SIZE (SQ. FT.)	VAL. (SQ. FT.)	
		TOTAL VALUATION	

PERMIT ●	1000		
PLAN CHECK-BLDG. DEPT.	1001		
PARK & REC. FEE-RES.	1003		
PARK & REC. FEE-MFR	1004		
EARTHQUAKE FEE RES.	1005		
EARTHQUAKE FEE COMM.	1006		
SEWER CAPITAL ASSESSMENT FEE	1007		
MISC.			
		TOTAL	

LICENSED CONTRACTORS DECLARATION

I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

License Class C10 License No. 644468

Expiration Date 5/31/96 Contractor Signature _____

OWNER-BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractors License Law for the following reason (Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500).):

☐ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale.)

☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors License Law.)

☐ I am exempt under Sec. _____ Business and Professions Code for this reason _____

Date _____ Owner _____

WORKERS' COMPENSATION DECLARATION

I hereby affirm under penalty of perjury one of the following declarations:

☐ I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

☐ I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier _____ Expiration Date _____

Policy Number _____

☐ This section need not be completed if the permit is for one hundred dollars ($100) or less.)

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

Date 10/17/95 Applicant _____

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS ($100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

CONSTRUCTION LENDING AGENCY

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued. Sec. 3097, Civ. C.

Lender's Name _____

Lender's Address _____

DIVISION OF INDUSTRIAL SAFETY PERMIT CERTIFICATION

The California Health and Safety Code requires a Division of Industrial Safety Permit as a prerequisite to permit issuance unless the applicant signs one of the certificates below.

☐ I certify that no excavation 5 feet or more feet in depth, into which a person is required to descend, will be made in connection with work authorized by this permit, and that no building, structure, scaffolding, falsework, or demolition or demanding thereof, will be more than 36 feet high.

☐ As owner/builder I will not employ anyone to do work which would require a permit from the Division of Industrial Safety, as noted above, unless such person has a permit from that division.

Division of Industrial Safety Permit Number _____

BATHTUBS	SHOWERS		URINALS
WATER CLOSETS			INTERCEPTORS
LAVATORIES	SINKS		DRIANS

PLUMBING FEES

TOTAL FIXTURES ● $			
WATER HEATERS/POOL • SPA HEATER			
WATER ☐ GAS ☐ PIPING			
PERMIT FEES ●			
TOTAL PLUMBING FEES	ACCT. 1100		
HOUSE SEWER ●	SEP. PIT	SEPTIC TANK	
PERMIT FEES ●			
TOTAL HOUSE SEWER & SANITATION FEES	ACCT. 1200		

ELECTRICAL FEES

OCC. GROUP ●		
SWITCHES, RECEPTACLES ●		
LIGHTING FIXTURES ●		
SERVICE 200 AMPS		18 50
NO. MOTORS ●		
PERMIT FEES ●		36 50
TOTAL ELECTRICAL FEES	ACCT. 1300	55 00

MECH. FEES

HEATING M/BTU		
A/C M/BTU		
PERMIT FEE ●		
TOTAL MECHANICAL FEES	ACCT. 1400	

GRADE FEES

CUBIC YARDS		
TOTAL GRADING FEES	ACCT. 1500	
SEWER ASSESSMENT FEES PAID	YES NO	
AVIGATION AGREEMENT REQUIRED	YES NO	

PAYOR: CONTR OWNER TOTAL ALL FEES (PAY THIS AMOUNT) $ 55.00

PERMIT NO 104114 DATE 10/18/95

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

Signature of Applicant or Agent _____ Date 10/18/96

DEPARTMENT USE ONLY

Minimum Setback Distances Zone RD-3

_____' Front Setback from Center Line _____ R/W _____

_____' Rear Setback from Rear Property Line

_____' Side Street setback from Center Line _____ R/W _____

NOTE: Pre-After Approved

VALUATION _____

10-16-1995 01 (0721-01-3210) 1938

TYPE OF INSPECTION	DATE	INSPECTOR	INSPECTOR'S NAME / REMARKS	INITIAL

SEWER DIAGRAM

	10-23-95	
	10/24/95	

OTHER DEPARTMENT REQUIREMENTS

1944 Stinson View.

CITY OF ONTARIO

CHECK LIST FOR COMMERCIAL AND INDUSTRIAL BUSINESS LICENSE

DATE 4-4-99

BY: C. Franco

Name of Business: JLMC Inc.

Address: 1944 So. Bon View

Type of Business: Industrial Metal fabrication

1. Zone (Circle) C1 C2 C3 M1 M2 (M2.5) EAD R1 R2 R3 RE

SP _____

2. Is this business approved for this zone? (Yes) No (Ord. # 9-3.1705) (ba)

3. Pull permit packet for:

A. Type of previous business license

Modern Wood Mfg

B. Date of most recent license

4-23-87

C. Building occupancy type

B-2

4. Is this a different type of business?

(Yes) No

5. Is this a change of ownership only?

Yes (No)

6. Will a pre-alteration inspection be required for alterations?

Yes (No)

7. If a pre-alteration is required - pull building plans.

8. If different type occupancies in building - pull building plans.

9. If hazardous occupancy - pull building plans.

10. Is business located within the Redevelopment Project Area?

Yes (No)

If located within area license must be approved by the Redevelopment Director.

NOTE: This form must accompany all Commercial and Industrial business license applications.

APPROVED BY _____

12-F-1
C. Franco

CITY OF ONTARIO

CHECK LIST FOR COMMERCIAL AND INDUSTRIAL

BUSINESS LICENSE

Name of Business American Concrete Panel Systems / Mfg concrete products

Address 1944 S. Bon View (t) 9-3.1705

1. Zone (Circle) C1 C2 C3 M1 M2 (M2.5)

2. Is this business approved for the zone? Yes No

3. Pull permit packet for:

   A. Type of previous license

   None on file

   B. Date of most recent license

   —

   C. Building occupancy type

   B

4. Is this a different type business?

   (YES) NO

5. Is this a change of ownership only?

   YES (NO)

6. Will a pre-alteration inspection be required for alterations?

   (YES) NO

7. If a pre-alteration is required - pull building plans.

8. If different type occupancies in building - pull building plans.

9. If hazardous occupancy - pull building plans.

10. Is business located within Redevelopment Project Area?

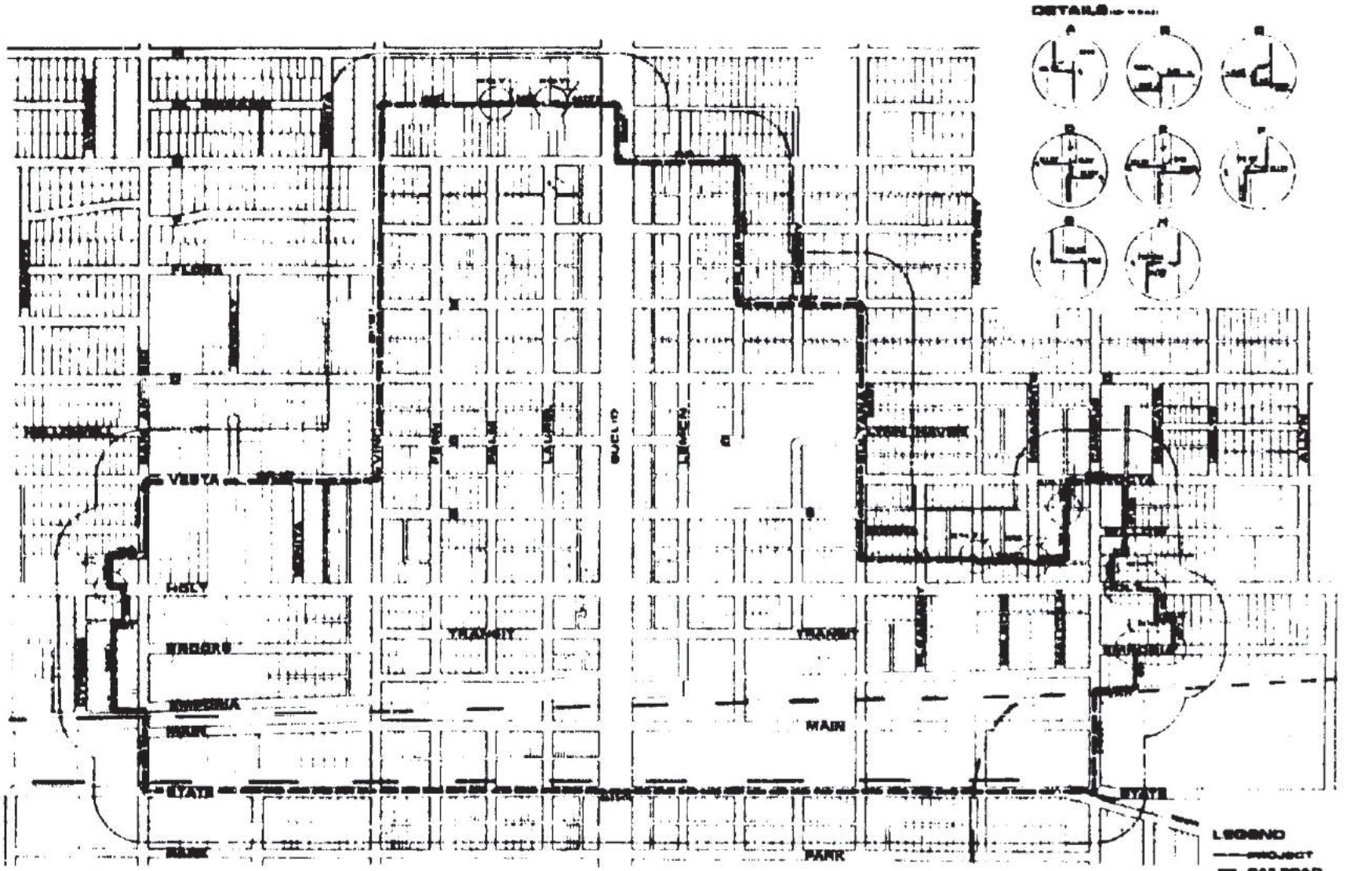
    YES (NO)

    If located within area license must be approved by Merrell Watts or Robert Jackson.

NOTE: This form must accompany all Commercial and Industrial business license applications.

APPROVED BY _____

CENTER CITY REDEVELOPMENT PROJECT



ONTARIO REDEVELOPMENT AGENCY
City of Ontario

CITY OF ONTARIO

REQUEST FOR USE OR OCCUPANCY REQUIRING A BUSINESS LICENSE

TO: (←) **BUILDING DEPARTMENT**
( ) **POLICE DEPARTMENT**
( )

The below named business has applied for a business license. Please review this request to see if it conforms to your department's requirements and reply immediately to this office as to your findings. The attached form should be completed and returned with your reply.

NAME OF BUSINESS: [illegible] Inc. **PHONE:** [illegible]

ADDRESS: 1944 S. Bon View [illegible]

CLASSIFICATION OR TYPE OF BUSINESS: Industrial metal fabricators

OWNER'S NAME: **ADDRESS:**

PHONE:

OTHER NAME: Richard H. Geary, Jr. **ADDRESS:** 1981 Clear Falls
President La Verne 91750

PHONE:

==========

The following is a description of business activities to be conducted from above location: the potential number of [illegible] to be on the premises: Flammable liquids [illegible] chemicals, explosives and gases or other hazardous materials used, stored, or generated: Type of waste materials that will be discharged [illegible]

DATE: [illegible] **LICENSE DIVISION**

BY: LME

[illegible]

CHECK LIST FOR COMMERCIAL AND INDUSTRIAL BY: C Harris

BUSINESS LICENSE

Name of Business: Modern Wood Manufacturing

Address: 1944 S. Bon View

Type of Business: furniture Mfg.

1. Zone (Circle) C1 C2 C3 M1 M2 M2.5 EAD R1 R2 R3 RE

   SP _____

2. Is this business approved for this zone? (Yes) No (Ord. # 93.1705 (U))

3. Pull permit packet for:

   A. Type of previous business license

   _____

   B. Date of most recent license

   _____

   C. Building occupancy type

   _____

4. Is this a different type of business?

   Yes No

5. Is this a change of ownership only?

   Yes No

6. Will a pre-alteration inspection be required for alterations?

   Yes No

7. If a pre-alteration is required - pull building plans.

8. If different type occupancies in building - pull building p

9. If hazardous occupancy - pull building plans.

10. Is business located within the Redevelopment Project Area?

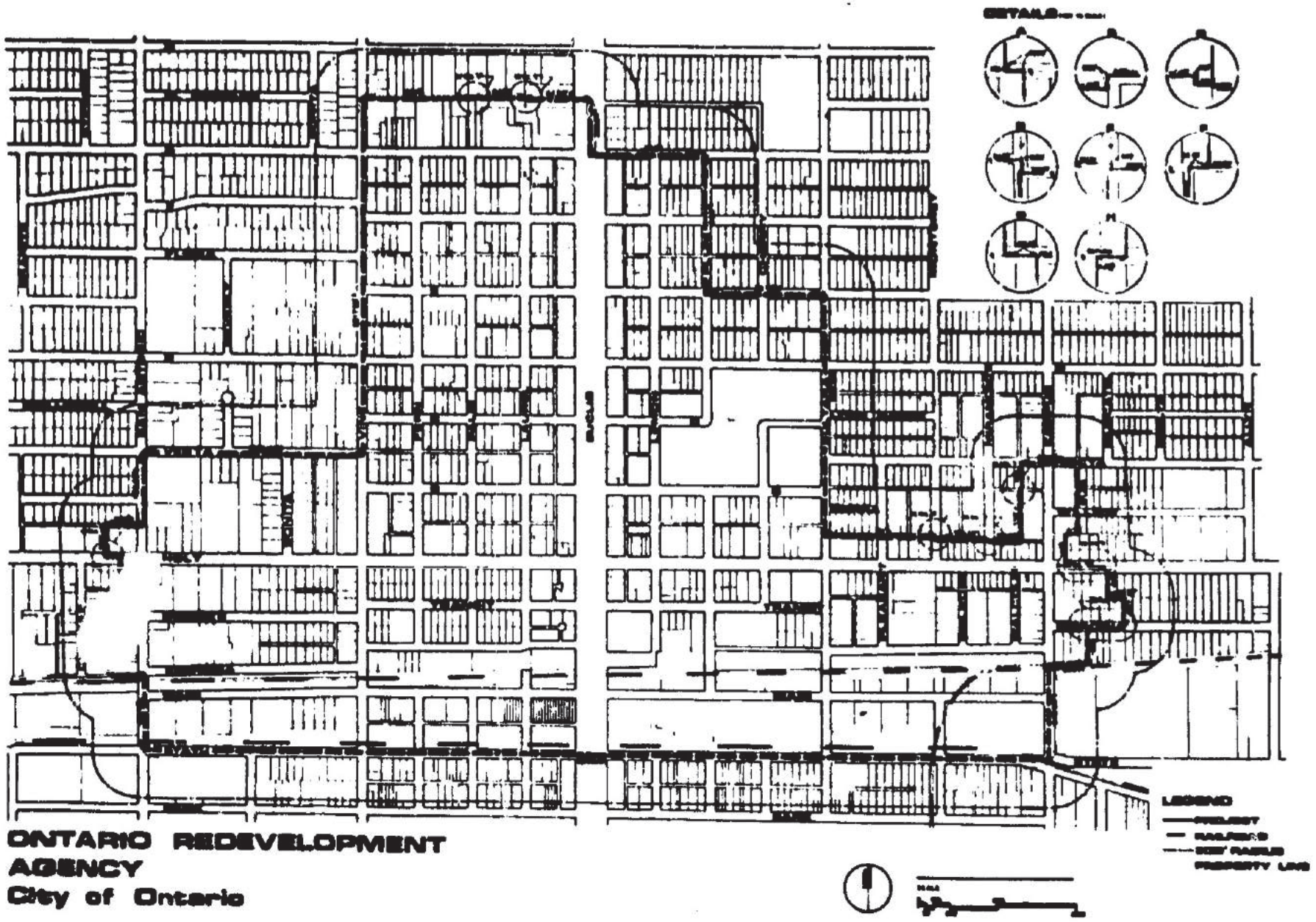
    Yes No

    If located within area license must be approved by Byron Ely or Robert Jackson.

NOTE: This form must accompany all Commercial and Industrial business license applications.

APPROVED BY _____

CENTER CITY REDEVELOPMENT PROJECT



ONTARIO REDEVELOPMENT AGENCY
City of Ontario

180-B 1-73

APPLICATION FOR
COMMERCIAL CONSTRUCTION
PERMIT
Department of Building and Safety
CITY OF ONTARIO

JOB ADDRESS 1944 S Bon View

Zone Classification--No. P.Z.

LEGAL DESCRIPTION

Lot No. Blk No. Tract

OWNER William H. & Karen Thornton

Address

Builder or Contractor V. W. S. Const. Co. Inc.

Address 2491 Rubidoux Blvd.

Plans By Chuck Dougherty

Title

DESCRIPTION OF BUILDING

OCCUPANCY F-3

TYPE OF CONSTRUCTION III 1

Dimensions 50' X 200' No. Stories 1

Type of Roof STEEL

Earthquake Chg. $ 7.07

VALUE OF CONSTRUCTION--$ 100977 cc

PLAN CHECK FEE $ 187.63 TOTAL FEE $ 288.50

PERMIT FEE $ 288.50 $296.57

Signature of APPLICANT

Issued PERMIT NO. 45423 Date 8-30-77

Checked By Notice

Curb Sidewalk

Deposit Receipt No. LENDER

INSPECTION RECORD

Trenches footing 9-22-77 BLC

Forms Slab Ft. T-24 12 RAL

Column Footings

FRAMING

FRAME

LATH

Miscellaneous squeller in Rent Room 325 12-5-77

MASONRY

Wall Steel

Column Steel

Bond Beam

Miscellaneous

Final Inspection Date 12-3-81 JK

CORRECTIONS OR REMARKS

Application For
ELECTRICAL PERMIT
Building Department
City of Ontario

JOB ADDRESS 44 Bldg No.

OWNER

MAILING ADDRESS

CONTRACTOR State Lic. No.

ADDRESS Tel. No.

LIGHTING		POWER	
Meter		Meter	Phase
Conduit		Conduit	
Wire		Wire	
Switch		Switch	
Ground		Ground	

MOTORS				OCCU	SQ FT	@	FEE
NO	H.P.	PHASE	FEE	A			
				B			
				C			
				D			
				E			
				F			
				G			
				H			
				I			
				J			
TOTAL				MOTORS			
MISCELLANEOUS				SERVICE AMPS			
				TEMP POLE			
				SIGNS			
				LIGHTING			
				PLAN CHECK			
				MISCELLANEOUS			
				PERMIT			
				TOTAL DUE			
				PENALTY			
				TOTAL			

SIGNATURE OF CONTRACTOR

Issued

Permit No Date 19

Checked by

DECLARATION OF PROPERTY OWNER

I, the undersigned, hereby declare that I am the legal owner of the property located as stated on reverse side as the Job Address, and that I, myself, or a member of my immediate family, as required by City Ordinance, will personally install all of the Electrical Wiring and or Equipment as listed on reverse side.

Signature of
OWNER

Tel. No.

	INSPECTOR	DATE
Underground O.K		
Rough Wiring O.K Dest Rooms ok	JLC	
Work Completed	JLC	1-9-78
New Service	JLC	1-4-78
Underground O.K.		
Rough Wiring O.K.		
Release to Edison	JLC	1-10 78
Called in to Edison		
Corrections or Remarks		

This service is grounded to the Edison underground vault B.L. Jackson checked with Edison and got it O.K from them on this on 1-9-78 JLC

APPLICATION FOR

PLUMBING and/or GAS PERMIT

Department of Building and Safety

CITY OF ONTARIO

JOB ADDRESS 1948 So Bon View Ave

OWNER Walt Rose Hospitality

CONTRACTOR Mac the Plumber

Plumbing Installation

Closet 3	Lavatory 2	Bath	Shower
Sink	L. Tray	A. Wash	Sand Trap
Urinal	Dr. Fount.	Floor Drain 1	Floor Sink

INSPECT: Rough 1st 9-28-77 Finish

INSPECT: Rough 2nd 11-16-77

Water Piping Softener

INSPECT: Rough Finish 12-38 K

SEWER CESSPOOL SEP. TANK

Bit. Fbr. Vitrified Other

SIGNATURE INSPECTOR

Gas Installation

Meter Service No. Outlets

Water Heater Furnace

Space Heater Range Ref.

Miscellaneous

INSPECT: Rough Finish

Plumbing Permit No. 27077	Fee—$ 19.00
W. Pipe Permit No.	Fee—$ 2.00
Gas Permit No.	Fee—$
Sewer Permit No.	Fee—$ 21.00
Septic Tank & Wetwell	Fee—$
Cesspool	Fee—$

Date Issued 9-28 1977

Signature of CONTRACTOR

Checked by | O. K. to Gas Co.

DECLARATION OF PROPERTY OWNER

I, the undersigned, hereby declare that I am the legal owner of the property located as stated on reverse side as the job address, and, that I, myself, will personally install all of the sanitary plumbing and/or equipment as listed on reverse side. According to Ord. No. 753.

Date_____, 19____

Signed_____

B & D-8

171.8

APPLICATION FOR

MISCELLANEOUS CONSTRUCTION

PERMIT

Department of Building and Safety

CITY OF ONTARIO

JOB ADDRESS 1948 So BON VIEW

Zone Classification—No.

LEGAL DESCRIPTION

Lot No. Blk. No. Tract

OWNER WILLIAM H & KAREN THORNTON

Address 1948 So BON VIEW

Builder or Contractor DAART ENGINEERING

Address 1090 N. WABASH, REDLANDS, CA.

Plans By A C BAUMEISTER

DESCRIPTION OF WORK TO BE DONE

AUTOMATIC FIRE SPRINKLERS

VALUE OF WORK—$ 12,440 00 FEE—$

Signature of APPLICANT Arthur E. Baumeister

Issued PERMIT NO. Date

Checked By

INSPECTION RECORD

Forms

Framing

Lath

Miscellaneous

COMPLETE And O. K. Date 12-3-81

Signature of Inspector JB

CORRECTIONS OR REMARKS

APPLICATION FOR

PLUMBING and/or GAS PERMIT

Department of Building and Safety

CITY OF ONTARIO

JOB ADDRESS 1948 Bear View

OWNER W. H. Clayton

CONTRACTOR Mr. Rooter Service

Plumbing Installation

Closet	Lavatory	Bath	Shower
Sink	L. Tray	A. Wash	Sand Trap
Urinal	Dr. Fount.	Floor Drain	Floor Sink

INSPECT: Rough 1st — Finish

INSPECT: Rough 2nd

Water Piping — Softener

INSPECT: Rough — Finish 12-21-61 FC

SEWER — CESSPOOL — SEP. TANK 1-250 Tank

Pit, Pbr. — Vitrified — Other 1-50 Pump

SIGNATURE INSPECTOR

Gas Installation

Meter Service — No. Outlets

Water Heater — Furnace

Space Heater — Range — Ref.

Miscellaneous

INSPECT: Rough — Finish

Plumbing Permit No. — Fee—$

W. Pipe Permit No. — Fee—$

Gas Permit No. — Fee—$

Sewer Permit No. A 10513 — Fee—$ 10.00

Septic Tank & Wetwell — Fee—$

Cesspool — Fee—$

Date Issued 12-20 1961

Signature of CONTRACTOR D. McDaniels

Inspected by R M — O. K. to Gas Co.

DECLARATION OF PROPERTY OWNER

I, the undersigned, hereby declare that I am the legal owner of the property located as stated on reverse side as the job address, and, that I, myself, will personally install all of the sanitary plumbing and/or equipment as listed on reverse side. According to Ord. No. 753

Date_____, 19____

Signed_____

B & D 8

TRACT #

LOT #

PC 90-90-448

BUILDING ADDRESS 1944 S Bon View Ave.

OWNER JLMC Inc.

MAILING ADDRESS 1944 Bon View Ave.

CITY Ontario ZIP 91761 TEL.

CONTRACTOR Ameriguard (AP Engineering) C61/D16

ADDRESS 9259 E Valley Blvd

CITY Rosemead ZIP 91770 TEL. 573 944 0775

STATE LIC. & CLASS(S) A-C20-C36 CITY LIC. NO. 14984

ARCH. / ENGR. / DESIGNER

ADDRESS TEL.

CITY ZIP STATE LIC. NO.

INTENDED PERMIT USE Above Ground Storage Tank

SQ. FT. / SIZE NO. STORIES NO. DW. UNITS

LICENSED CONTRACTOR'S DECLARATION

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code and my license is in full force and effect.

Signature Date 10-4-90

OWNER – BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish or repair any structure, prior to its issuance also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law, Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code or that he is exempt therefrom, and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500):

I, as owner of the property or my employees with wages as their sole compensation, will do the work and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.)

I, as owner of the property am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.)

I am exempt under Sec. _____ B & PC for this reason _____

Date _____ Owner _____

WORKER'S COMPENSATION DECLARATION

I hereby affirm that I have a certificate of consent to self insure, or a certificate of Workers' Compensation Insurance, or a certified copy thereof (Sec. 3800, Labor Code)

Policy No. RMWC1122940 Company National Union Fire

Copy is filed with the City ☐ Certified copy is hereby furnished

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

This section need not be completed if the permit is for one hundred dollars ($100) valuation or less.)

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

WARNING TO APPLICANT: If after making this Certificate of Exemption you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code)

Lender's Name _____

Lender's Address _____

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

Signature of Applicant _____ Date _____

Mailing Address _____

Telephone No. _____

DEPARTMENT USE ONLY

Zone _____ Plan Check Valuation _____

Minimum Setback Distances

_____ Front Setback from Center Line _____ R/W _____

_____ Rear Setback from Rear Property Line

_____ Side Street Setback from Center Line _____ R/W _____

_____ Side Setback from Property Line

_____ Side Setback from Property Line

300/TYPE CONST.	SIZE (SQ. FT.)	VAL. (SQ. FT.)	VALUATION
		TOTAL VALUATION	$ 600

PERMIT ● (1000)	01-32101	2	00
PLAN CHECK BLDG. DEPT. (1001)	01-38120	1	65
PLAN CHECK FIRE DEPT.	01-36106		
PARK & REC. FEE SFR	07-31903		
PARK & REC. FEE MFR	07-31904		
EARTHQUAKE FEE RES.	01-215-118		
EARTHQUAKE FEE COMM. (1006)	01-215-118		50
SEWER CAPITAL ASSESSMENT FEE ● $950 EA.	28-37210		
SEWER ASSESSMENT FEE ● $75 EA.	28-37211		
MISC.			
	TOTAL		
FIXTURES ●			
WATER HEATERS/POOL ● SPA HEATER			
WATER ☐ GAS ☐ PIPING			
SOLAR COLLECTORS/TANKS			
PERMIT FEES ●			
TOTAL PLUMBING FEES	ACCT. #01-32102		
HOUSE SEWER ● SEP. PIT SEPTIC TANK			
PERMIT FEES ●			
TOTAL HOUSE SEWER & SANITATION FEES	ACCT. #01-32105		
OCC. GROUP SQ. FT ● ¢			
OCC. GROUP SQ. FT ● ¢			
SERVICE AMPS			
NO. UNITS TEMP. POWER			
PERMIT FEES ●			
TOTAL ELECTRICAL FEES	ACCT. #01-32103		
HEATING			
PERMIT FEE ●			
TOTAL MECHANICAL FEES	ACCT. #01-32104		
CUBIC YARDS			
TOTAL GRADING FEES	ACCT. #01-32106		
SEWER ASSESSMENT FEES PAID YES NO			
AVIGATION AGREEMENT REQUIRED YES NO			
TOTAL ALL FEES (PAY THIS AMOUNT)			

PERMIT NO. 84001 DATE 10/4/90

NOTE _____

10-04-1990 01-12155/01-215118-$75.00

APPLICATION ONLY

VALIDATION

When properly validated in this space, this form constitutes a permit to do the work described.

BUILDING DEPARTMENT COPY

TYPE OF INSPECTION	DATE	INSPECTOR
SETBACKS		
FOOTINGS/FORMS/STEEL/UFER		
UNDERGRND PLUMBING		
UNDERGRND ELECT		
SLAB GRADE		
ROUGH ELECTRIC		
ROUGH PLUMBING		
ELEC. TOP OUT		
ROUGH MECHANICAL		
FLOOR FRAMING/SHEATHING		
ROUGH FRAMING		
ROOF SHEATHING		
LATH/CONCRETE/PANELS		
CONNECTIONS/POWER STRIP		
ENERGY CONSERVATION		
LATH/COVER WALLS		
ROOF COVERING		
SHEET METAL		
FINAL BOND BEAM		
FINAL TOP OUT		
FINAL BOND BEAM		

INSPECTOR'S NAME | INITIAL

REMARKS

2-13-90 DECIDED NOT TO INSTALL NEW TANK PMT EXPIRED DUE TO TIME LIMIT. R...

SEWER DIAGRAM

PERMIT EXPIRED
SEC 903 (d) U.B.C.
INSPECTIONS REQUESTED
NONE MADE, DATE 2-13-91
INSPECTOR

OTHER DEPARTMENT REQUIREMENTS

TRACT # _____ LOT # _____

CITY OF ONTARIO-BUILDING DEPARTMENT

303 EAST "B" STREET ONTARIO, CA 91764 TEL. (909) 391-2546

PLAN NO: _____ APN _____

PC # _____ VAR # _____ DAB/FILE # _____

BUILDING ADDRESS: 1944 S. Bon View

OWNER: J.L. Mc. Inc.

MAILING ADDRESS: Same

CITY: Ontario ZIP: 91761 TEL: 909 947 2980

CONTRACTOR: Manning Electric

ADDRESS: P.O. Box 6686

CITY: Orange ZIP: 92613 TEL: ~~714 538 6678~~

STATE LIC. & CLASSIF.: 415308 C-10 CITY/BUS. NO.: OR 11

ARCH., ENGR., DESIGNER _____

ADDRESS _____ TEL _____

CITY _____ ZIP _____ STATE LIC. NO. _____

INTENDED PERMIT USE: Upgrade to 600 Amp
Add Sub panel

SQ. FT. SIZE _____ NO. STORIES _____ NO. DW. UNITS _____

LICENSED CONTRACTORS DECLARATION

I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

License Class C10 License No. 415308

Expiration Date 12-31-99 Contractor Signature James K Manning

OWNER-BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractors License Law for the following reason (Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law Chapter 9 (commencing with Sectin 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500).:

☐ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale.).

☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors License Law.).

☐ I am exempt under Sec. _____ Business and Professions Code for this reason:

Date _____ Owner _____

WORKERS' COMPENSATION DECLARATION

I hereby affirm under penalty of perjury one of the following declarations:

☐ I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

☐ I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier _____ Expiration Date _____

Policy Number _____

☒ (This section need not be completed if the permit is for one hundred dollars [$100] or less)
I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

Date: 5-31-98 Applicant: Manning Electric

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS ($100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

CONSTRUCTION LENDING AGENCY

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.).

Lender's Name _____

Lender's Address _____

DIVISION OF INDUSTRIAL SAFETY PERMIT CERTIFICATION

The California Health and Safety Code requires a Division of Industrial Safety Permit as a prerequisite to permit issuance unless the applicant signs one of the certificates below.

☐ I certify that no excavation 5 feet or more feet in depth, into which a person is required to descend, will be made in connection with work authorized by this permit, and that no building, structure, scaffolding, falsework, or demolition or dismantling thereof, will be more than 36 feet high.

☐ As owner/builder I will not employ anyone to do work which would require a permit from the Division of Industrial Safety, as noted above unless such person ha a permit form that division.

Division of Industrial Safety Permit Number _____

OCC./TYPE CONST.	SIZE (SQ. FT.)	VAL (SQ. FT.)	VALUATION
		TOTAL VALUATION	

BUILDING PERMIT FEES

PERMIT @	1000	
PLAN CHECK BLDG. DEPT.	1001	42 00
PARK & REC. FEE SFR	1003	
PARK & REC. FEE MFR	1004	
EARTHQUAKE FEE RES.	1005	
EARTHQUAKE FEE COMM.	1006	
SEWER CAPITAL ASSESSMENT FEE	1007	
PLAN CHECK EXPEDITING FEE	1680	
MICROFILMING	1670	3 00
MISC.		
TOTAL		45 00

PLUMBING FEES

BATHTUBS	SHOWERS		URINALS		
WATER CLOSETS			INTERCEPTORS		
LAVATORIES	SINKS		DRAINS		
TOTAL FIXTURES _____ @$ _____					
WATER HEATERS/POOL • SPA HEATER					
WATER ☐ GAS ☐ PIPING					
PERMIT FEES @					
TOTAL PLUMBING FEES			ACCT. 1100		
HOUSE SEWER @	SEP. PIT	SEPTIC TANK			
PERMIT FEES @					
TOTAL HOUSE SEWER & SANITATION FEES			ACCT. 1200		

ELECTRICAL FEES

OCC. GROUP @ ¢		
SWITCHES, RECEPTACLES @		
LIGHTING FIXTURES @		
SERVICE 600 Amp @		55 50
NO. MOTORS @		
1 Sub panel		16 25
PERMIT FEES @		22 00
TOTAL ELECTRICAL FEES ACCT. 1300		93 75

MECH. FEES

HEATING M/BTU		
A/C M/BTU		
PERMIT FEE @		
TOTAL MECHANICAL FEES ACCT. 1400		

GRADE FEES

CUBIC YARDS		
TOTAL GRADING FEES ACCT. 1500		
SEWER ASSESSMENT FEES PAID YES NO		
AVIGATION AGREEMENT REQUIRED YES NO		

PAYOR: CONTR OWNER **TOTAL ALL FEES (PAY THIS AMOUNT)** $138.75

PERMIT NO. 113962 DATE 5/26/98

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

James K Manning 5-31-98

Signature of Applicant or Agent Date

DEPARTMENT USE ONLY

Minimum Setback Distances Zone _____

_____ Front Setback from Center Line _____ R/W _____

_____ Rear Setback from Rear Property Line

_____ Side Setback from Center Line _____ R/W _____

_____ Side Setback from Property Line

_____ Side Setback from Property Line

NOTE: _____

Scanned

VALIDATION

When properly validated in this space, this form constitutes a permit to do the work described herein. This permit will expire if work is not started within 180 days, or if work is abandoned for more than 180 days.

APPLICATION ONLY

BUILDING DEPARTMENT COPY

959

INSPECTION RECORD

TYPE OF INSPECTION	DATE	INSPECTOR
SETBACKS		
FOOTINGS/FORMS/STEEL/UFER		
U. GRND PLUMBING		
U. GRND ELECT		
SLAB GRADE		
ROUGH ELECTRIC		
ROUGH PLUMBING		
PLBG. TOP OUT		
ROUGH MECHANICAL		
FLOOR FRAMING		
FLOOR SHEATHING		
ROOF SHEATHING		
ROOF COVERING		
ROUGH FRAMING		
SHEAR PANELS		
CONCRETE PANELS		
CONNECTIONS/POUR STRIP		
ENERGY CONSERVATION		
FIREPLACE-THROAT		
FIREPLACE-BOND BEAM		
FIREPLACE-TOP OUT		
MASONARY BOND BEAM		
LATH-EXTERIOR		
DRY WALL NAIL		
GAS TEST		
POOL STEEL/BOND/LINER		
SPA PLBG./SPA HTG		
POOL FENCE OK TO PLASTER		
ROOF DRAINS		
WATER SERVICE		
SEWER/CESSPOOL/LEACH LINE FINAL		
COMPACTION REPORT		
ROUGH GRADING		
FINAL GRADING		
FINAL PLUMBING		
FINAL ELECTRIC	7-10-98	BDN
FINAL MECHANICAL		
FINAL BUILDING		
FINAL POOL/SPA		
EDISON CO. CALLED	7-13-98	BB
GAS CO. CALLED		
OTHER DEPARTMENT REQUIREMENTS		
PLANNING		
ENGINEERING		
POLICE		
FIRE		
PUBLIC FACILITIES		
PUBLIC SERVICES		
TEMP. C.O. ISSUED		
C.O. ISSUED		

INSPECTOR'S NAME	INITIAL
REMARKS	

SEWER DIAGRAM

1948 SOUTH BON VIEW

177-B 10-45

APPLICATION FOR

MISCELLANEOUS CONSTRUCTION

Department of Building and Safety
CITY OF ONTARIO

JOB ADDRESS 1948 Ben Vista

Zone Classification—No.

LEGAL DESCRIPTION

Lot No. Blk. No. Tract

OWNER Ben Lasin

Address

Builder or Contractor Owner

Address

Plans By

DESCRIPTION OF WORK TO BE DONE

Re roof porch and tiled
broken bases. Porch 6x24.—
14x40. conc. floor. Metal &
paper roof.

VALUE OF WORK—$ 350.00 FEE—$ 2.00

Signature of APPLICANT

Issued PERMIT NO. 8946 Date 2/7/45

Checked By

INSPECTION RECORD

Forms

Framing

Lath

Miscellaneous

COMPLETE
And O. K. Date 194

Signature of
Inspector

CORRECTIONS OR REMARKS

1788 1-69

~~DEMOLITION~~
~~CONDEMNATION~~
ALTERATIONS AND ADDITIONS PERMIT

Department of Building and Safety
CITY OF ONTARIO

JOB ADDRESS 945 Bon View

Zone Classification—No.

LEGAL DESCRIPTION

Lot No. Blk. No. Tract

OWNER

Address

Builder or Contractor

Address

Plans Drawn By

Title

TYPE OF CONSTRUCTION

Existing Building

Occupancy

Addition

DESCRIPTION OF WORK

Install 100 amp service upgrade
for (1) apt. Remove existing
wiring Reinstall as required

VALUATION OF WORK TO BE DONE—$ FEE—$

Signature of APPLICANT

Issued
Permit No. Date 19

Checked By

INSPECTION RECORD

Size of
FOUNDATION

Trenches

Piers

FRAME

LATH

Other

Inspection Completed 19

CERTIFICATE OF
OCCUPANCY ISSUED 19

Signature of
Inspector

CORRECTIONS OR REMARKS

APPLICATION FOR
ELECTRICAL PERMIT

Department of Building and Safety
CITY OF ONTARIO

JOB ADDRESS 1948 Bon View.
Zone Classification—No.
OWNER Paul Mark.
Address
CONTRACTOR Van Dusen

TYPE OF OCCUPANCY

RESIDENTIAL ☒ COMMERCIAL ☐

LIGHTING		POWER	
Meter Service	1	Meter Service	
Conduit Size	¾	Conduit Size	
Wire Size	#4	Wire Size	
Switch Size		Switch Size	
PANEL BOARD		PANEL BOARD	
Breakers	Fuses	Breakers	Fuses
No. Light Circuit		No. Motor Circuit	
No. Appliance Circuit		MOTORS	
RANGE	W. Heater	No. / H. P. / Phase / Volt	
Space Heater			
Miscellaneous	Water Softener		

WIRING INSTALLATION		PERMIT FEES		
Conduit	St. Tube	No. Outlets	15	4.90
BX.	Other	No. Fixtures		
No. Lights 2	Switches	Motors		
Rec. 13	Fix.	Range		
Sign	Type	Miscellaneous		
No. Trans.	Wts.	PERMIT		1.50
P. F. Corr.				
		TOTAL FEE		6.40

Signature of CONTRACTOR Van Dusen

Issued
Permit No. 12960 Date 1-21 57

Checked By

Owners Declaration or Other Side

DECLARATION OF PROPERTY OWNER

I, the undersigned, hereby declare that I am the legal owner of the property located as stated on reverse side as the Job Address, and that I, myself, or a member of my immediate family, as required by City Ordinance, will personally install all of the Electrical Wiring and/or Equipment as listed on reverse side.

Signature of OWNER _____

Date _____ 19

INSPECTION RECORD

Conduit Steel Tube

Wiring Fixtures

Range Water Heater

Miscellaneous:

Rough Wiring O. K. _____

Complete and O. K. 2-16-59 19

O. K. Turned in to Edison Company Called in 2-17-59

CHECK FOR CURB AND SIDEWALK

NOTATIONS: Deposit Receipt No.

Final Service OK - no one home - Called Clark Wiring to home 2-21-59

Application For
ELECTRICAL PERMIT
Building Department
City of Ontario

JOB ADDRESS 1948 S. Bon View Ave Bldg. No.

OWNER W. A. Thornton

MAILING ADDRESS

CONTRACTOR Don's Electric State Lic. No.

ADDRESS Tel. No.

LIGHTING	
Meter	
Conduit	
Wire	
Switch	
Ground	

POWER	
Meter	Phase
Conduit	
Wire	
Switch	
Ground	

MOTORS			
NO.	H.P.	PHASE	FEE
TOTAL			

OCCU.	SQ. FT.	@	FEE
A			
B			
C			
D			
E			
F			
G			
H			
I			
J			
MOTORS			
SERVICE AMPS		200	2.00
TEMP. POLE			
SIGNS			
LIGHTING			
PLAN CHECK			
MISCELLANEOUS		100 amps	1.00
PERMIT			5.00
TOTAL FEE			8.00
PENALTY			
TOTAL			

MISCELLANEOUS
2 100 amp service
100 amp sub panel installed

SIGNATURE OF CONTRACTOR Steve C Moreno

Issued
Permit No. 36104 Date 4-29 19 76

Checked by PN

DECLARATION OF PROPERTY OWNER

I, the undersigned, hereby declare that I am the legal owner of the property located as stated on reverse side as the Job Address, and that I, myself, or a member of my immediate family, as required by City Ordinance, will personally install all of the Electrical Wiring and/or Equipment as listed on reverse side.

Signature of OWNER _____ Tel. No. _____

	INSPECTOR	DATE
Underground O.K.		
Rough Wiring O.K.	F.d E	4-29-76
Work Completed	F.d E	4-29-76
New Service	F.d E	4-29-76
Underground O.K.		
Rough Wiring O.K.		
Release to Edison	F.d E	4-29-76
Called in to Edison	ON 4-29-76	
Corrections or Remarks		

180-B 1-53

4444 E. Imperial

APPLICATION FOR COMMERCIAL CONSTRUCTION PERMIT

Department of Building and Safety
CITY OF ONTARIO

JOB ADDRESS 1948 So Bon View

Zone Classification--No. M-2-S F.Z. 3

LEGAL DESCRIPTION

Lot No. Blk No. Tract

OWNER Mr & Mrs W. H. THORNTON

Address ABOVE

Builder or Contractor OWNER

Address

Plans By

Title

DESCRIPTION OF BUILDING

OCCUPANCY Greenhouse

TYPE OF CONSTRUCTION V-N

Dimensions #1 40' X 18' = 720 sq ft
#2 36 X 36 = 1296 sq ft
No. Stories

Type of Roof

Greenhouse Plastic Roof
Roll Roofing

Plc & Bldg Rec #9231 June 2 1977 $ 1.32

VALUE OF CONSTRUCTION--$ 18,843

PLAN CHECK FEE $ 9.50 TOTAL FEE--$ 93.32
PERMIT FEE $ 92

Signature of APPLICANT Vern A. Thornton

Issued PERMIT NO. 44829 Date June 13, 1977

Checked By

Notices

Curb Sidewalk

Deposit Receipt No.

INSPECTION RECORD

Trenches

Forms

Column Footings

FRAMING

FRAME

LATH

Miscellaneous

MASONRY

Wall Steel

Column Steel

Bond Beam

Miscellaneous

Final Inspection Date 12-3-81 JK

CORRECTIONS OR REMARKS

THIS PROJECT WAS BUILT WITH-OUT PERMITS, 6-8-77 JK

TRACT # _____ CITY OF ONTARIO DEPARTMENT OF BUILDING & SAFETY

LOT # _____ 303 EAST "B" STREET ONTARIO, CALIF. 91764 TEL. (714) 986-1151

PC # _____ VAP # _____ DAB/FILE # _____

BUILDING ADDRESS 1948 Bon View

OWNER Rick Genny

MAILING ADDRESS 1948 Bon View

CITY Ontario ZIP _____ TEL _____

CONTRACTOR Four Square Plumbing

ADDRESS 4425 Live Oak

CITY Chino ZIP 91701 TEL 628-1900

STATE LIC # C-36 407837 CITY BUS. LIC #

ARCHITECT _____ ZIP _____ TEL _____

ENGINEER _____ ZIP _____ STATE LIC NO.

DESCRIPTION OF WORK Sewer Lateral

OWNER-BUILDER _____ NO. DEW UNITS

CONSTRUCTION LENDING AGENCY _____

APPLICANT _____ DATE _____

LICENSED CONTRACTOR'S DECLARATION

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code and my license is in full force and effect.

CONTRACTOR _____ DATE _____

OWNER - BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5 Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for the permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500):

I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds improvements thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.).

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds improvements thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.).

OWNER _____ DATE _____

WORKER'S COMPENSATION DECLARATION

I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Workers' Compensation Insurance, or a certificate of exemption from Workers' Compensation Insurance. See Attached

Policy No. _____ Company _____

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's Name _____

Lender's Address _____

VALUATION

The applicant for this permit shall comply with all applicable laws regulating construction in the jurisdiction. The issuance of a permit or approval of plans, specifications and computations shall not be construed to be a permit for, or an approval of any violation of any of the provisions of the Building Code or of any other ordinance of the jurisdiction. A permit presuming to give authority to violate or cancel the provisions of the Building Code or other ordinances of the jurisdiction shall not be valid. The issuance of a permit based on plans, specifications and other data shall not prevent the building official from requiring the correction of errors in the plans, specifications and other data. The building official is also authorized to prevent occupancy or use of a structure where in violation of this code or of any other ordinances of this jurisdiction. Permits presuming to give authority to violate or cancel the provisions of this code or other ordinances of the jurisdiction shall not be valid. Any permit issued shall become invalid if the authorized work is not commenced within 180 days after its issuance, or if the authorized work is suspended or abandoned for a period of 180 days after the time of commencing the work. Before such work can be recommenced, a new permit shall be first obtained and the fee therefor shall be one-half the amount required for a new permit for such work, provided no changes have been made or will be made in the original plans and specifications for such work, and provided further that such suspension or abandonment has not exceeded one year. One or more extensions of time, for periods not exceeding 180 days each, may be allowed for the permit. The extension shall be requested in writing and justifiable cause demonstrated.

OCC./TYPE CONST	SIZE (SQ FT)	VAL. (SQ FT)	VALUATION
		TOTAL VALUATION	

BUILDING PERMIT FEES

PERMIT #	01-32101	
PLAN CHECK #	01-36105	
PARK & REC. AQUISITION FEE #	07-31901	
EARTHQUAKE FEE #	01-215-116	
SEWER CAPITAL ASSESSMENT FEE @ $950 EA	28-37210	
SEWER ASSESSMENT FEE @ $75 EA	28-37211	
	TOTAL	

PLUMBING FEES

BATHTUBS		DISHWASHER/DISPOSAL	
SHOWERS		CLOTHES WASHERS	
WATER CLOSETS		DRINK. FOUNTAINS	
LAVATORIES		URINALS	
SINKS		INTERCEPTORS	
		DRAINS	

TOTAL FIXTURES _____ @ $ _____

WATER HEATERS/POOL • SPA HEATER

WATER ☐ GAS ☐ PIPING

SOLAR COLLECTORS/TANKS

PERMIT FEES #

TOTAL PLUMBING FEES ACCT #01-32102

HOUSE SEWER # 1 SEP PIT SEPTIC TANK 10 00

PERMIT FEES # 10 00

TOTAL HOUSE SEWER & SANITATION FEES ACCT #01-32105 20 00

ELECTRICAL FEES

SWITCHES RECEPTACLES

LIGHTING FIXTURES

APPLIANCE OUTLETS

OCC. GROUP SQ FT @ ¢

OCC. GROUP SQ FT @ ¢

SERVICE AMPS @

NO. UNITS TEMP. POWER

NO. MOTORS

SWIMMING POOL/SPA ELECTRIC

PERMIT FEES #

TOTAL ELECTRICAL FEES ACCT #

MECH. FEES

HEATING M BTU A/C M BTU

OTHER

PERMIT FEE #

TOTAL MECHANICAL FEES ACCT #

GRADING FEES

CUBIC YARDS

TOTAL GRADING FEES ACCT #01-32106

SEWER ASSESSMENT FEES PAID YES NO

AVIGATION AGREEMENT REQUIRED YES NO

TOTAL ALL FEES (PAY THIS AMOUNT) $ 20 00

PERMIT NO 75908 DATE 4/24/89

APPLICATION ONLY

PAID BY PERMITTEE

972

INSPECTION RECORD

TYPE OF INSPECTION	DATE	INSPECTOR
[illegible]		
FOOTING FORMS/STEEL		
UNDERGROUND PLUMBING		
UNDERGROUND ELEC		
UNDERGROUND MECH		
FOOTING STEEL BOND BEAM		
SOIL REPORT/SOIL RPT		
SLAB GRADE		
OK TO POUR SLAB		
ROUGH PLUMBING		
ROUGH ELECTRIC		
ROUGH MECHANICAL		
FLOOR FRAMING		
ROUGH FRAMING		
ROOF SHEATHING		
SHEAR PANELS		
STRUCTURAL STEEL		
CONNECTIONS		
ENERGY CONSERVATION		
OK TO COVER WALLS		
ROOF COVERING		
PLBG TOP OUT		
FIREPLACE - THROAT		
FIREPLACE - BOND BEAM		
FIREPLACE - TOP OUT		
MASONARY BOND BEAM		
LATH - EXTERIOR		
LATH - INTERIOR		
DRY WALL NAIL		
GAS TEST		
POOL FENCE		
OK TO PLASTER POOL		
P-TRAP		
SEWER/CESSPOOL/LEACH LINE FINAL	3-31-7	[illegible]
FINAL GRADING		
FINAL PLUMBING		
FINAL ELECTRIC		
FINAL MECHANICAL		
FINAL BUILDING		
FINAL POOL/SPA		
FINAL SOLAR		
EDISON CO CALLED		
GAS CO CALLED		

OTHER DEPARTMENT REQUIREMENTS

ENGINEERING		
TRASH BINS		
D.A.B. REQ		
SITE PLAN		
VARIANCE		
C.U.P.		

C.O. ISSUED: DATE

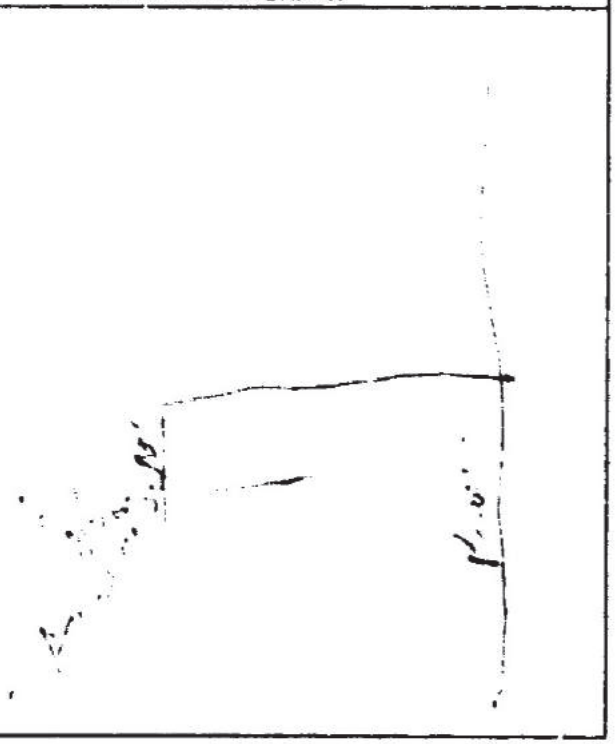
TEMP C.O. ISSUED: DATE

CONDITIONS

INSPECTOR'S NAME _____ INITIAL

REMARKS

SEWER DIAGRAM



385 N. Arrowhead Avenue, 2nd Floor, San Bernardino, CA 92415 | Phone: 800.442.2283 Fax: 909.387.4323
www.SBCounty.gov

SAN BERNARDINO COUNTY

Public Health
Environmental Health Services

Andrew Goldfrach, FACHE
Interim Director
Joshua Dugas
Assistant Director
Michael A. Sequeira, M.D.
Health Officer
Jennifer Osorio, REHS
Division Chief

4-20-21

SIERRA KENNISON
ORION ENVIRONMENTAL INC
2332 FIFTH ST STE B
BERKELEY CA 94710

EHS has completed the research on your records request received on 4-14-21.
No records were found for 1948 S BON VIEW AVENUE ONTARIO CA 91761.

If you have any questions or concerns, please contact me at (800) 442-2283.

Sincerely,

SARMIENTO, JOSHUA
385 North Arrowhead Avenue, 2nd Floor
San Bernardino, CA 92415-0160

JS

BOARD OF SUPERVISORS
Col. Paul Cook (Ret.) First District | Janice Rutherford Second District | Dawn Rowe Vice Chair, Third District | Curt Hagman Chairman, Fourth District | Joe Baca, Jr. Fifth District
Leonard X. Hernandez Chief Executive Officer

385 N Arrowhead Ave, 2nd Floor, San Bernardino, CA 92415 | Phone: 800.442.2283 • Fax: 909.387.4323
www.SBCounty.gov
www.SBCounty.gov/dph/dehs

SAN BERNARDINO COUNTY

Public Health
Environmental Health Services

REQUEST TO INSPECT/REPRODUCE PUBLIC RECORDS

Return to any of the following offices:
385 N. Arrowhead Ave. 2nd Floor, San Bernardino 92415-0160
15900 Smoke Tree St., Ste. 131, Hesperia 92345
8575 Haven Ave., Ste. 130, Rancho Cucamonga 91730

NO RECORDS FOUND

TO BE COMPLETED BY REQUESTER

INFORMATION FOR RECORDS REQUESTED

Facility Name:
(Business or Apartment Complex name)

Location Address: 1914 S Bon View Avenue	**City:** Ontario	**State:** CA	**Zip:** 91761
Case/File Number: (If known)	**Inspector:** (If known)		

Indicate time frame of information requested: (month/year or date of inspection)

From:	**To:**	**From:**	**To:**	**From:**	**To:**

Specific information requested:
(File, inspection report, complaint, etc.)

Hello,

As part of a Phase I Environmental Site Assessment, I would like to request historical environmental records and violations for the property associated with 1914 S Bon View Avenue in Ontario.

NOTE: EACH REQUESTER AND/OR FILE MUST HAVE A SEPARATE FORM COMPLETED. FOR A LIST REQUEST, PLEASE CALL (800) 442-2283.

FEES

Copy Fee: $.10 Per Page

Certified Copies: Additional $.22 Per Page

REQUESTER INFORMATION

Requester Name: Sierra Kennison, Orion Environmental Inc
(Include affiliation, i.e. business name, law office, owner, private citizen, employee, etc.)

Requester Address: 2332 Fifth St, Suite B	**City:** Berkeley	**State:** CA	**Zip:** 94710

E-mail Address:
(Preferred method of delivery) skennison@orionenv.com

Phone Number:
(To notify when copies/files are ready) 562-787-0735

OFFICE USE ONLY

PROGRAM	**DATE**
PAID $	**# PGS**
RECEIPT #	**REC'D BY**

385 N. Arrowhead Avenue, 2nd Floor, San Bernardino, CA 92415 | Phone: 800.442.2283 Fax: 909.387.4323
www.SBCounty.gov

SAN BERNARDINO COUNTY

Public Health
Environmental Health Services

Andrew Goldfrach, FACHE
Interim Director
Joshua Dugas
Assistant Director
Michael A. Sequeira, M.D.
Health Officer
Jennifer Osorio, REHS
Division Chief

4-20-21

SIERRA KENNISON
ORION ENVIRONMENTAL
2332 FIFTH ST STE B
BERKELEY CA 94710

EHS has completed the research on your records request received on 4-14-21.
No records were found for 1944 S BON VIEW AVENUE ONTARIO 91761.

If you have any questions or concerns, please contact me at (800) 442-2283.

Sincerely,

SARMIENTO, JOSHUA
385 North Arrowhead Avenue, 2nd Floor
San Bernardino, CA 92415-0160

JS

BOARD OF SUPERVISORS
Col. Paul Cook (Ret.) First District | Janice Rutherford Second District | Dawn Rowe Vice Chair, Third District | Curt Hagman Chairman, Fourth District | Joe Baca, Jr. Fifth District
Leonard X. Hernandez Chief Executive Officer

385 N Arrowhead Ave, 2nd Floor, San Bernardino, CA 92415 | Phone: 800.442.2283 • Fax: 909.387.4323
www.SBCounty.gov
www.SBCounty.gov/dph/dehs

SAN BERNARDINO COUNTY

Public Health
Environmental Health Services

REQUEST TO INSPECT/REPRODUCE PUBLIC RECORDS

Return to any of the following offices:
385 N. Arrowhead Ave. 2nd Floor, San Bernardino 92415-0160
15900 Smoke Tree St., Ste. 131, Hesperia 92345
8575 Haven Ave., Ste. 130, Rancho Cucamonga 91730

ehs-2021-229

RECEIVED 4-14-21

NO RECORDS FOUND JAS

TO BE COMPLETED BY REQUESTER

INFORMATION FOR RECORDS REQUESTED

Facility Name:
(Business or Apartment Complex name)

Location Address: 1914 S Bon View Avenue	**City:** Ontario	**State:** CA	**Zip:** 91761
Case/File Number: (If known)	**Inspector:** (If known)		

Indicate time frame of information requested: (month/year or date of inspection)

From:	**To:**	**From:**	**To:**	**From:**	**To:**

Specific information requested:
(File, inspection report, complaint, etc.)

Hello,
As part of a Phase I Environmental Site Assessment, I would like to request historical environmental records and violations for the property associated with 1914 S Bon View Avenue in Ontario.

NOTE: EACH REQUESTER AND/OR FILE MUST HAVE A SEPARATE FORM COMPLETED. FOR A LIST REQUEST, PLEASE CALL (800) 442-2283.

FEES

Copy Fee: $.10 Per Page

Certified Copies: Additional $.22 Per Page

REQUESTER INFORMATION

Requester Name: Sierra Kennison, Orion Environmental Inc
(Include affiliation, i.e. business name, law office, owner, private citizen, employee, etc.)

Requester Address: 2332 Fifth St, Suite B	**City:** Berkeley	**State:** CA	**Zip:** 94710

E-mail Address:
(Preferred method of delivery) skennison@orionenv.com

Phone Number:
(To notify when copies/files are ready) 562-787-0735

OFFICE USE ONLY

PROGRAM	**DATE**
PAID $	**# PGS**
RECEIPT #	**REC'D BY**

385 N. Arrowhead Avenue, 2nd Floor, San Bernardino, CA 92415 | Phone: 800.442.2283 Fax: 909.387.4323
www.SBCounty.gov

SAN BERNARDINO COUNTY

Public Health
Environmental Health Services

Andrew Goldfrach, FACHE
Interim Director
Joshua Dugas
Assistant Director
Michael A. Sequeira, M.D.
Health Officer
Jennifer Osorio, REHS
Division Chief

4-20-21

SIERRA KENNISON
ORION ENVIRONMENTAL
2332 FIFTH ST STE B
BERKELEY CA 94710

EHS has completed the research on your records request received on 4-14-21.
No records were found for 1930 S BON VIEW AVENUE ONTARIO CA 91761.

If you have any questions or concerns, please contact me at (800) 442-2283.

Sincerely,

SARMIENTO, JOSHUA
385 North Arrowhead Avenue, 2nd Floor
San Bernardino, CA 92415-0160

JS

BOARD OF SUPERVISORS
Col. Paul Cook (Ret.) First District | Janice Rutherford Second District | Dawn Rowe Vice Chair, Third District | Curt Hagman Chairman, Fourth District | Joe Baca, Jr. Fifth District
Leonard X. Hernandez Chief Executive Officer

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SAN BERNARDINO COUNTY

Public Health
Environmental Health Services

REQUEST TO INSPECT/REPRODUCE PUBLIC RECORDS

Return to any of the following offices:
385 N. Arrowhead Ave. 2nd Floor, San Bernardino 92415-0160
15900 Smoke Tree St., Ste. 131, Hesperia 92345
8575 Haven Ave., Ste. 130, Rancho Cucamonga 91730

NO RECORDS FOUND
JAS

TO BE COMPLETED BY REQUESTER

INFORMATION FOR RECORDS REQUESTED

Facility Name:
(Business or Apartment Complex name)

Location Address: 1914 S Bon View Avenue	**City:** Ontario	**State:** CA	**Zip:** 91761
Case/File Number: (If known)	**Inspector:** (If known)		

Indicate time frame of information requested: (month/year or date of inspection)

From:	**To:**	**From:**	**To:**	**From:**	**To:**

Specific information requested:
(File, inspection report, complaint, etc.)

Hello,
As part of a Phase I Environmental Site Assessment, I would like to request historical environmental records and violations for the property associated with 1914 S Bon View Avenue in Ontario.

NOTE: EACH REQUESTER AND/OR FILE MUST HAVE A SEPARATE FORM COMPLETED. FOR A LIST REQUEST, PLEASE CALL (800) 442-2283.

FEES

Copy Fee: $.10 Per Page

Certified Copies: Additional $.22 Per Page

REQUESTER INFORMATION

Requester Name: Sierra Kennison, Orion Environmental Inc
(Include affiliation, i.e. business name, law office, owner, private citizen, employee, etc.)

Requester Address: 2332 Fifth St, Suite B	**City:** Berkeley	**State:** CA	**Zip:** 94710

E-mail Address:
(Preferred method of delivery) skennison@orionenv.com

Phone Number:
(To notify when copies/files are ready) 562-787-0735

OFFICE USE ONLY

PROGRAM	**DATE**
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385 N. Arrowhead Avenue, 2nd Floor, San Bernardino, CA 92415 | Phone: 800.442.2283 Fax: 909.387.4323
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SAN BERNARDINO COUNTY

Public Health
Environmental Health Services

Andrew Goldfrach, FACHE
Interim Director
Joshua Dugas
Assistant Director
Michael A. Sequeira, M.D.
Health Officer
Jennifer Osorio, REHS
Division Chief

4-20-21

SIERRA KENNISON
ORION ENVIRONMENTAL INC
2332 FIFTH ST STE B
BERKELEY CA 94710

EHS has completed the research on your records request received on 4-14-21.
No records were found for 1914 S BON VIEW AVENUE ONTARIO CA.

If you have any questions or concerns, please contact me at (800) 442-2283.

Sincerely,

SARMIENTO, JOSHUA S
385 North Arrowhead Avenue, 2nd Floor
San Bernardino, CA 92415-0160

JS

BOARD OF SUPERVISORS
Col. Paul Cook (Ret.) First District | Janice Rutherford Second District | Dawn Rowe Vice Chair, Third District | Curt Hagman Chairman, Fourth District | Joe Baca, Jr. Fifth District
Leonard X. Hernandez Chief Executive Officer

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SAN BERNARDINO COUNTY

Public Health
Environmental Health Services

REQUEST TO INSPECT/REPRODUCE PUBLIC RECORDS

Return to any of the following offices:
385 N. Arrowhead Ave. 2nd Floor, San Bernardino 92415-0160
15900 Smoke Tree St., Ste. 131, Hesperia 92345
8575 Haven Ave., Ste. 130, Rancho Cucamonga 91730

NO RECORDS FOUND
4-14-21
EHS 2021-231

TO BE COMPLETED BY REQUESTER

INFORMATION FOR RECORDS REQUESTED

Facility Name:
(Business or Apartment Complex name)

Location Address: 1914 S Bon View Avenue	**City:** Ontario	**State:** CA	**Zip:** 91761
Case/File Number: (If known)	**Inspector:** (If known)		

Indicate time frame of information requested: (month/year or date of inspection)

From: **To:** **From:** **To:** **From:** **To:**

Specific information requested:
(File, inspection report, complaint, etc.)

Hello,
As part of a Phase I Environmental Site Assessment, I would like to request historical environmental records and violations for the property associated with 1914 S Bon View Avenue in Ontario.

NOTE: EACH REQUESTER AND/OR FILE MUST HAVE A SEPARATE FORM COMPLETED. FOR A LIST REQUEST, PLEASE CALL (800) 442-2283.

FEES

Copy Fee: $.10 Per Page

Certified Copies: Additional $.22 Per Page

REQUESTER INFORMATION

Requester Name: Sierra Kennison, Orion Environmental Inc
(Include affiliation, i.e. business name, law office, owner, private citizen, employee, etc.)

Requester Address: 2332 Fifth St, Suite B	**City:** Berkeley	**State:** CA	**Zip:** 94710

E-mail Address:
(Preferred method of delivery) skennison@orionenv.com

Phone Number:
(To notify when copies/files are ready) 562-787-0735

OFFICE USE ONLY

PROGRAM	**DATE**
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SAN BERNARDINO COUNTY

Public Health
Environmental Health Services

Andrew Goldfrach, FACHE
Interim Director
Joshua Dugas
Assistant Director
Michael A. Sequeira, M.D.
Health Officer
Jennifer Osorio, REHS
Division Chief

April 21, 2021

Sierra Kennison
Orion Environmental, Inc.
2332 Fifth Street, Suite B
Berkeley, CA 94710

EHS has completed the research on your records request received on April 14, 2021.
No records were found for 1948 South Bon View Avenue, Ontario, CA 91761.

If you have any questions or concerns, please contact me at (800) 442-2283.

Sincerely,

Raúl Robles, Office Assistant III
385 North Arrowhead Avenue, 2nd Floor
San Bernardino, CA 92415-0160

RR:rr

BOARD OF SUPERVISORS
Col. Paul Cook (Ret.) First District | Janice Rutherford Second District | Dawn Rowe Vice Chair, Third District | Curt Hagman Chairman, Fourth District | Joe Baca, Jr. Fifth District
Leonard X. Hernandez Chief Executive Officer

EHS 2021-233

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SAN BERNARDINO COUNTY

Public Health
Environmental Health Services

REQUEST TO INSPECT/REPRODUCE PUBLIC RECORDS

Return to any of the following offices:
385 N. Arrowhead Ave. 2nd Floor, San Bernardino 92415-0160
15900 Smoke Tree St., Ste. 131, Hesperia 92345
8575 Haven Ave., Ste. 130, Rancho Cucamonga 91730

Received 04/14/2021
No Records Found

TO BE COMPLETED BY REQUESTER

INFORMATION FOR RECORDS REQUESTED

Facility Name:
(Business or Apartment Complex name)

Location Address: 1948 S Bon View Avenue	**City:** Ontario	**State:** CA	**Zip:** 91761
Case/File Number: (If known)	**Inspector:** (If known)		

Indicate time frame of information requested: (month/year or date of inspection)

From: **To:** **From:** **To:** **From:** **To:**

Specific information requested:
(File, inspection report, complaint, etc.)

Hello,
As part of a Phase I Environmental Site Assessment, I would like to request historical environmental records and violations for the property associated with 1948 S Bon View Avenue in Ontario.

NOTE: EACH REQUESTER AND/OR FILE MUST HAVE A SEPARATE FORM COMPLETED. FOR A LIST REQUEST, PLEASE CALL (800) 442-2283.

FEES

Copy Fee: $.10 Per Page

Certified Copies: Additional $.22 Per Page

REQUESTER INFORMATION

Requester Name: Sierra Kennison, Orion Environmental Inc
(Include affiliation, i.e. business name, law office, owner, private citizen, employee, etc.)

Requester Address: 2332 Fifth St, Suite B	**City:** Berkeley	**State:** CA	**Zip:** 94710

E-mail Address:
(Preferred method of delivery) skennison@orionenv.com

Phone Number:
(To notify when copies/files are ready) 562-787-0735

OFFICE USE ONLY

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www.SBCounty.gov

SAN BERNARDINO COUNTY

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Andrew Goldfrach, FACHE
Interim Director
Joshua Dugas
Assistant Director
Michael A. Sequeira, M.D.
Health Officer
Jennifer Osorio, REHS
Division Chief

April 21, 2021

Sierra Kennison
Orion Environmental, Inc.
2332 Fifth Street, Suite B
Berkeley, CA 94710

EHS has completed the research on your records request received on April 14, 2021.
No records were found for 1930 South Bon View Avenue, Ontario, CA 91761.

If you have any questions or concerns, please contact me at (800) 442-2283.

Sincerely,

Raúl Robles, Office Assistant III
385 North Arrowhead Avenue, 2nd Floor
San Bernardino, CA 92415-0160

RR:rr

BOARD OF SUPERVISORS
Col. Paul Cook (Ret.) First District | Janice Rutherford Second District | Dawn Rowe Vice Chair, Third District | Curt Hagman Chairman, Fourth District | Joe Baca, Jr. Fifth District
Leonard X. Hernandez Chief Executive Officer

EHS 2021-234

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www.SBCounty.gov/dph/dehs

SAN BERNARDINO COUNTY

Public Health
Environmental Health Services

REQUEST TO INSPECT/REPRODUCE PUBLIC RECORDS

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385 N. Arrowhead Ave. 2nd Floor, San Bernardino 92415-0160
15900 Smoke Tree St., Ste. 131, Hesperia 92345
8575 Haven Ave., Ste. 130, Rancho Cucamonga 91730

Received 04/15/2021
No Records Found

TO BE COMPLETED BY REQUESTER

INFORMATION FOR RECORDS REQUESTED

Facility Name:
(Business or Apartment Complex name)

Location Address: 1930 S Bon View Avenue	**City:** Ontario	**State:** CA	**Zip:** 91761
Case/File Number: (If known)	**Inspector:** (If known)		

Indicate time frame of information requested: (month/year or date of inspection)

From: **To:** **From:** **To:** **From:** **To:**

Specific information requested:
(File, inspection report, complaint, etc.)

Hello,
As part of a Phase I Environmental Site Assessment, I would like to request historical environmental records and violations for the property associated with 1930 S Bon View Avenue in Ontario.

NOTE: EACH REQUESTER AND/OR FILE MUST HAVE A SEPARATE FORM COMPLETED. FOR A LIST REQUEST, PLEASE CALL (800) 442-2283.

FEES

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REQUESTER INFORMATION

Requester Name: Sierra Kennison, Orion Environmental Inc
(Include affiliation, i.e. business name, law office, owner, private citizen, employee, etc.)

Requester Address: 2332 Fifth St, Suite B	**City:** Berkeley	**State:** CA	**Zip:** 94710

E-mail Address: skennison@orionenv.com
(Preferred method of delivery)

Phone Number: 562-787-0735
(To notify when copies/files are ready)

OFFICE USE ONLY

PROGRAM	**DATE**
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385 N. Arrowhead Avenue, 2nd Floor, San Bernardino, CA 92415 | Phone: 800.442.2283 Fax: 909.387.4323
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SAN BERNARDINO COUNTY

Public Health
Environmental Health Services

Andrew Goldfrach, FACHE
Interim Director
Joshua Dugas
Assistant Director
Michael A. Sequeira, M.D.
Health Officer
Jennifer Osorio, REHS
Division Chief

April 21, 2021

Sierra Kennison
Orion Environmental, Inc.
2332 Fifth Street, Suite B
Berkeley, CA 94710

EHS has completed the research on your records request received on April 14, 2021.
No records were found for 1944 South Bon View Avenue, Ontario, CA 91761.

If you have any questions or concerns, please contact me at (800) 442-2283.

Sincerely,

Raúl Robles, Office Assistant III
385 North Arrowhead Avenue, 2nd Floor
San Bernardino, CA 92415-0160

RR:rr

BOARD OF SUPERVISORS
Col. Paul Cook (Ret.) First District | Janice Rutherford Second District | Dawn Rowe Vice Chair, Third District | Curt Hagman Chairman, Fourth District | Joe Baca, Jr. Fifth District
Leonard X. Hernandez Chief Executive Officer

EHS 2021-235

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www.SBCounty.gov
www.SBCounty.gov/dph/dehs

SAN BERNARDINO COUNTY

Public Health
Environmental Health Services

REQUEST TO INSPECT/REPRODUCE PUBLIC RECORDS

Received 04/14/2021
No Records Found

Return to any of the following offices:
385 N. Arrowhead Ave. 2nd Floor, San Bernardino 92415-0160
15900 Smoke Tree St., Ste. 131, Hesperia 92345
8575 Haven Ave., Ste. 130, Rancho Cucamonga 91730

TO BE COMPLETED BY REQUESTER

INFORMATION FOR RECORDS REQUESTED

Facility Name:
(Business or Apartment Complex name)

Location Address: 1944 S Bon View Avenue	**City:** Ontario	**State:** CA	**Zip:** 91761
Case/File Number: (If known)	**Inspector:** (If known)		

Indicate time frame of information requested: (month/year or date of inspection)

From:	To:	From:	To:	From:	To:

Specific information requested:
(File, inspection report, complaint, etc.)

Hello,
As part of a Phase I Environmental Site Assessment, I would like to request historical environmental records and violations for the property associated with 1944 S Bon View Avenue in Ontario.

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FEES

Copy Fee: $.10 Per Page

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REQUESTER INFORMATION

Requester Name: Sierra Kennison, Orion Environmental Inc
(Include affiliation, i.e. business name, law office, owner, private citizen, employee, etc.)

Requester Address: 2332 Fifth St, Suite B	**City:** Berkeley	**State:** CA	**Zip:** 94710

E-mail Address: skennison@orionenv.com
(Preferred method of delivery)

Phone Number: 562-787-0735
(To notify when copies/files are ready)

OFFICE USE ONLY

PROGRAM	**DATE**
PAID $	**# PGS**
RECEIPT #	**REC'D BY**

City of Ontario Fire Department
Fire & Life Safety Inspection Form

Bureau of Fire Prevention
415 East B St, Ontario CA 91764

Business Name :	VACANT	Date:	04/20/2021
Address :	1914 S BON VIEW AV #3		
Record ID#	OCC0005554		

The following violations have been noted during this inspection :

Inspected By: Charlin Yeng Phone: 909-395-2575 Email: CYeng@ontarioca.gov

4/20/21

Charlin Yeng

Fire Department Representative

Occupant Signature

City of Ontario Fire Department
Fire & Life Safety Inspection Form

Bureau of Fire Prevention
415 East B St, Ontario CA 91764

Business Name :	STORAGE UNIT	Date:	03/22/2021
Address :	1914 S BON VIEW AV #4		
Record ID#	OCC0003073		

The following violations have been noted during this inspection :

Category : Access, Records & Permits (chapters 1, 5, appendix 105).

6. Obtain/Post City of Ontario business license.

Inspected By: Kevin Pro Phone: 909-395-2862 Email: KCPro@ontarioca.gov

Please go to https://www.ontarioca.gov/fire to complete the Online MailBack card once the violations have been corrected.
Violations must be corrected within 2 weeks.
Failure to have correction(s) made by stated date on this notice may result in a Notice of Violation, which includes a fee of $150.
Acknowledged by MAIL.

Go to https://www.ontarioca.gov/fire to complete the MailBack card Online. MailBack Card Reference No. 1254163

Kevin Pro

Fire Department Representative

Occupant Signature

City of Ontario Fire Department
Fire & Life Safety Inspection Form

Bureau of Fire Prevention
415 East B St, Ontario CA 91764

Business Name :	CAR RESTORATION	Date:	03/22/2021
Address :	1914 S BON VIEW AV #5		
Record ID#	OCC0003305		

The following violations have been noted during this inspection :

Category : Access, Records & Permits (chapters 1, 5, appendix 105).

6. Obtain/Post City of Ontario business license.

8. Additional Fire Department permits required. See Comments for list.
OPEN FLAME FOR TORCH USE

Category : Fire Extinguishers & Fire Protection Systems (chapters 5, 6, 9)

11. Mount Fire Extinguisher in an accessible location no higher than 5 feet from floor level.

9. Provide 2A:10BC, minimum rated Fire Extinguisher, shall be located every 75 feet.

Inspected By: Kevin Pro Phone: 909-395-2862 Email: KCPro@ontarioca.gov

A re-inspection will be held on or about 2 WEEKS. Failure to have correction(s) made by stated date on this notice may result in a Notice of Violation, which includes a fee of $150.
Acknowledged by MAIL.

Kevin Pro

Fire Department Representative

Occupant Signature

City of Ontario Fire Department
Fire & Life Safety Inspection Form

Bureau of Fire Prevention
415 East B St, Ontario CA 91764

Business Name :	PRIVATE CAR STORAGE	**Date:**	04/20/2021
Address :	1914 S BON VIEW AV 6 & 7		
Record ID#	OCC0005555		

The following violations have been noted during this inspection :

Inspected By: Charlin Yeng Phone: 909-395-2575 Email: CYeng@ontarioca.gov

4/20/21

Charlin Yeng

Fire Department Representative

Occupant Signature

City of Ontario Fire Department
Fire & Life Safety Inspection Form

Bureau of Fire Prevention
415 East B St, Ontario CA 91764

Business Name :	SO CAL ACOUSTICAL WALL SYSTEMS	Date:	03/22/2021
Address :	1914 S BON VIEW AV #8		
Record ID#	OCC0000126		

The following violations have been noted during this inspection :

Category : Access, Records & Permits (chapters 1, 5, appendix 105).

6. Obtain/Post City of Ontario business license.

Category : Fire Extinguishers & Fire Protection Systems (chapters 5, 6, 9)

11. Mount Fire Extinguisher in an accessible location no higher than 5 feet from floor level.

Category : Storage (chapters 3, 30)

32. Lower storage to 18 inches below Fire Sprinkler or 24 inches below the ceiling if it is non-sprinklered.

Inspected By: Kevin Pro Phone: 909-395-2862 Email: KCPro@ontarioca.gov

Please go to https://www.ontarioca.gov/fire to complete the Online MailBack card once the violations have been corrected.
Violations must be corrected within 2 weeks.
Failure to have correction(s) made by stated date on this notice may result in a Notice of Violation, which includes a fee of $150.
Acknowledged by MAIL.

Go to https://www.ontarioca.gov/fire to complete the MailBack card Online. MailBack Card Reference No. 1254142

Kevin Pro

Fire Department Representative

Occupant Signature

City of Ontario Fire Department
Fire & Life Safety Inspection Form

Bureau of Fire Prevention
415 East B St, Ontario CA 91764

Business Name :	VACANT	Date:	04/20/2021
Address :	1914 S BON VIEW AV #11		
Record ID#	OCC0002364		

The following violations have been noted during this inspection :

Inspected By: Kevin Pro Phone: 909-395-2862 Email: KCPro@ontarioca.gov

BUSINESS UNABLE TO CONTACT 4/20

Kevin Pro

Fire Department Representative

Occupant Signature

City of Ontario Fire Department
Fire & Life Safety Inspection Form

Bureau of Fire Prevention
415 East B St, Ontario CA 91764

Business Name :	RAMCO SHEET METAL	Date:	10/06/2020
Address :	1930 S BON VIEW AV		
Record ID#	OCC0005556		

The following violations have been noted during this inspection :

Inspected By: Charlin Yeng Phone: 909-395-2575 Email: CYeng@ontarioca.gov

Oct 6 2020

Charlin Yeng

Fire Department Representative

Occupant Signature

City of Ontario Fire Department
Fire & Life Safety Inspection Form

Bureau of Fire Prevention
415 East B St, Ontario CA 91764

Business Name :	ATLAS TARPS & PARTS, INC.	Date:	03/22/2021
Address :	1930 S BON VIEW AV #12		
Record ID#	OCC0003434		

The following violations have been noted during this inspection :

Category : Fire Extinguishers & Fire Protection Systems (chapters 5, 6, 9)

11. Mount Fire Extinguisher in an accessible location no higher than 5 feet from floor level.

20. Service Fire Alarm systems yearly. Maintain records.
ANNUAL PAPERWORK FROM PROPERTY MANAGER NEEDED

Inspected By: Kevin Pro Phone: 909-395-2862 Email: KCPro@ontarioca.gov

A re-inspection will be held on or about 2 weeks. Failure to have correction(s) made by stated date on this notice may result in a Notice of Violation, which includes a fee of $150.
Acknowledged by mail.

Kevin Pro

Fire Department Representative

Occupant Signature

City of Ontario Fire Department
Fire & Life Safety Inspection Form

Bureau of Fire Prevention
415 East B St, Ontario CA 91764

Business Name :	RAMCO	Date:	10/06/2020
Address :	1930 S BON VIEW AV #14		
Record ID#	OCC0000513		

The following violations have been noted during this inspection :

Inspected By: Charlin Yeng Phone: 909-395-2575 Email: CYeng@ontarioca.gov

Oct/6/2020

Charlin Yeng

Fire Department Representative

Occupant Signature

City of Ontario Fire Department
Fire & Life Safety Inspection Form

Bureau of Fire Prevention
415 East B St, Ontario CA 91764

Business Name :	RAMCO SHEET METAL	Date:	10/06/2020
Address :	1930 S BON VIEW AV #15		
Record ID#	OCC0000202		

The following violations have been noted during this inspection :

Inspected By: Charlin Yeng Phone: 909-395-2575 Email: CYeng@ontarioca.gov

Oct/6/2020

Charlin Yeng

Fire Department Representative

Occupant Signature

City of Ontario Fire Department
Fire & Life Safety Inspection Form

Bureau of Fire Prevention
415 East B St, Ontario CA 91764

Business Name :	J'S PIPELINE INC	Date:	04/20/2021
Address :	1930 S BON VIEW AV #16		
Record ID#	OCC0007217		

No violations have been noted during this inspection. Thank you for your cooperation.

Inspected By: Kevin Pro Phone: 909-395-2862 Email: KCPro@ontarioca.gov

No violations noted at time of inspection.
Acknowledged by mail.

Kevin Pro

Fire Department Representative

Occupant Signature

City of Ontario Fire Department
Fire & Life Safety Inspection Form

Bureau of Fire Prevention
415 East B St, Ontario CA 91764

Business Name :	FLOR DE CALIFORNIA	Date:	03/22/2021
Address :	1930 S BON VIEW AV #18		
Record ID#	OCC0003306		

The following violations have been noted during this inspection :

Category : Fire Extinguishers & Fire Protection Systems (chapters 5, 6, 9)

10. Service and tag Fire Extinguisher(s) every year and after any use.

Inspected By: Kevin Pro Phone: 909-395-2862 Email: KCPro@ontarioca.gov

Please go to https://www.ontarioca.gov/fire to complete the Online MailBack card once the violations have been corrected.
Violations must be corrected within 2 weeks.
Failure to have correction(s) made by stated date on this notice may result in a Notice of Violation, which includes a fee of $150.
Acknowledged by MAIL.

Go to https://www.ontarioca.gov/fire to complete the MailBack card Online. MailBack Card Reference No. 1254120

Kevin Pro

Fire Department Representative

Occupant Signature

City of Ontario Fire Department
Fire & Life Safety Inspection Form

Bureau of Fire Prevention
415 East B St, Ontario CA 91764

Business Name :	ATLAS TARPS & PARTS, INC.	Date:	04/20/2021
Address :	1930 S BON VIEW AV #20		
Record ID#	OCC0006347		

The following violations have been noted during this inspection :

Inspected By: Kevin Pro Phone: 909-395-2862 Email: KCPro@ontarioca.gov

SEE OCC3434 FOR INSPECTION REPORT

Kevin Pro

Fire Department Representative

Occupant Signature

City of Ontario Fire Department
Fire & Life Safety Inspection Form

Bureau of Fire Prevention
415 East B St, Ontario CA 91764

Business Name :	JLMC, INC.	Date:	03/11/2020
Address :	1944 S BON VIEW AV		
Record ID#	OCC0005553		

All violations have been corrected during this inspection. Thank you for your cooperation.

Inspected By: Amanda Horner Phone: 909-395-2577 Email: AHorner@ontarioca.gov

All violations have been corrected. Emailed to Jon.

Amanda Horner

Fire Department Representative

Occupant Signature

SAN BERNARDINO COUNTY FIRE PROTECTION DISTRICT

620 South "E" Street ● San Bernardino, CA 92415-0153 ● (909) 386-8401 ● Fax (909) 386-8460

Office of the Fire Marshal
Hazardous Materials Division
sbcfire.org

Daniel R. Munsey
Fire Chief/Fire Warden

Michael A. Horton
Fire Marshal/Deputy Fire Warden

April 26, 2021

21041401 Ontario RAL Orion Environmental

ORION ENVIRONMENTAL INC.
2332 FIFTH STREET, SUITE B
BERKELEY, CA 94710

ATTENTION: SIERRA KENNISON

SUBJECT: CERTIFIED RECORD SEARCH FINDINGS
1914, 1930, 1944, AND 1948 SOUTH BON VIEW AVENUE, ONTARIO, CALIFORNIA

This is to confirm that the San Bernardino County Hazardous Materials Division has identified records that may pertain to the subject site, as described in your request for records search.

The file(s) shown below have been retrieved for review. If you wish to view the original documents, please e-mail this office at hazmatrecords@sbcfire.org to arrange an appointment for a file review.

ACTIVE PERMIT FACILITIES: (Regulatory files for facilities with annual operating permits to maintain underground storage tanks, handle hazardous materials, and/or generate hazardous waste. Files include permits, inspections, reports, test results, correspondence, and related materials. Files will also include any underground tank removal/construction activity records and site remediation/contamination records for facilities still in operation).

JLMC, Inc. 1944 S. Bon View Ontario	FA0004143 ~ Est. # 90021567 ~ CERS ID. 10040932 Hazardous Material 2-10 Chemicals Handler Permit Conditionally Exempt Small Qty. Generator Permit (Last CERS Submission: 03/01/2019)

INACTIVE PERMIT AND/OR NON-PERMIT FACILITIES: (Inactive regulatory files for formerly permitted facilities that maintained underground storage tanks, stored hazardous materials, and/or generated hazardous waste and/or facilities with underground storage tanks removed and/or materials and waste removed.
Files will also include any underground tank removal/construction activity records and site remediation/ contamination records for facilities no longer operating underground tanks).

Net Shapes 1914 S. Bon View Ontario	Est. # 91024296 Hazardous Materials Handler Permit
ABS Global Inc. 1914 S. Bon View Unit 3 Ontario	FA0010805 Hazardous Materials 1-3 Chemicals Special Handler Permit

BOARD OF DIRECTORS

Robert A. Lovingood, First District | Janice Rutherford, Second District | Dawn Rowe, Third District | Curt Hagman, Chairman, Fourth District | Josie Gonzales, Vice Chair, Fifth District

Leonard X. Hernandez
Chief Executive Officer

Nova Men Auto Repair 1914 S. Bon View #4 Ontario	FA0010493 Special Generator Permit
Mazza Construction 1930 Bon View Ave. #12 Ontario	Est. # 93029272 Hazardous Materials Handler Permit
Multi Tech Products 1930 Bon View #12 Ontario	FA0008135 Hazmat Handler Permit
Column Engineering Inc. 1930 S. Bon View Ave. #20 Ontario	FA0002444 ~ Est. # 92029090 Limited Quantity Generator Permit
Quality Offset Printers 1930 S. Bon View Ave. #14 Ontario	FA0005477 ~ Est. # 92029015 Limited Quantity Generator Permit

PERMITS TO REMOVE/INSTALL/MODIFY TANKS UNDERGROUND:

No record of permits to remove/install/modify tanks underground identified in this search.

HAZ MAT INCIDENT RESPONSE ACTIVITY: (other records of spill notifications and/or complaints not listed below may also exist in facility permit files).

JLMC, Inc. 1944 S. Bon View Ave. Ontario	CO0033129 02/14/2017 Complaint: Operations being conducted at this facility that they are illegally shipping materials and cutting metals that do not fall under permitting regulations and can impact the water jet systems. Investigation: Unable to verify complaint. Complaint closed.

SITE REMEDIATION: (Underground Storage Tank Clean-Up under Local Oversight Program or Voluntary Hazardous Waste Clean-Up activity under Local Jurisdiction) (documents may be included in regular active or inactive permit files listed above).

No record of site remediation identified in this search overseen by our department.

Records searched include permit database systems for facilities with permits as hazardous waste generators, hazardous materials handlers, and/or underground storage tanks, including inactive and/or out of business records; logs of permits issued for the removal and/or installation of underground storage tanks; records and databases pertaining to illicit dumping and releases; records of non-permitted facilities; sites undergoing remediation for contaminated soil and/or groundwater; and incidents responded to by the hazardous materials emergency response team. Records date back to mid- 1980's.

Records consist of 8 files, approximately 5" thick, combined. If you wish to view the original documents, please e-mail this office at hazmatrecords@sbcfire.org to arrange an appointment.

Respectfully,

Donna Juday

DONNA JUDAY
Office Specialist
Office of the Fire Marshal
Hazardous Materials Division

***We will copy up to 40 pre-selected pages from a file at a charge $0.25 per page copied. (Be prepared to make this payment at the time of service). We can refer you to a private copy service or you may want to bring a portable copier on site. Please let us know your plans in advance so that accommodations can be made.**

APPENDIX F

TIER 1 VAPOR ENCROACHMENT SCREENING REPORT

ERIS

VAPOR SCREENING

Project Property:	*S. Bon View Avenue and E. Cedar Street* *S. Bon View Avenue and E. Cedar Street* *Ontario CA 91761*
Project No:	*72ONT2-1-1*
Report Type:	*Vapor Report with Database Details*
Order No:	*21040800524v*
Requested by:	*Orion Environmental, Inc.*
Date Completed:	*April 27, 2021*

Environmental Risk Information Services
A division of Glacier Media Inc.
1.866.517.5204 | info@erisinfo.com | erisinfo.com

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Detail Report.....13
Appendix: Database Descriptions.....193

Notice: IMPORTANT INFORMATION:

Service: Client has used a service offered by ERIS Information Inc. ("**ERIS**") to generate this report based upon certain search parameters set by Client, or in the case of ERIS's Vapor Encroachment Screening Tool and Checklist, certain search parameters set by ERIS and modified by Client (the "**Service**"). This report contains the results of a search conducted by ERIS of environmental records maintained by third parties. ERIS does not maintain, and has no responsibility for the accuracy or completeness of, such records.

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Executive Summary

This Report was produced through the ERIS Vapor Screening Tool. The ERIS Vapor Screening Tool and this report output are designed to help those in conducting a Vapor Encroachment Screening on a Property Involved in Real Estate Transactions under the ASTM Standard Designation E2600 – 15.

The following table lists the data sources searched and any hits in the Area of Concern (AOC) that have been included in the report. The search distances listed are based on search distances used in the Database Report and the search results are grouped based on the minimum default search distances for Chemicals of Concern (COCs) and Petroleum Hydrocarbon Chemicals of Concern (PHCOCs) as outlined in E2600-15. The default AOC may be expanded or reduced by the environmental professional (adjusted AOC) using experience and professional judgment.

Standard Environmental Sources	***Search Distance (miles)****	***Project Property***	***Within 1/10***	***1/10 plus***	***Total***
Federal NPL site list	1.0	0	0	1	1
Federal Delisted NPL site list	0.5	0	0	0	0
Federal CERCLIS list	1.0	0	0	1	1
Federal CERCLIS NFRAP site list	0.5	0	0	0	0
Federal RCRA CORRACTS facilities list	1.0	0	0	0	0
Federal RCRA non-CORRACTS TSD facilities list	0.5	0	3	0	3
Federal RCRA generators list	0.25	0	13	0	13
Federal institutional control/engineering control registries	0.5	0	0	0	0
Federal ERNS list	PO	0	0	0	0
State and tribal equivalent NPL	1.0	0	0	0	0
State and tribal equivalent CERCLIS	1.0	0	2	1	3
State and tribal landfill and/or solid waste disposal site lists	0.5	0	0	0	0
State and tribal leaking storage tank lists	0.5	0	0	0	0
State and Tribal registered storage tank lists	0.25	5	22	0	27
State and tribal institutional control/engineering control registries	0.5	0	0	0	0
State and tribal voluntary cleanup sites	0.5	0	0	0	0
State and tribal Brownfield sites	0.5	0	0	0	0
State Hazardous Waste Facilities	1.0	0	2	0	2
Others	0.5	0	0	0	0
Non Standard Environmental Sources					
Federal Spill sites list	0.125	0	0	0	0
Federal Drycleaner Facilities	0.5	0	0	0	0
State Hazardous Waste Facilities	0.5	0	6	0	6
State and Tribal Spill sites list	PO	0	1	0	1
State and Tribal Dry Cleaner Facilities	0.25	0	0	0	0
Others	1.0	8	19	0	27
Federal PFAS sites list	0.5	0	0	0	0
State and Tribal PFAS site list	0.5	0	0	0	0

** Please refer to the Appendix of this report to view specific databases searched within each category. Search distances within each category may vary by database - the largest search radius per category will be displayed.*

Executive Summary: Report Summary

Project Property:	S. Bon View Avenue and E. Cedar Street S. Bon View Avenue and E. Cedar Street Ontario CA 91761	**PO No:**	72ONT2-1-1
		Order No:	21040800524v
Coordinates:	34.03861034, -117.63838892	**Elevation:**	870.1 ft

Project Property - Results

Map Key	DB	Company/Site Name	Address	Direction	Distance (m/ft)	Elev Diff (ft)	Page Number
1	SANBERN CUPA	MULTI TECH PRODUCTS	1930 S BON VIEW UNIT 12 ONTARIO CA 91761	E	.0 / .0	-4.0	13
1	SANBERN CUPA	COLUMN ENGINEERING INC	1930 S BON VIEW AVE 20 ONTARIO CA 91761	E	.0 / .0	-4.0	13
1	SANBERN CUPA	QUALITY OFFSET PRINTERS	1930 S BON VIEW AVE #14 ONTARIO CA 91761	E	.0 / .0	-4.0	13
1	HAZNET	QUALITY OFFSET PRINTERS	1930 S BON VIEW AVE STE 14 ONTARIO CA 917615532	E	.0 / .0	-4.0	13
1	HAZNET	COLUMN ENGINEERING	1930 S BON VIEW AVE ONTARIO CA 917610000	E	.0 / .0	-4.0	13
1	HAZNET	QUALITY PRINTERS LLC	1930 S BON VIEW AVE STE 14 ONTARIO CA 917615532	E	.0 / .0	-4.0	13
2	EMISSIONS	W. H. THORNTON CO	1948 S BON VIEW ONTARIO CA 91761	ESE	.0 / .0	-7.0	22
3	SANBERN CUPA	NOVA MEN AUTO REPAIR	1914 S BON VIEW #4 ONTARIO CA 91761	ENE	.0 / .0	-1.0	23
3	SANBERN CUPA	ABS GLOBAL INC	1914 S BON VIEW UNIT 3 ONTARIO CA 91761	ENE	.0 / .0	-1.0	23
3	HAZNET	LARRY RAMONEDA	1914 S BON VIEW AVE ONTARIO CA 917615546	ENE	.0 / .0	-1.0	23
3	HAZNET	NOVA MEN AUTO REPAIR	1914 S BON VIEW AVE STE 4 ONTARIO CA 917615546	ENE	.0 / .0	-1.0	23
3	FINDS/FRS	ABS GLOBAL INC	1914 S BON VIEW UNIT 3 ONTARIO CA 91761	ENE	.0 / .0	-1.0	23
3	EMISSIONS	CUSTOM COLOR FRAME	1914 BON VIEW ONTARIO CA	ENE	.0 / .0	-1.0	23

Surrounding Properties - Results

Map Key	DB	Company/Site Name	Address	Direction	Distance (m/ft)	Elev Diff (ft)	Page Number
4	SANBERN CUPA	JLMC, INC	1944 S BON VIEW ONTARIO CA 91761	ESE	2.86 / 9.38	-6.0	26
4	HAZNET	J L M C INC	1944 BON VIEW AVE ONTARIO CA 917615503	ESE	2.86 / 9.38	-6.0	26
4	HAZNET	J L M C INC	1944 BON VIEW ONTARIO CA 917615503	ESE	2.86 / 9.38	-6.0	26
4	FINDS/FRS	JLMCNA INC	1944 S BON VIEW ONTARIO CA 91761	ESE	2.86 / 9.38	-6.0	26
4	HAZNET	FLO-BIN RENTALS	1944 S BON VIEW AVE ONTARIO CA 917615503	ESE	2.86 / 9.38	-6.0	26
4	FINDS/FRS	JLMC INC	1944 S BON VIEW AVE ONTARIO CA 91761	ESE	2.86 / 9.38	-6.0	26
4	CERS HAZ	JLMC, INC	1944 S BON VIEW ONTARIO CA 91761	ESE	2.86 / 9.38	-6.0	26
4	FINDS/FRS	CORPORATE RESOURCE SERVICES	1944 S BONVIEW AVE ONTARIO CA 91761	ESE	2.86 / 9.38	-6.0	26
4	RCRA NON GEN	J L M C INC	1944 BON VIEW AVE ONTARIO CA 91761-5503 ***EPA Handler ID:*** CAL000268240	ESE	2.86 / 9.38	-6.0	26
4	FINDS/FRS	J L M C INC	1944 BON VIEW AVE ONTARIO CA 91761-5503	ESE	2.86 / 9.38	-6.0	26
4	RCRA SQG	J L M C INC	1944 BON VIEW ONTARIO CA 91761 ***EPA Handler ID:*** CAP000033472	ESE	2.86 / 9.38	-6.0	26
5	HAZNET	PETERSON PIPELINE INC	1945 S BON VIEW ONTARIO CA 91761	ESE	6.53 / 21.43	-6.0	38
5	HAZNET	OSS INC	1945 S BON VIEW ONTARIO CA 91761	ESE	6.53 / 21.43	-6.0	38
5	RCRA NON GEN	PETERSON PIPELINE INC	1945 S BON VIEW ONTARIO CA 91761 ***EPA Handler ID:*** CAL000279724	ESE	6.53 / 21.43	-6.0	38

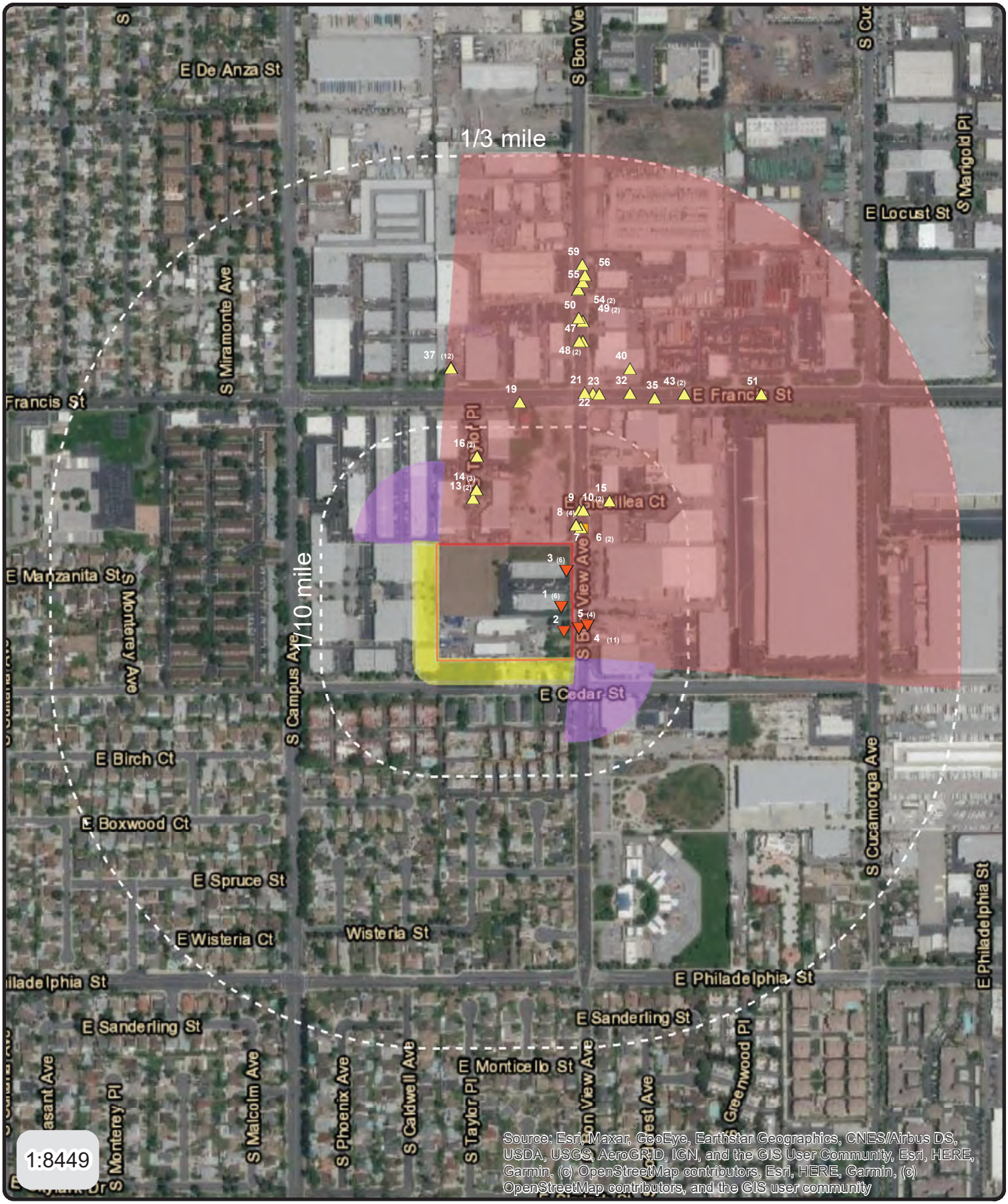
Map Key	DB	Company/Site Name	Address	Direction	Distance (m/ft)	Elev Diff (ft)	Page Number
5	FINDS/FRS	PETERSON PIPELINE INC	1945 S BON VIEW ONTARIO CA 91761	ESE	6.53 / 21.43	-6.0	38
6	FINDS/FRS	POUCHES, INC.	1901 S. BONVIEW AVE. ONTARIO CA 91761-5601	NE	7.79 / 25.57	1.0	41
6	SSTS	POUCHES, INC	1901 S BON VIEW AVE - ONTARIO CA 91761	NE	7.79 / 25.57	1.0	41
7	ICIS	POUCHES, INC.	1901 S. BONVIEW AVE. ONTARIO CA 91761-5601	NE	7.94 / 26.06	.0	43
8	CHMIRS	Ontario Fire Dept	1856 South Bon View Ave Ontario CA ***Control No*** **| *Notified Date:*** 9/2/199811:30:54 PM	NE	8.16 / 26.78	1.0	44
8	HAZNET	HUB CONSTRUCTION SPECIALTIES	1856 S BONVIEW AVE ONTARIO CA 91761	NE	8.16 / 26.78	1.0	44
8	FINDS/FRS	HUB CONSTRUCTION SPECIALTIESNA INC.	1856 S BON VIEW ST ONTARIO CA 91761	NE	8.16 / 26.78	1.0	44
8	DELISTED HAZ	HUB CONSTRUCTION SPECIALTIES, INC.	1856 S BON VIEW ST ONTARIO CA 91761	NE	8.16 / 26.78	1.0	44
9	SANBERN CUPA	HUB CONSTRUCTION SPECIALTIES, INC.	1856 S BON VIEW ST ONTARIO CA 91761	NE	14.38 / 47.17	1.0	47
10	SANBERN CUPA	POUCHES INCORPORATED	1901 S BON VIEW ONTARIO CA 91761	NE	14.94 / 49.01	1.0	47
10	RCRA NON GEN	POUCHES INCORPORATED	1901 S BON VIEW ONTARIO CA 91761 ***EPA Handler ID:*** CAL000436389	NE	14.94 / 49.01	1.0	47
13	SANBERN CUPA	R & I INDUSTRIES, INC	1876 TAYLOR PL ONTARIO CA 91761	NNW	19.48 / 63.91	5.0	50
13	CERS HAZ	R & I INDUSTRIES, INC	1876 TAYLOR PL ONTARIO CA 91761	NNW	19.48 / 63.91	5.0	50
14	SANBERN CUPA	GREENLINE LABS	1851 S TAYLOR PL ONTARIO CA 91761	NNW	22.94 / 75.25	5.0	54

Map Key	DB	Company/Site Name	Address	Direction	Distance (m/ft)	Elev Diff (ft)	Page Number
14	CERS HAZ	GREENLINE LABS	1851 S TAYLOR PL ONTARIO CA 91761	NNW	22.94 / 75.25	5.0	54
14	RCRA NON GEN	GREENLINE LABORATORIES, INC.	1851 S. TAYLOR PLACE ONTARIO CA 91761 ***EPA Handler ID:*** CAC002988936	NNW	22.94 / 75.25	5.0	54
15	SANBERN CUPA	DEVIOUS CUSTOMS	915 E GREVILLEA CT ONTARIO CA 91761	NE	24.14 / 79.21	2.0	60
16	SANBERN CUPA	SKY SYSTEMS CO., INC.	1825 TAYLOR PL ONTARIO CA 91761	NNW	36.95 / 121.22	6.0	61
16	CERS HAZ	SKY SYSTEMS CO., INC.	1825 TAYLOR PL ONTARIO CA 91761	NNW	36.95 / 121.22	6.0	61
19	UST SWEEPS	TOM GUILFOYLE	840 E FRANCIS ST ONTARIO CA ***C C	Status:*** I36-000-2	INACTIVE ***Tank ID:*** 000001	N	59.84 / 196.34	8.0	66
21	EMISSIONS	CHAFFEY JOINT UNION HIGH SCHOO	901 E FRANCIS ONTARIO CA 91761	NNE	63.66 / 208.87	8.0	67
22	DELISTED HAZ	CITY TOOL WORKS INC	907 E FRANCIS ST ONTARIO CA 91761	NNE	64.06 / 210.17	8.0	71
23	SANBERN CUPA	CITY TOOL WORKS INC	907 E FRANCIS ST ONTARIO CA 91761	NNE	64.1 / 210.29	8.0	72
32	EMISSIONS	R&O MC INTYRE INC	921 E FRANCIS ST ONTARIO CA 91761	NE	67.93 / 222.88	8.0	73
35	SANBERN CUPA	UV WOOD FINISHING	936 E FRANCIS UNIT A ONTARIO CA 91761	NE	70.75 / 232.11	8.0	75
37	RCRA TSD	LIGHTING RESOURCES LLC	805 FRANCIS ST ONTARIO CA 91761-0000 ***EPA Handler ID:*** CAR000156125	NNW	74.43 / 244.19	11.0	76
37	RCRA LQG	LIGHTING RESOURCES LLC	805 FRANCIS ST ONTARIO CA 91761-0000	NNW	74.43 / 244.19	11.0	76

Map Key	DB	Company/Site Name	Address	Direction	Distance (m/ft)	Elev Diff (ft)	Page Number
			EPA Handler ID: CAR000156125				
37	SANBERN CUPA	LIGHTING RESOURCES, LLC	805 E FRANCIS ST ONTARIO CA 91761	NNW	74.43 / 244.19	11.0	76
37	ENVIROSTOR	LIGHTING RESOURCES LLC	805 E FRANCIS ST ONTARIO CA 917610000	NNW	74.43 / 244.19	11.0	76
			***Estor/EPA ID	Cleanup Status:*** CAL000827758 |			
37	ENVIROSTOR	LIGHTING RESOURCES LLC	805 FRANCIS ST ONTARIO CA 917610000	NNW	74.43 / 244.19	11.0	76
			***Estor/EPA ID	Cleanup Status:*** CAR000156125 |			
37	HWP	LIGHTING RESOURCES LLC	805 FRANCIS ST ONTARIO CA 917610000	NNW	74.43 / 244.19	11.0	76
			Estor/EPA ID: CAR000156125				
37	HWP	LIGHTING RESOURCES LLC	805 E FRANCIS ST ONTARIO CA 917610000	NNW	74.43 / 244.19	11.0	76
			Estor/EPA ID: CAL000827758				
37	PCB	LIGHTING RESOURCES, INC.	805 E. FRANCIS STREET ONTARIO CA 91761	NNW	74.43 / 244.19	11.0	76
37	RCRA TSD	LIGHTING RESOURCES, INC.	805 EAST FRANCIS ST ONTARIO CA 91761	NNW	74.43 / 244.19	11.0	76
			EPA Handler ID: CAD000827758				
37	RCRA TSD	LIGHTING RESOURCES INC	805 FRANCIS ST ONTARIO CA 91761	NNW	74.43 / 244.19	11.0	76
			EPA Handler ID: CAL000827758				
37	RCRA SQG	LIGHTING RESOURCES INC	805 FRANCIS ST ONTARIO CA 91761	NNW	74.43 / 244.19	11.0	76
			EPA Handler ID: CAL000827758				
37	RCRA NON GEN	LIGHTING RESOURCES, INC.	805 EAST FRANCIS ST ONTARIO CA 91761	NNW	74.43 / 244.19	11.0	76
			EPA Handler ID: CAD000827758				
40	SANBERN CUPA	WALKERS AIR BRAKES	921 E FRANCIS ST ONTARIO CA 91761	NNE	77.7 / 254.94	10.0	15

Map Key	DB	Company/Site Name	Address	Direction	Distance (m/ft)	Elev Diff (ft)	Page Number
43	SANBERN CUPA	BOMEL CONSTRUCTION CO INC	939 E FRANCIS ST ONTARIO CA 91761	NE	79.18 / 259.77	8.0	15
43	RCRA NON GEN	BOMEL CONSTRUCTION	939 E FRANCIS ST ONTARIO CA 91761-5631 ***EPA Handler ID:*** CAL000297126	NE	79.18 / 259.77	8.0	15
47	EMISSIONS	WARFIELD ELECTRIC CO, INC	1745 S BON VIEW AVE ONTARIO CA 91761	NNE	85.31 / 279.88	11.0	16
48	SANBERN CUPA	WARFIELD ELECTRIC	1745 S BON VIEW AVE ONTARIO CA 91761	NNE	85.37 / 280.09	11.0	16
48	RCRA SQG	WARFIELD ELECTRIC CO	1745 S BONVIEW AVE ONTARIO CA 91761-4410 ***EPA Handler ID:*** CAR000072769	NNE	85.37 / 280.09	11.0	16
49	SANBERN CUPA	STAR METALS INC	1715 S BON VIEW AVE ONTARIO CA 91761	NNE	93.81 / 307.77	12.0	16
49	RCRA NON GEN	INLAND SIGNS INC	1715 S BON VIEW AVE ONTARIO CA 91761 ***EPA Handler ID:*** CAL000449027	NNE	93.81 / 307.77	12.0	16
50	SANBERN CUPA	ELITE TRUCK AND RV LLC	1742 S BON VIEW Ontario CA 91761	NNE	95.15 / 312.19	12.0	16
51	SANBERN CUPA	SERA'S WHOLESALE NRSRY	943 E FRANCIS ST ONTARIO CA 91761	NE	102.23 / 335.39	8.0	16
53	SANBERN CUPA	ALLIED MECHANICAL	1720 S BON VIEW ONTARIO CA 91761	NNE	106.98 / 350.97	14.0	16
53	CERS TANK	ALLIED MECHANICAL	1720 S BON VIEW ONTARIO CA 91761 ***Site ID:*** 384636	NNE	106.98 / 350.97	14.0	16
54	RCRA SQG	ALLIED MECHANICAL PRODUCTS	1720 S BON VIEW AVE ONTARIO CA 91761 ***EPA Handler ID:*** CAR000067926	NNE	107.24 / 351.85	14.0	17
54	RCRA NON GEN	ALLIED MECHANICAL PRODUCTS DBA ALLIED MECHANICAL	1720 S BON VIEW AVE ONTARIO CA 91761-4411	NNE	107.24 / 351.85	14.0	17

Map Key	DB	Company/Site Name	Address	Direction	Distance (m/ft)	Elev Diff (ft)	Page Number
			EPA Handler ID: CAL000000298				
55	SANBERN CUPA	NEFF CONSTRUCTION, INC.	1701 S BON VIEW AVE ONTARIO CA 91761	NNE	110.35 / 362.04	15.0	17
56	HHSS	SOUTHTOWN INDUSTRIAL PARK	1701, 1703, 1705, 1707 S. BON FRANCIS ONTARIO CA 91761	NNE	113.39 / 372.02	15.0	18
59	UST SWEEPS	SOUTHTOWN INDUSTRIAL PARK	1701 S BON VIEW ONTARIO CA ***C C	Status:*** A36-000-4588 | ACTIVE ***Tank ID:*** 000002, 000001	NNE	117.61 / 385.85	16.0	18
60	SEMS	ONTARIO DRUMS	1516 SOUTH BON VIEW ONTARIO CA 91761 ***EPA ID:*** CAN000906085	N	179.37 / 588.49	26.0	18
61	CERCLIS	ONTARIO DRUMS	1516 SOUTH BON VIEW ONTARIO CA 91761 ***Site EPA ID:*** CAN000906085	N	192.86 / 632.73	28.0	18
62	ENVIROSTOR	OAKWOOD INTERIORS SITE	1333 S BON VIEW AVE ONTARIO CA 91761 ***Estor/EPA ID | Cleanup Status:*** 36340065 | CERTIFIED O&M - LAND USE RESTRICTIONS ONLY AS OF 12/15/2008	NNE	329.7 / 1081.69	46.0	18

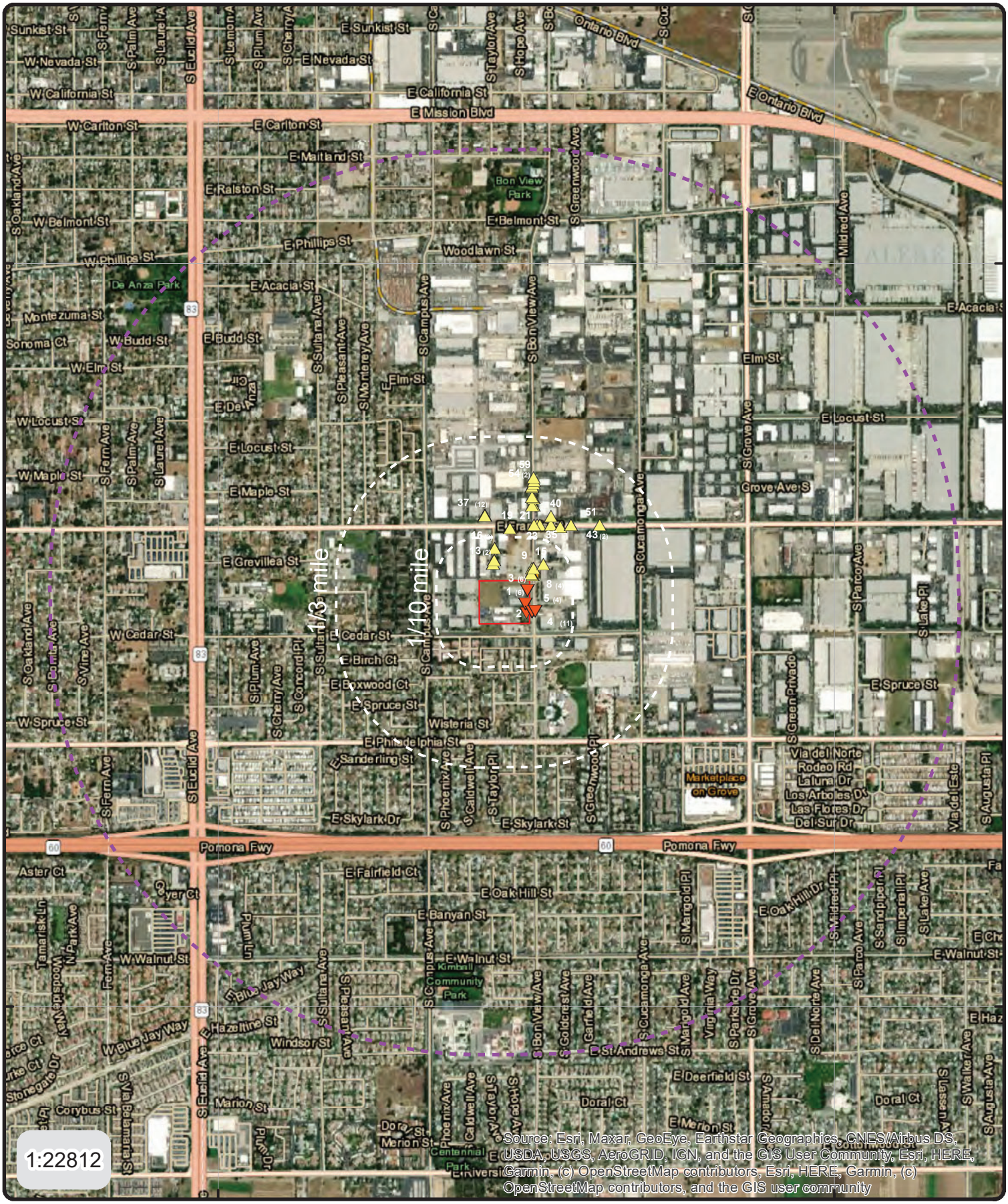


Address: S. Bon View Avenue and E. Cedar Street,Ontario,CA

Order No: 21040800524v

- Sites with Lower Elevation
- Sites with Same Elevation
- Sites with Higher Elevation
- Up-gradient
- Down-gradient
- Cross-gradients

© ERIS Information Inc.



Address: S. Bon View Avenue and E. Cedar Street,Ontario,CA

Order No: 21040800524v

- Sites with Lower Elevation
- Sites with Same Elevation
- Sites with Higher Elevation

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Detail Report

Map Key	Company/Site Name	Address	Distance (m/ft)	Elev Diff (ft)
1	COLUMN ENGINEERING	1930 S BON VIEW AVE	.0 / 0.0	-4.0
	COLUMN ENGINEERING INC	1930 S BON VIEW AVE #14		
	MULTI TECH PRODUCTS	1930 S BON VIEW AVE 20		
	QUALITY OFFSET PRINTERS	1930 S BON VIEW AVE STE 14		
	QUALITY PRINTERS LLC	1930 S BON VIEW UNIT 12		

ASTM Category: State and Tribal registered storage tank lists
Others

Vapor Encroachment Details

Impact on Target Property: VEC does not exist

Conditions: NPCOC and PCOC

Groundwater Flow Gradient:

Flow is based on the following:

Preferential Pathway:

Geological Attributes - Hydraulic Barrier:

Geological Attributes - Physical Barrier:

Geological Attributes - Soil Geology:

Comments:

The standard environmental record sources are reviewed and identified that there are not known or suspected sources of COC-contamination within the established area of concern (AOC). (ASTM E2600 8.3.1)
Chemical usage and waste generation/disposal, but no evidence of a release to the environment.

SANBERN CUPA ***MULTI TECH PRODUCTS*** ***1930 S BON VIEW UNIT 12 ONTARIO 91761*** ***State and Tribal registered storage tank lists***

Facility ID: FA0008135
Owner Info: CLOS, ROB
Mailing Care of: ROB CLOS
Mailing Address 1: 1930 S. BON VIEW, #12
Mailing Address 2:
Mailing City: ONTARIO
Mailing State: CA
Mailing Zip: 91761
ï¿½

Detail(s)
ï¿½
Permit ID: PT0014252
Status: INACTIVE
Program Element Code: 4221
Permit Desc: HAZMAT HANDLER 0-10 EMPLOYEES
To: 3/31/2006

SANBERN ***COLUMN ENGINEERING INC*** ***1930 S BON VIEW AVE 20*** ***State and Tribal registered***

CUPA ***ONTARIO 91761*** ***storage tank lists***

Facility ID: FA0002444
Owner Info: WIESER, JOHN
Mailing Care of: JOHN WIESER
Mailing Address 1: 1930 S BON VIEW AVE 20
Mailing Address 2:
Mailing City: ONTARIO
Mailing State: CA
Mailing Zip: 91761

Detail(s)

Permit ID: PT0006515
Status: INACTIVE
Program Element Code: 4430
Permit Desc: CONDITIONALLY EXEMPT SMALL QUANTITY GENERATOR
To: 7/31/2009

SANBERN ***QUALITY OFFSET PRINTERS*** ***1930 S BON VIEW AVE #14*** ***State and Tribal registered***
CUPA ***ONTARIO 91761*** ***storage tank lists***

Facility ID: FA0005477
Owner Info: PRIETO, ED & MENDOZA, JOE
Mailing Care of:
Mailing Address 1: 1707 S GROVE ST STE A
Mailing Address 2:
Mailing City: ONTARIO
Mailing State: CA
Mailing Zip: 91761

Detail(s)

Permit ID: PT0006473
Status: INACTIVE
Program Element Code: 4430
Permit Desc: CONDITIONALLY EXEMPT SMALL QUANTITY GENERATOR
To: 12/31/2008

HAZNET ***QUALITY OFFSET PRINTERS*** ***1930 S BON VIEW AVE STE 14*** ***Others***
ONTARIO 917615532

SIC Code:
NAICS Code: 32311
EPA ID: CAL000095238
Create Date: 7/12/1993
Fac Act Ind: No
Inact Date: 6/15/2005
County Code: 36
County Name: San Bernardino
Mail Name:
Mailing Addr 1: 1930 S BON VIEW AVE STE 14
Mailing City: ONTARIO
Mailing State: CA
Mailing Zip: 917615532
Region Code: 4
Owner Name: QUALITY OFFEST PRINTERS
Owner Addr 1: 1930 BEN VIEW AVE #14
Owner Addr 2:
Owner City: ONTARIO
Owner State: CA
Owner Zip: 917615532

Mailing Addr 2:	***Owner Phone:*** 9099471433
Owner Fax:	
Contact Information	
--	--
Contact Name:	JOE MENDOZA OR ED PRIETO/OWNER
Street Address 1:	1930 S BON VIEW AVE STE 14
Street Address 2:	
City:	ONTARIO
State:	CA
Zip:	917615532
Phone:	9099471433
--	--
--	--
Tanner Information	
--	--
Generator EPA ID:	CAL000095238
Generator County Code:	36
Generator County:	San Bernardino
TSD EPA ID:	CAT000613976
TSD County Code:	30
TSD County:	Orange
State Waste Code:	741
State Waste Code Desc.:	Liquids with halogenated organic compounds >= 1,000 Mg./L
Method Code:	H01
Method Description:	Transfer station
Tons:	0.0166
Year:	2000
--	--
Generator EPA ID:	CAL000095238
Generator County Code:	36
Generator County:	San Bernardino
TSD EPA ID:	CAT000613976
TSD County Code:	30
TSD County:	Orange
State Waste Code:	741
State Waste Code Desc.:	Liquids with halogenated organic compounds >= 1,000 Mg./L
Method Code:	H01
Method Description:	Transfer station
Tons:	0.083
Year:	2001
--	--
Generator EPA ID:	CAL000095238
Generator County Code:	36
Generator County:	San Bernardino
TSD EPA ID:	CAT000613976
TSD County Code:	30
TSD County:	Orange
State Waste Code:	741
State Waste Code Desc.:	Liquids with halogenated organic compounds >= 1,000 Mg./L
Method Code:	H01
Method Description:	Transfer station
Tons:	0.06672
Year:	2002

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Generator EPA ID:	CAL000095238
Generator County Code:	36
Generator County:	San Bernardino
TSD EPA ID:	CAT000613976
TSD County Code:	30
TSD County:	Orange
State Waste Code:	741
State Waste Code Desc.:	Liquids with halogenated organic compounds >= 1,000 Mg./L
Method Code:	H01
Method Description:	Transfer station
Tons:	0.06672
Year:	2003
--	--
Generator EPA ID:	CAL000095238
Generator County Code:	36
Generator County:	San Bernardino
TSD EPA ID:	CAT000613976
TSD County Code:	30
TSD County:	Orange
State Waste Code:	741
State Waste Code Desc.:	Liquids with halogenated organic compounds >= 1,000 Mg./L
Method Code:	H01
Method Description:	Transfer station
Tons:	0.05004
Year:	2004
--	--

HAZNET ***COLUMN ENGINEERING*** ***1930 S BON VIEW AVE ONTARIO 917610000*** ***Others***

SIC Code:	2835	**Mailing City:**	ONTARIO
NAICS Code:	325412	**Mailing State:**	CA
EPA ID:	CAL000137623	**Mailing Zip:**	917610000
Create Date:	12/19/1994	**Region Code:**	4
Fac Act Ind:	No	**Owner Name:**	JOHN WIESER
Inact Date:	9/14/2009	**Owner Addr 1:**	1930 S BON VIEW AVE STE 20
County Code:	36	**Owner Addr 2:**	
County Name:	San Bernardino	**Owner City:**	ONTARIO
Mail Name:		**Owner State:**	CA
Mailing Addr 1:	1930 S BON VIEW AVE STE 20	**Owner Zip:**	917610000
Mailing Addr 2:		**Owner Phone:**	9099473000
Owner Fax:	0000000000		

Contact Information

--	--
Contact Name:	JOHN WIESER/OWNER
Street Address 1:	1930 S BON VIEW AVE STE 20
Street Address 2:	
City:	ONTARIO
State:	CA
Zip:	917610000
Phone:	9099473000
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Tanner Information	
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Generator EPA ID:	CAL000137623
Generator County Code:	36
Generator County:	San Bernardino
TSD EPA ID:	CAD028409019
TSD County Code:	19
TSD County:	Los Angeles
State Waste Code:	135
State Waste Code Desc.:	Unspecified aqueous solution
Method Code:	H141
Method Description:	STORAGE, BULKING, AND/OR TRANSFER OFF SITE--NO TREATMENT/REOVERY (H010-H129) OR (H131-H135)
Tons:	0.021
Year:	2008
--	--
Generator EPA ID:	CAL000137623
Generator County Code:	36
Generator County:	San Bernardino
TSD EPA ID:	CAD028409019
TSD County Code:	19
TSD County:	Los Angeles
State Waste Code:	211
State Waste Code Desc.:	Halogenated solvents (chloroforms, methyl chloride, perchloroethylene, etc)
Method Code:	H061
Method Description:	FUEL BLENDING PRIOR TO ENERGY RECOVERY AT ANOTHER SITE
Tons:	0.2085
Year:	2007
--	--
Generator EPA ID:	CAL000137623
Generator County Code:	36
Generator County:	San Bernardino
TSD EPA ID:	CAD028409019
TSD County Code:	19
TSD County:	Los Angeles
State Waste Code:	211
State Waste Code Desc.:	Halogenated solvents (chloroforms, methyl chloride, perchloroethylene, etc)
Method Code:	H061
Method Description:	FUEL BLENDING PRIOR TO ENERGY RECOVERY AT ANOTHER SITE
Tons:	0.2085
Year:	2008
--	--
Generator EPA ID:	CAL000137623
Generator County Code:	36
Generator County:	San Bernardino
TSD EPA ID:	CAD000088252
TSD County Code:	19
TSD County:	Los Angeles
State Waste Code:	211
State Waste Code Desc.:	Halogenated solvents (chloroforms, methyl chloride, perchloroethylene, etc)
Method Code:	H01
Method Description:	Transfer station
Tons:	0.2293

Year:	1996
--	--
Generator EPA ID:	CAL000137623
Generator County Code:	36
Generator County:	San Bernardino
TSD EPA ID:	CAD000088252
TSD County Code:	19
TSD County:	Los Angeles
State Waste Code:	211
State Waste Code Desc.:	Halogenated solvents (chloroforms, methyl chloride, perchloroethylene, etc)
Method Code:	H01
Method Description:	Transfer station
Tons:	0.4378
Year:	1998
--	--
Generator EPA ID:	CAL000137623
Generator County Code:	36
Generator County:	San Bernardino
TSD EPA ID:	CAD028409019
TSD County Code:	19
TSD County:	Los Angeles
State Waste Code:	211
State Waste Code Desc.:	Halogenated solvents (chloroforms, methyl chloride, perchloroethylene, etc)
Method Code:	H01
Method Description:	Transfer station
Tons:	0.0417
Year:	1999
--	--
Generator EPA ID:	CAL000137623
Generator County Code:	36
Generator County:	San Bernardino
TSD EPA ID:	CAD028409019
TSD County Code:	19
TSD County:	Los Angeles
State Waste Code:	211
State Waste Code Desc.:	Halogenated solvents (chloroforms, methyl chloride, perchloroethylene, etc)
Method Code:	H01
Method Description:	Transfer station
Tons:	0.3753
Year:	2000
--	--
Generator EPA ID:	CAL000137623
Generator County Code:	36
Generator County:	San Bernardino
TSD EPA ID:	CAD028409019
TSD County Code:	19
TSD County:	Los Angeles
State Waste Code:	211
State Waste Code Desc.:	Halogenated solvents (chloroforms, methyl chloride, perchloroethylene, etc)
Method Code:	H01
Method Description:	Transfer station
Tons:	0.4586
Year:	2001
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Generator EPA ID:	CAL000137623
Generator County Code:	36
Generator County:	San Bernardino
TSD EPA ID:	CAD028409019
TSD County Code:	19
TSD County:	Los Angeles
State Waste Code:	211
State Waste Code Desc.:	Halogenated solvents (chloroforms, methyl chloride, perchloroethylene, etc)
Method Code:	H01
Method Description:	Transfer station
Tons:	0.22935
Year:	2002
--	--
Generator EPA ID:	CAL000137623
Generator County Code:	36
Generator County:	San Bernardino
TSD EPA ID:	CAD028409019
TSD County Code:	19
TSD County:	Los Angeles
State Waste Code:	211
State Waste Code Desc.:	Halogenated solvents (chloroforms, methyl chloride, perchloroethylene, etc)
Method Code:	H01
Method Description:	Transfer station
Tons:	0.22935
Year:	2004
--	--
Generator EPA ID:	CAL000137623
Generator County Code:	36
Generator County:	San Bernardino
TSD EPA ID:	CAD028409019
TSD County Code:	19
TSD County:	Los Angeles
State Waste Code:	211
State Waste Code Desc.:	Halogenated solvents (chloroforms, methyl chloride, perchloroethylene, etc)
Method Code:	H01
Method Description:	Transfer station
Tons:	0.22935
Year:	2005
--	--
Generator EPA ID:	CAL000137623
Generator County Code:	36
Generator County:	San Bernardino
TSD EPA ID:	CAD028409019
TSD County Code:	19
TSD County:	Los Angeles
State Waste Code:	211
State Waste Code Desc.:	Halogenated solvents (chloroforms, methyl chloride, perchloroethylene, etc)
Method Code:	H01
Method Description:	Transfer station
Tons:	0.2085
Year:	2006
--	--
Generator EPA ID:	CAL000137623
Generator County Code:	36

Generator County:	San Bernardino
TSD EPA ID:	CAD028409019
TSD County Code:	19
TSD County:	Los Angeles
State Waste Code:	214
State Waste Code Desc.:	Unspecified solvent mixture
Method Code:	H061
Method Description:	FUEL BLENDING PRIOR TO ENERGY RECOVERY AT ANOTHER SITE
Tons:	0.108
Year:	2008
--	--
Generator EPA ID:	CAL000137623
Generator County Code:	36
Generator County:	San Bernardino
TSD EPA ID:	CAD000088252
TSD County Code:	19
TSD County:	Los Angeles
State Waste Code:	221
State Waste Code Desc.:	Waste oil and mixed oil
Method Code:	H01
Method Description:	Transfer station
Tons:	0.209
Year:	1997
--	--
Generator EPA ID:	CAL000137623
Generator County Code:	36
Generator County:	San Bernardino
TSD EPA ID:	CAD028409019
TSD County Code:	19
TSD County:	Los Angeles
State Waste Code:	221
State Waste Code Desc.:	Waste oil and mixed oil
Method Code:	T01
Method Description:	Treatment, tank
Tons:	0.209
Year:	2002
--	--
Generator EPA ID:	CAL000137623
Generator County Code:	36
Generator County:	San Bernardino
TSD EPA ID:	CAD982444481
TSD County Code:	36
TSD County:	San Bernardino
State Waste Code:	611
State Waste Code Desc.:	Contaminated soil from site clean-up
Method Code:	
Method Description:	
Tons:	0.125
Year:	2003
--	--

HAZNET ***QUALITY PRINTERS LLC*** ***1930 S BON VIEW AVE STE 14 ONTARIO 917615532*** ***Others***

SIC Code:	7389	***Mailing City:***	ORANGE
NAICS Code:	561439	***Mailing State:***	CA
EPA ID:	CAL000295237	***Mailing Zip:***	928696047
Create Date:	6/15/2005 4:29:22 PM	***Region Code:***	4
Fac Act Ind:	No	***Owner Name:***	MIKE BURNS
Inact Date:	6/30/2008	***Owner Addr 1:***	5838 E SANDSTONE CT
County Code:	36	***Owner Addr 2:***	
County Name:	San Bernardino	***Owner City:***	ORANGE
Mail Name:		***Owner State:***	CA
Mailing Addr 1:	5838 E SANDSTONE CT	***Owner Zip:***	928696047
Mailing Addr 2:		***Owner Phone:***	7147914212
Owner Fax:			

Contact Information

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Contact Name:	MIKE BURNS
Street Address 1:	1930 S BON VIEW AVE STE 14
Street Address 2:	
City:	ONTARIO
State:	CA
Zip:	917615532
Phone:	9099471433
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Tanner Information

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Generator EPA ID:	CAL000295237
Generator County Code:	36
Generator County:	San Bernardino
TSD EPA ID:	CAT000613976
TSD County Code:	30
TSD County:	Orange
State Waste Code:	741
State Waste Code Desc.:	Liquids with halogenated organic compounds >= 1,000 Mg./L
Method Code:	H141
Method Description:	STORAGE, BULKING, AND/OR TRANSFER OFF SITE--NO TREATMENT/REOVERY (H010-H129) OR (H131-H135)
Tons:	0.03336
Year:	2007
--	--
Generator EPA ID:	CAL000295237
Generator County Code:	36
Generator County:	San Bernardino
TSD EPA ID:	CAT000613976
TSD County Code:	30
TSD County:	Orange
State Waste Code:	741
State Waste Code Desc.:	Liquids with halogenated organic compounds >= 1,000 Mg./L
Method Code:	H141
Method Description:	STORAGE, BULKING, AND/OR TRANSFER OFF SITE--NO TREATMENT/REOVERY (H010-H129) OR (H131-H135)
Tons:	0.03336
Year:	2008
--	--

Generator EPA ID:	CAL000295237
Generator County Code:	36
Generator County:	San Bernardino
TSD EPA ID:	CAT000613893
TSD County Code:	19
TSD County:	Los Angeles
State Waste Code:	741
State Waste Code Desc.:	Liquids with halogenated organic compounds >= 1,000 Mg./L
Method Code:	H01
Method Description:	Transfer station
Tons:	0.02085
Year:	2006
--	--

Map Key	***Company/Site Name***	***Address***	***Distance (m/ft)***	***Elev Diff (ft)***
2	W. H. THORNTON CO	1948 S BON VIEW	.0 / 0.0	-7.0

ASTM Category: Others

Vapor Encroachment Details

Impact on Target Property:	VEC does not exist
Conditions:	N/A
Groundwater Flow Gradient:	
Flow is based on the following:	
Preferential Pathway:	
Geological Attributes - Hydraulic Barrier:	
Geological Attributes - Physical Barrier:	
Geological Attributes - Soil Geology:	
Comments:	

The standard environmental record sources are reviewed and identified that there are not known or suspected sources of COC-contamination within the established area of concern (AOC). (ASTM E2600 8.3.1)
Previous Phase I ESA prepared by REM in 2018 indicated that WH Thornton Co with paint dip tank coating, open spray equipment, and spray paint booths permitted with SCAQMD, but no records indicating violations, noncompliance, or releases to the environment were identified during Orion\U0027s Phase I ESA records review.

EMISSIONS ***W. H. THORNTON CO*** ***1948 S BON VIEW*** ***ONTARIO 91761*** ***Others***

1987 Criteria Data

Facility ID:	22268	***CERR Code:***	
Facility SIC Code:	2511	***TOGT:***	0
CO:	36	***ROGT:***	0
Air Basin:	SC	***COT:***	
District:	SC	***NOXT:***	
COID:	SBD	***SOXT:***	
DISN:	SOUTH COAST AQMD	***PMT:***	
CHAPIS:		***PM10T:***	

1987 Toxic Data

Facility ID:	22268	***COID:***	SBD
Facility SIC Code:	2511	***DISN:***	SOUTH COAST AQMD
CO:	36	***CHAPIS:***	
Air Basin:	SC	***CERR Code:***	
District:	SC		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

Map Key	***Company/Site Name***	***Address***	***Distance (m/ft)***	***Elev Diff (ft)***
3	ABS GLOBAL INC CUSTOM COLOR FRAME LARRY RAMONEDA NOVA MEN AUTO REPAIR	1914 BON VIEW 1914 S BON VIEW #4 1914 S BON VIEW AVE 1914 S BON VIEW AVE STE 4 1914 S BON VIEW UNIT 3	.0 / 0.0	-1.0

ASTM Category: State and Tribal registered storage tank lists
Others

Vapor Encroachment Details

Impact on Target Property: VEC does not exist

Conditions: Petroleum Hydrocarbon Chemicals of Concern (PCOC)

Groundwater Flow Gradient:

Flow is based on the following:

Preferential Pathway:

Geological Attributes - Hydraulic Barrier:

Geological Attributes - Physical Barrier:

Geological Attributes - Soil Geology:

Comments:

The standard environmental record sources are reviewed and identified that there are not known or suspected sources of COC-contamination within the established area of concern (AOC). (ASTM E2600 8.3.1)
Chemical usage and waste disposal are associated with this records, but no records indicate a release to the environment.

SANBERN CUPA ***NOVA MEN AUTO REPAIR*** ***1914 S BON VIEW #4 ONTARIO 91761*** ***State and Tribal registered storage tank lists***

Facility ID:	FA0010493
Owner Info:	DELGADO, MANUEL
Mailing Care of:	NOVA MEN
Mailing Address 1:	7040 ARCHIBALD AVE. #74
Mailing Address 2:	
Mailing City:	ALTA LOMA
Mailing State:	CA
Mailing Zip:	91701

Detail(s)

Permit ID:	PT0017843
Status:	INACTIVE
Program Element Code:	4420

Permit Desc:	SPECIAL GENERATOR
To:	8/31/2007

SANBERN ***ABS GLOBAL INC*** ***1914 S BON VIEW UNIT 3*** ***State and Tribal registered***
CUPA ***ONTARIO 91761*** ***storage tank lists***

Facility ID:	FA0010805
Owner Info:	ABS GLOBAL INC
Mailing Care of:	LORI HELLABRAND
Mailing Address 1:	1914 S BON VIEW #3
Mailing Address 2:	
Mailing City:	ONTARIO
Mailing State:	CA
Mailing Zip:	91761

Detail(s)

Permit ID:	PT0018548
Status:	INACTIVE
Program Element Code:	4241
Permit Desc:	HAZARDOUS MATERIALS 1-3 CHEMICALS SPECIAL
To:	2/28/2016

HAZNET ***LARRY RAMONEDA*** ***1914 S BON VIEW AVE*** ***Others***
ONTARIO 917615546

SIC Code:		***Mailing City:***	COVINA
NAICS Code:		***Mailing State:***	CA
EPA ID:	CAC002632556	***Mailing Zip:***	917243375
Create Date:	7/14/2008	***Region Code:***	4
Fac Act Ind:	No	***Owner Name:***	LARRY RAMONEDA
Inact Date:	1/11/2009	***Owner Addr 1:***	1949 E PUENTE ST
County Code:	36	***Owner Addr 2:***	
County Name:	San Bernardino	***Owner City:***	COVINA
Mail Name:		***Owner State:***	CA
Mailing Addr 1:	1949 E PUENTE ST	***Owner Zip:***	917243375
Mailing Addr 2:		***Owner Phone:***	9099174679
Owner Fax:			

Contact Information

--	--
Contact Name:	LARRY RAMONEDA
Street Address 1:	1949 E PUENTE ST
Street Address 2:	
City:	COVINA
State:	CA
Zip:	917243375
Phone:	9099174679
--	--

HAZNET ***NOVA MEN AUTO REPAIR*** ***1914 S BON VIEW AVE STE 4*** ***Others***
ONTARIO 917615546

SIC Code:	7699	***Mailing City:***	ONTARIO
NAICS Code:	81149	***Mailing State:***	CA
EPA ID:	CAL000300907	***Mailing Zip:***	917615546
Create Date:	11/30/2005 10:50:53 AM	***Region Code:***	4
Fac Act Ind:	No	***Owner Name:***	MANUEL DELGADO
Inact Date:	6/30/2007	***Owner Addr 1:***	10033 BAYWOOD WAY
County Code:	36	***Owner Addr 2:***	
County Name:	San Bernardino	***Owner City:***	ALTA LOMA
Mail Name:		***Owner State:***	CA
Mailing Addr 1:	1914 S BON VIEW AVE STE 4	***Owner Zip:***	917370000
Mailing Addr 2:		***Owner Phone:***	9094838359
Owner Fax:	9099301902		

Contact Information

--	--
Contact Name:	MANUEL DELGADO
Street Address 1:	1914 S BON VIEW AVE STE 4
Street Address 2:	
City:	ONTARIO
State:	CA
Zip:	917615546
Phone:	9099232181
--	--
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Tanner Information

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Generator EPA ID:	CAL000300907
Generator County Code:	36
Generator County:	San Bernardino
TSD EPA ID:	CAD059494310
TSD County Code:	43
TSD County:	Santa Clara
State Waste Code:	222
State Waste Code Desc.:	Oil/water separation sludge
Method Code:	R01
Method Description:	Recycler
Tons:	5.2125
Year:	2002
--	--

FINDS/FRS ***ABS GLOBAL INC*** ***1914 S BON VIEW UNIT 3 ONTARIO 91761*** ***Others***

Registry ID:	110065503976
FIPS Code:	
HUC Code:	18070203
Site Type Name:	STATIONARY
Location Description:	
Supplemental Location:	
Create Date:	13-OCT-15
Update Date:	
Interest Types:	STATE MASTER
SIC Codes:	
SIC Code Descriptions:	

NAICS Codes:	
NAICS Code Descriptions:	
Conveyor:	FRS-GEOCODE
Federal Facility Code:	
Federal Agency Name:	
Tribal Land Code:	
Tribal Land Name:	
Congressional Dist No:	43
Census Block Code:	060710018131010
EPA Region Code:	09
County Name:	SAN BERNARDINO COUNT
US/Mexico Border Ind:	
Latitude:	34.03899
Longitude:	-117.63744
Reference Point:	CENTER OF A FACILITY OR STATION
Coord Collection Method:	ADDRESS MATCHING-HOUSE NUMBER
Accuracy Value:	30
Datum:	NAD83
Source:	
Facility Detail Rprt URL:	https://ofmpub.epa.gov/frs_public2/fii_query_detail.disp_program_facility?p_registry_id=110065503976
Program Acronyms:	

CA-ENVIROVIEW:2691

EMISSIONS ***CUSTOM COLOR FRAME*** ***1914 BON VIEW ONTARIO*** ***Others***

1987 Criteria Data

Facility ID:	50374	***CERR Code:***	
Facility SIC Code:	7538	***TOGT:***	2
CO:	36	***ROGT:***	1.936
Air Basin:	SC	***COT:***	
District:	SC	***NOXT:***	
COID:	SBD	***SOXT:***	
DISN:	SOUTH COAST AQMD	***PMT:***	
CHAPIS:		***PM10T:***	

1987 Toxic Data

Facility ID:	50374	***COID:***	SBD
Facility SIC Code:	7538	***DISN:***	SOUTH COAST AQMD
CO:	36	***CHAPIS:***	
Air Basin:	SC	***CERR Code:***	
District:	SC		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

Map Key	Company/Site Name	Address	Distance (m/ft)	Elev Diff (ft)
4	CORPORATE RESOURCE SERVICES FLO-BIN RENTALS J L M C INC JLMC INC JLMC, INC JLMCNA INC	1944 BON VIEW 1944 BON VIEW AVE 1944 S BON VIEW 1944 S BON VIEW AVE 1944 S BONVIEW AVE	2.86 / 9.38	-6.0

ASTM Category:

Federal RCRA generators list
State and Tribal registered storage tank lists
State Hazardous Waste Facilities
Others

Vapor Encroachment Details

Impact on Target Property: VEC does not exist

Conditions: N/A

Groundwater Flow Gradient:

Flow is based on the following:

Preferential Pathway:

Geological Attributes - Hydraulic Barrier:

Geological Attributes - Physical Barrier:

Geological Attributes - Soil Geology:

Comments:

The standard environmental record sources are reviewed and identified that there are not known or suspected sources of COC-contamination within the established area of concern (AOC). (ASTM E2600 8.3.1)
Chemical usage and waste disposal are associated with these records, but no records were identified that indicate a release to the environment.

SANBERN CUPA ***JLMC, INC*** ***1944 S BON VIEW ONTARIO 91761*** ***State and Tribal registered storage tank lists***

Facility ID: FA0004143
Owner Info: Richard Jr. Geary
Mailing Care of:
Mailing Address 1: P.O. BOX 3817
Mailing Address 2:
Mailing City: ONTARIO
Mailing State: CA
Mailing Zip: 91761

Detail(s)

Permit ID: PT0019544
Status: ACTIVE
Program Element Code: 4452
Permit Desc: CONDITIONALLY EXEMPT SM QTY GENERATOR
To: 8/31/2021

Permit ID: PT0005088
Status: ACTIVE
Program Element Code: 4243
Permit Desc: HAZARDOUS MATERIALS 4-10 CHEMICALS
To: 8/31/2021

HAZNET **J L M C INC** **1944 BON VIEW AVE** **Others**
ONTARIO 917615503

SIC Code:	2499,3412,3429,3433,3443,3444,3499,3537,3569,3634	**Mailing City:**	ONTARIO
NAICS Code:	332322,332439,333414	**Mailing State:**	CA
EPA ID:	CAL000268240	**Mailing Zip:**	917610000
Create Date:	3/26/2003	**Region Code:**	4
Fac Act Ind:	Yes	**Owner Name:**	J L M C INC
Inact Date:		**Owner Addr 1:**	1944 BON VIEW AVE
County Code:	36	**Owner Addr 2:**	
County Name:	San Bernardino	**Owner City:**	ONTARIO
Mail Name:		**Owner State:**	CA
Mailing Addr 1:	PO BOX 3817	**Owner Zip:**	917615503
Mailing Addr 2:		**Owner Phone:**	9099472980
Owner Fax:	0000000000		

Contact Information

--	--
Contact Name:	CHUCK GARDENHIRE
Street Address 1:	1944 S BON VIEW AVE
Street Address 2:	
City:	ONTARIO
State:	CA
Zip:	91761
Phone:	9099472980
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Tanner Information

--	--
Generator EPA ID:	CAL000268240
Generator County Code:	36
Generator County:	San Bernardino
TSD EPA ID:	CAT080033681
TSD County Code:	19
TSD County:	Los Angeles
State Waste Code:	352
State Waste Code Desc.:	Other organic solids
Method Code:	D80
Method Description:	Disposal, landfill
Tons:	0.3
Year:	2003
--	--

HAZNET **J L M C INC** **1944 BON VIEW** **Others**
ONTARIO 917615503

SIC Code:		**Mailing City:**	ONTARIO
NAICS Code:		**Mailing State:**	CA
EPA ID:	CAP000033472	**Mailing Zip:**	917610000
Create Date:	5/13/1998	**Region Code:**	4
Fac Act Ind:	No	**Owner Name:**	RICHARD GEARY
Inact Date:	12/21/2000	**Owner Addr 1:**	1944 BON VIEW
County Code:	36	**Owner Addr 2:**	
County Name:	San Bernardino	**Owner City:**	ONTARIO

Mail Name:		***Owner State:***	CA
Mailing Addr 1:	1944 BON VIEW	***Owner Zip:***	917610000
Mailing Addr 2:		***Owner Phone:***	9099472980
Owner Fax:			

Contact Information	
--	--
Contact Name:	MR DON CHRISTY
Street Address 1:	1944 BON VIEW
Street Address 2:	
City:	ONTARIO
State:	CA
Zip:	917610000
Phone:	--
--	--
--	--
Tanner Information	
--	--
Generator EPA ID:	CAP000033472
Generator County Code:	36
Generator County:	San Bernardino
TSD EPA ID:	CAD008252405
TSD County Code:	19
TSD County:	Los Angeles
State Waste Code:	343
State Waste Code Desc.:	Unspecified organic liquid mixture
Method Code:	R01
Method Description:	Recycler
Tons:	0.561
Year:	1997
--	--

FINDS/FRS ***JLMCNA INC*** ***1944 S BON VIEW ONTARIO 91761*** ***Others***

Registry ID:	110065899558
FIPS Code:	
HUC Code:	18070203
Site Type Name:	STATIONARY
Location Description:	
Supplemental Location:	
Create Date:	13-OCT-15
Update Date:	
Interest Types:	STATE MASTER
SIC Codes:	3400
SIC Code Descriptions:	
NAICS Codes:	
NAICS Code Descriptions:	
Conveyor:	FRS-GEOCODE
Federal Facility Code:	
Federal Agency Name:	
Tribal Land Code:	
Tribal Land Name:	
Congressional Dist No:	43

Census Block Code:	060710018031021
EPA Region Code:	09
County Name:	SAN BERNARDINO COUNT
US/Mexico Border Ind:	
Latitude:	34.038336
Longitude:	-117.637211
Reference Point:	ENTRANCE POINT OF A FACILITY OR STATION
Coord Collection Method:	ADDRESS MATCHING-HOUSE NUMBER
Accuracy Value:	50
Datum:	NAD83
Source:	
Facility Detail Rprt URL:	https://ofmpub.epa.gov/frs_public2/fii_query_detail.disp_program_facility?p_registry_id=110065899558
Program Acronyms:	

CA-ENVIROVIEW:40052

HAZNET ***FLO-BIN RENTALS*** ***1944 S BON VIEW AVE ONTARIO 917615503*** ***Others***

SIC Code:	7359,7699	***Mailing City:***	ONTARIO
NAICS Code:	562991	***Mailing State:***	CA
EPA ID:	CAL000414437	***Mailing Zip:***	917615503
Create Date:	2/18/2016	***Region Code:***	4
Fac Act Ind:	Yes	***Owner Name:***	CCKX INC
Inact Date:		***Owner Addr 1:***	17225 EL CAMINO REAL STE 340
County Code:	36	***Owner Addr 2:***	
County Name:	San Bernardino	***Owner City:***	HOUSTON
Mail Name:		***Owner State:***	TX
Mailing Addr 1:	1944 S BON VIEW AVE	***Owner Zip:***	77058
Mailing Addr 2:		***Owner Phone:***	8322249073
Owner Fax:	8322244319		

Contact Information

--	--
Contact Name:	GARY J GARCIA
Street Address 1:	1944 S BON VIEW AVE
Street Address 2:	
City:	ONTARIO
State:	CA
Zip:	917615503
Phone:	6268629251
--	--

FINDS/FRS ***JLMC INC*** ***1944 S BON VIEW AVE ONTARIO 91761*** ***Others***

Registry ID:	110070090553
FIPS Code:	
HUC Code:	18070203
Site Type Name:	STATIONARY
Location Description:	
Supplemental Location:	
Create Date:	07-AUG-17

Update Date:	
Interest Types:	ICIS-NPDES NON-MAJOR, STORM WATER INDUSTRIAL
SIC Codes:	3444
SIC Code Descriptions:	SHEET METALWORK
NAICS Codes:	
NAICS Code Descriptions:	
Conveyor:	ICIS
Federal Facility Code:	
Federal Agency Name:	
Tribal Land Code:	
Tribal Land Name:	
Congressional Dist No:	43
Census Block Code:	060710018131010
EPA Region Code:	09
County Name:	
US/Mexico Border Ind:	
Latitude:	34.0386
Longitude:	-117.63726
Reference Point:	
Coord Collection Method:	
Accuracy Value:	
Datum:	NAD83
Source:	
Facility Detail Rprt URL:	https://ofmpub.epa.gov/frs_public2/fii_query_detail.disp_program_facility?p_registry_id=110070090553
Program Acronyms:	

NPDES:CAZ338008

CERS HAZ ***JLMC, INC*** ***1944 S BON VIEW*** ***ONTARIO 91761*** ***State Hazardous Waste Facilities***

Site ID:	40052
Latitude:	34.038378
Longitude:	-117.637370
County:	

Regulated Programs

EI ID:	10040932	***EI Description:***	Chemical Storage Facilities
EI ID:	10040932	***EI Description:***	Hazardous Waste Generator

Evaluations

Eval Date:	06/04/2015
Violations Found:	No
Eval General Type:	Compliance Evaluation Inspection
Eval Type:	Routine done by local agency
Eval Division:	San Bernardino County Fire Department
Eval Program:	HMRRP
Eval Source:	CERS
Eval Notes:	

Routine inspection; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 08/23/2018
Violations Found: No
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: San Bernardino County Fire Department
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

Eval Date: 08/23/2018
Violations Found: No
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: San Bernardino County Fire Department
Eval Program: HW
Eval Source: CERS
Eval Notes:

Eval Date: 06/04/2015
Violations Found: No
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: San Bernardino County Fire Department
Eval Program: HW
Eval Source: CERS
Eval Notes:

Routine inspection; Note: data in [EVAL Notes] field for some records is truncated from the source.

Affiliations

Affil Type Desc: Environmental Contact
Entity Name: THOMAS LAO
Entity Title:
Address: 11660 Church St. #28
City: Rancho Cucamonga
State: CA
Country:
Zip Code: 91739
Phone:

Affil Type Desc: CUPA District
Entity Name: San Bernardino County Fire
Entity Title:
Address: 620 South E Street
City: San Bernardino
State: CA
Country:
Zip Code: 92415-0153

Phone:	(909) 386-8401
Affil Type Desc:	Property Owner
Entity Name:	Richard Jr. Geary
Entity Title:	
Address:	1944 S BON VIEW
City:	ONTARIO
State:	CA
Country:	United States
Zip Code:	91761
Phone:	(909) 947-2980
Affil Type Desc:	Parent Corporation
Entity Name:	JLMC, INC
Entity Title:	
Address:	
City:	
State:	
Country:	
Zip Code:	
Phone:	
Affil Type Desc:	Facility Mailing Address
Entity Name:	Mailing Address
Entity Title:	
Address:	1944 S BON VIEW
City:	ONTARIO
State:	CA
Country:	
Zip Code:	91761
Phone:	
Affil Type Desc:	Legal Owner
Entity Name:	Richard Jr. Geary
Entity Title:	
Address:	1944 S BON VIEW
City:	ONTARIO
State:	CA
Country:	United States
Zip Code:	91761
Phone:	(909) 947-2980
Affil Type Desc:	Operator
Entity Name:	JLMC Inc. / Chuck Gardenhire
Entity Title:	
Address:	
City:	
State:	
Country:	
Zip Code:	
Phone:	(909) 947-2980

Registry ID:	110070318958
FIPS Code:	
HUC Code:	
Site Type Name:	
Location Description:	
Supplemental Location:	
Create Date:	27-SEP-18
Update Date:	
Interest Types:	OSHA ESTABLISHMENT
SIC Codes:	3446
SIC Code Descriptions:	ARCHITECTURAL AND ORNAMENTAL METALWORK
NAICS Codes:	332323
NAICS Code Descriptions:	ORNAMENTAL AND ARCHITECTURAL METAL WORK MANUFACTURING.
Conveyor:	
Federal Facility Code:	
Federal Agency Name:	
Tribal Land Code:	
Tribal Land Name:	
Congressional Dist No:	
Census Block Code:	
EPA Region Code:	09
County Name:	
US/Mexico Border Ind:	
Latitude:	
Longitude:	
Reference Point:	
Coord Collection Method:	
Accuracy Value:	
Datum:	NAD83
Source:	
Facility Detail Rprt URL:	https://ofmpub.epa.gov/frs_public2/fii_query_detail.disp_program_facility?p_registry_id=110070318958
Program Acronyms:	

OSHA-OIS:316350909

RCRA NON GEN ***J L M C INC*** ***1944 BON VIEW AVE ONTARIO 91761-5503*** ***Federal RCRA generators list***

EPA Handler ID:	CAL000268240
Gen Status Universe:	No Report
Contact Name:	CHUCK GARDENHIRE
Contact Address:	1944 S BON VIEW AVE , , ONTARIO , CA, 91761 ,
Contact Phone No and Ext:	909-947-2980
Contact Email:	CHUCK@JLMC.COM
Contact Country:	
County Name:	SAN BERNARDINO
EPA Region:	09
Land Type:	
Receive Date:	20030326
Location Latitude:	34.038277
Location Longitude:	-117.637265

Violation/Evaluation Summary

Note: NO RECORDS: As of Jan 2021, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility:	No
Onsite Burner Exemption:	No
Furnace Exemption:	No
Underground Injection Activity:	No
Commercial TSD:	No
Used Oil Transporter:	No
Used Oil Transfer Facility:	No
Used Oil Processor:	No
Used Oil Refiner:	No
Used Oil Burner:	No
Used Oil Market Burner:	No
Used Oil Spec Marketer:	No

Hazardous Waste Handler Details

Sequence No:	1
Receive Date:	20030326
Handler Name:	J L M C INC
Source Type:	Implementer
Federal Waste Generator Code:	N
Generator Code Description:	Not a Generator, Verified

Owner/Operator Details

Owner/Operator Ind:	Current Operator	***Street No:***	
Type:	Other	***Street 1:***	1944 S BON VIEW AVE
Name:	CHUCK GARDENHIRE	***Street 2:***	
Date Became Current:		***City:***	ONTARIO
Date Ended Current:		***State:***	CA
Phone:	909-947-2980	***Country:***	
Source Type:	Implementer	***Zip Code:***	91761

Owner/Operator Ind:	Current Owner	***Street No:***	
Type:	Other	***Street 1:***	1944 BON VIEW AVE
Name:	J L M C INC	***Street 2:***	
Date Became Current:		***City:***	ONTARIO
Date Ended Current:		***State:***	CA
Phone:	909-947-2980	***Country:***	
Source Type:	Implementer	***Zip Code:***	91761-5503

Registry ID:	110070457433
FIPS Code:	06071
HUC Code:	
Site Type Name:	STATIONARY
Location Description:	
Supplemental Location:	
Create Date:	02-JAN-19
Update Date:	
Interest Types:	OTHER HAZARDOUS WASTE ACTIVITIES, SQG, TRANSPORTER
SIC Codes:	
SIC Code Descriptions:	
NAICS Codes:	332322, 332439, 333414
NAICS Code Descriptions:	HEATING EQUIPMENT (EXCEPT WARM AIR FURNACES) MANUFACTURING., OTHER METAL CONTAINER MANUFACTURING., SHEET METAL WORK MANUFACTURING.
Conveyor:	
Federal Facility Code:	
Federal Agency Name:	
Tribal Land Code:	
Tribal Land Name:	
Congressional Dist No:	
Census Block Code:	
EPA Region Code:	09
County Name:	SAN BERNARDINO
US/Mexico Border Ind:	
Latitude:	
Longitude:	
Reference Point:	
Coord Collection Method:	
Accuracy Value:	
Datum:	NAD83
Source:	
Facility Detail Rprt URL:	https://ofmpub.epa.gov/frs_public2/fii_query_detail.disp_program_facility?p_registry_id=110070457433
Program Acronyms:	

RCRAINFO:CAL000268240, RCRAINFO:CAP000033472

RCRA SQG J L M C INC ***1944 BON VIEW ONTARIO 91761*** ***Federal RCRA generators list***

EPA Handler ID:	CAP000033472
Gen Status Universe:	Small Quantity Generator
Contact Name:	DON CHRISTY
Contact Address:	1944 BON VIEW , , ONTARIO , CA, 91761 , US
Contact Phone No and Ext:	909-947-2980
Contact Email:	
Contact Country:	US
County Name:	SAN BERNARDINO
EPA Region:	09
Land Type:	Private
Receive Date:	19971104
Location Latitude:	34.038277
Location Longitude:	-117.637265

Violation/Evaluation Summary

Note: NO RECORDS: As of Jan 2021, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility:	No
Onsite Burner Exemption:	No
Furnace Exemption:	No
Underground Injection Activity:	No
Commercial TSD:	No
Used Oil Transporter:	No
Used Oil Transfer Facility:	No
Used Oil Processor:	No
Used Oil Refiner:	No
Used Oil Burner:	No
Used Oil Market Burner:	No
Used Oil Spec Marketer:	No

Hazardous Waste Handler Details

Sequence No:	1
Receive Date:	19971104
Handler Name:	J L M C INC
Federal Waste Generator Code:	2
Generator Code Description:	Small Quantity Generator
Source Type:	Implementer

Hazardous Waste Handler Details

Sequence No:	1
Receive Date:	19971104
Handler Name:	J L M C INC
Federal Waste Generator Code:	1
Generator Code Description:	Large Quantity Generator
Source Type:	Notification

Owner/Operator Details

Owner/Operator Ind:	Current Owner	***Street No:***	
Type:	Private	***Street 1:***	1944 BON VIEW
Name:	RICHARD GEARY	***Street 2:***	
Date Became Current:		***City:***	ONTARIO
Date Ended Current:		***State:***	CA
Phone:	909-947-2980	***Country:***	
Source Type:	Notification	***Zip Code:***	91761

Owner/Operator Ind:	Current Owner	***Street No:***	
Type:	Private	***Street 1:***	1944 BON VIEW
Name:	RICHARD GEARY	***Street 2:***	
Date Became Current:		***City:***	ONTARIO
Date Ended Current:		***State:***	CA
Phone:	909-947-2980	***Country:***	
Source Type:	Implementer	***Zip Code:***	91761

Historical Handler Details

Receive Dt:	19971104
Generator Code Description:	Large Quantity Generator
Handler Name:	J L M C INC

Map Key	***Company/Site Name***	***Address***	***Distance (m/ft)***	***Elev Diff (ft)***
5	OSS INC PETERSON PIPELINE INC	1945 S BON VIEW	6.53 / 21.43	-6.0

ASTM Category: Federal RCRA generators list
Others

Vapor Encroachment Details

Impact on Target Property:	VEC does not exist
Conditions:	N/A
Groundwater Flow Gradient:	Up-Gradient
Flow is based on the following:	
Preferential Pathway:	
Geological Attributes - Hydraulic Barrier:	
Geological Attributes - Physical Barrier:	
Geological Attributes - Soil Geology:	

Comments:

The standard environmental record sources are reviewed and identified that there are not known or suspected sources of COC-contamination within the established area of concern (AOC). (ASTM E2600 8.3.1)
Disposal of unknown wastes are associated with these records, but no records were identified that indicate a release to the environment.

HAZNET ***PETERSON PIPELINE INC*** ***1945 S BON VIEW ONTARIO 91761*** ***Others***

SIC Code:	1521,1531,8741	***Mailing City:***	CHINO
NAICS Code:	23321	***Mailing State:***	CA
EPA ID:	CAL000279724	***Mailing Zip:***	917080000
Create Date:	3/5/2004	***Region Code:***	4
Fac Act Ind:	No	***Owner Name:***	PETERSON PIPELINE INC
Inact Date:	6/30/2015	***Owner Addr 1:***	6871 WEEPING WILLOW CT
County Code:	36	***Owner Addr 2:***	
County Name:	San Bernardino	***Owner City:***	CHINO
Mail Name:		***Owner State:***	CA
Mailing Addr 1:	PO BOX 1649	***Owner Zip:***	917100000
Mailing Addr 2:		***Owner Phone:***	9093931906
Owner Fax:	0000000000		

Contact Information

--	--
Contact Name:	GREG PETERSON
Street Address 1:	6871 WEEPING WILLOW CT
Street Address 2:	
City:	CHINO
State:	CA
Zip:	917100000
Phone:	9093931906
--	--

HAZNET ***OSS INC*** ***1945 S BON VIEW ONTARIO 91761*** ***Others***

SIC Code:	4212	**Mailing City:**	ONTARIO
NAICS Code:	562119	**Mailing State:**	CA
EPA ID:	CAL000283115	**Mailing Zip:**	917610000
Create Date:	6/15/2004 3:13:48 PM	**Region Code:**	4
Fac Act Ind:	No	**Owner Name:**	OSS INC
Inact Date:	6/30/2013	**Owner Addr 1:**	PO BOX 3995
County Code:	36	**Owner Addr 2:**	
County Name:	San Bernardino	**Owner City:**	ONTARIO
Mail Name:		**Owner State:**	CA
Mailing Addr 1:	PO BOX 3995	**Owner Zip:**	917610000
Mailing Addr 2:		**Owner Phone:**	9099473980
Owner Fax:	0000000000		

Contact Information

--	--
Contact Name:	DAVID SHEPPLER
Street Address 1:	12743 CYPRESS AVE
Street Address 2:	
City:	CHINO
State:	CA
Zip:	917100000
Phone:	9096281140
--	--

RCRA NON GEN ***PETERSON PIPELINE INC*** ***1945 S BON VIEW ONTARIO 91761*** ***Federal RCRA generators list***

EPA Handler ID:	CAL000279724
Gen Status Universe:	No Report
Contact Name:	GREG PETERSON
Contact Address:	3863 PILGRIMS WAY , , CHINO , CA, 91710 ,
Contact Phone No and Ext:	909-393-1906
Contact Email:	DIGDIRT1986@AOL.COM
Contact Country:	
County Name:	SAN BERNARDINO
EPA Region:	09
Land Type:	
Receive Date:	20040305
Location Latitude:	34.038128
Location Longitude:	-117.637182

Violation/Evaluation Summary

Note:	NO RECORDS: As of Jan 2021, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility:	No
Onsite Burner Exemption:	No
Furnace Exemption:	No
Underground Injection Activity:	No
Commercial TSD:	No
Used Oil Transporter:	No
Used Oil Transfer Facility:	No
Used Oil Processor:	No
Used Oil Refiner:	No
Used Oil Burner:	No
Used Oil Market Burner:	No
Used Oil Spec Marketer:	No

Hazardous Waste Handler Details

Sequence No:	1
Receive Date:	20040305
Handler Name:	PETERSON PIPELINE INC
Source Type:	Implementer
Federal Waste Generator Code:	N
Generator Code Description:	Not a Generator, Verified

Owner/Operator Details

Owner/Operator Ind:	Current Owner	***Street No:***	
Type:	Other	***Street 1:***	3863 PILGRIMS WAY
Name:	GREG PETERSON	***Street 2:***	
Date Became Current:		***City:***	CHINO
Date Ended Current:		***State:***	CA
Phone:	909-393-1906	***Country:***	
Source Type:	Implementer	***Zip Code:***	91710

Owner/Operator Ind:	Current Operator	***Street No:***	
Type:	Other	***Street 1:***	3863 PILGRIMS WAY
Name:	GREG PETERSON	***Street 2:***	
Date Became Current:		***City:***	CHINO
Date Ended Current:		***State:***	CA
Phone:	909-393-1906	***Country:***	
Source Type:	Implementer	***Zip Code:***	91710

Registry ID:	110070457023
FIPS Code:	06071
HUC Code:	
Site Type Name:	STATIONARY
Location Description:	
Supplemental Location:	
Create Date:	02-JAN-19
Update Date:	
Interest Types:	OTHER HAZARDOUS WASTE ACTIVITIES, TRANSPORTER
SIC Codes:	
SIC Code Descriptions:	
NAICS Codes:	
NAICS Code Descriptions:	
Conveyor:	
Federal Facility Code:	
Federal Agency Name:	
Tribal Land Code:	
Tribal Land Name:	
Congressional Dist No:	
Census Block Code:	
EPA Region Code:	09
County Name:	SAN BERNARDINO
US/Mexico Border Ind:	
Latitude:	
Longitude:	
Reference Point:	
Coord Collection Method:	
Accuracy Value:	
Datum:	NAD83
Source:	
Facility Detail Rprt URL:	https://ofmpub.epa.gov/frs_public2/fii_query_detail.disp_program_facility?p_registry_id=110070457023
Program Acronyms:	

RCRAINFO:CAL000279724

Map Key	***Company/Site Name***	***Address***	***Distance (m/ft)***	***Elev Diff (ft)***
6	POUCHES, INC POUCHES, INC.	1901 S BON VIEW AVE - 1901 S. BONVIEW AVE.	7.79 / 25.57	1.0

ASTM Category: Others

Vapor Encroachment Details

Impact on Target Property:	VEC does not exist
Conditions:	Non-Petroleum Chemicals of Concern (NPCOC)
Groundwater Flow Gradient:	Up-Gradient
Flow is based on the following:	
Preferential Pathway:	
Geological Attributes - Hydraulic Barrier:	
Geological Attributes - Physical Barrier:	

Geological Attributes - Soil Geology:

Comments:

The standard environmental record sources are reviewed and identified that there are not known or suspected sources of COC-contamination within the established area of concern (AOC). (ASTM E2600 8.3.1)
Pesticide usage is associated with these records, but no records were identified that indicate a release to the environment.

FINDS/FRS ***POUCHES, INC.*** ***1901 S. BONVIEW AVE. ONTARIO 91761-5601*** ***Others***

Registry ID:	110015311312
FIPS Code:	06071
HUC Code:	18070203
Site Type Name:	STATIONARY
Location Description:	
Supplemental Location:	
Create Date:	17-JUL-03
Update Date:	23-DEC-15
Interest Types:	COMPLIANCE ACTIVITY, ENFORCEMENT/COMPLIANCE ACTIVITY, OSHA ESTABLISHMENT, OTHER HAZARDOUS WASTE ACTIVITIES, PESTICIDE PRODUCER
SIC Codes:	
SIC Code Descriptions:	
NAICS Codes:	325998, 326112
NAICS Code Descriptions:	ALL OTHER MISCELLANEOUS CHEMICAL PRODUCT AND PREPARATION MANUFACTURING., PLASTICS PACKAGING FILM AND SHEET (INCLUDING LAMINATED) MANUFACTURING.
Conveyor:	FRS-GEOCODE
Federal Facility Code:	
Federal Agency Name:	
Tribal Land Code:	
Tribal Land Name:	
Congressional Dist No:	43
Census Block Code:	060710018031021
EPA Region Code:	09
County Name:	SAN BERNARDINO
US/Mexico Border Ind:	
Latitude:	34.03951
Longitude:	-117.63723
Reference Point:	CENTER OF A FACILITY OR STATION
Coord Collection Method:	ADDRESS MATCHING-HOUSE NUMBER
Accuracy Value:	30
Datum:	NAD83
Source:	
Facility Detail Rprt URL:	https://ofmpub.epa.gov/frs_public2/fii_query_detail.disp_program_facility?p_registry_id=110015311312
Program Acronyms:	

ICIS:3600006552, NCDB:C09#F-09-03-609-46, OSHA-OIS:300861796, RCRAINFO:CAL000436389, SSTS:074497CA001

SSTS ***POUCHES, INC*** ***1901 S BON VIEW AVE - ONTARIO 91761*** ***Others***

EPA Region:	9
Establishment No:	74497-CA-1
Est Create Update Date:	
Est Site County:	San Bernardino
Est Site Country:	USA
Est Mailing Address:	1901 S BON VIEW AVE

Est Mailing Address Line 2:	-
Est Mail City:	ONTARIO
Est Mail State:	CA
Est Mail Zip:	91761
Est Mail Country:	USA
Company Name:	POUCHES, INC.
Co Site Address Line 1:	1901 S. BONVIEW AVE.
Co Site Address Line 2:	-
Co Site City:	ONTARIO
Co Site State:	CA
Co Site Zip:	91761
Co Site Country:	USA
Co Mailing Address Line 1:	1901 S. BONVIEW AVE.
Co Mail Address Line 2:	-
Co Mail City:	ONTARIO
Co Mail State:	CA
Co Mail Zip:	91761
Co Mail Country:	USA

Map Key	***Company/Site Name***	***Address***	***Distance (m/ft)***	***Elev Diff (ft)***
7	POUCHES, INC.	1901 S. BONVIEW AVE.	7.94 / 26.06	0.0

ASTM Category: Others

Vapor Encroachment Details

Impact on Target Property:	VEC does not exist
Conditions:	Non-Petroleum Chemicals of Concern (NPCOC)
Groundwater Flow Gradient:	Up-Gradient
Flow is based on the following:	
Preferential Pathway:	
Geological Attributes - Hydraulic Barrier:	
Geological Attributes - Physical Barrier:	
Geological Attributes - Soil Geology:	

Comments:

The standard environmental record sources are reviewed and identified that there are not known or suspected sources of COC-contamination within the established area of concern (AOC). (ASTM E2600 8.3.1)
Pesticide usage is associated with these records, but no records were identified that indicate a release to the environment.

ICIS ***POUCHES, INC.*** ***1901 S. BONVIEW AVE. ONTARIO 91761-5601*** ***Others***

EPA Region:		***Federal Facility ID:***	
Registry ID:	110015311312	***Tribal Land Code:***	
Program Sys ID:	3600006552	***County:***	SAN BERNARDINO
Prog Sys Acrnym:	ICIS	***Latitude:***	34.03951
Permit Type:		***Longitude:***	-117.63723

Details

Interest Type:	ENFORCEMENT/COMPLIANCE ACTIVITY	***FIPS Code:***	06071

Pgm Report:	no data yet	***Public Ind:***	Y
Active Status:		***Accuracy Value:***	30
HUC8 Code:	18070203	***Ref Point Desc:***	CENTER OF A FACILITY OR STATION
Collect Mth Desc:	ADDRESS MATCHING-HOUSE NUMBER		
Fac Url:	https://ofmpub.epa.gov/frs_public2/fii_query_detail.disp_program_facility?p_registry_id=110015311312		
Program Url:			

Map Key	***Company/Site Name***	***Address***	***Distance (m/ft)***	***Elev Diff (ft)***
8	HUB CONSTRUCTION SPECIALTIES HUB CONSTRUCTION SPECIALTIES, INC. HUB CONSTRUCTION SPECIALTIESNA INC. Ontario Fire Dept	1856 S BON VIEW ST 1856 S BONVIEW AVE 1856 South Bon View Ave	8.16 / 26.78	1.0

ASTM Category: State Hazardous Waste Facilities
State and Tribal Spill sites list
Others

Vapor Encroachment Details

Impact on Target Property: VEC does not exist
Conditions: N/A
Groundwater Flow Gradient: Up-Gradient
Flow is based on the following:
Preferential Pathway:
Geological Attributes - Hydraulic Barrier:
Geological Attributes - Physical Barrier:
Geological Attributes - Soil Geology:
Comments:

The standard environmental record sources are reviewed and identified that there are not known or suspected sources of COC-contamination within the established area of concern (AOC). (ASTM E2600 8.3.1)
Chemical usage and waste disposal are associated with these records, but no records were identified that indicate a release to the environment.

CHMIRS ***Ontario Fire Dept*** ***1856 South Bon View Ave Ontario*** ***State and Tribal Spill sites list***

Control No:		***Notified Date:***	9/2/199811:30:54 PM
Notified Date Time:		***Year:***	1998
County:	San Bernardino County		
URL:			

HAZNET ***HUB CONSTRUCTION SPECIALTIES*** ***1856 S BONVIEW AVE ONTARIO 91761*** ***Others***

SIC Code:		***Mailing City:***	ONTARIO
NAICS Code:		***Mailing State:***	CA
EPA ID:	CAC002554621	***Mailing Zip:***	91761
Create Date:	7/29/2002	***Region Code:***	4
Fac Act Ind:	No	***Owner Name:***	HUB CONSTRUCTION SPECIALTIES
Inact Date:	3/18/2003	***Owner Addr 1:***	1856 S BONVIEW AVE
County Code:	36	***Owner Addr 2:***	
County Name:	San Bernardino	***Owner City:***	ONTARIO
Mail Name:		***Owner State:***	CA

Mailing Addr 1:	1856 S BONVIEW AVE	***Owner Zip:***	91761
Mailing Addr 2:		***Owner Phone:***	9099474669
Owner Fax:			

Contact Information

--	--
Contact Name:	RANDY SMITH
Street Address 1:	1856 S BONVIEW AVE
Street Address 2:	
City:	ONTARIO
State:	CA
Zip:	91761
Phone:	9099474669
--	--
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Tanner Information

--	--
Generator EPA ID:	CAC002554621
Generator County Code:	36
Generator County:	San Bernardino
TSD EPA ID:	CAT080013352
TSD County Code:	19
TSD County:	Los Angeles
State Waste Code:	331
State Waste Code Desc.:	Off-specification, aged or surplus organics
Method Code:	R01
Method Description:	Recycler
Tons:	0.33
Year:	2002
--	--
Generator EPA ID:	CAC002554621
Generator County Code:	36
Generator County:	San Bernardino
TSD EPA ID:	CAT080033681
TSD County Code:	19
TSD County:	Los Angeles
State Waste Code:	331
State Waste Code Desc.:	Off-specification, aged or surplus organics
Method Code:	R01
Method Description:	Recycler
Tons:	0.1782
Year:	2002
--	--
Generator EPA ID:	CAC002554621
Generator County Code:	36
Generator County:	San Bernardino
TSD EPA ID:	CAD008252405
TSD County Code:	19
TSD County:	Los Angeles
State Waste Code:	343
State Waste Code Desc.:	Unspecified organic liquid mixture
Method Code:	R01
Method Description:	Recycler
Tons:	0.035

Year:	2002
--	--
Generator EPA ID:	CAC002554621
Generator County Code:	36
Generator County:	San Bernardino
TSD EPA ID:	CAD980884183
TSD County Code:	34
TSD County:	Sacramento
State Waste Code:	791
State Waste Code Desc.:	Liquids with pH <= 2
Method Code:	D99
Method Description:	Disposal, other
Tons:	0.01
Year:	2002
--	--

FINDS/FRS ***HUB CONSTRUCTION SPECIALTIESNA INC.*** ***1856 S BON VIEW ST ONTARIO 91761*** ***Others***

Registry ID:	110066436039
FIPS Code:	
HUC Code:	18070203
Site Type Name:	STATIONARY
Location Description:	
Supplemental Location:	
Create Date:	14-OCT-15
Update Date:	
Interest Types:	STATE MASTER
SIC Codes:	5032
SIC Code Descriptions:	BRICK, STONE, AND RELATED CONSTRUCTION MATERIALS
NAICS Codes:	
NAICS Code Descriptions:	
Conveyor:	FRS-GEOCODE
Federal Facility Code:	
Federal Agency Name:	
Tribal Land Code:	
Tribal Land Name:	
Congressional Dist No:	43
Census Block Code:	060710018131010
EPA Region Code:	09
County Name:	SAN BERNARDINO COUNT
US/Mexico Border Ind:	
Latitude:	34.03955
Longitude:	-117.63784
Reference Point:	CENTER OF A FACILITY OR STATION
Coord Collection Method:	ADDRESS MATCHING-HOUSE NUMBER
Accuracy Value:	30
Datum:	NAD83
Source:	
Facility Detail Rprt URL:	https://ofmpub.epa.gov/frs_public2/fii_query_detail.disp_program_facility?p_registry_id=110066436039
Program Acronyms:	

CA-ENVIROVIEW:37217

DELISTED HAZ	HUB CONSTRUCTION SPECIALTIES, INC.	1856 S BON VIEW ST ONTARIO 91761	State Hazardous Waste Facilities

Siteid: 37217
Latitude: 34.039558
Longitude: -117.637850
Original Source: CHAZ
Record Date: 20-OCT-2017

Map Key	Company/Site Name	Address	Distance (m/ft)	Elev Diff (ft)
9	HUB CONSTRUCTION SPECIALTIES, INC.	1856 S BON VIEW ST	14.38 / 47.17	1.0

ASTM Category: State and Tribal registered storage tank lists

Vapor Encroachment Details

Impact on Target Property: VEC does not exist
Conditions: N/A
Groundwater Flow Gradient:
Flow is based on the following:
Preferential Pathway:
Geological Attributes - Hydraulic Barrier:
Geological Attributes - Physical Barrier:
Geological Attributes - Soil Geology:
Comments:

The standard environmental record sources are reviewed and identified that there are not known or suspected sources of COC-contamination within the established area of concern (AOC). (ASTM E2600 8.3.1)
No records were identified that indicate a release to the environment.

SANBERN CUPA	HUB CONSTRUCTION SPECIALTIES, INC.	1856 S BON VIEW ST ONTARIO 91761	State and Tribal registered storage tank lists

Facility ID: FA0003874
Owner Info: HUB CONST SPECIALTIES
Mailing Care of:
Mailing Address 1: P O BOX 1269
Mailing Address 2:
Mailing City: SAN BERNARDINO
Mailing State: CA
Mailing Zip: 92402-9240

Detail(s)

Permit ID: PT0004223
Status: INACTIVE
Program Element Code: 4243
Permit Desc: HAZARDOUS MATERIALS 4-10 CHEMICALS
To: 8/31/2018

Map Key	Company/Site Name	Address	Distance (m/ft)	Elev Diff (ft)
10	POUCHES INCORPORATED	1901 S BON VIEW	14.94 / 49.01	1.0

ASTM Category: Federal RCRA generators list
State and Tribal registered storage tank lists

Vapor Encroachment Details

Impact on Target Property: VEC does not exist
Conditions: Non-Petroleum Chemicals of Concern (NPCOC)
Groundwater Flow Gradient: Up-Gradient
Flow is based on the following:
Preferential Pathway:
Geological Attributes - Hydraulic Barrier:
Geological Attributes - Physical Barrier:
Geological Attributes - Soil Geology:
Comments:

The standard environmental record sources are reviewed and identified that there are not known or suspected sources of COC-contamination within the established area of concern (AOC). (ASTM E2600 8.3.1)
Pesticide usage is associated with these records, but no records were identified that indicate a release to the environment.

SANBERN CUPA ***POUCHES INCORPORATED*** ***1901 S BON VIEW ONTARIO 91761*** ***State and Tribal registered storage tank lists***

Facility ID: FA0008364
Owner Info: POUCHES INCORPORATED
Mailing Care of: DAVID NAGY
Mailing Address 1: 1901 S BON VIEW
Mailing Address 2:
Mailing City: ONTARIO
Mailing State: CA
Mailing Zip: 91761

Detail(s)

Permit ID: PT0014605
Status: INACTIVE
Program Element Code: 4221
Permit Desc: HAZMAT HANDLER 0-10 EMPLOYEES
To: 5/31/2013

RCRA NON GEN ***POUCHES INCORPORATED*** ***1901 S BON VIEW ONTARIO 91761*** ***Federal RCRA generators list***

EPA Handler ID: CAL000436389
Gen Status Universe: No Report
Contact Name: CRAIG CROOK
Contact Address: 1901 S BON VIEW , , ONTARIO , CA, 91761 ,
Contact Phone No and Ext: 909-923-1135
Contact Email: SALES@POUCHESINC.COM
Contact Country:
County Name: SAN BERNARDINO
EPA Region: 09

Land Type:
Receive Date: 20180521
Location Latitude: 34.039539
Location Longitude: -117.6368

Violation/Evaluation Summary

Note: NO RECORDS: As of Jan 2021, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: No
Transfer Facility: No
Onsite Burner Exemption: No
Furnace Exemption: No
Underground Injection Activity: No
Commercial TSD: No
Used Oil Transporter: No
Used Oil Transfer Facility: No
Used Oil Processor: No
Used Oil Refiner: No
Used Oil Burner: No
Used Oil Market Burner: No
Used Oil Spec Marketer: No

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 20180521
Handler Name: POUCHES INCORPORATED
Source Type: Implementer
Federal Waste Generator Code: N
Generator Code Description: Not a Generator, Verified

Owner/Operator Details

Owner/Operator Ind: Current Owner
Type: Other
Name: DAVID A NAGY
Date Became Current:
Date Ended Current:
Phone: 909-923-1135
Source Type: Implementer
Street No:
Street 1: 1901 S BON VIEW
Street 2:
City: ONTARIO
State: CA
Country:
Zip Code: 91761

Owner/Operator Ind: Current Operator
Type: Other
Name: CRAIG CROOK
Date Became Current:
Street No:
Street 1: 1901 S BON VIEW
Street 2:
City: ONTARIO

Date Ended Current:		***State:***	CA
Phone:	909-923-1135	***Country:***	
Source Type:	Implementer	***Zip Code:***	91761

Map Key	*Company/Site Name*	*Address*	*Distance (m/ft)*	*Elev Diff (ft)*
13	R & I INDUSTRIES, INC	1876 TAYLOR PL	19.48 / 63.91	5.0

ASTM Category: State and Tribal registered storage tank lists
State Hazardous Waste Facilities

Vapor Encroachment Details

Impact on Target Property: VEC does not exist
Conditions: N/A
Groundwater Flow Gradient: Up-Gradient
Flow is based on the following:
Preferential Pathway:
Geological Attributes - Hydraulic Barrier:
Geological Attributes - Physical Barrier:
Geological Attributes - Soil Geology:
Comments:

The standard environmental record sources are reviewed and identified that there are not known or suspected sources of COC-contamination within the established area of concern (AOC). (ASTM E2600 8.3.1)
Chemical usage is associated with these records, but no records were identified that indicate a release to the environment.

SANBERN CUPA ***R & I INDUSTRIES, INC*** ***1876 TAYLOR PL ONTARIO 91761*** ***State and Tribal registered storage tank lists***

Facility ID:	FA0005506
Owner Info:	ROWAN JR, FRANK
Mailing Care of:	
Mailing Address 1:	1876 TAYLOR PL
Mailing Address 2:	
Mailing City:	ONTARIO
Mailing State:	CA
Mailing Zip:	91761

Detail(s)

Permit ID:	PT0007602
Status:	ACTIVE
Program Element Code:	4244
Permit Desc:	HAZARDOUS MATERIALS 11-30 CHEMICALS
To:	5/31/2021

Permit ID:	PT0021461
Status:	ACTIVE
Program Element Code:	4452
Permit Desc:	CONDITIONALLY EXEMPT SM QTY GENERATOR
To:	5/31/2021

Site ID: 145854
Latitude: 34.040000
Longitude: -117.638800
County:

Regulated Programs

EI ID: 10043443 ***EI Description:*** Hazardous Waste Generator

EI ID: 10043443 ***EI Description:*** Chemical Storage Facilities

Violations

Violation Date: 11/01/2016 ***Violation Source:*** CERS
Violation Program: HW ***Violation Division:*** San Bernardino County Fire Department
Citation: HSC 6.5 Multiple - California Health and Safety Code, Chapter 6.5, Section(s) Multiple
Violation Notes:

Returned to compliance on 09/01/2017. Failure to obtain an EPA ID Number (CCR 66262.12(a)) The EPA id was found to be inactive. Submit the provided forms to the DTSC to update and activate the number.

Violation Description:

Hazardous Waste Generator Program - Administration/Documentation - General

Violations

Violation Date: 11/01/2016 ***Violation Source:*** CERS
Violation Program: HMRRP ***Violation Division:*** San Bernardino County Fire Department
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Notes:

Returned to compliance on 11/30/2016. The business plan was last submitted in 2013. The plan must be updated yearly before March1st.

Violation Description:

Failure to annually review and electronically certify that the business plan is complete and accurate on or before the annual due date.

Violations

Violation Date: 01/15/2020 ***Violation Source:*** CERS
Violation Program: HMRRP ***Violation Division:*** San Bernardino County Fire Department
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Notes:

Returned to compliance on 01/16/2020. OBSERVATION: The facility site map submitted via CERS was missing north orientation, hazardous waste storage area, and accurate locations for all hazardous materials. CERS ID#10043443. CORRECTIVE ACTION: Update the facility site map by adding north orientation, hazardous waste storage area, and accurate locations for all hazardous materials. Submit the completed Certificate of Compliance (CofC) to this Division indicating that the facility site map has been updated and resubmitted via CERS.

Violation Description:

Failure to complete and electronically submit a site map with all required content.

Violations

Violation Date: 11/01/2016
Violation Source: CERS
Violation Program: HW
Violation Division: San Bernardino County Fire Department
Citation: HSC 6.5 Multiple - California Health and Safety Code, Chapter 6.5, Section(s) Multiple
Violation Notes:

Returned to compliance on 09/11/2017. Failure to label hazardous waste containers (CCR 66262.34(f)(3)) Drum of waste absorbent, oil and rags were found missing hazardous waste labeling. Labels were provided.

Violation Description:

Hazardous Waste Generator Program - Operations/Maintenance - General

Violations

Violation Date: 01/15/2020
Violation Source: CERS
Violation Program: HW
Violation Division: San Bernardino County Fire Department
Citation: 22 CCR 12 66262.34(f) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.34(f)
Violation Notes:

Returned to compliance on 01/15/2020. OBSERVATION: Observed (1) 55-gallon drum of used oil missing a hazardous waste label. CORRECTED ON SITE: Mr. Jim Larsen placed a complete hazardous waste label on the (1) 55-gallon drum of used oil at the time of inspection.

Violation Description:

Failure to properly label hazardous waste accumulation containers and portable tanks with the following requirements: "Hazardous Waste", name and address of the generator, physical and chemical characteristics of the Hazardous Waste, and starting accumulation date.

Enforcements

Enf Action Date: 11/01/2016
Enf Action Program: HMRRP
Enf Action Type: Notice of Violation (Unified Program)
Enf Action Source: CERS
Enf Action Division: San Bernardino County Fire Department
Enf Action Description: Notice of Violation Issued by the Inspector at the Time of Inspection
Enf Action Notes:

Enf Action Date: 11/01/2016
Enf Action Program: HW
Enf Action Type: Notice of Violation (Unified Program)
Enf Action Source: CERS
Enf Action Division: San Bernardino County Fire Department
Enf Action Description: Notice of Violation Issued by the Inspector at the Time of Inspection
Enf Action Notes:

Evaluations

Eval Date: 01/15/2020
Violations Found: Yes
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: San Bernardino County Fire Department
Eval Program: HW
Eval Source: CERS
Eval Notes:

Eval Date: 09/11/2017
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: San Bernardino County Fire Department
Eval Program: HW
Eval Source: CERS
Eval Notes:

ACTIVITY TIME INCLUDES POST INSPECTION; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 11/01/2016
Violations Found: Yes
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: San Bernardino County Fire Department
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

routine inspection; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 11/01/2016
Violations Found: Yes
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: San Bernardino County Fire Department
Eval Program: HW
Eval Source: CERS
Eval Notes:

routine inspection; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 01/15/2020
Violations Found: Yes
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: San Bernardino County Fire Department
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

Affiliations

Affil Type Desc: Parent Corporation
Entity Name: R & I INDUSTRIES, INC
Entity Title:
Address:
City:
State:
Country:
Zip Code:
Phone:

Affil Type Desc:	Facility Mailing Address
Entity Name:	Mailing Address
Entity Title:	
Address:	1876 TAYLOR PL
City:	ONTARIO
State:	CA
Country:	
Zip Code:	91761
Phone:	

Affil Type Desc:	Legal Owner
Entity Name:	ROWAN JR, FRANK
Entity Title:	
Address:	22455 WHIRLAWAY CT
City:	CANYON LAKE
State:	CA
Country:	United States
Zip Code:	92587
Phone:	(909) 923-7747

Affil Type Desc:	Operator
Entity Name:	DAVID ROWAN
Entity Title:	
Address:	
City:	
State:	
Country:	
Zip Code:	
Phone:	(909) 923-7747

Affil Type Desc:	CUPA District
Entity Name:	San Bernardino County Fire
Entity Title:	
Address:	620 South E Street
City:	San Bernardino
State:	CA
Country:	
Zip Code:	92415-0153
Phone:	(909) 386-8401

Affil Type Desc:	Environmental Contact
Entity Name:	DAVID ROWAN
Entity Title:	
Address:	23624 SCHOONER DR
City:	CANYON LAKE
State:	CA
Country:	
Zip Code:	92587
Phone:	

Map Key	***Company/Site Name***	***Address***	***Distance (m/ft)***	***Elev Diff (ft)***

14	GREENLINE LABORATORIES, INC. GREENLINE LABS	1851 S TAYLOR PL 1851 S. TAYLOR PLACE	22.94 / 75.25	5.0

ASTM Category: Federal RCRA generators list
State and Tribal registered storage tank lists
State Hazardous Waste Facilities

Vapor Encroachment Details

Impact on Target Property: VEC does not exist
Conditions: N/A
Groundwater Flow Gradient: Up-Gradient
Flow is based on the following:
Preferential Pathway:
Geological Attributes - Hydraulic Barrier:
Geological Attributes - Physical Barrier:
Geological Attributes - Soil Geology:
Comments:

The standard environmental record sources are reviewed and identified that there are not known or suspected sources of COC-contamination within the established area of concern (AOC). (ASTM E2600 8.3.1)
Unknown chemical usage is associated with these records, but no records were identified that indicate a release to the environment.

SANBERN CUPA ***GREENLINE LABS*** ***1851 S TAYLOR PL ONTARIO 91761*** ***State and Tribal registered storage tank lists***

Facility ID: FA0014746
Owner Info: LUPE MOLKEY
Mailing Care of:
Mailing Address 1: 1851 S. TAYLOR AVENUE
Mailing Address 2:
Mailing City: ONTARIO
Mailing State: CA
Mailing Zip: 91761

Detail(s)

Permit ID: PT0025728
Status: ACTIVE
Program Element Code: 4244
Permit Desc: HAZARDOUS MATERIALS 11-30 CHEMICALS
To: 11/30/2021

CERS HAZ ***GREENLINE LABS*** ***1851 S TAYLOR PL ONTARIO 91761*** ***State Hazardous Waste Facilities***

Site ID: 120661
Latitude: 34.040028
Longitude: -117.638535
County:

Regulated Programs

EI ID: 10313695 ***EI Description:*** Chemical Storage Facilities

Violations

Violation Date: 07/25/2018 ***Violation Source:*** CERS
Violation Program: HMRRP ***Violation Division:*** San Bernardino County Fire Department
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Notes:

Returned to compliance on 07/30/2018. OBSERVATION: The plan was last submitted on 2/3/2017. Ensure that the plan is updated yearly before March 1st. It was also found that the emergency response plan was incomplete. CORRECTIVE ACTION: Review and certify the business plan within 30 days and yearly after that. Upload all portions of the emergency response plan.

Violation Description:

Failure to annually review and electronically certify that the business plan is complete and accurate on or before the annual due date.

Violations

Violation Date: 07/25/2018 ***Violation Source:*** CERS
Violation Program: HMRRP ***Violation Division:*** San Bernardino County Fire Department
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Notes:

Returned to compliance on 08/01/2018. OBSERVATION: Hazardous materials (alcohol and propane) were observed in reportable quantities that were not listed on the CERS inventory. A portion of the facility map was found in the emergency response plan section. CORRECTIVE ACTION: Submit an update to the plan to include the hazardous materials identified during the inspection in the hazardous materials inventory of the California Environmental Reporting System (CERS) and move the map to the maps section.

Violation Description:

Failure to complete and electronically submit hazardous material inventory information for all reportable hazardous materials on site at or above reportable quantities.

Violations

Violation Date: 05/06/2015 ***Violation Source:*** CERS
Violation Program: HMRRP ***Violation Division:*** San Bernardino County Fire Department
Citation: HSC 6.95 25508(d) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(d)
Violation Notes:

Returned to compliance on 07/30/2018. To date, no business plan has yet been submitted to this department or to the CERS website. This plan must be submitted to the CERS website within 30 days. Failure to do so may result in formal enforcement action being taken by this department.

Violation Description:

Failure to complete and/or electronically submit a business plan when storing/handling a hazardous material at or above reportable quantities.

Violations

Violation Date: 05/06/2015 ***Violation Source:*** CERS
Violation Program: HMRRP ***Violation Division:*** San Bernardino County Fire Department
Citation: HSC 6.95 25507 - California Health and Safety Code, Chapter 6.95, Section(s) 25507
Violation Notes:

Returned to compliance on 07/30/2018. A business plan has been requested in the past, however no plan has yet been established by paper or electronically. The CERS ID# is 10313695. Once your account is established in the California Environmental Reporting System, use your CERS ID# to access your existing record to establish your business plan.

Violation Description:

Failure to adequately establish and implement a business plan when storing/handling a hazardous material at or above reportable quantities.

Enforcements

Enf Action Date:	05/06/2015	***Enf Action Program:***	HMRRP
Enf Action Type:	Notice of Violation (Unified Program)	***Enf Action Source:***	CERS
Enf Action Division:	San Bernardino County Fire Department		
Enf Action Description:	Notice of Violation Issued by the Inspector at the Time of Inspection		
Enf Action Notes:			

Evaluations

Eval Date:	05/06/2015
Violations Found:	Yes
Eval General Type:	Compliance Evaluation Inspection
Eval Type:	Routine done by local agency
Eval Division:	San Bernardino County Fire Department
Eval Program:	HMRRP
Eval Source:	CERS
Eval Notes:	

Routine inspection; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date:	07/25/2018
Violations Found:	Yes
Eval General Type:	Compliance Evaluation Inspection
Eval Type:	Routine done by local agency
Eval Division:	San Bernardino County Fire Department
Eval Program:	HMRRP
Eval Source:	CERS
Eval Notes:	

Affiliations

Affil Type Desc:	Document Preparer
Entity Name:	Daniel Bentley
Entity Title:	
Address:	
City:	
State:	
Country:	
Zip Code:	
Phone:	

Affil Type Desc:	Identification Signer
Entity Name:	DANIEL BENTLEY
Entity Title:	FACILITY SUPERVISOR
Address:	
City:	
State:	
Country:	
Zip Code:	

Phone:	
Affil Type Desc:	Legal Owner
Entity Name:	LUPE MOLKEY
Entity Title:	
Address:	1851 S. TAYLOR AVENUE
City:	ONTARIO
State:	CA
Country:	United States
Zip Code:	91761
Phone:	(909) 923-1722
Affil Type Desc:	Operator
Entity Name:	LUPE MOLKEY
Entity Title:	
Address:	
City:	
State:	
Country:	
Zip Code:	
Phone:	(909) 226-7568
Affil Type Desc:	Parent Corporation
Entity Name:	GREENLINE LABS
Entity Title:	
Address:	
City:	
State:	
Country:	
Zip Code:	
Phone:	
Affil Type Desc:	Environmental Contact
Entity Name:	DANIEL BENTLEY
Entity Title:	
Address:	1851 S. TAYLOR AVENUE
City:	ONTARIO
State:	CA
Country:	
Zip Code:	91761
Phone:	
Affil Type Desc:	Property Owner
Entity Name:	LUPE MOLKEY
Entity Title:	
Address:	1851 S TAYLOR PL
City:	ONTARIO
State:	CA
Country:	United States
Zip Code:	91761
Phone:	(909) 923-1722
Affil Type Desc:	Facility Mailing Address
Entity Name:	Mailing Address

Entity Title:	
Address:	1851 S. TAYLOR AVENUE
City:	ONTARIO
State:	CA
Country:	
Zip Code:	91761
Phone:	

Affil Type Desc:	CUPA District
Entity Name:	San Bernardino County Fire
Entity Title:	
Address:	620 South E Street
City:	San Bernardino
State:	CA
Country:	
Zip Code:	92415-0153
Phone:	(909) 386-8401

Coordinates

Env Int Type Code:	HMBP	***Longitude:***	-117.638530
Program ID:	10313695	***Coord Name:***	
Latitude:	34.040030	***Ref Point Type Desc:***	Center of a facility or station.

RCRA NON GEN ***GREENLINE LABORATORIES, INC.*** ***1851 S. TAYLOR PLACE ONTARIO 91761*** ***Federal RCRA generators list***

EPA Handler ID:	CAC002988936
Gen Status Universe:	No Report
Contact Name:	ERICK MOLKEY
Contact Address:	1851 S. TAYLOR PLACE , , ONTARIO , CA, 91761 ,
Contact Phone No and Ext:	909-923-1722
Contact Email:	ERICK@GREENLINELABS.COM
Contact Country:	
County Name:	SAN BERNARDINO
EPA Region:	09
Land Type:	
Receive Date:	20181112
Location Latitude:	34.040523
Location Longitude:	-117.638783

Violation/Evaluation Summary

Note:	NO RECORDS: As of Jan 2021, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility:	No

Onsite Burner Exemption:	No
Furnace Exemption:	No
Underground Injection Activity:	No
Commercial TSD:	No
Used Oil Transporter:	No
Used Oil Transfer Facility:	No
Used Oil Processor:	No
Used Oil Refiner:	No
Used Oil Burner:	No
Used Oil Market Burner:	No
Used Oil Spec Marketer:	No

Hazardous Waste Handler Details

Sequence No:	1
Receive Date:	20181112
Handler Name:	GREENLINE LABORATORIES, INC.
Source Type:	Implementer
Federal Waste Generator Code:	N
Generator Code Description:	Not a Generator, Verified

Owner/Operator Details

Owner/Operator Ind:	Current Owner	***Street No:***	
Type:	Other	***Street 1:***	1851 S. TAYLOR PLACE
Name:	LUPE MOLKEY	***Street 2:***	
Date Became Current:		***City:***	ONTARIO
Date Ended Current:		***State:***	CA
Phone:	909-923-1722	***Country:***	
Source Type:	Implementer	***Zip Code:***	91761

Owner/Operator Ind:	Current Operator	***Street No:***	
Type:	Other	***Street 1:***	1851 S. TAYLOR PLACE
Name:	ERICK MOLKEY	***Street 2:***	
Date Became Current:		***City:***	ONTARIO
Date Ended Current:		***State:***	CA
Phone:	909-923-1722	***Country:***	
Source Type:	Implementer	***Zip Code:***	91761

Map Key	***Company/Site Name***	***Address***	***Distance (m/ft)***	***Elev Diff (ft)***
15	DEVIOUS CUSTOMS	915 E GREVILLEA CT	24.14 / 79.21	2.0

ASTM Category: State and Tribal registered storage tank lists

Vapor Encroachment Details

Impact on Target Property:	VEC does not exist
Conditions:	N/A
Groundwater Flow Gradient:	Up-Gradient
Flow is based on the following:	
Preferential Pathway:	

Geological Attributes - Hydraulic Barrier:

Geological Attributes - Physical Barrier:

Geological Attributes - Soil Geology:

Comments:

The standard environmental record sources are reviewed and identified that there are not known or suspected sources of COC-contamination within the established area of concern (AOC). (ASTM E2600 8.3.1)
Handling of hazardous materials is associated with this record, but no records were identified that indicate a release to the environment.

SANBERN	***DEVIOUS CUSTOMS***	***915 E GREVILLEA CT***	***State and Tribal registered***
CUPA		***ONTARIO 91761***	***storage tank lists***

Facility ID:	FA0010346
Owner Info:	DEVIOUS CUSTOMS
Mailing Care of:	JEFF/DANIELLE DAY
Mailing Address 1:	4264 RIDGERIDER CT
Mailing Address 2:	
Mailing City:	RIVERSIDE
Mailing State:	CA
Mailing Zip:	92509

Detail(s)

Permit ID:	PT0017586
Status:	INACTIVE
Program Element Code:	4221
Permit Desc:	HAZMAT HANDLER 0-10 EMPLOYEES
To:	3/31/2008

Map Key	***Company/Site Name***	***Address***	***Distance (m/ft)***	***Elev Diff (ft)***
16	SKY SYSTEMS CO., INC.	1825 TAYLOR PL	36.95 / 121.22	6.0

ASTM Category: State and Tribal registered storage tank lists
State Hazardous Waste Facilities

Vapor Encroachment Details

Impact on Target Property: VEC does not exist

Conditions: N/A

Groundwater Flow Gradient: Up-Gradient

Flow is based on the following:

Preferential Pathway:

Geological Attributes - Hydraulic Barrier:

Geological Attributes - Physical Barrier:

Geological Attributes - Soil Geology:

Comments:

The standard environmental record sources are reviewed and identified that there are not known or suspected sources of COC-contamination within the established area of concern (AOC). (ASTM E2600 8.3.1)
Chemical usage is associated with this record, but no records were identified that indicate a release to the environment.

SANBERN	***SKY SYSTEMS CO., INC.***	***1825 TAYLOR PL***	***State and Tribal registered***
CUPA		***ONTARIO 91761***	***storage tank lists***

Facility ID: FA0006211
Owner Info: SKY SYSTEMS CO., INC.
Mailing Care of:
Mailing Address 1: 1825 TAYLOR PL
Mailing Address 2:
Mailing City: ONTARIO
Mailing State: CA
Mailing Zip: 91761

Detail(s)

Permit ID: PT0007982
Status: ACTIVE
Program Element Code: 4243
Permit Desc: HAZARDOUS MATERIALS 4-10 CHEMICALS
To: 5/31/2021

CERS HAZ ***SKY SYSTEMS CO., INC.*** ***1825 TAYLOR PL*** ***State Hazardous Waste Facilities***
ONTARIO 91761

Site ID: 154045
Latitude: 34.041113
Longitude: -117.638800
County:

Regulated Programs

EI ID: 10044778 ***EI Description:*** Chemical Storage Facilities

Violations

Violation Date: 10/17/2016 ***Violation Source:*** CERS
Violation Program: HMRRP ***Violation Division:*** San Bernardino County Fire Department
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Notes:

Returned to compliance on 11/29/2016. The last Business Plan submitted by this facility is dated 4/13/2010.

Violation Description:

Failure to annually review and electronically certify that the business plan is complete and accurate on or before the annual due date.

Violations

Violation Date: 12/17/2019 ***Violation Source:*** CERS
Violation Program: HMRRP ***Violation Division:*** San Bernardino County Fire Department
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Notes:

Returned to compliance on 01/14/2020. OBSERVATION: The business plan was last submitted via CERS on 11/29/2016. CERS ID#10044778. CORRECTIVE ACTION: Review and certify the facility business plan, then resubmit via CERS. Submit the completed Certificate of Compliance (CofC) to this Division indicating that the business plan has been resubmitted via CERS.

Violation Description:

Failure to annually review and electronically certify that the business plan is complete and accurate on or before the annual due date.

Violations

Violation Date: 10/17/2016
Violation Source: CERS
Violation Program: HMRRP
Violation Division: San Bernardino County Fire Department
Citation: HSC 6.95 25508.1(a)-(f) - California Health and Safety Code, Chapter 6.95, Section(s) 25508.1(a)-(f)
Violation Notes:

Returned to compliance on 11/29/2016. Hazardous materials were observed on site during the inspection that are not listed in the most current Business Plan inventory. Also, the emergency contacts have changed and must be revised.

Violation Description:

Failure to electronically update business plan within 30 days of any one of the following events:
A 100 percent or more increase in the quantity of a previously disclosed material.
Any handling of a previously undisclosed hazardous materials at or above reportable quantities.
A change of business address, business ownership, or business name.
A substantial change in the handler's operations that requires modification to any portion of the business plan.

Violations

Violation Date: 10/17/2016
Violation Source: CERS
Violation Program: HMRRP
Violation Division: San Bernardino County Fire Department
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Notes:

Returned to compliance on 11/29/2016. This facility has not submitted the Business Plan elements into CERS. CERS ID 10044778.

Violation Description:

Failure to complete and electronically submit a business plan when storing/handling a hazardous material at or above reportable quantities.

Violations

Violation Date: 12/17/2019
Violation Source: CERS
Violation Program: HMRRP
Violation Division: San Bernardino County Fire Department
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Notes:

Returned to compliance on 01/14/2020. OBSERVATION: The facility site map submitted via CERS was missing the hazardous materials storage area and the adjacent cross streets. CORRECTIVE ACTION: Update the site map by adding the hazardous materials storage area and adjacent cross streets and resubmit via CERS. Submit the completed Certificate of Compliance (CofC) to this DIvision indicating that the site map has been updated.

Violation Description:

Failure to complete and electronically submit a site map with all required content.

Violations

Violation Date: 12/17/2019
Violation Source: CERS
Violation Program: HMRRP
Violation Division: San Bernardino County Fire Department
Citation: HSC 6.95 25508.1(a)-(f) - California Health and Safety Code, Chapter 6.95, Section(s) 25508.1(a)-(f)
Violation Notes:

Returned to compliance on 03/03/2020. OBSERVATION: Observed (5) 55-gallon drums of propylene glycol on site that was missing from the hazardous materials inventory via CERS. CORRECTIVE ACTION: Update the hazardous materials inventory via CERS by adding (5) 55-gallon drums of propylene glycol. Submit the completed Certificate of Compliance (CofC) to this Division indicating that the hazardous materials inventory has been updated.

Violation Description:

Failure to electronically update business plan within 30 days of any one of the following events:
A 100 percent or more increase in the quantity of a previously disclosed material.
Any handling of a previously undisclosed hazardous materials at or above reportable quantities.
A change of business address, business ownership, or business name.
A substantial change in the handler's operations that requires modification to any portion of the business plan.

Violations

Violation Date:	12/17/2019	***Violation Source:***	CERS
Violation Program:	HMRRP	***Violation Division:***	San Bernardino County Fire Department
Citation:	HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)		
Violation Notes:			

Returned to compliance on 01/14/2020. OBSERVATION: The facility emergency response plan submitted via CERS was missing the phone number for the local CUPA. CORRECTIVE ACTION: Update the emergency response plan by adding (909) 386-8425 or 1 (800) 33-TOXIC as the phone number for the local CUPA. Submit the completed Certificate of Compliance (CofC) indicating that the phone number for the local CUPA has been updated.

Violation Description:

Failure to establish and electronically submit an adequate emergency response plan and procedures for a release or threatened release of a hazardous material.

Enforcements

Enf Action Date:	10/17/2016	***Enf Action Program:***	HMRRP
Enf Action Type:	Notice of Violation (Unified Program)	***Enf Action Source:***	CERS
Enf Action Division:	San Bernardino County Fire Department		
Enf Action Description:	Notice of Violation Issued by the Inspector at the Time of Inspection		
Enf Action Notes:			

Evaluations

Eval Date:	12/17/2019
Violations Found:	Yes
Eval General Type:	Compliance Evaluation Inspection
Eval Type:	Routine done by local agency
Eval Division:	San Bernardino County Fire Department
Eval Program:	HMRRP
Eval Source:	CERS
Eval Notes:	

Eval Date:	10/17/2016
Violations Found:	Yes
Eval General Type:	Compliance Evaluation Inspection
Eval Type:	Routine done by local agency
Eval Division:	San Bernardino County Fire Department
Eval Program:	HMRRP
Eval Source:	CERS
Eval Notes:	

ROUTINE HANDLER INSPECTION-SKY SYSTEMS; Note: data in [EVAL Notes] field for some records is truncated from the source.

Affiliations

Affil Type Desc:	Parent Corporation
Entity Name:	SKY SYSTEMS CO., INC.
Entity Title:	
Address:	
City:	
State:	
Country:	
Zip Code:	
Phone:	

Affil Type Desc:	Environmental Contact
Entity Name:	RANDY SU
Entity Title:	
Address:	1825 TAYLOR PLACE
City:	ONTARIO
State:	CA
Country:	
Zip Code:	91761
Phone:	

Affil Type Desc:	Legal Owner
Entity Name:	SKY SYSTEMS CO., INC.
Entity Title:	
Address:	1825 TAYLOR PL
City:	ONTARIO
State:	CA
Country:	United States
Zip Code:	91761
Phone:	(909) 923-7040

Affil Type Desc:	Operator
Entity Name:	Riandy Su
Entity Title:	
Address:	
City:	
State:	
Country:	
Zip Code:	
Phone:	(909) 923-7040

Affil Type Desc:	CUPA District
Entity Name:	San Bernardino County Fire
Entity Title:	
Address:	620 South E Street
City:	San Bernardino
State:	CA
Country:	
Zip Code:	92415-0153
Phone:	(909) 386-8401

Affil Type Desc:	Facility Mailing Address

Entity Name:	Mailing Address
Entity Title:	
Address:	1825 TAYLOR PL
City:	ONTARIO
State:	CA
Country:	
Zip Code:	91761
Phone:	

Map Key	*Company/Site Name*	*Address*	*Distance (m/ft)*	*Elev Diff (ft)*
19	TOM GUILFOYLE	840 E FRANCIS ST	59.84 / 196.34	8.0

ASTM Category: State and Tribal registered storage tank lists

Vapor Encroachment Details

Impact on Target Property:	VEC does not exist
Conditions:	Petroleum Hydrocarbon Chemicals of Concern (PCOC)
Groundwater Flow Gradient:	Up-Gradient
Flow is based on the following:	
Preferential Pathway:	
Geological Attributes - Hydraulic Barrier:	
Geological Attributes - Physical Barrier:	
Geological Attributes - Soil Geology:	
Comments:	

The standard environmental record sources are reviewed and identified that there are not known or suspected sources of COC-contamination within the established area of concern (AOC). (ASTM E2600 8.3.1)
Removal of a fuel UST with no indication of a release to the environment.

UST SWEEPS ***TOM GUILFOYLE*** ***840 E FRANCIS ST ONTARIO*** ***State and Tribal registered storage tank lists***

C C:	I36-000-2	***D Filename:***	NSITE1
BOE:		***Page No:***	149
Comp:	2	***County:***	SAN BERNARDINO
Status:	INACTIVE	***State :***	CA
No of Tanks:	1	***Zip:***	91761
Jurisdict:	SAN BERNARDINO COUNTY	***Latitude:***	34.040996
Agency:	ENVIRONMENTAL HEALTH - U.S.T.	***Longitude:***	-117.633495
Phone:	(714) 946-7165	***Georesult:***	S5HPNTSCZA

Tank Details

Tank ID:	000001	***S Contain:***	NONE
O Tank ID:		***Stg:***	
SWRCB No:	36-000-000002-000001	***Storage :***	PRODUCT
Removed:	05-15-91	***Storag Type:***	PRODUCT
Installed:	11-11-11	***P Contain:***	BARE STEEL
A Date:		***Content:***	REGULAR UNLE
Capac:	500	***ONA:***	
Tank Use:	EMPTY	***D File Name:***	NTANK1

Map Key	Company/Site Name	Address	Distance (m/ft)	Elev Diff (ft)
21	CHAFFEY JOINT UNION HIGH SCHOO	901 E FRANCIS	63.66 / 208.87	8.0

ASTM Category: Others

Vapor Encroachment Details

Impact on Target Property: VEC does not exist
Conditions: N/A
Groundwater Flow Gradient: Up-Gradient
Flow is based on the following:
Preferential Pathway:
Geological Attributes - Hydraulic Barrier:
Geological Attributes - Physical Barrier:
Geological Attributes - Soil Geology:
Comments:

The standard environmental record sources are reviewed and identified that there are not known or suspected sources of COC-contamination within the established area of concern (AOC). (ASTM E2600 8.3.1)
No records indicating a release to the environment that would impact the Target Property.

EMISSIONS ***CHAFFEY JOINT UNION HIGH SCHOO*** ***901 E FRANCIS ONTARIO 91761*** ***Others***

1990 Criteria Data

Facility ID:	70890	***CERR Code:***	
Facility SIC Code:	8211	***TOGT:***	4.1
CO:	36	***ROGT:***	.37474
Air Basin:	SC	***COT:***	1.3
District:	SC	***NOXT:***	10.2
COID:	SBD	***SOXT:***	0
DISN:	SOUTH COAST AQMD	***PMT:***	
CHAPIS:		***PM10T:***	

1990 Toxic Data

Facility ID:	70890	***COID:***	SBD
Facility SIC Code:	8211	***DISN:***	SOUTH COAST AQMD
CO:	36	***CHAPIS:***	
Air Basin:	SC	***CERR Code:***	
District:	SC		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

1993 Criteria Data

Facility ID:	70890	***CERR Code:***	

Facility SIC Code:	8211	***TOGT:***	4.8
CO:	36	***ROGT:***	.43872
Air Basin:	SC	***COT:***	1.5
District:	SC	***NOXT:***	12.2
COID:	SBD	***SOXT:***	0
DISN:	SOUTH COAST AQMD	***PMT:***	0
CHAPIS:		***PM10T:***	0

1993 Toxic Data

Facility ID:	70890	***COID:***	SBD
Facility SIC Code:	8211	***DISN:***	SOUTH COAST AQMD
CO:	36	***CHAPIS:***	
Air Basin:	SC	***CERR Code:***	
District:	SC		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

1995 Criteria Data

Facility ID:	70890	***CERR Code:***	
Facility SIC Code:	8211	***TOGT:***	4.8
CO:	36	***ROGT:***	.43872
Air Basin:	SC	***COT:***	1.5
District:	SC	***NOXT:***	12.2
COID:	SBD	***SOXT:***	0
DISN:	SOUTH COAST AQMD	***PMT:***	0
CHAPIS:		***PM10T:***	0

1995 Toxic Data

Facility ID:	70890	***COID:***	SBD
Facility SIC Code:	8211	***DISN:***	SOUTH COAST AQMD
CO:	36	***CHAPIS:***	
Air Basin:	SC	***CERR Code:***	
District:	SC		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

1996 Criteria Data

Facility ID:	70890	***CERR Code:***	
Facility SIC Code:	8211	***TOGT:***	10.3
CO:	36	***ROGT:***	1.0076
Air Basin:	SC	***COT:***	1.034
District:	SC	***NOXT:***	.345
COID:	SBD	***SOXT:***	.00208

DISN:	SOUTH COAST AQMD	***PMT:***	.001
CHAPIS:		***PM10T:***	.001

1996 Toxic Data

Facility ID:	70890	***COID:***	SBD
Facility SIC Code:	8211	***DISN:***	SOUTH COAST AQMD
CO:	36	***CHAPIS:***	
Air Basin:	SC	***CERR Code:***	
District:	SC		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

1997 Criteria Data

Facility ID:	70890	***CERR Code:***	
Facility SIC Code:	8211	***TOGT:***	6.106
CO:	36	***ROGT:***	.7765643
Air Basin:	SC	***COT:***	.437
District:	SC	***NOXT:***	.157
COID:	SBD	***SOXT:***	.00208
DISN:	SOUTH COAST AQMD	***PMT:***	.001
CHAPIS:		***PM10T:***	.001

1997 Toxic Data

Facility ID:	70890	***COID:***	SBD
Facility SIC Code:	8211	***DISN:***	SOUTH COAST AQMD
CO:	36	***CHAPIS:***	
Air Basin:	SC	***CERR Code:***	
District:	SC		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

1998 Criteria Data

Facility ID:	70890	***CERR Code:***	
Facility SIC Code:	8211	***TOGT:***	7.482
CO:	36	***ROGT:***	.9023307
Air Basin:	SC	***COT:***	.437
District:	SC	***NOXT:***	.157
COID:	SBD	***SOXT:***	.00208
DISN:	SOUTH COAST AQMD	***PMT:***	.001
CHAPIS:		***PM10T:***	.001

1998 Toxic Data

Facility ID:	70890	***COID:***	SBD
Facility SIC Code:	8211	***DISN:***	SOUTH COAST AQMD
CO:	36	***CHAPIS:***	
Air Basin:	SC	***CERR Code:***	
District:	SC		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

1999 Criteria Data

Facility ID:	70890	***CERR Code:***	
Facility SIC Code:	8211	***TOGT:***	6.106
CO:	36	***ROGT:***	.7765643
Air Basin:	SC	***COT:***	.437
District:	SC	***NOXT:***	.157
COID:	SBD	***SOXT:***	.00208
DISN:	SOUTH COAST AQMD	***PMT:***	.001
CHAPIS:		***PM10T:***	.001

1999 Toxic Data

Facility ID:	70890	***COID:***	SBD
Facility SIC Code:	8211	***DISN:***	SOUTH COAST AQMD
CO:	36	***CHAPIS:***	
Air Basin:	SC	***CERR Code:***	
District:	SC		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

2000 Criteria Data

Facility ID:	70890	***CERR Code:***	
Facility SIC Code:	8211	***TOGT:***	6.106
CO:	36	***ROGT:***	.77
Air Basin:	SC	***COT:***	.437
District:	SC	***NOXT:***	.157
COID:	SBD	***SOXT:***	.00208
DISN:	SOUTH COAST AQMD	***PMT:***	.001
CHAPIS:		***PM10T:***	0

2000 Toxic Data

Facility ID:	70890	***COID:***	SBD
Facility SIC Code:	8211	***DISN:***	SOUTH COAST AQMD
CO:	36	***CHAPIS:***	
Air Basin:	SC	***CERR Code:***	
District:	SC		

TS:
Health Risk Asmt:
Non-Cancer Chronic Haz Ind:
Non-Cancer Acute Haz Ind:

2001 Criteria Data

Facility ID:	70890	***CERR Code:***	
Facility SIC Code:	8211	***TOGT:***	6.1
CO:	36	***ROGT:***	.78
Air Basin:	SC	***COT:***	.43
District:	SC	***NOXT:***	.16
COID:	SBD	***SOXT:***	0
DISN:	SOUTH COAST AQMD	***PMT:***	0
CHAPIS:		***PM10T:***	0

2001 Toxic Data

Facility ID:	70890	***COID:***	SBD
Facility SIC Code:	8211	***DISN:***	SOUTH COAST AQMD
CO:	36	***CHAPIS:***	
Air Basin:	SC	***CERR Code:***	
District:	SC		

TS:
Health Risk Asmt:
Non-Cancer Chronic Haz Ind:
Non-Cancer Acute Haz Ind:

Map Key	***Company/Site Name***	***Address***	***Distance (m/ft)***	***Elev Diff (ft)***
22	CITY TOOL WORKS INC	907 E FRANCIS ST	64.06 / 210.17	8.0

ASTM Category: State Hazardous Waste Facilities

Vapor Encroachment Details

Impact on Target Property:	VEC does not exist
Conditions:	N/A
Groundwater Flow Gradient:	Up-Gradient
Flow is based on the following:	
Preferential Pathway:	
Geological Attributes - Hydraulic Barrier:	
Geological Attributes - Physical Barrier:	
Geological Attributes - Soil Geology:	

Comments:

The standard environmental record sources are reviewed and identified that there are not known or suspected sources of COC-contamination within the established area of concern (AOC). (ASTM E2600 8.3.1)
No records indicating a release to the environment that would impact the Target Property.

DELISTED HAZ	***CITY TOOL WORKS INC***	***907 E FRANCIS ST ONTARIO 91761***	***State Hazardous Waste Facilities***

Siteid: 106519

Latitude:	34.041314
Longitude:	-117.636920
Original Source:	CHAZ
Record Date:	20-OCT-2017

Map Key	*Company/Site Name*	*Address*	*Distance (m/ft)*	*Elev Diff (ft)*
23	CITY TOOL WORKS INC	907 E FRANCIS ST	64.1 / 210.29	8.0

ASTM Category: State and Tribal registered storage tank lists

Vapor Encroachment Details

Impact on Target Property:	VEC does not exist
Conditions:	N/A
Groundwater Flow Gradient:	Up-Gradient
Flow is based on the following:	
Preferential Pathway:	
Geological Attributes - Hydraulic Barrier:	
Geological Attributes - Physical Barrier:	
Geological Attributes - Soil Geology:	

Comments:

The standard environmental record sources are reviewed and identified that there are not known or suspected sources of COC-contamination within the established area of concern (AOC). (ASTM E2600 8.3.1)
No records indicating a release to the environment that would impact the Target Property.

SANBERN CUPA ***CITY TOOL WORKS INC*** ***907 E FRANCIS ST ONTARIO 91761*** ***State and Tribal registered storage tank lists***

Facility ID:	FA0002208
Owner Info:	LUDLOW, BILL
Mailing Care of:	William Ludlow
Mailing Address 1:	907 EAST FRANCIS STREET
Mailing Address 2:	
Mailing City:	ONTARIO
Mailing State:	CA
Mailing Zip:	91761

Detail(s)

Permit ID:	PT0005640
Status:	INACTIVE
Program Element Code:	4241
Permit Desc:	HAZARDOUS MATERIALS 1-3 CHEMICALS SPECIAL
To:	10/31/2018

Permit ID:	PT0037991
Status:	INACTIVE
Program Element Code:	4400
Permit Desc:	HAZWASTE GENERAL ACTIVITY (NB)
To:	10/31/2018

Map Key	Company/Site Name	Address	Distance (m/ft)	Elev Diff (ft)
32	R&O MC INTYRE INC	921 E FRANCIS ST	67.93 / 222.88	8.0

ASTM Category: Others

Vapor Encroachment Details

Impact on Target Property: VEC does not exist
Conditions: N/A
Groundwater Flow Gradient: Up-Gradient
Flow is based on the following:
Preferential Pathway:
Geological Attributes - Hydraulic Barrier:
Geological Attributes - Physical Barrier:
Geological Attributes - Soil Geology:
Comments:

The standard environmental record sources are reviewed and identified that there are not known or suspected sources of COC-contamination within the established area of concern (AOC). (ASTM E2600 8.3.1)
No records indicating a release to the environment that would impact the Target Property.

EMISSIONS ***R&O MC INTYRE INC*** ***921 E FRANCIS ST*** ***Others***
ONTARIO 91761

1996 Toxic Data

Facility ID:	79428	***COID:***	SBD
Facility SIC Code:	3052	***DISN:***	SOUTH COAST AQMD
CO:	36	***CHAPIS:***	
Air Basin:	SC	***CERR Code:***	
District:	SC		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

1997 Toxic Data

Facility ID:	79428	***COID:***	SBD
Facility SIC Code:	3052	***DISN:***	SOUTH COAST AQMD
CO:	36	***CHAPIS:***	
Air Basin:	SC	***CERR Code:***	
District:	SC		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

1998 Toxic Data

Facility ID:	79428	***COID:***	SBD

Facility SIC Code: 3052
CO: 36
Air Basin: SC
District: SC
TS:
Health Risk Asmt:
Non-Cancer Chronic Haz Ind:
Non-Cancer Acute Haz Ind:

DISN: SOUTH COAST AQMD
CHAPIS:
CERR Code:

1999 Toxic Data

Facility ID: 79428
Facility SIC Code: 3052
CO: 36
Air Basin: SC
District: SC
TS:
Health Risk Asmt:
Non-Cancer Chronic Haz Ind:
Non-Cancer Acute Haz Ind:

COID: SBD
DISN: SOUTH COAST AQMD
CHAPIS:
CERR Code:

2000 Toxic Data

Facility ID: 79428
Facility SIC Code: 3052
CO: 36
Air Basin: SC
District: SC
TS:
Health Risk Asmt:
Non-Cancer Chronic Haz Ind:
Non-Cancer Acute Haz Ind:

COID: SBD
DISN: SOUTH COAST AQMD
CHAPIS:
CERR Code:

2001 Toxic Data

Facility ID: 79428
Facility SIC Code: 3052
CO: 36
Air Basin: SC
District: SC
TS:
Health Risk Asmt:
Non-Cancer Chronic Haz Ind:
Non-Cancer Acute Haz Ind:

COID: SBD
DISN: SOUTH COAST AQMD
CHAPIS:
CERR Code:

2015 Toxic Data

Facility ID: 79428
Facility SIC Code: 3052
CO: 36
Air Basin: SC

COID: SBD
DISN: SOUTH COAST AQMD
CHAPIS:
CERR Code:

District: SC
TS:
Health Risk Asmt:
Non-Cancer Chronic Haz Ind:
Non-Cancer Acute Haz Ind:

2016 Toxic Data

Facility ID: 79428
Facility SIC Code: 3052
CERR CODE:
COID: SBD
CO: 36
DISN: SOUTH COAST AQMD
CHAPIS:
TS:
HRA:
CH Index:
AH Index:
Air Basin: SC
District: SC

2017 Toxic Data

Facility ID: 79428
Facility SIC Code: 3052
CO: 36
Air Basin: SC
District: SC
TS:
Health Risk Asmt:
Non-Cancer Chronic Haz Ind:
Non-Cancer Acute Haz Ind:
COID: SBD
DISN: SOUTH COAST AQMD
CHAPIS:
CERR Code:

2018 Toxic Data

Facility ID: 79428
Facility SIC Code: 3052
CO: 36
Air Basin: SC
District: SC
TS:
Health Risk Asmt:
Non-Cancer Chronic Haz Ind:
Non-Cancer Acute Haz Ind:
COID: SBD
DISN: SOUTH COAST AQMD
CHAPIS:
CERR Code:

Map Key	*Company/Site Name*	*Address*	*Distance (m/ft)*	*Elev Diff (ft)*
35	UV WOOD FINISHING	936 E FRANCIS UNIT A	70.75 / 232.11	8.0

ASTM Category: State and Tribal registered storage tank lists

Vapor Encroachment Details

Impact on Target Property: VEC does not exist
Conditions: N/A
Groundwater Flow Gradient: Up-Gradient

Flow is based on the following:

Preferential Pathway:

Geological Attributes - Hydraulic Barrier:

Geological Attributes - Physical Barrier:

Geological Attributes - Soil Geology:

Comments:

The standard environmental record sources are reviewed and identified that there are not known or suspected sources of COC-contamination within the established area of concern (AOC). (ASTM E2600 8.3.1)
No records indicating a release to the environment that would impact the Target Property.

SANBERN CUPA ***UV WOOD FINISHING*** ***936 E FRANCIS UNIT A ONTARIO 91761*** ***State and Tribal registered storage tank lists***

Facility ID:	FA0006999
Owner Info:	HARVEY SPICHER, PRES.
Mailing Care of:	HARVEY SPICHER
Mailing Address 1:	13901 YORBA AVE
Mailing Address 2:	
Mailing City:	CHINO
Mailing State:	CA
Mailing Zip:	91710-5521

Detail(s)

Permit ID:	PT0000052
Status:	INACTIVE
Program Element Code:	4221
Permit Desc:	HAZMAT HANDLER 0-10 EMPLOYEES
To:	12/31/2006

Map Key	*Company/Site Name*	*Address*	*Distance (m/ft)*	*Elev Diff (ft)*
37	LIGHTING RESOURCES INC LIGHTING RESOURCES LLC LIGHTING RESOURCES, INC. LIGHTING RESOURCES, LLC	805 E FRANCIS ST 805 E. FRANCIS STREET 805 EAST FRANCIS ST 805 FRANCIS ST	74.43 / 244.19	11.0

ASTM Category:

Federal RCRA non-CORRACTS TSD facilities list
Federal RCRA generators list
State and tribal equivalent CERCLIS
State and Tribal registered storage tank lists
State Hazardous Waste Facilities
Others

Vapor Encroachment Details

Impact on Target Property: VEC does not exist

Conditions: Non-Petroleum Chemicals of Concern (NPCOC)

Groundwater Flow Gradient: Up-Gradient

Flow is based on the following:

Preferential Pathway:

Geological Attributes - Hydraulic Barrier:

Geological Attributes - Physical Barrier:

Geological Attributes - Soil Geology:

Comments:

The standard environmental record sources are reviewed and identified that there are not known or suspected sources of COC-contamination within the established area of concern (AOC). (ASTM E2600 8.3.1)
No records indicating a release to the environment that would impact the Target Property.

RCRA TSD ***LIGHTING RESOURCES LLC*** ***805 FRANCIS ST*** ***Federal RCRA non-CORRACTS***
ONTARIO 91761-0000 ***TSD facilities list***

EPA Handler ID:	CAR000156125
Gen Status Universe:	Large Quantity Generator
Contact Name:	BRYANT ASCENCIO
Contact Address:	805 , FRANCIS ST , , ONTARIO , CA, 91761-0000 , US
Contact Phone No and Ext:	909-923-7252
Contact Email:	BRYANT.ASCENCIO@LIGHTINGRESOURCESINC.COM
Contact Country:	US
Land Type:	Private
County Name:	SAN BERNARDINO
EPA Region:	09
Receive Date:	20200303
Location Latitude:	34.043576
Location Longitude:	-117.571449

Violation/Evaluation Summary

Note: VIOLATION or UNDETERMINED: There are VIOLATION or UNDETERMINED details or records associated with this facility (EPA ID) in the Compliance Monitoring and Enforcement table dated Jan, 2021.

Violation Details

Citation:	
Violation Short Description:	State Statute or Regulation
Violation Type:	XXS
Violation Determined Date:	20190606
Scheduled Compliance Date:	
Return to Compliance:	Documented
Actual Return to Compl:	20191021
Violation Responsible Agency:	State

Enforcement Details

Enforcement Type:	112
Enforcement Type Description:	
Enforcement Action Date:	20190710
Enf Disposition Status:	
Disposition Status Date:	
Enforcement Lead Agency:	State
Proposed Penalty Amount:	
Final Amount:	
Paid Amount:	

Violation Details

Citation:
Violation Short Description: TSD - Financial Requirements
Violation Type: 264.H
Violation Determined Date: 20190213
Scheduled Compliance Date:
Return to Compliance: Documented
Actual Return to Compl: 20190227
Violation Responsible Agency: State

Enforcement Details

Enforcement Type: 112
Enforcement Type Description:
Enforcement Action Date: 20190312
Enf Disposition Status:
Disposition Status Date:
Enforcement Lead Agency: State
Proposed Penalty Amount:
Final Amount:
Paid Amount:

Violation Details

Citation:
Violation Short Description: Generators - General
Violation Type: 262.A
Violation Determined Date: 20190114
Scheduled Compliance Date:
Return to Compliance: Documented
Actual Return to Compl: 20190213
Violation Responsible Agency: State

Violation Details

Citation:
Violation Short Description: Generators - Pre-transport
Violation Type: 262.C
Violation Determined Date: 20190114
Scheduled Compliance Date:
Return to Compliance: Observed
Actual Return to Compl: 20190114
Violation Responsible Agency: State

Violation Details

Citation:
Violation Short Description: Generators - Pre-transport
Violation Type: 262.C
Violation Determined Date: 20190114
Scheduled Compliance Date:
Return to Compliance: Documented

Actual Return to Compl: 20190213
Violation Responsible Agency: State

Violation Details

Citation:
Violation Short Description: State Statute or Regulation
Violation Type: XXS
Violation Determined Date: 20190114
Scheduled Compliance Date:
Return to Compliance: Documented
Actual Return to Compl: 20190209
Violation Responsible Agency: State

Enforcement Details

Enforcement Type: 112
Enforcement Type Description:
Enforcement Action Date: 20190114
Enf Disposition Status:
Disposition Status Date:
Enforcement Lead Agency: State
Proposed Penalty Amount:
Final Amount:
Paid Amount:

Violation Details

Citation:
Violation Short Description: State Statute or Regulation
Violation Type: XXS
Violation Determined Date: 20190114
Scheduled Compliance Date:
Return to Compliance: Documented
Actual Return to Compl: 20190121
Violation Responsible Agency: State

Enforcement Details

Enforcement Type: 112
Enforcement Type Description:
Enforcement Action Date: 20190114
Enf Disposition Status:
Disposition Status Date:
Enforcement Lead Agency: State
Proposed Penalty Amount:
Final Amount:
Paid Amount:

Violation Details

Citation:
Violation Short Description: State Statute or Regulation
Violation Type: XXS
Violation Determined Date: 20190114
Scheduled Compliance Date:
Return to Compliance: Documented
Actual Return to Compl: 20190212
Violation Responsible Agency: State

Enforcement Details

Enforcement Type: 112
Enforcement Type Description:
Enforcement Action Date: 20190114
Enf Disposition Status:
Disposition Status Date:
Enforcement Lead Agency: State
Proposed Penalty Amount:
Final Amount:
Paid Amount:

Violation Details

Citation:
Violation Short Description: Generators - Manifest
Violation Type: 262.B
Violation Determined Date: 20141113
Scheduled Compliance Date:
Return to Compliance: Documented
Actual Return to Compl: 20141121
Violation Responsible Agency: State

Enforcement Details

Enforcement Type: 112
Enforcement Type Description:
Enforcement Action Date: 20141114
Enf Disposition Status:
Disposition Status Date:
Enforcement Lead Agency: State
Proposed Penalty Amount:
Final Amount:
Paid Amount:

Violation Details

Citation:
Violation Short Description: Transporters - General
Violation Type: 263.A
Violation Determined Date: 20141113
Scheduled Compliance Date:

Return to Compliance: Documented
Actual Return to Compl: 20150123
Violation Responsible Agency: State

Enforcement Details

Enforcement Type: 112
Enforcement Type Description:
Enforcement Action Date: 20141114
Enf Disposition Status:
Disposition Status Date:
Enforcement Lead Agency: State
Proposed Penalty Amount:
Final Amount:
Paid Amount:

Violation Details

Citation:
Violation Short Description: TSD - Preparedness and Prevention
Violation Type: 264.C
Violation Determined Date: 20141113
Scheduled Compliance Date:
Return to Compliance: Observed
Actual Return to Compl: 20141113
Violation Responsible Agency: State

Enforcement Details

Enforcement Type: 112
Enforcement Type Description:
Enforcement Action Date: 20141114
Enf Disposition Status:
Disposition Status Date:
Enforcement Lead Agency: State
Proposed Penalty Amount:
Final Amount:
Paid Amount:

Violation Details

Citation:
Violation Short Description: TSD - Manifest/Records/Reporting
Violation Type: 264.E
Violation Determined Date: 20141113
Scheduled Compliance Date:
Return to Compliance: Documented
Actual Return to Compl: 20150123
Violation Responsible Agency: State

Enforcement Details

Enforcement Type: 112
Enforcement Type Description:
Enforcement Action Date: 20141114
Enf Disposition Status:
Disposition Status Date:
Enforcement Lead Agency: State
Proposed Penalty Amount:
Final Amount:
Paid Amount:

Violation Details

Citation:
Violation Short Description: Universal Waste - General
Violation Type: 273.A
Violation Determined Date: 20141113
Scheduled Compliance Date:
Return to Compliance: Documented
Actual Return to Compl: 20141121
Violation Responsible Agency: State

Enforcement Details

Enforcement Type: 112
Enforcement Type Description:
Enforcement Action Date: 20141114
Enf Disposition Status:
Disposition Status Date:
Enforcement Lead Agency: State
Proposed Penalty Amount:
Final Amount:
Paid Amount:

Violation Details

Citation:
Violation Short Description: State Statute or Regulation
Violation Type: XXS
Violation Determined Date: 20141113
Scheduled Compliance Date:
Return to Compliance: Documented
Actual Return to Compl: 20150123
Violation Responsible Agency: State

Enforcement Details

Enforcement Type: 112
Enforcement Type Description:
Enforcement Action Date: 20141114
Enf Disposition Status:

Disposition Status Date:
Enforcement Lead Agency: State
Proposed Penalty Amount:
Final Amount:
Paid Amount:

Violation Details

Citation:
Violation Short Description: Listing - General
Violation Type: 261.A
Violation Determined Date: 20120622
Scheduled Compliance Date:
Return to Compliance: Documented
Actual Return to Compl: 20120716
Violation Responsible Agency: State

Enforcement Details

Enforcement Type: 112
Enforcement Type Description:
Enforcement Action Date: 20120622
Enf Disposition Status:
Disposition Status Date:
Enforcement Lead Agency: State
Proposed Penalty Amount:
Final Amount:
Paid Amount:

Violation Details

Citation:
Violation Short Description: Generators - General
Violation Type: 262.A
Violation Determined Date: 20120622
Scheduled Compliance Date:
Return to Compliance: Documented
Actual Return to Compl: 20121113
Violation Responsible Agency: State

Enforcement Details

Enforcement Type: 112
Enforcement Type Description:
Enforcement Action Date: 20120622
Enf Disposition Status:
Disposition Status Date:
Enforcement Lead Agency: State
Proposed Penalty Amount:
Final Amount:
Paid Amount:

Violation Details

Citation:
Violation Short Description: Generators - Pre-transport
Violation Type: 262.C
Violation Determined Date: 20120622
Scheduled Compliance Date:
Return to Compliance: Observed
Actual Return to Compl: 20120622
Violation Responsible Agency: State

Enforcement Details

Enforcement Type: 112
Enforcement Type Description:
Enforcement Action Date: 20120622
Enf Disposition Status:
Disposition Status Date:
Enforcement Lead Agency: State
Proposed Penalty Amount:
Final Amount:
Paid Amount:

Violation Details

Citation:
Violation Short Description: State Statute or Regulation
Violation Type: XXS
Violation Determined Date: 20090603
Scheduled Compliance Date:
Return to Compliance: Documented
Actual Return to Compl: 20101005
Violation Responsible Agency: State

Enforcement Details

Enforcement Type: 112
Enforcement Type Description:
Enforcement Action Date: 20090604
Enf Disposition Status:
Disposition Status Date:
Enforcement Lead Agency: State
Proposed Penalty Amount:
Final Amount:
Paid Amount:

Violation Details

Citation:
Violation Short Description: State Statute or Regulation

Violation Type: XXS
Violation Determined Date: 20090514
Scheduled Compliance Date:
Return to Compliance: Documented
Actual Return to Compl: 20090527
Violation Responsible Agency: State

Enforcement Details

Enforcement Type: 112
Enforcement Type Description:
Enforcement Action Date: 20090520
Enf Disposition Status:
Disposition Status Date:
Enforcement Lead Agency: State
Proposed Penalty Amount:
Final Amount:
Paid Amount:

Violation Details

Citation:
Violation Short Description: State Statute or Regulation
Violation Type: XXS
Violation Determined Date: 20080522
Scheduled Compliance Date:
Return to Compliance: Observed
Actual Return to Compl: 20080522
Violation Responsible Agency: State

Enforcement Details

Enforcement Type: 112
Enforcement Type Description:
Enforcement Action Date: 20080522
Enf Disposition Status:
Disposition Status Date:
Enforcement Lead Agency: State
Proposed Penalty Amount:
Final Amount:
Paid Amount:

Violation Details

Citation:
Violation Short Description: TSD - General Facility Standards
Violation Type: 264.B
Violation Determined Date: 20070327
Scheduled Compliance Date:
Return to Compliance: Documented
Actual Return to Compl: 20070327

Violation Responsible Agency: State

Enforcement Details

Enforcement Type: 112
Enforcement Type Description:
Enforcement Action Date: 20070328
Enf Disposition Status:
Disposition Status Date:
Enforcement Lead Agency: State
Proposed Penalty Amount:
Final Amount:
Paid Amount:

Violation Details

Citation:
Violation Short Description: TSD - Container Use and Management
Violation Type: 264.I
Violation Determined Date: 20070327
Scheduled Compliance Date:
Return to Compliance: Documented
Actual Return to Compl: 20070328
Violation Responsible Agency: State

Enforcement Details

Enforcement Type: 112
Enforcement Type Description:
Enforcement Action Date: 20070328
Enf Disposition Status:
Disposition Status Date:
Enforcement Lead Agency: State
Proposed Penalty Amount:
Final Amount:
Paid Amount:

Violation Details

Citation:
Violation Short Description: TSD - General Facility Standards
Violation Type: 264.B
Violation Determined Date: 20060418
Scheduled Compliance Date:
Return to Compliance: Documented
Actual Return to Compl: 20060427
Violation Responsible Agency: State

Enforcement Details

Enforcement Type: 112

Enforcement Type Description:
Enforcement Action Date: 20060418
Enf Disposition Status:
Disposition Status Date:
Enforcement Lead Agency: State
Proposed Penalty Amount:
Final Amount:
Paid Amount:

Enforcement Type: 140
Enforcement Type Description: LETTER OF INTENT TO INITIATE ENFORCEMENT ACTION
Enforcement Action Date: 20061109
Enf Disposition Status:
Disposition Status Date:
Enforcement Lead Agency: State
Proposed Penalty Amount:
Final Amount:
Paid Amount:

Enforcement Type: 385
Enforcement Type Description: SINGLE SITE CA/FO
Enforcement Action Date: 20061130
Enf Disposition Status:
Disposition Status Date:
Enforcement Lead Agency: State
Proposed Penalty Amount:
Final Amount: 11113
Paid Amount:

Violation Details

Citation:
Violation Short Description: TSD - General Facility Standards
Violation Type: 264.B
Violation Determined Date: 20050921
Scheduled Compliance Date:
Return to Compliance: Documented
Actual Return to Compl: 20051128
Violation Responsible Agency: State

Enforcement Details

Enforcement Type: 112
Enforcement Type Description:
Enforcement Action Date: 20050921
Enf Disposition Status:
Disposition Status Date:
Enforcement Lead Agency: State
Proposed Penalty Amount:
Final Amount:
Paid Amount:

Enforcement Type: 140
Enforcement Type Description: LETTER OF INTENT TO INITIATE ENFORCEMENT ACTION
Enforcement Action Date: 20051220
Enf Disposition Status:
Disposition Status Date:
Enforcement Lead Agency: State
Proposed Penalty Amount:
Final Amount:
Paid Amount:

Enforcement Type: 385
Enforcement Type Description: SINGLE SITE CA/FO
Enforcement Action Date: 20060210
Enf Disposition Status:
Disposition Status Date:
Enforcement Lead Agency: State
Proposed Penalty Amount:
Final Amount: 4000
Paid Amount:

Violation Details

Citation:
Violation Short Description: TSD - Container Use and Management
Violation Type: 264.I
Violation Determined Date: 20050921
Scheduled Compliance Date:
Return to Compliance: Observed
Actual Return to Compl: 20050921
Violation Responsible Agency: State

Enforcement Details

Enforcement Type: 112
Enforcement Type Description:
Enforcement Action Date: 20050921
Enf Disposition Status:
Disposition Status Date:
Enforcement Lead Agency: State
Proposed Penalty Amount:
Final Amount:
Paid Amount:

Evaluation Details

Evaluation Start Date: 20190724
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION ON-SITE
Violation Short Description:
Return to Compliance Date:
Evaluation Agency: State

Evaluation Start Date: 20190606

Evaluation Type Description: FOLLOW-UP INSPECTION
Violation Short Description: State Statute or Regulation
Return to Compliance Date: 20191021
Evaluation Agency: State

Evaluation Start Date: 20190213
Evaluation Type Description: FINANCIAL RECORD REVIEW
Violation Short Description: TSD - Financial Requirements
Return to Compliance Date: 20190227
Evaluation Agency: State

Evaluation Start Date: 20190114
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION ON-SITE
Violation Short Description: Generators - General
Return to Compliance Date: 20190213
Evaluation Agency: State

Evaluation Start Date: 20190114
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION ON-SITE
Violation Short Description: State Statute or Regulation
Return to Compliance Date: 20190209
Evaluation Agency: State

Evaluation Start Date: 20190114
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION ON-SITE
Violation Short Description: State Statute or Regulation
Return to Compliance Date: 20190121
Evaluation Agency: State

Evaluation Start Date: 20190114
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION ON-SITE
Violation Short Description: Generators - Pre-transport
Return to Compliance Date: 20190213
Evaluation Agency: State

Evaluation Start Date: 20190114
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION ON-SITE
Violation Short Description: Generators - Pre-transport
Return to Compliance Date: 20190114
Evaluation Agency: State

Evaluation Start Date: 20190114
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION ON-SITE
Violation Short Description: State Statute or Regulation
Return to Compliance Date: 20190212
Evaluation Agency: State

Evaluation Start Date: 20170208
Evaluation Type Description: FINANCIAL RECORD REVIEW
Violation Short Description:
Return to Compliance Date:
Evaluation Agency: State

Evaluation Start Date: 20170119

Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION ON-SITE
Violation Short Description:
Return to Compliance Date:
Evaluation Agency: State

Evaluation Start Date: 20160302
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION ON-SITE
Violation Short Description:
Return to Compliance Date:
Evaluation Agency: State

Evaluation Start Date: 20150113
Evaluation Type Description: FINANCIAL RECORD REVIEW
Violation Short Description:
Return to Compliance Date:
Evaluation Agency: State

Evaluation Start Date: 20141113
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION ON-SITE
Violation Short Description: Transporters - General
Return to Compliance Date: 20150123
Evaluation Agency: State

Evaluation Start Date: 20141113
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION ON-SITE
Violation Short Description: TSD - Preparedness and Prevention
Return to Compliance Date: 20141113
Evaluation Agency: State

Evaluation Start Date: 20141113
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION ON-SITE
Violation Short Description: Universal Waste - General
Return to Compliance Date: 20141121
Evaluation Agency: State

Evaluation Start Date: 20141113
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION ON-SITE
Violation Short Description: State Statute or Regulation
Return to Compliance Date: 20150123
Evaluation Agency: State

Evaluation Start Date: 20141113
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION ON-SITE
Violation Short Description: TSD - Manifest/Records/Reporting
Return to Compliance Date: 20150123
Evaluation Agency: State

Evaluation Start Date: 20141113
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION ON-SITE
Violation Short Description: Generators - Manifest
Return to Compliance Date: 20141121
Evaluation Agency: State

Evaluation Start Date: 20121126

Evaluation Type Description: FINANCIAL RECORD REVIEW
Violation Short Description:
Return to Compliance Date:
Evaluation Agency: State

Evaluation Start Date: 20121114
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION ON-SITE
Violation Short Description:
Return to Compliance Date:
Evaluation Agency: State

Evaluation Start Date: 20120622
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION ON-SITE
Violation Short Description: Listing - General
Return to Compliance Date: 20120716
Evaluation Agency: State

Evaluation Start Date: 20120622
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION ON-SITE
Violation Short Description: Generators - General
Return to Compliance Date: 20121113
Evaluation Agency: State

Evaluation Start Date: 20120622
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION ON-SITE
Violation Short Description: Generators - Pre-transport
Return to Compliance Date: 20120622
Evaluation Agency: State

Evaluation Start Date: 20090608
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION ON-SITE
Violation Short Description:
Return to Compliance Date:
Evaluation Agency: State

Evaluation Start Date: 20090603
Evaluation Type Description: FINANCIAL RECORD REVIEW
Violation Short Description: State Statute or Regulation
Return to Compliance Date: 20101005
Evaluation Agency: State

Evaluation Start Date: 20090514
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION ON-SITE
Violation Short Description: State Statute or Regulation
Return to Compliance Date: 20090527
Evaluation Agency: State

Evaluation Start Date: 20080522
Evaluation Type Description: FOCUSED COMPLIANCE INSPECTION
Violation Short Description: State Statute or Regulation
Return to Compliance Date: 20080522
Evaluation Agency: State

Evaluation Start Date: 20080522

Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION ON-SITE
Violation Short Description: State Statute or Regulation
Return to Compliance Date: 20080522
Evaluation Agency: State

Evaluation Start Date: 20080519
Evaluation Type Description: FINANCIAL RECORD REVIEW
Violation Short Description:
Return to Compliance Date:
Evaluation Agency: State

Evaluation Start Date: 20070327
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION ON-SITE
Violation Short Description: TSD - Container Use and Management
Return to Compliance Date: 20070328
Evaluation Agency: State

Evaluation Start Date: 20070327
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION ON-SITE
Violation Short Description: TSD - General Facility Standards
Return to Compliance Date: 20070327
Evaluation Agency: State

Evaluation Start Date: 20070323
Evaluation Type Description: FINANCIAL RECORD REVIEW
Violation Short Description:
Return to Compliance Date:
Evaluation Agency: State

Evaluation Start Date: 20060510
Evaluation Type Description: FINANCIAL RECORD REVIEW
Violation Short Description:
Return to Compliance Date:
Evaluation Agency: State

Evaluation Start Date: 20060427
Evaluation Type Description: NOT A SIGNIFICANT NON-COMPLIER
Violation Short Description:
Return to Compliance Date:
Evaluation Agency: State

Evaluation Start Date: 20060418
Evaluation Type Description: SIGNIFICANT NON-COMPLIER
Violation Short Description:
Return to Compliance Date:
Evaluation Agency: State

Evaluation Start Date: 20060418
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION ON-SITE
Violation Short Description: TSD - General Facility Standards
Return to Compliance Date: 20060427
Evaluation Agency: State

Evaluation Start Date: 20051128

Evaluation Type Description: NOT A SIGNIFICANT NON-COMPLIER
Violation Short Description:
Return to Compliance Date:
Evaluation Agency: State

Evaluation Start Date: 20050921
Evaluation Type Description: SIGNIFICANT NON-COMPLIER
Violation Short Description:
Return to Compliance Date:
Evaluation Agency: State

Evaluation Start Date: 20050921
Evaluation Type Description: FOCUSED COMPLIANCE INSPECTION
Violation Short Description: TSD - Container Use and Management
Return to Compliance Date: 20050921
Evaluation Agency: State

Evaluation Start Date: 20050921
Evaluation Type Description: FOCUSED COMPLIANCE INSPECTION
Violation Short Description: TSD - General Facility Standards
Return to Compliance Date: 20051128
Evaluation Agency: State

Handler Summary

Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: Yes
Transfer Facility: No
Onsite Burner Exemption: No
Smelting, Melting and Refining: No
Underground Injection Control: No
Commercial TSD: No
Used Oil Transporter: No
Used Oil Transfer Facility: No
Used Oil Processor: No
Used Oil Refiner: No
Used Oil Burner: No
Used Oil Market Burner: No
Used Oil Spec Marketer: No

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 20040720
Handler Name: LIGHTING RESOURCES INC
Federal Waste Generator Code: 1
Generator Code Description: Large Quantity Generator
Source Type: Notification

Waste Code Details

Hazardous Waste Code: D008
Waste Code Description: LEAD

Hazardous Waste Code: D009
Waste Code Description: MERCURY

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 20060223
Handler Name: LIGHTING RESOURCES LLC
Federal Waste Generator Code: 1
Generator Code Description: Large Quantity Generator
Source Type: Annual/Biennial Report

Waste Code Details

Hazardous Waste Code: D009
Waste Code Description: MERCURY

Hazardous Waste Handler Details

Sequence No: 2
Receive Date: 20080208
Handler Name: LIGHTING RESOURCES LLC
Federal Waste Generator Code: 1
Generator Code Description: Large Quantity Generator
Source Type: Annual/Biennial Report

Waste Code Details

Hazardous Waste Code: D008
Waste Code Description: LEAD

Hazardous Waste Code: D009
Waste Code Description: MERCURY

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 20100302
Handler Name: LIGHTING RESOURCES LLC
Federal Waste Generator Code: 1
Generator Code Description: Large Quantity Generator
Source Type: Annual/Biennial Report update with Notification

Waste Code Details

Hazardous Waste Code: 181
Waste Code Description: Other inorganic solid waste

Hazardous Waste Code: 261
Waste Code Description: Polychlorinated biphenyls and material containing PCB's

Hazardous Waste Code: D008
Waste Code Description: LEAD

Hazardous Waste Code: D009
Waste Code Description: MERCURY

Hazardous Waste Handler Details

Sequence No: 2
Receive Date: 20120925
Handler Name: LIGHTING RESOURCES, LLC
Federal Waste Generator Code: 1
Generator Code Description: Large Quantity Generator
Source Type: Annual/Biennial Report update with Notification

Waste Code Details

Hazardous Waste Code: 181
Waste Code Description: Other inorganic solid waste

Hazardous Waste Code: 261
Waste Code Description: Polychlorinated biphenyls and material containing PCB's

Hazardous Waste Code: D008
Waste Code Description: LEAD

Hazardous Waste Code: D009
Waste Code Description: MERCURY

Hazardous Waste Handler Details

Sequence No: 3
Receive Date: 20140411
Handler Name: LIGHTING RESOURCES LLC
Federal Waste Generator Code: 1
Generator Code Description: Large Quantity Generator
Source Type: Annual/Biennial Report update with Notification

Waste Code Details

Hazardous Waste Code: D008
Waste Code Description: LEAD

Hazardous Waste Code: D009
Waste Code Description: MERCURY

Hazardous Waste Handler Details

Sequence No: 4
Receive Date: 20160301
Handler Name: LIGHTING RESOURCES LLC
Federal Waste Generator Code: 1
Generator Code Description: Large Quantity Generator
Source Type: Annual/Biennial Report update with Notification

Waste Code Details

Hazardous Waste Code: 181
Waste Code Description: Other inorganic solid waste

Hazardous Waste Code: 261
Waste Code Description: Polychlorinated biphenyls and material containing PCB's

Hazardous Waste Code: D008
Waste Code Description: LEAD

Hazardous Waste Code: D009
Waste Code Description: MERCURY

Hazardous Waste Handler Details

Sequence No: 5
Receive Date: 20181029
Handler Name: LIGHTING RESOURCES LLC
Federal Waste Generator Code: 1
Generator Code Description: Large Quantity Generator
Source Type: Annual/Biennial Report update with Notification

Waste Code Details

Hazardous Waste Code: 181
Waste Code Description: Other inorganic solid waste

Hazardous Waste Code: 261
Waste Code Description: Polychlorinated biphenyls and material containing PCB's

Hazardous Waste Code: D008
Waste Code Description: LEAD

Hazardous Waste Code: D009
Waste Code Description: MERCURY

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 20190125
Handler Name: LIGHTING RESOURCES LLC
Federal Waste Generator Code: 1

Generator Code Description: Large Quantity Generator
Source Type: Implementer

Waste Code Details

Hazardous Waste Code: 181
Waste Code Description: Other inorganic solid waste

Hazardous Waste Code: 261
Waste Code Description: Polychlorinated biphenyls and material containing PCB's

Hazardous Waste Code: D008
Waste Code Description: LEAD

Hazardous Waste Code: D009
Waste Code Description: MERCURY

Hazardous Waste Handler Details

Sequence No: 6
Receive Date: 20200303
Handler Name: LIGHTING RESOURCES LLC
Federal Waste Generator Code: 1
Generator Code Description: Large Quantity Generator
Source Type: Annual/Biennial Report update with Notification

Waste Code Details

Hazardous Waste Code: 181
Waste Code Description: Other inorganic solid waste

Hazardous Waste Code: 261
Waste Code Description: Polychlorinated biphenyls and material containing PCB's

Hazardous Waste Code: D008
Waste Code Description: LEAD

Hazardous Waste Code: D009
Waste Code Description: MERCURY

Owner/Operator Details

Owner/Operator Ind: Current Operator
Type: Private
Name: DANIEL GILLESPIE
Date Became Current: 19960701
Date Ended Current:
Phone:
Source Type: Notification
Street No:
Street 1:
Street 2:
City:
State:
Country: US
Zip Code:

Owner/Operator Ind: Current Operator
Street No:

Type:	Private	***Street 1:***	
Name:	DANIEL P GILLESPIE	***Street 2:***	
Date Became Current:	19960715	***City:***	
Date Ended Current:		***State:***	
Phone:		***Country:***	US
Source Type:	Annual/Biennial Report	***Zip Code:***	

Owner/Operator Ind:	Current Operator	***Street No:***	1919
Type:	Private	***Street 1:***	WILLIAMS ST SUITE 350
Name:	DANIEL P GILLESPIE	***Street 2:***	
Date Became Current:	19900101	***City:***	SIMI VALLEY
Date Ended Current:		***State:***	CA
Phone:	805-624-3060	***Country:***	US
Source Type:	Implementer	***Zip Code:***	93065

Owner/Operator Ind:	Current Owner	***Street No:***	1919
Type:	Private	***Street 1:***	WILLIAMS ST SUITE 350
Name:	DANIEL P GILLESPIE	***Street 2:***	
Date Became Current:	19900101	***City:***	SIMI VALLEY
Date Ended Current:		***State:***	CA
Phone:	805-624-3060	***Country:***	US
Source Type:	Implementer	***Zip Code:***	93065

Owner/Operator Ind:	Current Owner	***Street No:***	386
Type:	Private	***Street 1:***	SOUTH GORDON
Name:	THUMOS, LLC	***Street 2:***	
Date Became Current:	19500101	***City:***	POMONA
Date Ended Current:		***State:***	CA
Phone:	909-623-5500	***Country:***	
Source Type:	Annual/Biennial Report update with Notification	***Zip Code:***	91766

Owner/Operator Ind:	Current Owner	***Street No:***	1919
Type:	Private	***Street 1:***	WILLIAMS ST
Name:	DANIEL P GILLESPIE	***Street 2:***	SUITE 350
Date Became Current:	19900101	***City:***	SIMI VALLEY
Date Ended Current:		***State:***	CA
Phone:	805-624-3050	***Country:***	US
Source Type:	Annual/Biennial Report update with Notification	***Zip Code:***	93065

Owner/Operator Ind:	Current Operator	***Street No:***	
Type:	Private	***Street 1:***	
Name:	LIGHTING RESOURCES LLC	***Street 2:***	
Date Became Current:	19900101	***City:***	
Date Ended Current:		***State:***	
Phone:		***Country:***	
Source Type:	Annual/Biennial Report update with Notification	***Zip Code:***	

Owner/Operator Ind:	Current Operator	***Street No:***	1919
Type:	Private	***Street 1:***	WILLIAMS ST SUITE 350
Name:	DANIEL P GILLESPIE	***Street 2:***	
Date Became Current:	19900101	***City:***	SIMI VALLEY
Date Ended Current:		***State:***	CA
Phone:	805-624-3060	***Country:***	US
Source Type:	Annual/Biennial Report update with Notification	***Zip Code:***	93065

Owner/Operator Ind:	Current Operator	***Street No:***	1919
Type:	Private	***Street 1:***	WILLIAMS ST SUITE 350
Name:	LIGHTING RESOURCES, LLC	***Street 2:***	
Date Became Current:	19900101	***City:***	SIMI VALLEY
Date Ended Current:		***State:***	CA
Phone:	805-624-3050	***Country:***	US
Source Type:	Annual/Biennial Report update with Notification	***Zip Code:***	93065

Owner/Operator Ind:	Current Operator	***Street No:***	
Type:	Private	***Street 1:***	
Name:	DAVID GILLESPIE	***Street 2:***	
Date Became Current:	19961014	***City:***	
Date Ended Current:		***State:***	
Phone:		***Country:***	
Source Type:	Annual/Biennial Report update with Notification	***Zip Code:***	

Owner/Operator Ind:	Current Owner	***Street No:***	386
Type:	Private	***Street 1:***	SOUTH GORDON
Name:	THUMOS LLC	***Street 2:***	
Date Became Current:	19500101	***City:***	POMONA
Date Ended Current:		***State:***	CA
Phone:	909-623-5500	***Country:***	
Source Type:	Annual/Biennial Report update with Notification	***Zip Code:***	91766

Owner/Operator Ind:	Current Operator	***Street No:***	
Type:	Private	***Street 1:***	
Name:	LIGHTING RESOURCES, LLC	***Street 2:***	
Date Became Current:	19900101	***City:***	
Date Ended Current:		***State:***	
Phone:		***Country:***	
Source Type:	Annual/Biennial Report update with Notification	***Zip Code:***	

Owner/Operator Ind:	Current Owner	***Street No:***	1919
Type:	Private	***Street 1:***	WILLIAMS ST SUITE 350
Name:	LIGHTING RESOURCES,LLC	***Street 2:***	
Date Became Current:	19900101	***City:***	SIMI VALLEY
Date Ended Current:		***State:***	CA
Phone:	805-624-3050	***Country:***	US
Source Type:	Annual/Biennial Report update with Notification	***Zip Code:***	93065

Owner/Operator Ind:	Current Owner	***Street No:***	1919
Type:	Private	***Street 1:***	WILLIAMS ST SUITE 350
Name:	DANIEL P GILLESPIE	***Street 2:***	
Date Became Current:	19900101	***City:***	SIMI VALLEY
Date Ended Current:		***State:***	CA
Phone:	805-624-3060	***Country:***	US
Source Type:	Annual/Biennial Report update with Notification	***Zip Code:***	93065

Owner/Operator Ind:	Current Operator	***Street No:***	805
Type:	Private	***Street 1:***	EAST FRANCIS STREET
Name:	LIGHTING RESOURCES, LLC	***Street 2:***	
Date Became Current:	19900101	***City:***	ONTARIO
Date Ended Current:		***State:***	CA

Phone:	909-923-3132	***Country:***	
Source Type:	Annual/Biennial Report update with Notification	***Zip Code:***	91761
Owner/Operator Ind:	Current Operator	***Street No:***	
Type:	Private	***Street 1:***	
Name:	DANIEL P. GILLESPIE	***Street 2:***	
Date Became Current:	19960715	***City:***	
Date Ended Current:		***State:***	
Phone:		***Country:***	US
Source Type:	Annual/Biennial Report	***Zip Code:***	
Owner/Operator Ind:	Current Owner	***Street No:***	
Type:	Private	***Street 1:***	12 GOLDENGLEN DR.
Name:	DANIEL P. GILLESPIE	***Street 2:***	
Date Became Current:	19960715	***City:***	SIMI VALLEY
Date Ended Current:		***State:***	CA
Phone:		***Country:***	US
Source Type:	Annual/Biennial Report	***Zip Code:***	93065
Owner/Operator Ind:	Current Owner	***Street No:***	
Type:	Private	***Street 1:***	12 GOLDENGLEN DR
Name:	DANIEL P GILLESPIE	***Street 2:***	
Date Became Current:	19960715	***City:***	SIMI VALLEY
Date Ended Current:		***State:***	CA
Phone:		***Country:***	US
Source Type:	Annual/Biennial Report	***Zip Code:***	93065
Owner/Operator Ind:	Current Owner	***Street No:***	805
Type:	Private	***Street 1:***	FRANCIS ST
Name:	DAN GILLESPIE	***Street 2:***	
Date Became Current:	19960715	***City:***	ONTARIO
Date Ended Current:		***State:***	CA
Phone:	909-923-7252	***Country:***	
Source Type:	Annual/Biennial Report update with Notification	***Zip Code:***	91761
Owner/Operator Ind:	Current Owner	***Street No:***	
Type:	Private	***Street 1:***	805 FRANCIS ST
Name:	DANIEL GILLESPIE	***Street 2:***	
Date Became Current:	19960701	***City:***	ONTARIO
Date Ended Current:		***State:***	CA
Phone:		***Country:***	US
Source Type:	Notification	***Zip Code:***	91761

Historical Handler Details

Receive Dt:	20190125
Generator Code Description:	Large Quantity Generator
Handler Name:	LIGHTING RESOURCES LLC
Receive Dt:	20181029
Generator Code Description:	Large Quantity Generator
Handler Name:	LIGHTING RESOURCES LLC

Receive Dt:	20160301
Generator Code Description:	Large Quantity Generator
Handler Name:	LIGHTING RESOURCES LLC
Receive Dt:	20140411
Generator Code Description:	Large Quantity Generator
Handler Name:	LIGHTING RESOURCES LLC
Receive Dt:	20120925
Generator Code Description:	Large Quantity Generator
Handler Name:	LIGHTING RESOURCES, LLC
Receive Dt:	20100302
Generator Code Description:	Large Quantity Generator
Handler Name:	LIGHTING RESOURCES LLC
Receive Dt:	20080208
Generator Code Description:	Large Quantity Generator
Handler Name:	LIGHTING RESOURCES LLC
Receive Dt:	20060223
Generator Code Description:	Large Quantity Generator
Handler Name:	LIGHTING RESOURCES LLC
Receive Dt:	20040720
Generator Code Description:	Large Quantity Generator
Handler Name:	LIGHTING RESOURCES INC

RCRA LQG ***LIGHTING RESOURCES LLC*** ***805 FRANCIS ST ONTARIO 91761-0000*** ***Federal RCRA generators list***

EPA Handler ID:	CAR000156125
Gen Status Universe:	Large Quantity Generator
Contact Name:	BRYANT ASCENCIO
Contact Address:	805 , FRANCIS ST , , ONTARIO , CA, 91761-0000 , US
Contact Phone No and Ext:	909-923-7252
Contact Email:	BRYANT.ASCENCIO@LIGHTINGRESOURCESINC.COM
Contact Country:	US
County Name:	SAN BERNARDINO
EPA Region:	09
Land Type:	Private
Receive Date:	20200303
Location Latitude:	34.043576
Location Longitude:	-117.571449

Violation/Evaluation Summary

Note:	VIOLATION or UNDETERMINED: There are VIOLATION or UNDETERMINED details or records associated with this facility (EPA ID) in the Compliance Monitoring and Enforcement table dated Jan, 2021.

Violation Details

Citation:

Violation Short Description: State Statute or Regulation
Violation Type: XXS
Violation Determined Date: 20190606
Scheduled Compliance Date:
Return to Compliance: Documented
Actual Return to Compl: 20191021
Violation Responsible Agency: State

Enforcement Details

Enforcement Type: 112
Enforcement Type Description:
Enforcement Action Date: 20190710
Enf Disposition Status:
Disposition Status Date:
Enforcement Lead Agency: State
Proposed Penalty Amount:
Final Amount:
Paid Amount:

Violation Details

Citation:
Violation Short Description: TSD - Financial Requirements
Violation Type: 264.H
Violation Determined Date: 20190213
Scheduled Compliance Date:
Return to Compliance: Documented
Actual Return to Compl: 20190227
Violation Responsible Agency: State

Enforcement Details

Enforcement Type: 112
Enforcement Type Description:
Enforcement Action Date: 20190312
Enf Disposition Status:
Disposition Status Date:
Enforcement Lead Agency: State
Proposed Penalty Amount:
Final Amount:
Paid Amount:

Violation Details

Citation:
Violation Short Description: Generators - General
Violation Type: 262.A
Violation Determined Date: 20190114
Scheduled Compliance Date:
Return to Compliance: Documented

Actual Return to Compl: 20190213
Violation Responsible Agency: State

Violation Details

Citation:
Violation Short Description: Generators - Pre-transport
Violation Type: 262.C
Violation Determined Date: 20190114
Scheduled Compliance Date:
Return to Compliance: Documented
Actual Return to Compl: 20190213
Violation Responsible Agency: State

Violation Details

Citation:
Violation Short Description: Generators - Pre-transport
Violation Type: 262.C
Violation Determined Date: 20190114
Scheduled Compliance Date:
Return to Compliance: Observed
Actual Return to Compl: 20190114
Violation Responsible Agency: State

Violation Details

Citation:
Violation Short Description: State Statute or Regulation
Violation Type: XXS
Violation Determined Date: 20190114
Scheduled Compliance Date:
Return to Compliance: Documented
Actual Return to Compl: 20190212
Violation Responsible Agency: State

Enforcement Details

Enforcement Type: 112
Enforcement Type Description:
Enforcement Action Date: 20190114
Enf Disposition Status:
Disposition Status Date:
Enforcement Lead Agency: State
Proposed Penalty Amount:
Final Amount:
Paid Amount:

Violation Details

Citation:

Violation Short Description: State Statute or Regulation
Violation Type: XXS
Violation Determined Date: 20190114
Scheduled Compliance Date:
Return to Compliance: Documented
Actual Return to Compl: 20190121
Violation Responsible Agency: State

Enforcement Details

Enforcement Type: 112
Enforcement Type Description:
Enforcement Action Date: 20190114
Enf Disposition Status:
Disposition Status Date:
Enforcement Lead Agency: State
Proposed Penalty Amount:
Final Amount:
Paid Amount:

Violation Details

Citation:
Violation Short Description: State Statute or Regulation
Violation Type: XXS
Violation Determined Date: 20190114
Scheduled Compliance Date:
Return to Compliance: Documented
Actual Return to Compl: 20190209
Violation Responsible Agency: State

Enforcement Details

Enforcement Type: 112
Enforcement Type Description:
Enforcement Action Date: 20190114
Enf Disposition Status:
Disposition Status Date:
Enforcement Lead Agency: State
Proposed Penalty Amount:
Final Amount:
Paid Amount:

Violation Details

Citation:
Violation Short Description: Generators - Manifest
Violation Type: 262.B
Violation Determined Date: 20141113
Scheduled Compliance Date:
Return to Compliance: Documented

Actual Return to Compl: 20141121
Violation Responsible Agency: State

Enforcement Details

Enforcement Type: 112
Enforcement Type Description:
Enforcement Action Date: 20141114
Enf Disposition Status:
Disposition Status Date:
Enforcement Lead Agency: State
Proposed Penalty Amount:
Final Amount:
Paid Amount:

Violation Details

Citation:
Violation Short Description: Transporters - General
Violation Type: 263.A
Violation Determined Date: 20141113
Scheduled Compliance Date:
Return to Compliance: Documented
Actual Return to Compl: 20150123
Violation Responsible Agency: State

Enforcement Details

Enforcement Type: 112
Enforcement Type Description:
Enforcement Action Date: 20141114
Enf Disposition Status:
Disposition Status Date:
Enforcement Lead Agency: State
Proposed Penalty Amount:
Final Amount:
Paid Amount:

Violation Details

Citation:
Violation Short Description: TSD - Preparedness and Prevention
Violation Type: 264.C
Violation Determined Date: 20141113
Scheduled Compliance Date:
Return to Compliance: Observed
Actual Return to Compl: 20141113
Violation Responsible Agency: State

Enforcement Details

Enforcement Type: 112
Enforcement Type Description:
Enforcement Action Date: 20141114
Enf Disposition Status:
Disposition Status Date:
Enforcement Lead Agency: State
Proposed Penalty Amount:
Final Amount:
Paid Amount:

Violation Details

Citation:
Violation Short Description: TSD - Manifest/Records/Reporting
Violation Type: 264.E
Violation Determined Date: 20141113
Scheduled Compliance Date:
Return to Compliance: Documented
Actual Return to Compl: 20150123
Violation Responsible Agency: State

Enforcement Details

Enforcement Type: 112
Enforcement Type Description:
Enforcement Action Date: 20141114
Enf Disposition Status:
Disposition Status Date:
Enforcement Lead Agency: State
Proposed Penalty Amount:
Final Amount:
Paid Amount:

Violation Details

Citation:
Violation Short Description: Universal Waste - General
Violation Type: 273.A
Violation Determined Date: 20141113
Scheduled Compliance Date:
Return to Compliance: Documented
Actual Return to Compl: 20141121
Violation Responsible Agency: State

Enforcement Details

Enforcement Type: 112
Enforcement Type Description:
Enforcement Action Date: 20141114
Enf Disposition Status:
Disposition Status Date:

Enforcement Lead Agency: State
Proposed Penalty Amount:
Final Amount:
Paid Amount:

Violation Details

Citation:
Violation Short Description: State Statute or Regulation
Violation Type: XXS
Violation Determined Date: 20141113
Scheduled Compliance Date:
Return to Compliance: Documented
Actual Return to Compl: 20150123
Violation Responsible Agency: State

Enforcement Details

Enforcement Type: 112
Enforcement Type Description:
Enforcement Action Date: 20141114
Enf Disposition Status:
Disposition Status Date:
Enforcement Lead Agency: State
Proposed Penalty Amount:
Final Amount:
Paid Amount:

Violation Details

Citation:
Violation Short Description: Listing - General
Violation Type: 261.A
Violation Determined Date: 20120622
Scheduled Compliance Date:
Return to Compliance: Documented
Actual Return to Compl: 20120716
Violation Responsible Agency: State

Enforcement Details

Enforcement Type: 112
Enforcement Type Description:
Enforcement Action Date: 20120622
Enf Disposition Status:
Disposition Status Date:
Enforcement Lead Agency: State
Proposed Penalty Amount:
Final Amount:
Paid Amount:

Violation Details

Citation:
Violation Short Description: Generators - General
Violation Type: 262.A
Violation Determined Date: 20120622
Scheduled Compliance Date:
Return to Compliance: Documented
Actual Return to Compl: 20121113
Violation Responsible Agency: State

Enforcement Details

Enforcement Type: 112
Enforcement Type Description:
Enforcement Action Date: 20120622
Enf Disposition Status:
Disposition Status Date:
Enforcement Lead Agency: State
Proposed Penalty Amount:
Final Amount:
Paid Amount:

Violation Details

Citation:
Violation Short Description: Generators - Pre-transport
Violation Type: 262.C
Violation Determined Date: 20120622
Scheduled Compliance Date:
Return to Compliance: Observed
Actual Return to Compl: 20120622
Violation Responsible Agency: State

Enforcement Details

Enforcement Type: 112
Enforcement Type Description:
Enforcement Action Date: 20120622
Enf Disposition Status:
Disposition Status Date:
Enforcement Lead Agency: State
Proposed Penalty Amount:
Final Amount:
Paid Amount:

Violation Details

Citation:
Violation Short Description: State Statute or Regulation
Violation Type: XXS

Violation Determined Date: 20090603
Scheduled Compliance Date:
Return to Compliance: Documented
Actual Return to Compl: 20101005
Violation Responsible Agency: State

Enforcement Details

Enforcement Type: 112
Enforcement Type Description:
Enforcement Action Date: 20090604
Enf Disposition Status:
Disposition Status Date:
Enforcement Lead Agency: State
Proposed Penalty Amount:
Final Amount:
Paid Amount:

Violation Details

Citation:
Violation Short Description: State Statute or Regulation
Violation Type: XXS
Violation Determined Date: 20090514
Scheduled Compliance Date:
Return to Compliance: Documented
Actual Return to Compl: 20090527
Violation Responsible Agency: State

Enforcement Details

Enforcement Type: 112
Enforcement Type Description:
Enforcement Action Date: 20090520
Enf Disposition Status:
Disposition Status Date:
Enforcement Lead Agency: State
Proposed Penalty Amount:
Final Amount:
Paid Amount:

Violation Details

Citation:
Violation Short Description: State Statute or Regulation
Violation Type: XXS
Violation Determined Date: 20080522
Scheduled Compliance Date:
Return to Compliance: Observed
Actual Return to Compl: 20080522
Violation Responsible Agency: State

Enforcement Details

Enforcement Type:	112
Enforcement Type Description:	
Enforcement Action Date:	20080522
Enf Disposition Status:	
Disposition Status Date:	
Enforcement Lead Agency:	State
Proposed Penalty Amount:	
Final Amount:	
Paid Amount:	

Violation Details

Citation:	
Violation Short Description:	TSD - General Facility Standards
Violation Type:	264.B
Violation Determined Date:	20070327
Scheduled Compliance Date:	
Return to Compliance:	Documented
Actual Return to Compl:	20070327
Violation Responsible Agency:	State

Enforcement Details

Enforcement Type:	112
Enforcement Type Description:	
Enforcement Action Date:	20070328
Enf Disposition Status:	
Disposition Status Date:	
Enforcement Lead Agency:	State
Proposed Penalty Amount:	
Final Amount:	
Paid Amount:	

Violation Details

Citation:	
Violation Short Description:	TSD - Container Use and Management
Violation Type:	264.I
Violation Determined Date:	20070327
Scheduled Compliance Date:	
Return to Compliance:	Documented
Actual Return to Compl:	20070328
Violation Responsible Agency:	State

Enforcement Details

Enforcement Type:	112
Enforcement Type Description:	

Enforcement Action Date: 20070328
Enf Disposition Status:
Disposition Status Date:
Enforcement Lead Agency: State
Proposed Penalty Amount:
Final Amount:
Paid Amount:

Violation Details

Citation:
Violation Short Description: TSD - General Facility Standards
Violation Type: 264.B
Violation Determined Date: 20060418
Scheduled Compliance Date:
Return to Compliance: Documented
Actual Return to Compl: 20060427
Violation Responsible Agency: State

Enforcement Details

Enforcement Type: 385
Enforcement Type Description: SINGLE SITE CA/FO
Enforcement Action Date: 20061130
Enf Disposition Status:
Disposition Status Date:
Enforcement Lead Agency: State
Proposed Penalty Amount:
Final Amount: 11113
Paid Amount:

Enforcement Type: 140
Enforcement Type Description: LETTER OF INTENT TO INITIATE ENFORCEMENT ACTION
Enforcement Action Date: 20061109
Enf Disposition Status:
Disposition Status Date:
Enforcement Lead Agency: State
Proposed Penalty Amount:
Final Amount:
Paid Amount:

Enforcement Type: 112
Enforcement Type Description:
Enforcement Action Date: 20060418
Enf Disposition Status:
Disposition Status Date:
Enforcement Lead Agency: State
Proposed Penalty Amount:
Final Amount:
Paid Amount:

Violation Details

Citation:
Violation Short Description: TSD - General Facility Standards
Violation Type: 264.B
Violation Determined Date: 20050921
Scheduled Compliance Date:
Return to Compliance: Documented
Actual Return to Compl: 20051128
Violation Responsible Agency: State

Enforcement Details

Enforcement Type: 112
Enforcement Type Description:
Enforcement Action Date: 20050921
Enf Disposition Status:
Disposition Status Date:
Enforcement Lead Agency: State
Proposed Penalty Amount:
Final Amount:
Paid Amount:

Enforcement Type: 140
Enforcement Type Description: LETTER OF INTENT TO INITIATE ENFORCEMENT ACTION
Enforcement Action Date: 20051220
Enf Disposition Status:
Disposition Status Date:
Enforcement Lead Agency: State
Proposed Penalty Amount:
Final Amount:
Paid Amount:

Enforcement Type: 385
Enforcement Type Description: SINGLE SITE CA/FO
Enforcement Action Date: 20060210
Enf Disposition Status:
Disposition Status Date:
Enforcement Lead Agency: State
Proposed Penalty Amount:
Final Amount: 4000
Paid Amount:

Violation Details

Citation:
Violation Short Description: TSD - Container Use and Management
Violation Type: 264.I
Violation Determined Date: 20050921
Scheduled Compliance Date:
Return to Compliance: Observed
Actual Return to Compl: 20050921
Violation Responsible Agency: State

Enforcement Details

Enforcement Type: 112
Enforcement Type Description:
Enforcement Action Date: 20050921
Enf Disposition Status:
Disposition Status Date:
Enforcement Lead Agency: State
Proposed Penalty Amount:
Final Amount:
Paid Amount:

Evaluation Details

Evaluation Start Date: 20190724
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION ON-SITE
Violation Short Description:
Return to Compliance Date:
Evaluation Agency: State

Evaluation Start Date: 20190606
Evaluation Type Description: FOLLOW-UP INSPECTION
Violation Short Description: State Statute or Regulation
Return to Compliance Date: 20191021
Evaluation Agency: State

Evaluation Start Date: 20190213
Evaluation Type Description: FINANCIAL RECORD REVIEW
Violation Short Description: TSD - Financial Requirements
Return to Compliance Date: 20190227
Evaluation Agency: State

Evaluation Start Date: 20190114
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION ON-SITE
Violation Short Description: Generators - General
Return to Compliance Date: 20190213
Evaluation Agency: State

Evaluation Start Date: 20190114
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION ON-SITE
Violation Short Description: Generators - Pre-transport
Return to Compliance Date: 20190213
Evaluation Agency: State

Evaluation Start Date: 20190114
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION ON-SITE
Violation Short Description: Generators - Pre-transport
Return to Compliance Date: 20190114
Evaluation Agency: State

Evaluation Start Date: 20190114

Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION ON-SITE
Violation Short Description: State Statute or Regulation
Return to Compliance Date: 20190121
Evaluation Agency: State

Evaluation Start Date: 20190114
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION ON-SITE
Violation Short Description: State Statute or Regulation
Return to Compliance Date: 20190209
Evaluation Agency: State

Evaluation Start Date: 20190114
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION ON-SITE
Violation Short Description: State Statute or Regulation
Return to Compliance Date: 20190212
Evaluation Agency: State

Evaluation Start Date: 20170208
Evaluation Type Description: FINANCIAL RECORD REVIEW
Violation Short Description:
Return to Compliance Date:
Evaluation Agency: State

Evaluation Start Date: 20170119
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION ON-SITE
Violation Short Description:
Return to Compliance Date:
Evaluation Agency: State

Evaluation Start Date: 20160302
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION ON-SITE
Violation Short Description:
Return to Compliance Date:
Evaluation Agency: State

Evaluation Start Date: 20150113
Evaluation Type Description: FINANCIAL RECORD REVIEW
Violation Short Description:
Return to Compliance Date:
Evaluation Agency: State

Evaluation Start Date: 20141113
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION ON-SITE
Violation Short Description: Universal Waste - General
Return to Compliance Date: 20141121
Evaluation Agency: State

Evaluation Start Date: 20141113
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION ON-SITE
Violation Short Description: State Statute or Regulation
Return to Compliance Date: 20150123
Evaluation Agency: State

Evaluation Start Date: 20141113

Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION ON-SITE
Violation Short Description: Transporters - General
Return to Compliance Date: 20150123
Evaluation Agency: State

Evaluation Start Date: 20141113
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION ON-SITE
Violation Short Description: TSD - Preparedness and Prevention
Return to Compliance Date: 20141113
Evaluation Agency: State

Evaluation Start Date: 20141113
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION ON-SITE
Violation Short Description: TSD - Manifest/Records/Reporting
Return to Compliance Date: 20150123
Evaluation Agency: State

Evaluation Start Date: 20141113
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION ON-SITE
Violation Short Description: Generators - Manifest
Return to Compliance Date: 20141121
Evaluation Agency: State

Evaluation Start Date: 20121126
Evaluation Type Description: FINANCIAL RECORD REVIEW
Violation Short Description:
Return to Compliance Date:
Evaluation Agency: State

Evaluation Start Date: 20121114
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION ON-SITE
Violation Short Description:
Return to Compliance Date:
Evaluation Agency: State

Evaluation Start Date: 20120622
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION ON-SITE
Violation Short Description: Listing - General
Return to Compliance Date: 20120716
Evaluation Agency: State

Evaluation Start Date: 20120622
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION ON-SITE
Violation Short Description: Generators - General
Return to Compliance Date: 20121113
Evaluation Agency: State

Evaluation Start Date: 20120622
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION ON-SITE
Violation Short Description: Generators - Pre-transport
Return to Compliance Date: 20120622
Evaluation Agency: State

Evaluation Start Date: 20090608

Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION ON-SITE
Violation Short Description:
Return to Compliance Date:
Evaluation Agency: State

Evaluation Start Date: 20090603
Evaluation Type Description: FINANCIAL RECORD REVIEW
Violation Short Description: State Statute or Regulation
Return to Compliance Date: 20101005
Evaluation Agency: State

Evaluation Start Date: 20090514
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION ON-SITE
Violation Short Description: State Statute or Regulation
Return to Compliance Date: 20090527
Evaluation Agency: State

Evaluation Start Date: 20080522
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION ON-SITE
Violation Short Description: State Statute or Regulation
Return to Compliance Date: 20080522
Evaluation Agency: State

Evaluation Start Date: 20080522
Evaluation Type Description: FOCUSED COMPLIANCE INSPECTION
Violation Short Description: State Statute or Regulation
Return to Compliance Date: 20080522
Evaluation Agency: State

Evaluation Start Date: 20080519
Evaluation Type Description: FINANCIAL RECORD REVIEW
Violation Short Description:
Return to Compliance Date:
Evaluation Agency: State

Evaluation Start Date: 20070327
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION ON-SITE
Violation Short Description: TSD - General Facility Standards
Return to Compliance Date: 20070327
Evaluation Agency: State

Evaluation Start Date: 20070327
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION ON-SITE
Violation Short Description: TSD - Container Use and Management
Return to Compliance Date: 20070328
Evaluation Agency: State

Evaluation Start Date: 20070323
Evaluation Type Description: FINANCIAL RECORD REVIEW
Violation Short Description:
Return to Compliance Date:
Evaluation Agency: State

Evaluation Start Date: 20060510

Evaluation Type Description: FINANCIAL RECORD REVIEW
Violation Short Description:
Return to Compliance Date:
Evaluation Agency: State

Evaluation Start Date: 20060427
Evaluation Type Description: NOT A SIGNIFICANT NON-COMPLIER
Violation Short Description:
Return to Compliance Date:
Evaluation Agency: State

Evaluation Start Date: 20060418
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION ON-SITE
Violation Short Description: TSD - General Facility Standards
Return to Compliance Date: 20060427
Evaluation Agency: State

Evaluation Start Date: 20060418
Evaluation Type Description: SIGNIFICANT NON-COMPLIER
Violation Short Description:
Return to Compliance Date:
Evaluation Agency: State

Evaluation Start Date: 20051128
Evaluation Type Description: NOT A SIGNIFICANT NON-COMPLIER
Violation Short Description:
Return to Compliance Date:
Evaluation Agency: State

Evaluation Start Date: 20050921
Evaluation Type Description: FOCUSED COMPLIANCE INSPECTION
Violation Short Description: TSD - General Facility Standards
Return to Compliance Date: 20051128
Evaluation Agency: State

Evaluation Start Date: 20050921
Evaluation Type Description: FOCUSED COMPLIANCE INSPECTION
Violation Short Description: TSD - Container Use and Management
Return to Compliance Date: 20050921
Evaluation Agency: State

Evaluation Start Date: 20050921
Evaluation Type Description: SIGNIFICANT NON-COMPLIER
Violation Short Description:
Return to Compliance Date:
Evaluation Agency: State

Handler Summary

Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: Yes
Transfer Facility: No

Onsite Burner Exemption: No
Furnace Exemption: No
Underground Injection Activity: No
Commercial TSD: No
Used Oil Transporter: No
Used Oil Transfer Facility: No
Used Oil Processor: No
Used Oil Refiner: No
Used Oil Burner: No
Used Oil Market Burner: No
Used Oil Spec Marketer: No

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 20040720
Handler Name: LIGHTING RESOURCES INC
Federal Waste Generator Code: 1
Generator Code Description: Large Quantity Generator
Source Type: Notification

Waste Code Details

Hazardous Waste Code: D008
Waste Code Description: LEAD

Hazardous Waste Code: D009
Waste Code Description: MERCURY

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 20060223
Handler Name: LIGHTING RESOURCES LLC
Federal Waste Generator Code: 1
Generator Code Description: Large Quantity Generator
Source Type: Annual/Biennial Report

Waste Code Details

Hazardous Waste Code: D009
Waste Code Description: MERCURY

Hazardous Waste Handler Details

Sequence No: 2
Receive Date: 20080208
Handler Name: LIGHTING RESOURCES LLC
Federal Waste Generator Code: 1
Generator Code Description: Large Quantity Generator
Source Type: Annual/Biennial Report

Waste Code Details

Hazardous Waste Code: D008
Waste Code Description: LEAD

Hazardous Waste Code: D009
Waste Code Description: MERCURY

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 20100302
Handler Name: LIGHTING RESOURCES LLC
Federal Waste Generator Code: 1
Generator Code Description: Large Quantity Generator
Source Type: Annual/Biennial Report update with Notification

Waste Code Details

Hazardous Waste Code: 181
Waste Code Description: Other inorganic solid waste

Hazardous Waste Code: 261
Waste Code Description: Polychlorinated biphenyls and material containing PCB's

Hazardous Waste Code: D008
Waste Code Description: LEAD

Hazardous Waste Code: D009
Waste Code Description: MERCURY

Hazardous Waste Handler Details

Sequence No: 2
Receive Date: 20120925
Handler Name: LIGHTING RESOURCES, LLC
Federal Waste Generator Code: 1
Generator Code Description: Large Quantity Generator
Source Type: Annual/Biennial Report update with Notification

Waste Code Details

Hazardous Waste Code: 181
Waste Code Description: Other inorganic solid waste

Hazardous Waste Code: 261
Waste Code Description: Polychlorinated biphenyls and material containing PCB's

Hazardous Waste Code: D008
Waste Code Description: LEAD

Hazardous Waste Code: D009
Waste Code Description: MERCURY

Hazardous Waste Handler Details

Sequence No: 3
Receive Date: 20140411
Handler Name: LIGHTING RESOURCES LLC
Federal Waste Generator Code: 1
Generator Code Description: Large Quantity Generator
Source Type: Annual/Biennial Report update with Notification

Waste Code Details

Hazardous Waste Code: D008
Waste Code Description: LEAD

Hazardous Waste Code: D009
Waste Code Description: MERCURY

Hazardous Waste Handler Details

Sequence No: 4
Receive Date: 20160301
Handler Name: LIGHTING RESOURCES LLC
Federal Waste Generator Code: 1
Generator Code Description: Large Quantity Generator
Source Type: Annual/Biennial Report update with Notification

Waste Code Details

Hazardous Waste Code: 181
Waste Code Description: Other inorganic solid waste

Hazardous Waste Code: 261
Waste Code Description: Polychlorinated biphenyls and material containing PCB's

Hazardous Waste Code: D008
Waste Code Description: LEAD

Hazardous Waste Code: D009
Waste Code Description: MERCURY

Hazardous Waste Handler Details

Sequence No: 5
Receive Date: 20181029
Handler Name: LIGHTING RESOURCES LLC
Federal Waste Generator Code: 1
Generator Code Description: Large Quantity Generator

Source Type: Annual/Biennial Report update with Notification

Waste Code Details

Hazardous Waste Code: 181
Waste Code Description: Other inorganic solid waste

Hazardous Waste Code: 261
Waste Code Description: Polychlorinated biphenyls and material containing PCB's

Hazardous Waste Code: D008
Waste Code Description: LEAD

Hazardous Waste Code: D009
Waste Code Description: MERCURY

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 20190125
Handler Name: LIGHTING RESOURCES LLC
Federal Waste Generator Code: 1
Generator Code Description: Large Quantity Generator
Source Type: Implementer

Waste Code Details

Hazardous Waste Code: 181
Waste Code Description: Other inorganic solid waste

Hazardous Waste Code: 261
Waste Code Description: Polychlorinated biphenyls and material containing PCB's

Hazardous Waste Code: D008
Waste Code Description: LEAD

Hazardous Waste Code: D009
Waste Code Description: MERCURY

Hazardous Waste Handler Details

Sequence No: 6
Receive Date: 20200303
Handler Name: LIGHTING RESOURCES LLC
Federal Waste Generator Code: 1
Generator Code Description: Large Quantity Generator
Source Type: Annual/Biennial Report update with Notification

Waste Code Details

Hazardous Waste Code: 181

Waste Code Description: Other inorganic solid waste

Hazardous Waste Code: 261
Waste Code Description: Polychlorinated biphenyls and material containing PCB's

Hazardous Waste Code: D008
Waste Code Description: LEAD

Hazardous Waste Code: D009
Waste Code Description: MERCURY

Owner/Operator Details

Owner/Operator Ind:	Current Owner	***Street No:***	
Type:	Private	***Street 1:***	12 GOLDENGLEN DR.
Name:	DANIEL P. GILLESPIE	***Street 2:***	
Date Became Current:	19960715	***City:***	SIMI VALLEY
Date Ended Current:		***State:***	CA
Phone:		***Country:***	US
Source Type:	Annual/Biennial Report	***Zip Code:***	93065

Owner/Operator Ind:	Current Owner	***Street No:***	1919
Type:	Private	***Street 1:***	WILLIAMS ST SUITE 350
Name:	LIGHTING RESOURCES,LLC	***Street 2:***	
Date Became Current:	19900101	***City:***	SIMI VALLEY
Date Ended Current:		***State:***	CA
Phone:	805-624-3050	***Country:***	US
Source Type:	Annual/Biennial Report update with Notification	***Zip Code:***	93065

Owner/Operator Ind:	Current Operator	***Street No:***	
Type:	Private	***Street 1:***	
Name:	DANIEL P GILLESPIE	***Street 2:***	
Date Became Current:	19960715	***City:***	
Date Ended Current:		***State:***	
Phone:		***Country:***	US
Source Type:	Annual/Biennial Report	***Zip Code:***	

Owner/Operator Ind:	Current Operator	***Street No:***	
Type:	Private	***Street 1:***	
Name:	LIGHTING RESOURCES LLC	***Street 2:***	
Date Became Current:	19900101	***City:***	
Date Ended Current:		***State:***	
Phone:		***Country:***	
Source Type:	Annual/Biennial Report update with Notification	***Zip Code:***	

Owner/Operator Ind:	Current Owner	***Street No:***	1919
Type:	Private	***Street 1:***	WILLIAMS ST
Name:	DANIEL P GILLESPIE	***Street 2:***	SUITE 350
Date Became Current:	19900101	***City:***	SIMI VALLEY
Date Ended Current:		***State:***	CA
Phone:	805-624-3050	***Country:***	US
Source Type:	Annual/Biennial Report update with Notification	***Zip Code:***	93065

Owner/Operator Ind:	Current Owner	***Street No:***	1919
Type:	Private	***Street 1:***	WILLIAMS ST SUITE 350
Name:	DANIEL P GILLESPIE	***Street 2:***	
Date Became Current:	19900101	***City:***	SIMI VALLEY
Date Ended Current:		***State:***	CA
Phone:	805-624-3060	***Country:***	US
Source Type:	Annual/Biennial Report update with Notification	***Zip Code:***	93065

Owner/Operator Ind:	Current Operator	***Street No:***	1919
Type:	Private	***Street 1:***	WILLIAMS ST SUITE 350
Name:	DANIEL P GILLESPIE	***Street 2:***	
Date Became Current:	19900101	***City:***	SIMI VALLEY
Date Ended Current:		***State:***	CA
Phone:	805-624-3060	***Country:***	US
Source Type:	Implementer	***Zip Code:***	93065

Owner/Operator Ind:	Current Owner	***Street No:***	
Type:	Private	***Street 1:***	805 FRANCIS ST
Name:	DANIEL GILLESPIE	***Street 2:***	
Date Became Current:	19960701	***City:***	ONTARIO
Date Ended Current:		***State:***	CA
Phone:		***Country:***	US
Source Type:	Notification	***Zip Code:***	91761

Owner/Operator Ind:	Current Operator	***Street No:***	
Type:	Private	***Street 1:***	
Name:	DAVID GILLESPIE	***Street 2:***	
Date Became Current:	19961014	***City:***	
Date Ended Current:		***State:***	
Phone:		***Country:***	
Source Type:	Annual/Biennial Report update with Notification	***Zip Code:***	

Owner/Operator Ind:	Current Operator	***Street No:***	
Type:	Private	***Street 1:***	
Name:	DANIEL GILLESPIE	***Street 2:***	
Date Became Current:	19960701	***City:***	
Date Ended Current:		***State:***	
Phone:		***Country:***	US
Source Type:	Notification	***Zip Code:***	

Owner/Operator Ind:	Current Owner	***Street No:***	1919
Type:	Private	***Street 1:***	WILLIAMS ST SUITE 350
Name:	DANIEL P GILLESPIE	***Street 2:***	
Date Became Current:	19900101	***City:***	SIMI VALLEY
Date Ended Current:		***State:***	CA
Phone:	805-624-3060	***Country:***	US
Source Type:	Implementer	***Zip Code:***	93065

Owner/Operator Ind:	Current Owner	***Street No:***	805
Type:	Private	***Street 1:***	FRANCIS ST
Name:	DAN GILLESPIE	***Street 2:***	
Date Became Current:	19960715	***City:***	ONTARIO
Date Ended Current:		***State:***	CA
Phone:	909-923-7252	***Country:***	

Source Type:	Annual/Biennial Report update with Notification	***Zip Code:***	91761
Owner/Operator Ind:	Current Operator	***Street No:***	1919
Type:	Private	***Street 1:***	WILLIAMS ST SUITE 350
Name:	DANIEL P GILLESPIE	***Street 2:***	
Date Became Current:	19900101	***City:***	SIMI VALLEY
Date Ended Current:		***State:***	CA
Phone:	805-624-3060	***Country:***	US
Source Type:	Annual/Biennial Report update with Notification	***Zip Code:***	93065
Owner/Operator Ind:	Current Operator	***Street No:***	1919
Type:	Private	***Street 1:***	WILLIAMS ST SUITE 350
Name:	LIGHTING RESOURCES, LLC	***Street 2:***	
Date Became Current:	19900101	***City:***	SIMI VALLEY
Date Ended Current:		***State:***	CA
Phone:	805-624-3050	***Country:***	US
Source Type:	Annual/Biennial Report update with Notification	***Zip Code:***	93065
Owner/Operator Ind:	Current Operator	***Street No:***	
Type:	Private	***Street 1:***	
Name:	DANIEL P. GILLESPIE	***Street 2:***	
Date Became Current:	19960715	***City:***	
Date Ended Current:		***State:***	
Phone:		***Country:***	US
Source Type:	Annual/Biennial Report	***Zip Code:***	
Owner/Operator Ind:	Current Owner	***Street No:***	386
Type:	Private	***Street 1:***	SOUTH GORDON
Name:	THUMOS, LLC	***Street 2:***	
Date Became Current:	19500101	***City:***	POMONA
Date Ended Current:		***State:***	CA
Phone:	909-623-5500	***Country:***	
Source Type:	Annual/Biennial Report update with Notification	***Zip Code:***	91766
Owner/Operator Ind:	Current Owner	***Street No:***	386
Type:	Private	***Street 1:***	SOUTH GORDON
Name:	THUMOS LLC	***Street 2:***	
Date Became Current:	19500101	***City:***	POMONA
Date Ended Current:		***State:***	CA
Phone:	909-623-5500	***Country:***	
Source Type:	Annual/Biennial Report update with Notification	***Zip Code:***	91766
Owner/Operator Ind:	Current Operator	***Street No:***	
Type:	Private	***Street 1:***	
Name:	LIGHTING RESOURCES, LLC	***Street 2:***	
Date Became Current:	19900101	***City:***	
Date Ended Current:		***State:***	
Phone:		***Country:***	
Source Type:	Annual/Biennial Report update with Notification	***Zip Code:***	
Owner/Operator Ind:	Current Owner	***Street No:***	
Type:	Private	***Street 1:***	12 GOLDENGLEN DR
Name:	DANIEL P GILLESPIE	***Street 2:***	
Date Became Current:	19960715	***City:***	SIMI VALLEY

Date Ended Current:		***State:***	CA
Phone:		***Country:***	US
Source Type:	Annual/Biennial Report	***Zip Code:***	93065
Owner/Operator Ind:	Current Operator	***Street No:***	805
Type:	Private	***Street 1:***	EAST FRANCIS STREET
Name:	LIGHTING RESOURCES, LLC	***Street 2:***	
Date Became Current:	19900101	***City:***	ONTARIO
Date Ended Current:		***State:***	CA
Phone:	909-923-3132	***Country:***	
Source Type:	Annual/Biennial Report update with Notification	***Zip Code:***	91761

Historical Handler Details

Receive Dt:	20190125
Generator Code Description:	Large Quantity Generator
Handler Name:	LIGHTING RESOURCES LLC
Receive Dt:	20181029
Generator Code Description:	Large Quantity Generator
Handler Name:	LIGHTING RESOURCES LLC
Receive Dt:	20160301
Generator Code Description:	Large Quantity Generator
Handler Name:	LIGHTING RESOURCES LLC
Receive Dt:	20140411
Generator Code Description:	Large Quantity Generator
Handler Name:	LIGHTING RESOURCES LLC
Receive Dt:	20120925
Generator Code Description:	Large Quantity Generator
Handler Name:	LIGHTING RESOURCES, LLC
Receive Dt:	20100302
Generator Code Description:	Large Quantity Generator
Handler Name:	LIGHTING RESOURCES LLC
Receive Dt:	20080208
Generator Code Description:	Large Quantity Generator
Handler Name:	LIGHTING RESOURCES LLC
Receive Dt:	20060223
Generator Code Description:	Large Quantity Generator
Handler Name:	LIGHTING RESOURCES LLC
Receive Dt:	20040720
Generator Code Description:	Large Quantity Generator
Handler Name:	LIGHTING RESOURCES INC

Facility ID:	FA0004431
Owner Info:	GILLESPIE, DAN
Mailing Care of:	
Mailing Address 1:	805 EAST FRANCIS STREET
Mailing Address 2:	
Mailing City:	ONTARIO
Mailing State:	CA
Mailing Zip:	91761

Detail(s)

Permit ID:	PT0036549
Status:	INACTIVE
Program Element Code:	4354
Permit Desc:	RCRA LARGE QUANTITY GENERATOR
To:	9/30/2017

Permit ID:	PT0017050
Status:	INACTIVE
Program Element Code:	4303
Permit Desc:	HAZARDOUS WASTE GENERATOR RCRA LQG
To:	9/30/2013

Permit ID:	PT0018584
Status:	ACTIVE
Program Element Code:	5415
Permit Desc:	UW HANDLER WITH ANOTHER CUPA PERMIT
To:	9/30/2021

Permit ID:	PT0006524
Status:	ACTIVE
Program Element Code:	4243
Permit Desc:	HAZARDOUS MATERIALS 4-10 CHEMICALS
To:	9/30/2021

Permit ID:	PT0006525
Status:	ACTIVE
Program Element Code:	4354
Permit Desc:	RCRA LARGE QUANTITY GENERATOR
To:	9/30/2021

ENVIROSTOR ***LIGHTING RESOURCES LLC*** ***805 E FRANCIS ST*** ***State and tribal equivalent***
OR ***ONTARIO 917610000*** ***CERCLIS***

Estor/EPA ID:	CAL000827758	***Assembly District:***	52
Site Code:	400467	***Senate District:***	20
Nat Priority List:		***Permit Renewal Lead:***	
APN:		***Public Partici Spclst:***	
Census Tract:		***Project Manager:***	
Site Type:	CLOSED- PERMIT AUTHORITY: Standardized	***County:***	SAN BERNARDINO
Address Description:	805 E FRANCIS ST	***Latitude:***	34.041742
Office:		***Longitude:***	-117.639362

Special Program:
Funding:
Cleanup Status:
Cleanup Oversight Agencies:
School District:
Past Use that Caused Contam:
Potential Media Affected:
Potential Contamin of Concern:

Acres:
Supervisor:

Site History:

Lighting Resources LLC (LRL) originally operated under this EPA ID but the County of San Bernardino Fire Department requested LRL to change their ID in 2004. During the same time, they changed their name from Lighting Resources Inc to LLC so they made a Class 1 Permit Modification to reflect these changes and was issued a new permit with the updated name and EPA ID in 2005. Thus, this facility is being tracked under a new EPA ID # CAR000156125.

Status: CLOSED
A2 Program Type: HAZ WASTE - Standardized
CalEnviroScreen Score: 96-100%
Summary Link: http://www.envirostor.dtsc.ca.gov/public/hwmp_profile_report?global_id=CAL000827758

Status: NO ACTION
A2 Program Type: INSPECTION
CalEnviroScreen Score: 96-100%
Summary Link: http://www.envirostor.dtsc.ca.gov/public/eerp_profile_report?global_id=3000630

Permit Units - Completed Activities

Unit: MULTIPLE UNITS
Event Description: NEW OPERATING PERMIT - PUBLIC COMMENT (BEGIN)
Date: 4/10/1996
Doc Link:

Unit: MULTIPLE UNITS
Event Description: NEW OPERATING PERMIT - TECHNICAL COMPLETE LETTER
Date: 10/20/1994
Doc Link:

Unit: MULTIPLE UNITS
Event Description: NEW OPERATING PERMIT - APPLICATION PART B RECEIVED
Date: 4/1/1994
Doc Link:

Unit: MULTIPLE UNITS
Event Description: NEW OPERATING PERMIT - FINAL PERMIT (EFFECTIVE)
Date: 6/24/1996
Doc Link:

Unit: MULTIPLE UNITS
Event Description: NEW OPERATING PERMIT - FINAL PERMIT
Date: 6/24/1996
Doc Link: http://www.envirostor.dtsc.ca.gov/public/hwmp_final_documents?global_id=CAL000827758&link_key=12662&document_category=FINAL+PERMIT&event_description=New+Operating+Permit+%2D+FINAL+PERMIT+&mytype=pa

Unit:	MULTIPLE UNITS
Event Description:	NEW OPERATING PERMIT - APPLICATION PART A RECEIVED
Date:	4/1/1994
Doc Link:	

Units Undergoing Closure

Unit:	MULTIPLE UNITS
Event Description:	CLOSURE ADMINISTRATIVE - ISSUE CLOSURE VERIFICATION
Date:	6/25/1996
Doc Link:	http://www.envirostor.dtsc.ca.gov/public/hwmp_final_documents?global_id=CAL000827758&link_key=453&document_category=CLOSURE+VERIFICATION&event_description=Closure+Administrative+%2D+ISSUE+CLOSURE+VERIFICATION+&mytype=pa

ENVIROSTOR ***LIGHTING RESOURCES LLC*** ***805 FRANCIS ST*** ***State and tribal equivalent***
OR ***ONTARIO 917610000*** ***CERCLIS***

Estor/EPA ID:	CAR000156125	***Assembly District:***	52
Site Code:	400467, 401467, 500315	***Senate District:***	20
Nat Priority List:		***Permit Renewal Lead:***	
APN:		***Public Partici Spclst:***	
Census Tract:		***Project Manager:***	
Site Type:	OPERATING PERMIT	***County:***	SAN BERNARDINO
Address Description:	805 FRANCIS ST	***Latitude:***	34.041742
Office:		***Longitude:***	-117.639362
Special Program:		***Acres:***	
Funding:		***Supervisor:***	
Cleanup Status:			
Cleanup Oversight Agencies:			
School District:			
Past Use that Caused Contam:			
Potential Media Affected:			
Potential Contamin of Concern:			

Site History:

Quarterly Update Period:

July 2020 - September 2020

Permit application currently under technical review of revised permit application in response to 2nd NOD.

FACILITY DESCRIPTION/HISTORY

The Lighting Resources facility (Facility) is located at 805 East Francis Street, Ontario, California 91761, in San Bernardino County at latitude 34 degrees 02' 30" and longitude 117 degrees 30' 15". The Facility is located in an area zoned for light industrial. The nearest residential zone is about 0.1 mile away.

The owners of the facility are Lighting Resources, LLC at 805 East Francis Street, Ontario, California 91761; and Thumos, LLC, 4054 Mission Boulevard, Montclair, California 91763. LRL has been operating under a Standardized Hazardous Waste Facility Permit, Series A, issued June 24, 1996, which authorized LRL to operate as an off-site hazardous waste treatment and storage facility.

LRL, which is also a registered hazardous waste transporter, collects and transports spent fluorescent lamps, High Intensity Discharge (HID) lamps, other spent mercury-containing lamps, mercury-containing instruments (e.g. manometers) and intact PCB-containing lighting ballasts to its Facility. The collection of mercury-containing instruments is incidental to the primary lamp recycling operations. LRL also accepts the above described wastes from other transporters. The hazardous waste management activities occur mainly inside a warehouse building, storage trailers, and paved area outside of the warehouse building.

PERMITTING REGULATORY DESCRIPTION/HISTORY

The first permit was issued in 1996 and renewed once in 2007. The current permit will expire in 2017. Since the permit was issued in 2007, LRL has made no permit modifications. Six units are regulated under this permit.

(1) Lamp Machine (treatment)
The Lamp Machine is a demanufacturing machine into which lamps are manually fed. Fluorescent lamps are allowed to enter the system at a rate of up to one per second, up to a maximum of 32,000 lamps per day.
(2) HID Glove Box (treatment)
This is used to manually disassemble and recover mercury-containing powders from HID lamps. The maximum permitted treatment capacity is 4,800 lamps and/or mercury-containing devices per day.
(3) Lamp Storage Area (storage)
The maximum permitted storage capacity of the Lamp Storage Area is twenty-seven (27) pallets. Each pallet store no more than 1,300 fluorescent and/or HID lamps.
(4) HID Storage Area (storage)
The maximum permitted storage capacity of the HID Storage Area is seven (7) pallets. Each pallet store no more than 1,300 fluorescent and/or HID lamps.
(5) Hazardous Waste Storage Area (storage)
The maximum number of flasks stored inside or outside of drums shall not exceed four (4). The maximum drum limit shall not exceed eighty-two (82) drums plus up to four (4) drums that contain one (1) flask in each drum, for a maximum limit of eighty-six (86) drums.
(6) Trailer Storage Area (storage)
Intact fluorescent and/or HID lamps are stored inside of the trailers prior to introduction into the recycling processes. The maximum permitted storage capacity of each trailer is ten (10) pallets. Each pallet store no more than 1,300 fluorescent and/or HID lamps.

There are currently no corrective action/cleanup activities being conducted by DTSC or the Regional Water Quality Control Board at the facility.

Status: NO ACTION
A2 Program Type: INSPECTION
CalEnviroScreen Score: 96-100%
Summary Link: http://www.envirostor.dtsc.ca.gov/public/eerp_profile_report?global_id=3000782

Status: OPERATING PERMIT
A2 Program Type: HAZ WASTE - Standardized
CalEnviroScreen Score: 96-100%
Summary Link: http://www.envirostor.dtsc.ca.gov/public/hwmp_profile_report?global_id=CAR000156125

Permit Units - Completed Activities

Unit:
Event Description: MOD CLASS 1 - NO PRIOR APPROVAL REQUIRED - 1ST REQUEST FOR FURTHER INFORMATION
Date: 8/6/2018
Doc Link:

Unit:
Event Description: MOD CLASS 1 - NO PRIOR APPROVAL REQUIRED - FINAL PERMIT MODIFICATION (EXPIRES)
Date: 3/23/2017
Doc Link:

Unit: MULTIPLE UNITS
Event Description: RENEWAL - NO CHANGES - FINAL PART A & PART B RECEIVED
Date: 10/31/2006
Doc Link: http://www.envirostor.dtsc.ca.gov/public/hwmp_final_documents?global_id=CAR000156125&link_key=6645&document_category=FINAL+PART+A+%26+PART+B+RECEIVED&event_description=Renewal+%2D+No+Changes+%2D+FINAL+PART+A+%26+PART+B+RECEIVED+&mytype=pa

Unit: MULTIPLE UNITS
Event Description: NEW OPERATING PERMIT - FINAL PERMIT (EXPIRES)
Date: 6/24/2006
Doc Link:

Unit: MULTIPLE UNITS
Event Description: NEW OPERATING PERMIT - APPLICATION PART A RECEIVED
Date: 4/1/1994

Doc Link:

Unit: MULTIPLE UNITS
Event Description: NEW OPERATING PERMIT - APPLICATION PART B RECEIVED
Date: 4/1/1994
Doc Link:

Unit: MULTIPLE UNITS
Event Description: RENEWAL - WITH CHANGES - APPLICATION PART A RECEIVED
Date: 10/28/2016
Doc Link: https://www.hwmpenvirostor.dtsc.ca.gov/public/site_documents/2156651139/1%2E%202016%20StandardizedPermit%5F1093A%2012%2D29%2D2016%2Epdf

Unit: MULTIPLE UNITS
Event Description: RENEWAL - NO CHANGES - 1ST NOTICE OF DEFICIENCY ISSUED
Date: 4/4/2006
Doc Link: https://www.hwmpenvirostor.dtsc.ca.gov/public/site_documents/6676877677/NOD%20April%204%2Epdf

Unit: MULTIPLE UNITS
Event Description: NEW OPERATING PERMIT - FINAL PERMIT
Date: 6/24/1996
Doc Link:

Unit: MULTIPLE UNITS
Event Description: NEW OPERATING PERMIT - PUBLIC COMMENT (END)
Date: 4/10/1996
Doc Link:

Unit: MULTIPLE UNITS
Event Description: RENEWAL - WITH CHANGES - 1ST NOTICE OF DEFICIENCY ISSUED
Date: 10/12/2018
Doc Link: https://www.hwmpenvirostor.dtsc.ca.gov/public/site_documents/5009427726/20181012%5FLRL%5F1stNOD%20Final%5FE%2Epdf

Unit: MULTIPLE UNITS
Event Description: RENEWAL - NO CHANGES - PUBLIC COMMENT (BEGIN)
Date: 12/8/2006
Doc Link: http://www.envirostor.dtsc.ca.gov/public/hwmp_final_documents?global_id=CAR000156125&link_key=6645&document_category=PUBLIC+COMMENT&event_description=Renewal+%2D+No+Changes+%2D+PUBLIC+COMMENT+%28BEGIN%29&mytype=pa

Unit: MULTIPLE UNITS
Event Description: NEW OPERATING PERMIT - PUBLIC COMMENT (BEGIN)
Date: 4/10/1996
Doc Link:

Unit: MULTIPLE UNITS
Event Description: RENEWAL - WITH CHANGES - RESPONSE TO 2ND NOD RECEIVED
Date: 4/3/2020
Doc Link:

Unit: MULTIPLE UNITS
Event Description: RENEWAL - WITH CHANGES - 2ND NOTICE OF DEFICIENCY ISSUED
Date: 3/5/2020
Doc Link:

Unit:
Event Description: MOD CLASS 1 - NO PRIOR APPROVAL REQUIRED - FINAL PERMIT MODIFICATION (EFFECTIVE)
Date: 2/28/2019
Doc Link:

Unit: MULTIPLE UNITS
Event Description: RENEWAL - WITH CHANGES - RESPONSE TO 1ST NOD RECEIVED
Date: 2/21/2019
Doc Link: http://www.envirostor.dtsc.ca.gov/public/hwmp_final_documents?global_id=CAR000156125&link_key=1397&document_category=RESPONSE+TO+1ST+NOD+RECEIVED&event_description=Renewal+%2D+With+Changes+%2D+RESPONSE+TO+1ST+NOD+RECEIVED+&mytype=pa

Unit: MULTIPLE UNITS
Event Description: RENEWAL - NO CHANGES - FINAL PERMIT RENEWAL (EXPIRES)
Date: 3/23/2017
Doc Link:

Unit: MULTIPLE UNITS
Event Description: NEW OPERATING PERMIT - FINAL PERMIT (EFFECTIVE)
Date: 6/24/1996
Doc Link:

Unit: MULTIPLE UNITS
Event Description: RENEWAL - NO CHANGES - RESPONSE TO 1ST NOD RECEIVED
Date: 5/15/2006
Doc Link:

Unit: MULTIPLE UNITS
Event Description: NEW OPERATING PERMIT - FINAL CEQA
Date: 6/24/1996
Doc Link:

Unit:
Event Description: MOD CLASS 1 - NO PRIOR APPROVAL REQUIRED - FINAL PERMIT MODIFICATION
Date: 2/28/2019
Doc Link: http://www.envirostor.dtsc.ca.gov/public/hwmp_final_documents?global_id=CAR000156125&link_key=1690&document_category=FINAL+PERMIT&event_description=Mod+Class+1+%2D+No+Prior+Approval+Required+%2D+FINAL+PERMIT+MODIFICATION+&mytype=pa

Unit:
Event Description: MOD CLASS 1 - NO PRIOR APPROVAL REQUIRED - FINAL PERMIT MODIFICATION
Date: 10/22/2018
Doc Link: https://www.hwmpenvirostor.dtsc.ca.gov/public/site_documents/5992566764/20181022%5FLighting%20resources%5FAcknowledgemente%20letter%5F%20Class%201%20mod%5Fchange%20of%20emergency%20contact%2Epdf

Unit: MULTIPLE UNITS
Event Description: RENEWAL - WITH CHANGES - ADMINISTRATIVE REVIEW APPROVED
Date: 2/22/2017
Doc Link: https://www.hwmpenvirostor.dtsc.ca.gov/public/site_documents/8732007682/20170222%5FLRL%5FAdmin%20Completeness%20Letter%5FPublic%2Epdf

Unit: MULTIPLE UNITS
Event Description: RENEWAL - WITH CHANGES - APPLICATION PART B RECEIVED
Date: 10/28/2016

Doc Link: https://www.hwmpenvirostor.dtsc.ca.gov/public/site_documents/5155271232/Part%20B%5F%20renewal%20application%5Fsubmitted%2012302016%2Epdf

Unit: MULTIPLE UNITS
Event Description: RENEWAL - NO CHANGES - FINAL PERMIT RENEWAL
Date: 3/23/2007
Doc Link: http://www.envirostor.dtsc.ca.gov/public/hwmp_final_documents?global_id=CAR000156125&link_key=6645&document_category=FINAL+PERMIT&event_description=Renewal+%2D+No+Changes+%2D+FINAL+PERMIT+RENEWAL+&mytype=pa

Unit: MULTIPLE UNITS
Event Description: RENEWAL - NO CHANGES - FINAL PERMIT RENEWAL (EFFECTIVE)
Date: 3/23/2007
Doc Link:

Unit: MULTIPLE UNITS
Event Description: RENEWAL - NO CHANGES - PUBLIC COMMENT (END)
Date: 2/6/2007
Doc Link:

Unit: MULTIPLE UNITS
Event Description: RENEWAL - NO CHANGES - PUBLIC COMMENT (PUBLIC HEARING)
Date: 1/8/2007
Doc Link:

Unit: MULTIPLE UNITS
Event Description: RENEWAL - NO CHANGES - TECHNICAL COMPLETE LETTER
Date: 10/31/2006
Doc Link: https://www.hwmpenvirostor.dtsc.ca.gov/public/site_documents/3348706901/Lighting%20Resources%20Technical%20Completeness%20Letter%2010%2D31%2D06%2Epdf

Units Undergoing Closure

Unit: NO PERMIT ACTIVITIES HAVE BEEN COMPLETED FOR THIS SITE
Event Description:
Date:
Doc Link:

HWP ***LIGHTING RESOURCES LLC*** ***805 FRANCIS ST ONTARIO 917610000*** ***State Hazardous Waste Facilities***

Estor/EPA ID: CAR000156125
Site Code: 400467, 401467, 500315
Nat Priority List:
Acres:
Special Program:
Funding:
Assembly District: 52
Senate District: 20
School District:
APN:
Cleanup Status:
Cleanup Oversight Agencies:
Site Type: OPERATING PERMIT

Permit Renewal Lead:
Project Manager:
Supervisor:
Public Partici Spclst:
Census Tract:
County: SAN BERNARDINO
Latitude: 34.041742
Longitude: -117.639362

Office:
Past Use that Caused Contam:
Potential Media Affected:
Potential Contamin of Concern:

Site History:

Quarterly Update Period:

July 2020 - September 2020

Permit application currently under technical review of revised permit application in response to 2nd NOD.

FACILITY DESCRIPTION/HISTORY

The Lighting Resources facility (Facility) is located at 805 East Francis Street, Ontario, California 91761, in San Bernardino County at latitude 34 degrees 02' 30" and longitude 117 degrees 30' 15". The Facility is located in an area zoned for light industrial. The nearest residential zone is about 0.1 mile away.

The owners of the facility are Lighting Resources, LLC at 805 East Francis Street, Ontario, California 91761; and Thumos, LLC, 4054 Mission Boulevard, Montclair, California 91763. LRL has been operating under a Standardized Hazardous Waste Facility Permit, Series A, issued June 24, 1996, which authorized LRL to operate as an off-site hazardous waste treatment and storage facility.

LRL, which is also a registered hazardous waste transporter, collects and transports spent fluorescent lamps, High Intensity Discharge (HID) lamps, other spent mercury-containing lamps, mercury-containing instruments (e.g. manometers) and intact PCB-containing lighting ballasts to its Facility. The collection of mercury-containing instruments is incidental to the primary lamp recycling operations. LRL also accepts the above described wastes from other transporters. The hazardous waste management activities occur mainly inside a warehouse building, storage trailers, and paved area outside of the warehouse building.

PERMITTING REGULATORY DESCRIPTION/HISTORY

The first permit was issued in 1996 and renewed once in 2007. The current permit will expire in 2017. Since the permit was issued in 2007, LRL has made no permit modifications. Six units are regulated under this permit.

(1) Lamp Machine (treatment)
The Lamp Machine is a demanufacturing machine into which lamps are manually fed. Fluorescent lamps are allowed to enter the system at a rate of up to one per second, up to a maximum of 32,000 lamps per day.
(2) HID Glove Box (treatment)
This is used to manually disassemble and recover mercury-containing powders from HID lamps. The maximum permitted treatment capacity is 4,800 lamps and/or mercury-containing devices per day.
(3) Lamp Storage Area (storage)
The maximum permitted storage capacity of the Lamp Storage Area is twenty-seven (27) pallets. Each pallet store no more than 1,300 fluorescent and/or HID lamps.
(4) HID Storage Area (storage)
The maximum permitted storage capacity of the HID Storage Area is seven (7) pallets. Each pallet store no more than 1,300 fluorescent and/or HID lamps.
(5) Hazardous Waste Storage Area (storage)
The maximum number of flasks stored inside or outside of drums shall not exceed four (4). The maximum drum limit shall not exceed eighty-two (82) drums plus up to four (4) drums that contain one (1) flask in each drum, for a maximum limit of eighty-six (86) drums.
(6) Trailer Storage Area (storage)
Intact fluorescent and/or HID lamps are stored inside of the trailers prior to introduction into the recycling processes. The maximum permitted storage capacity of each trailer is ten (10) pallets. Each pallet store no more than 1,300 fluorescent and/or HID lamps.

There are currently no corrective action/cleanup activities being conducted by DTSC or the Regional Water Quality Control Board at the facility.

Status:	NO ACTION
Program Type:	INSPECTION
CalEnviroScreen Score:	96-100%
Summary Link:	http://www.envirostor.dtsc.ca.gov/public/eerp_profile_report?global_id=3000782

Status:	OPERATING PERMIT
Program Type:	HAZ WASTE - Standardized
CalEnviroScreen Score:	96-100%
Summary Link:	http://www.envirostor.dtsc.ca.gov/public/hwmp_profile_report?global_id=CAR000156125

Permit Units - Completed Activities

Unit: MULTIPLE UNITS
Event Description: RENEWAL - NO CHANGES - RESPONSE TO 1ST NOD RECEIVED
Date: 5/15/2006
Doc Link:

Unit: MULTIPLE UNITS
Event Description: RENEWAL - NO CHANGES - FINAL PERMIT RENEWAL
Date: 3/23/2007
Doc Link: http://www.envirostor.dtsc.ca.gov/public/hwmp_final_documents?global_id=CAR000156125&link_key=6645&document_category=FINAL+PERMIT&event_description=Renewal+%2D+No+Changes+%2D+FINAL+PERMIT+RENEWAL+&mytype=pa

Unit: MULTIPLE UNITS
Event Description: RENEWAL - NO CHANGES - PUBLIC COMMENT (PUBLIC HEARING)
Date: 1/8/2007
Doc Link:

Unit:
Event Description: MOD CLASS 1 - NO PRIOR APPROVAL REQUIRED - 1ST REQUEST FOR FURTHER INFORMATION
Date: 8/6/2018
Doc Link:

Unit: MULTIPLE UNITS
Event Description: NEW OPERATING PERMIT - FINAL CEQA
Date: 6/24/1996
Doc Link:

Unit: MULTIPLE UNITS
Event Description: RENEWAL - NO CHANGES - TECHNICAL COMPLETE LETTER
Date: 10/31/2006
Doc Link: https://www.hwmpenvirostor.dtsc.ca.gov/public/site_documents/3348706901/Lighting%20Resources%20Technical%20Completeness%20Letter%2010%2D31%2D06%2Epdf

Unit: MULTIPLE UNITS
Event Description: RENEWAL - WITH CHANGES - APPLICATION PART B RECEIVED
Date: 10/28/2016
Doc Link: https://www.hwmpenvirostor.dtsc.ca.gov/public/site_documents/5155271232/Part%20B%5F%20renewal%20application%5Fsubmitted%2012302016%2Epdf

Unit: MULTIPLE UNITS
Event Description: RENEWAL - WITH CHANGES - 1ST NOTICE OF DEFICIENCY ISSUED
Date: 10/12/2018
Doc Link: https://www.hwmpenvirostor.dtsc.ca.gov/public/site_documents/5009427726/20181012%5FLRL%5F1stNOD%20Final%5FE%2Epdf

Unit: MULTIPLE UNITS
Event Description: RENEWAL - NO CHANGES - PUBLIC COMMENT (END)
Date: 2/6/2007
Doc Link:

Unit: MULTIPLE UNITS
Event Description: RENEWAL - WITH CHANGES - RESPONSE TO 1ST NOD RECEIVED
Date: 2/21/2019
Doc Link: http://www.envirostor.dtsc.ca.gov/public/hwmp_final_documents?global_id=CAR000156125&link_key=1397&document_category=RESPONSE+TO+1ST+NOD+RECEIVED&event_

description=Renewal+%2D+With+Changes+%2D+RESPONSE+TO+1ST+NOD+RECEIVED+&mytype=pa

Unit:
Event Description: MOD CLASS 1 - NO PRIOR APPROVAL REQUIRED - FINAL PERMIT MODIFICATION
Date: 10/22/2018
Doc Link: https://www.hwmpenvirostor.dtsc.ca.gov/public/site_documents/5992566764/20181022%5FLighting%20resources%5FAcknowledgemente%20letter%5F%20Class%201%20mod%5Fchange%20of%20emergency%20contact%2Epdf

Unit: MULTIPLE UNITS
Event Description: NEW OPERATING PERMIT - FINAL PERMIT (EXPIRES)
Date: 6/24/2006
Doc Link:

Unit: MULTIPLE UNITS
Event Description: NEW OPERATING PERMIT - APPLICATION PART A RECEIVED
Date: 4/1/1994
Doc Link:

Unit: MULTIPLE UNITS
Event Description: RENEWAL - NO CHANGES - FINAL PERMIT RENEWAL (EXPIRES)
Date: 3/23/2017
Doc Link:

Unit: MULTIPLE UNITS
Event Description: RENEWAL - WITH CHANGES - ADMINISTRATIVE REVIEW APPROVED
Date: 2/22/2017
Doc Link: https://www.hwmpenvirostor.dtsc.ca.gov/public/site_documents/8732007682/20170222%5FLRL%5FAdmin%20Completeness%20Letter%5FPublic%2Epdf

Unit: MULTIPLE UNITS
Event Description: RENEWAL - NO CHANGES - FINAL PART A & PART B RECEIVED
Date: 10/31/2006
Doc Link: http://www.envirostor.dtsc.ca.gov/public/hwmp_final_documents?global_id=CAR000156125&link_key=6645&document_category=FINAL+PART+A+%26+PART+B+RECEIVED&event_description=Renewal+%2D+No+Changes+%2D+FINAL+PART+A+%26+PART+B+RECEIVED+&mytype=pa

Unit: MULTIPLE UNITS
Event Description: RENEWAL - NO CHANGES - FINAL PERMIT RENEWAL (EFFECTIVE)
Date: 3/23/2007
Doc Link:

Unit: MULTIPLE UNITS
Event Description: NEW OPERATING PERMIT - APPLICATION PART B RECEIVED
Date: 4/1/1994
Doc Link:

Unit: MULTIPLE UNITS
Event Description: NEW OPERATING PERMIT - FINAL PERMIT
Date: 6/24/1996
Doc Link:

Unit: MULTIPLE UNITS
Event Description: RENEWAL - WITH CHANGES - RESPONSE TO 2ND NOD RECEIVED

Date: 4/3/2020
Doc Link:

Unit: MULTIPLE UNITS
Event Description: NEW OPERATING PERMIT - PUBLIC COMMENT (BEGIN)
Date: 4/10/1996
Doc Link:

Unit:
Event Description: MOD CLASS 1 - NO PRIOR APPROVAL REQUIRED - FINAL PERMIT MODIFICATION
Date: 2/28/2019
Doc Link: http://www.envirostor.dtsc.ca.gov/public/hwmp_final_documents?global_id=CAR000156125&link_key=1690&document_category=FINAL+PERMIT&event_description=Mod+Class+1+%2D+No+Prior+Approval+Required+%2D+FINAL+PERMIT+MODIFICATION+&mytype=pa

Unit: MULTIPLE UNITS
Event Description: RENEWAL - WITH CHANGES - 2ND NOTICE OF DEFICIENCY ISSUED
Date: 3/5/2020
Doc Link:

Unit: MULTIPLE UNITS
Event Description: RENEWAL - WITH CHANGES - APPLICATION PART A RECEIVED
Date: 10/28/2016
Doc Link: https://www.hwmpenvirostor.dtsc.ca.gov/public/site_documents/2156651139/1%2E%202016%20StandardizedPermit%5F1093A%2012%2D29%2D2016%2Epdf

Unit: MULTIPLE UNITS
Event Description: RENEWAL - NO CHANGES - 1ST NOTICE OF DEFICIENCY ISSUED
Date: 4/4/2006
Doc Link: https://www.hwmpenvirostor.dtsc.ca.gov/public/site_documents/6676877677/NOD%20April%204%2Epdf

Unit: MULTIPLE UNITS
Event Description: NEW OPERATING PERMIT - FINAL PERMIT (EFFECTIVE)
Date: 6/24/1996
Doc Link:

Unit:
Event Description: MOD CLASS 1 - NO PRIOR APPROVAL REQUIRED - FINAL PERMIT MODIFICATION (EFFECTIVE)
Date: 2/28/2019
Doc Link:

Unit:
Event Description: MOD CLASS 1 - NO PRIOR APPROVAL REQUIRED - FINAL PERMIT MODIFICATION (EXPIRES)
Date: 3/23/2017
Doc Link:

Unit: MULTIPLE UNITS
Event Description: NEW OPERATING PERMIT - PUBLIC COMMENT (END)
Date: 4/10/1996
Doc Link:

Unit: MULTIPLE UNITS
Event Description: RENEWAL - NO CHANGES - PUBLIC COMMENT (BEGIN)
Date: 12/8/2006
Doc Link: http://www.envirostor.dtsc.ca.gov/public/hwmp_final_documents?

global_id=CAR000156125&link_key=6645&document_category=PUBLIC+COMMENT&event_description=Renewal+%2D+No+Changes+%2D+PUBLIC+COMMENT+%28BEGIN%29&mytype=pa

Units Undergoing Closure

Unit: NO PERMIT ACTIVITIES HAVE BEEN COMPLETED FOR THIS SITE
Event Description:
Date:
Doc Link:

HWP ***LIGHTING RESOURCES LLC*** ***805 E FRANCIS ST ONTARIO 917610000*** ***State Hazardous Waste Facilities***

Estor/EPA ID: CAL000827758
Site Code: 400467
Nat Priority List:
Acres:
Special Program:
Funding:
Assembly District: 52
Senate District: 20
School District:
APN:
Cleanup Status:
Cleanup Oversight Agencies:
Site Type: CLOSED- PERMIT AUTHORITY: Standardized
Office:
Past Use that Caused Contam:
Potential Media Affected:
Potential Contamin of Concern:

Permit Renewal Lead:
Project Manager:
Supervisor:
Public Partici Spclst:
Census Tract:
County: SAN BERNARDINO
Latitude: 34.041742
Longitude: -117.639362

Site History:

Lighting Resources LLC (LRL) originally operated under this EPA ID but the County of San Bernardino Fire Department requested LRL to change their ID in 2004. During the same time, they changed their name from Lighting Resources Inc to LLC so they made a Class 1 Permit Modification to reflect these changes and was issued a new permit with the updated name and EPA ID in 2005. Thus, this facility is being tracked under a new EPA ID # CAR000156125.

Status: CLOSED
Program Type: HAZ WASTE - Standardized
CalEnviroScreen Score: 96-100%
Summary Link: http://www.envirostor.dtsc.ca.gov/public/hwmp_profile_report?global_id=CAL000827758

Status: NO ACTION
Program Type: INSPECTION
CalEnviroScreen Score: 96-100%
Summary Link: http://www.envirostor.dtsc.ca.gov/public/eerp_profile_report?global_id=3000630

Permit Units - Completed Activities

Unit: MULTIPLE UNITS
Event Description: NEW OPERATING PERMIT - FINAL PERMIT (EFFECTIVE)
Date: 6/24/1996
Doc Link:

Unit: MULTIPLE UNITS
Event Description: NEW OPERATING PERMIT - FINAL PERMIT
Date: 6/24/1996
Doc Link: http://www.envirostor.dtsc.ca.gov/public/hwmp_final_documents?global_id=CAL000827758&link_key=12662&document_category=FINAL+PERMIT&event_description=New+Operating+Permit+%2D+FINAL+PERMIT+&mytype=pa

Unit: MULTIPLE UNITS
Event Description: NEW OPERATING PERMIT - APPLICATION PART A RECEIVED
Date: 4/1/1994
Doc Link:

Unit: MULTIPLE UNITS
Event Description: NEW OPERATING PERMIT - TECHNICAL COMPLETE LETTER
Date: 10/20/1994
Doc Link:

Unit: MULTIPLE UNITS
Event Description: NEW OPERATING PERMIT - APPLICATION PART B RECEIVED
Date: 4/1/1994
Doc Link:

Unit: MULTIPLE UNITS
Event Description: NEW OPERATING PERMIT - PUBLIC COMMENT (BEGIN)
Date: 4/10/1996
Doc Link:

Units Undergoing Closure

Unit: MULTIPLE UNITS
Event Description: CLOSURE ADMINISTRATIVE - ISSUE CLOSURE VERIFICATION
Date: 6/25/1996
Doc Link: http://www.envirostor.dtsc.ca.gov/public/hwmp_final_documents?global_id=CAL000827758&link_key=453&document_category=CLOSURE+VERIFICATION&event_description=Closure+Administrative+%2D+ISSUE+CLOSURE+VERIFICATION+&mytype=pa

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PCB ***LIGHTING RESOURCES, INC.*** ***805 E. FRANCIS STREET ONTARIO 91761*** ***Others***

Site ID:	CAR000156125	***Mail Address 1:***	805 E. FRANCIS STREET
Receive Date:		***Mail Address 2:***	
Generator:	No	***Mail Street No:***	
Storer:	No	***Mail City:***	ONTARIO
Transporter:	Yes	***Mail State:***	CA
Disposer:	No	***Mail Zip:***	91761
Research:	No	***Mail Country:***	US
Smelter:	No	***Contact Name:***	DANIEL P GILLESPIE
Cert Title:		***Contact Title:***	
Cert Date:	2004-09-02T00:00:00-04:00	***Contact Phone:***	909-923-7252
Cert Name:		***Contact Phone Ext:***	
Location Country:	US	***Contact Email:***	
State Name:	CALIFORNIA	***Owner Name:***	DANIEL P. GILLESPIE
Region:	09		

EPA Handler ID:	CAD000827758
Gen Status Universe:	No Report
Contact Name:	DAVID GILLESPIE
Contact Address:	US
Contact Phone No and Ext:	909-923-7252
Contact Email:	
Contact Country:	US
Land Type:	
County Name:	SAN BERNARDINO
EPA Region:	09
Receive Date:	19990415
Location Latitude:	
Location Longitude:	

Violation/Evaluation Summary

Note:	NO RECORDS: As of Jan 2021, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity:	
Mixed Waste Generator:	
Transporter Activity:	
Transfer Facility:	
Onsite Burner Exemption:	
Smelting, Melting and Refining:	
Underground Injection Control:	
Commercial TSD:	No
Used Oil Transporter:	
Used Oil Transfer Facility:	
Used Oil Processor:	
Used Oil Refiner:	
Used Oil Burner:	
Used Oil Market Burner:	
Used Oil Spec Marketer:	

Hazardous Waste Handler Details

Sequence No:	1
Receive Date:	19990415
Handler Name:	LIGHTING RESOURCES, INC.
Federal Waste Generator Code:	1
Generator Code Description:	Large Quantity Generator
Source Type:	Annual/Biennial Report

EPA Handler ID:	CAL000827758
Gen Status Universe:	Small Quantity Generator
Contact Name:	DAN P GILLESPIE
Contact Address:	US
Contact Phone No and Ext:	909-923-7252 x14
Contact Email:	LRIRECYCLES@AOL.COM
Contact Country:	US
Land Type:	Private
County Name:	SAN BERNARDINO
EPA Region:	09
Receive Date:	20040109
Location Latitude:	34.041219
Location Longitude:	-117.639095

Violation/Evaluation Summary

Note:	VIOLATION or UNDETERMINED: There are VIOLATION or UNDETERMINED details or records associated with this facility (EPA ID) in the Compliance Monitoring and Enforcement table dated Jan, 2021.

Violation Details

Citation:	
Violation Short Description:	Generators - General
Violation Type:	262.A
Violation Determined Date:	20040618
Scheduled Compliance Date:	
Return to Compliance:	Observed
Actual Return to Compl:	20040720
Violation Responsible Agency:	State

Enforcement Details

Enforcement Type:	120
Enforcement Type Description:	WRITTEN INFORMAL
Enforcement Action Date:	20040621
Enf Disposition Status:	
Disposition Status Date:	
Enforcement Lead Agency:	State
Proposed Penalty Amount:	
Final Amount:	
Paid Amount:	

Violation Details

Citation:	
Violation Short Description:	TSD - General Facility Standards
Violation Type:	264.B
Violation Determined Date:	20040614
Scheduled Compliance Date:	
Return to Compliance:	Documented
Actual Return to Compl:	20040707

Violation Responsible Agency: State

Enforcement Details

Enforcement Type: 112
Enforcement Type Description:
Enforcement Action Date: 20040615
Enf Disposition Status:
Disposition Status Date:
Enforcement Lead Agency: State
Proposed Penalty Amount:
Final Amount:
Paid Amount:

Violation Details

Citation:
Violation Short Description: TSD - Preparedness and Prevention
Violation Type: 264.C
Violation Determined Date: 20040614
Scheduled Compliance Date:
Return to Compliance: Documented
Actual Return to Compl: 20040707
Violation Responsible Agency: State

Enforcement Details

Enforcement Type: 112
Enforcement Type Description:
Enforcement Action Date: 20040615
Enf Disposition Status:
Disposition Status Date:
Enforcement Lead Agency: State
Proposed Penalty Amount:
Final Amount:
Paid Amount:

Violation Details

Citation:
Violation Short Description: Generators - Pre-transport
Violation Type: 262.C
Violation Determined Date: 19980619
Scheduled Compliance Date:
Return to Compliance: Documented
Actual Return to Compl: 19990319
Violation Responsible Agency: State

Enforcement Details

Enforcement Type: 112

Enforcement Type Description:
Enforcement Action Date: 19980619
Enf Disposition Status:
Disposition Status Date:
Enforcement Lead Agency: State
Proposed Penalty Amount:
Final Amount:
Paid Amount:

Enforcement Type: 310
Enforcement Type Description: FINAL 3008(A) COMPLIANCE ORDER
Enforcement Action Date: 19990319
Enf Disposition Status:
Disposition Status Date:
Enforcement Lead Agency: State
Proposed Penalty Amount:
Final Amount: 17000
Paid Amount:

Enforcement Type: 210
Enforcement Type Description: INITIAL 3008(A) COMPLIANCE
Enforcement Action Date: 19981014
Enf Disposition Status:
Disposition Status Date:
Enforcement Lead Agency: State
Proposed Penalty Amount: 16000
Final Amount:
Paid Amount:

Violation Details

Citation:
Violation Short Description: TSD - Financial Requirements
Violation Type: 264.H
Violation Determined Date: 19980619
Scheduled Compliance Date:
Return to Compliance: Documented
Actual Return to Compl: 19990319
Violation Responsible Agency: State

Enforcement Details

Enforcement Type: 112
Enforcement Type Description:
Enforcement Action Date: 19980619
Enf Disposition Status:
Disposition Status Date:
Enforcement Lead Agency: State
Proposed Penalty Amount:
Final Amount:
Paid Amount:

Enforcement Type: 310
Enforcement Type Description: FINAL 3008(A) COMPLIANCE ORDER
Enforcement Action Date: 19990319
Enf Disposition Status:
Disposition Status Date:
Enforcement Lead Agency: State
Proposed Penalty Amount:
Final Amount: 17000
Paid Amount:

Enforcement Type: 210
Enforcement Type Description: INITIAL 3008(A) COMPLIANCE
Enforcement Action Date: 19981014
Enf Disposition Status:
Disposition Status Date:
Enforcement Lead Agency: State
Proposed Penalty Amount: 16000
Final Amount:
Paid Amount:

Violation Details

Citation:
Violation Short Description: TSD - Container Use and Management
Violation Type: 264.I
Violation Determined Date: 19980619
Scheduled Compliance Date:
Return to Compliance: Documented
Actual Return to Compl: 19990319
Violation Responsible Agency: State

Enforcement Details

Enforcement Type: 112
Enforcement Type Description:
Enforcement Action Date: 19980619
Enf Disposition Status:
Disposition Status Date:
Enforcement Lead Agency: State
Proposed Penalty Amount:
Final Amount:
Paid Amount:

Enforcement Type: 310
Enforcement Type Description: FINAL 3008(A) COMPLIANCE ORDER
Enforcement Action Date: 19990319
Enf Disposition Status:
Disposition Status Date:
Enforcement Lead Agency: State
Proposed Penalty Amount:
Final Amount: 17000
Paid Amount:

Enforcement Type: 210
Enforcement Type Description: INITIAL 3008(A) COMPLIANCE
Enforcement Action Date: 19981014
Enf Disposition Status:
Disposition Status Date:
Enforcement Lead Agency: State
Proposed Penalty Amount: 16000
Final Amount:
Paid Amount:

Violation Details

Citation:
Violation Short Description: Permits - Application
Violation Type: 270.B
Violation Determined Date: 19980619
Scheduled Compliance Date:
Return to Compliance: Documented
Actual Return to Compl: 19990319
Violation Responsible Agency: State

Enforcement Details

Enforcement Type: 112
Enforcement Type Description:
Enforcement Action Date: 19980619
Enf Disposition Status:
Disposition Status Date:
Enforcement Lead Agency: State
Proposed Penalty Amount:
Final Amount:
Paid Amount:

Enforcement Type: 310
Enforcement Type Description: FINAL 3008(A) COMPLIANCE ORDER
Enforcement Action Date: 19990319
Enf Disposition Status:
Disposition Status Date:
Enforcement Lead Agency: State
Proposed Penalty Amount:
Final Amount: 17000
Paid Amount:

Enforcement Type: 210
Enforcement Type Description: INITIAL 3008(A) COMPLIANCE
Enforcement Action Date: 19981014
Enf Disposition Status:
Disposition Status Date:
Enforcement Lead Agency: State
Proposed Penalty Amount: 16000
Final Amount:

Paid Amount:

Evaluation Details

Evaluation Start Date: 20050407
Evaluation Type Description: FINANCIAL RECORD REVIEW
Violation Short Description:
Return to Compliance Date:
Evaluation Agency: State

Evaluation Start Date: 20040629
Evaluation Type Description: FINANCIAL RECORD REVIEW
Violation Short Description:
Return to Compliance Date:
Evaluation Agency: State

Evaluation Start Date: 20040618
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION ON-SITE
Violation Short Description: Generators - General
Return to Compliance Date: 20040720
Evaluation Agency: State Contractor/Grantee

Evaluation Start Date: 20040614
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION ON-SITE
Violation Short Description: TSD - General Facility Standards
Return to Compliance Date: 20040707
Evaluation Agency: State

Evaluation Start Date: 20040614
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION ON-SITE
Violation Short Description: TSD - Preparedness and Prevention
Return to Compliance Date: 20040707
Evaluation Agency: State

Evaluation Start Date: 20030516
Evaluation Type Description: FINANCIAL RECORD REVIEW
Violation Short Description:
Return to Compliance Date:
Evaluation Agency: State

Evaluation Start Date: 20001004
Evaluation Type Description: FINANCIAL RECORD REVIEW
Violation Short Description:
Return to Compliance Date:
Evaluation Agency: State

Evaluation Start Date: 20000926
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION ON-SITE
Violation Short Description:
Return to Compliance Date:
Evaluation Agency: State

Evaluation Start Date: 19990723

Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION ON-SITE
Violation Short Description:
Return to Compliance Date:
Evaluation Agency: State

Evaluation Start Date: 19980619
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION ON-SITE
Violation Short Description: Permits - Application
Return to Compliance Date: 19990319
Evaluation Agency: State

Evaluation Start Date: 19980619
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION ON-SITE
Violation Short Description: Generators - Pre-transport
Return to Compliance Date: 19990319
Evaluation Agency: State

Evaluation Start Date: 19980619
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION ON-SITE
Violation Short Description: TSD - Container Use and Management
Return to Compliance Date: 19990319
Evaluation Agency: State

Evaluation Start Date: 19980619
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION ON-SITE
Violation Short Description: TSD - Financial Requirements
Return to Compliance Date: 19990319
Evaluation Agency: State

Handler Summary

Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: Yes
Transfer Facility: No
Onsite Burner Exemption: No
Smelting, Melting and Refining: No
Underground Injection Control: No
Commercial TSD: No
Used Oil Transporter: No
Used Oil Transfer Facility: No
Used Oil Processor: No
Used Oil Refiner: No
Used Oil Burner: No
Used Oil Market Burner: No
Used Oil Spec Marketer: No

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 20020211
Handler Name: LIGHTING RESOURCES INC

Federal Waste Generator Code: 1
Generator Code Description: Large Quantity Generator
Source Type: Annual/Biennial Report

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 20040109
Handler Name: LIGHTING RESOURCES INC
Federal Waste Generator Code: 2
Generator Code Description: Small Quantity Generator
Source Type: Implementer

Hazardous Waste Handler Details

Sequence No: 2
Receive Date: 20040109
Handler Name: LIGHTING RESOURCES INC
Federal Waste Generator Code: 1
Generator Code Description: Large Quantity Generator
Source Type: Annual/Biennial Report

Waste Code Details

Hazardous Waste Code: D009
Waste Code Description: MERCURY

Owner/Operator Details

Owner/Operator Ind: Current Owner
Type: Other
Name: DAN GILLESPIE
Date Became Current: 19960715
Date Ended Current:
Phone:
Source Type: Annual/Biennial Report
Street No:
Street 1: 805 FRANCIS ST
Street 2:
City: ONTARIO
State: CA
Country: US
Zip Code: 91761

Owner/Operator Ind: Current Owner
Type: Other
Name: DAN GILLESPIE
Date Became Current: 19960715
Date Ended Current:
Phone:
Source Type: Implementer
Street No:
Street 1: 805 FRANCIS ST
Street 2:
City: ONTARIO
State: CA
Country: US
Zip Code: 91761

Owner/Operator Ind: Current Operator
Type: Private
Name: DAN GILLESPIE
Date Became Current: 19960715
Date Ended Current:
Phone:
Street No:
Street 1:
Street 2:
City:
State:
Country: US

Source Type:	Implementer	***Zip Code:***	
Owner/Operator Ind:	Current Operator	***Street No:***	
Type:	Private	***Street 1:***	
Name:	DAN GILLESPIE	***Street 2:***	
Date Became Current:	19960715	***City:***	
Date Ended Current:		***State:***	
Phone:		***Country:***	US
Source Type:	Annual/Biennial Report	***Zip Code:***	

Historical Handler Details

Receive Dt:	20040109
Generator Code Description:	Large Quantity Generator
Handler Name:	LIGHTING RESOURCES INC
Receive Dt:	20020211
Generator Code Description:	Large Quantity Generator
Handler Name:	LIGHTING RESOURCES INC

RCRA SQG ***LIGHTING RESOURCES INC*** ***805 FRANCIS ST ONTARIO 91761*** ***Federal RCRA generators list***

EPA Handler ID:	CAL000827758
Gen Status Universe:	Small Quantity Generator
Contact Name:	DAN P GILLESPIE
Contact Address:	US
Contact Phone No and Ext:	909-923-7252 x14
Contact Email:	LRIRECYCLES@AOL.COM
Contact Country:	US
County Name:	SAN BERNARDINO
EPA Region:	09
Land Type:	Private
Receive Date:	20040109
Location Latitude:	34.041219
Location Longitude:	-117.639095

Violation/Evaluation Summary

Note:	VIOLATION or UNDETERMINED: There are VIOLATION or UNDETERMINED details or records associated with this facility (EPA ID) in the Compliance Monitoring and Enforcement table dated Jan, 2021.

Violation Details

Citation:	
Violation Short Description:	Generators - General
Violation Type:	262.A
Violation Determined Date:	20040618
Scheduled Compliance Date:	
Return to Compliance:	O
Actual Return to Compl:	20040720
Violation Responsible Agency:	State

Enforcement Details

Enforcement Type:	120
Enforcement Type Description:	WRITTEN INFORMAL
Enforcement Action Date:	20040621
Enf Disposition Status:	
Disposition Status Date:	
Enforcement Lead Agency:	State
Proposed Penalty Amount:	
Final Amount:	
Paid Amount:	

Violation Details

Citation:	
Violation Short Description:	TSD - General Facility Standards
Violation Type:	264.B
Violation Determined Date:	20040614
Scheduled Compliance Date:	
Return to Compliance:	D
Actual Return to Compl:	20040707
Violation Responsible Agency:	State

Enforcement Details

Enforcement Type:	112
Enforcement Type Description:	
Enforcement Action Date:	20040615
Enf Disposition Status:	
Disposition Status Date:	
Enforcement Lead Agency:	State
Proposed Penalty Amount:	
Final Amount:	
Paid Amount:	

Violation Details

Citation:	
Violation Short Description:	TSD - Preparedness and Prevention
Violation Type:	264.C
Violation Determined Date:	20040614
Scheduled Compliance Date:	
Return to Compliance:	D
Actual Return to Compl:	20040707
Violation Responsible Agency:	State

Enforcement Details

Enforcement Type:	112
Enforcement Type Description:	

Enforcement Action Date: 20040615
Enf Disposition Status:
Disposition Status Date:
Enforcement Lead Agency: State
Proposed Penalty Amount:
Final Amount:
Paid Amount:

Violation Details

Citation:
Violation Short Description: Generators - Pre-transport
Violation Type: 262.C
Violation Determined Date: 19980619
Scheduled Compliance Date:
Return to Compliance: D
Actual Return to Compl: 19990319
Violation Responsible Agency: State

Enforcement Details

Enforcement Type: 112
Enforcement Type Description:
Enforcement Action Date: 19980619
Enf Disposition Status:
Disposition Status Date:
Enforcement Lead Agency: State
Proposed Penalty Amount:
Final Amount:
Paid Amount:

Enforcement Type: 210
Enforcement Type Description: INITIAL 3008(A) COMPLIANCE
Enforcement Action Date: 19981014
Enf Disposition Status:
Disposition Status Date:
Enforcement Lead Agency: State
Proposed Penalty Amount: 16000
Final Amount:
Paid Amount:

Enforcement Type: 310
Enforcement Type Description: FINAL 3008(A) COMPLIANCE ORDER
Enforcement Action Date: 19990319
Enf Disposition Status:
Disposition Status Date:
Enforcement Lead Agency: State
Proposed Penalty Amount:
Final Amount: 17000
Paid Amount:

Violation Details

Citation:
Violation Short Description: TSD - Financial Requirements
Violation Type: 264.H
Violation Determined Date: 19980619
Scheduled Compliance Date:
Return to Compliance: D
Actual Return to Compl: 19990319
Violation Responsible Agency: State

Enforcement Details

Enforcement Type: 210
Enforcement Type Description: INITIAL 3008(A) COMPLIANCE
Enforcement Action Date: 19981014
Enf Disposition Status:
Disposition Status Date:
Enforcement Lead Agency: State
Proposed Penalty Amount: 16000
Final Amount:
Paid Amount:

Enforcement Type: 310
Enforcement Type Description: FINAL 3008(A) COMPLIANCE ORDER
Enforcement Action Date: 19990319
Enf Disposition Status:
Disposition Status Date:
Enforcement Lead Agency: State
Proposed Penalty Amount:
Final Amount: 17000
Paid Amount:

Enforcement Type: 112
Enforcement Type Description:
Enforcement Action Date: 19980619
Enf Disposition Status:
Disposition Status Date:
Enforcement Lead Agency: State
Proposed Penalty Amount:
Final Amount:
Paid Amount:

Violation Details

Citation:
Violation Short Description: TSD - Container Use and Management
Violation Type: 264.I
Violation Determined Date: 19980619
Scheduled Compliance Date:
Return to Compliance: D
Actual Return to Compl: 19990319
Violation Responsible Agency: State

Enforcement Details

Enforcement Type: 112
Enforcement Type Description:
Enforcement Action Date: 19980619
Enf Disposition Status:
Disposition Status Date:
Enforcement Lead Agency: State
Proposed Penalty Amount:
Final Amount:
Paid Amount:

Enforcement Type: 310
Enforcement Type Description: FINAL 3008(A) COMPLIANCE ORDER
Enforcement Action Date: 19990319
Enf Disposition Status:
Disposition Status Date:
Enforcement Lead Agency: State
Proposed Penalty Amount:
Final Amount: 17000
Paid Amount:

Enforcement Type: 210
Enforcement Type Description: INITIAL 3008(A) COMPLIANCE
Enforcement Action Date: 19981014
Enf Disposition Status:
Disposition Status Date:
Enforcement Lead Agency: State
Proposed Penalty Amount: 16000
Final Amount:
Paid Amount:

Violation Details

Citation:
Violation Short Description: Permits - Application
Violation Type: 270.B
Violation Determined Date: 19980619
Scheduled Compliance Date:
Return to Compliance: D
Actual Return to Compl: 19990319
Violation Responsible Agency: State

Enforcement Details

Enforcement Type: 310
Enforcement Type Description: FINAL 3008(A) COMPLIANCE ORDER
Enforcement Action Date: 19990319
Enf Disposition Status:
Disposition Status Date:
Enforcement Lead Agency: State

Proposed Penalty Amount:
Final Amount: 17000
Paid Amount:

Enforcement Type: 112
Enforcement Type Description:
Enforcement Action Date: 19980619
Enf Disposition Status:
Disposition Status Date:
Enforcement Lead Agency: State
Proposed Penalty Amount:
Final Amount:
Paid Amount:

Enforcement Type: 210
Enforcement Type Description: INITIAL 3008(A) COMPLIANCE
Enforcement Action Date: 19981014
Enf Disposition Status:
Disposition Status Date:
Enforcement Lead Agency: State
Proposed Penalty Amount: 16000
Final Amount:
Paid Amount:

Evaluation Details

Evaluation Start Date: 20050407
Evaluation Type Description: FINANCIAL RECORD REVIEW
Violation Short Description:
Return to Compliance Date:
Evaluation Agency: State

Evaluation Start Date: 20040629
Evaluation Type Description: FINANCIAL RECORD REVIEW
Violation Short Description:
Return to Compliance Date:
Evaluation Agency: State

Evaluation Start Date: 20040618
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION ON-SITE
Violation Short Description: Generators - General
Return to Compliance Date: 20040720
Evaluation Agency: State Contractor/Grantee

Evaluation Start Date: 20040614
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION ON-SITE
Violation Short Description: TSD - Preparedness and Prevention
Return to Compliance Date: 20040707
Evaluation Agency: State

Evaluation Start Date: 20040614
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION ON-SITE
Violation Short Description: TSD - General Facility Standards

Return to Compliance Date: 20040707
Evaluation Agency: State

Evaluation Start Date: 20030516
Evaluation Type Description: FINANCIAL RECORD REVIEW
Violation Short Description:
Return to Compliance Date:
Evaluation Agency: State

Evaluation Start Date: 20001004
Evaluation Type Description: FINANCIAL RECORD REVIEW
Violation Short Description:
Return to Compliance Date:
Evaluation Agency: State

Evaluation Start Date: 20000926
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION ON-SITE
Violation Short Description:
Return to Compliance Date:
Evaluation Agency: State

Evaluation Start Date: 19990723
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION ON-SITE
Violation Short Description:
Return to Compliance Date:
Evaluation Agency: State

Evaluation Start Date: 19980619
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION ON-SITE
Violation Short Description: TSD - Container Use and Management
Return to Compliance Date: 19990319
Evaluation Agency: State

Evaluation Start Date: 19980619
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION ON-SITE
Violation Short Description: Permits - Application
Return to Compliance Date: 19990319
Evaluation Agency: State

Evaluation Start Date: 19980619
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION ON-SITE
Violation Short Description: Generators - Pre-transport
Return to Compliance Date: 19990319
Evaluation Agency: State

Evaluation Start Date: 19980619
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION ON-SITE
Violation Short Description: TSD - Financial Requirements
Return to Compliance Date: 19990319
Evaluation Agency: State

Handler Summary

Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: Yes
Transfer Facility: No
Onsite Burner Exemption: No
Furnace Exemption: No
Underground Injection Activity: No
Commercial TSD: No
Used Oil Transporter: No
Used Oil Transfer Facility: No
Used Oil Processor: No
Used Oil Refiner: No
Used Oil Burner: No
Used Oil Market Burner: No
Used Oil Spec Marketer: No

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 20020211
Handler Name: LIGHTING RESOURCES INC
Federal Waste Generator Code: 1
Generator Code Description: Large Quantity Generator
Source Type: Annual/Biennial Report

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 20040109
Handler Name: LIGHTING RESOURCES INC
Federal Waste Generator Code: 2
Generator Code Description: Small Quantity Generator
Source Type: Implementer

Hazardous Waste Handler Details

Sequence No: 2
Receive Date: 20040109
Handler Name: LIGHTING RESOURCES INC
Federal Waste Generator Code: 1
Generator Code Description: Large Quantity Generator
Source Type: Annual/Biennial Report

Waste Code Details

Hazardous Waste Code: D009
Waste Code Description: MERCURY

Owner/Operator Details

Owner/Operator Ind: Current Owner ***Street No:***

Type:	Other	***Street 1:***	805 FRANCIS ST
Name:	DAN GILLESPIE	***Street 2:***	
Date Became Current:	19960715	***City:***	ONTARIO
Date Ended Current:		***State:***	CA
Phone:		***Country:***	US
Source Type:	Implementer	***Zip Code:***	91761
Owner/Operator Ind:	Current Operator	***Street No:***	
Type:	Private	***Street 1:***	
Name:	DAN GILLESPIE	***Street 2:***	
Date Became Current:	19960715	***City:***	
Date Ended Current:		***State:***	
Phone:		***Country:***	US
Source Type:	Implementer	***Zip Code:***	
Owner/Operator Ind:	Current Owner	***Street No:***	
Type:	Other	***Street 1:***	805 FRANCIS ST
Name:	DAN GILLESPIE	***Street 2:***	
Date Became Current:	19960715	***City:***	ONTARIO
Date Ended Current:		***State:***	CA
Phone:		***Country:***	US
Source Type:	Annual/Biennial Report	***Zip Code:***	91761
Owner/Operator Ind:	Current Operator	***Street No:***	
Type:	Private	***Street 1:***	
Name:	DAN GILLESPIE	***Street 2:***	
Date Became Current:	19960715	***City:***	
Date Ended Current:		***State:***	
Phone:		***Country:***	US
Source Type:	Annual/Biennial Report	***Zip Code:***	

Historical Handler Details

Receive Dt:	20040109
Generator Code Description:	Large Quantity Generator
Handler Name:	LIGHTING RESOURCES INC
Receive Dt:	20020211
Generator Code Description:	Large Quantity Generator
Handler Name:	LIGHTING RESOURCES INC

RCRA NON GEN ***LIGHTING RESOURCES, INC.*** ***805 EAST FRANCIS ST ONTARIO 91761*** ***Federal RCRA generators list***

EPA Handler ID:	CAD000827758
Gen Status Universe:	No Report
Contact Name:	DAVID GILLESPIE
Contact Address:	US
Contact Phone No and Ext:	909-923-7252
Contact Email:	
Contact Country:	US
County Name:	SAN BERNARDINO
EPA Region:	09

Land Type:
Receive Date: 19990415
Location Latitude:
Location Longitude:

Violation/Evaluation Summary

Note: NO RECORDS: As of Jan 2021, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity:
Mixed Waste Generator:
Transporter Activity:
Transfer Facility:
Onsite Burner Exemption:
Furnace Exemption:
Underground Injection Activity:
Commercial TSD: No
Used Oil Transporter:
Used Oil Transfer Facility:
Used Oil Processor:
Used Oil Refiner:
Used Oil Burner:
Used Oil Market Burner:
Used Oil Spec Marketer:

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 19990415
Handler Name: LIGHTING RESOURCES, INC.
Source Type: Annual/Biennial Report
Federal Waste Generator Code: 1
Generator Code Description: Large Quantity Generator

Map Key	*Company/Site Name*	*Address*	*Distance (m/ft)*	*Elev Diff (ft)*
40	WALKERS AIR BRAKES	921 E FRANCIS ST	77.7 / 254.94	10.0

ASTM Category: State and Tribal registered storage tank lists

Vapor Encroachment Details

Impact on Target Property: VEC does not exist
Conditions: N/A
Groundwater Flow Gradient:
Flow is based on the following:
Preferential Pathway:
Geological Attributes - Hydraulic Barrier:

Geological Attributes - Physical Barrier:

Geological Attributes - Soil Geology:

Comments:

The standard environmental record sources are reviewed and identified that there are not known or suspected sources of COC-contamination within the established area of concern (AOC). (ASTM E2600 8.3.1)
Inactive SQG of unknown hazardous wastes. No records indicating a release to the environment that would impact the Target Property.

SANBERN CUPA ***WALKERS AIR BRAKES*** ***921 E FRANCIS ST ONTARIO 91761*** ***State and Tribal registered storage tank lists***

Facility ID:	FA0007205
Owner Info:	R & O MCINTYRE, INC.
Mailing Care of:	
Mailing Address 1:	921 EAST FRANCIS STREET
Mailing Address 2:	
Mailing City:	ONTARIO
Mailing State:	CA
Mailing Zip:	91761

Detail(s)

Permit ID:	PT0005265
Status:	INACTIVE
Program Element Code:	4453
Permit Desc:	SMALL QUANTITY GENERATOR
To:	8/31/2017
Permit ID:	PT0005264
Status:	ACTIVE
Program Element Code:	4241
Permit Desc:	HAZARDOUS MATERIALS 1-3 CHEMICALS SPECIAL
To:	8/31/2021

Map Key	***Company/Site Name***	***Address***	***Distance (m/ft)***	***Elev Diff (ft)***
43	BOMEL CONSTRUCTION BOMEL CONSTRUCTION CO INC	939 E FRANCIS ST	79.18 / 259.77	8.0

ASTM Category: Federal RCRA generators list
State and Tribal registered storage tank lists

Vapor Encroachment Details

Impact on Target Property:	VEC does not exist
Conditions:	N/A
Groundwater Flow Gradient:	Up-Gradient

Flow is based on the following:

Preferential Pathway:

Geological Attributes - Hydraulic Barrier:

Geological Attributes - Physical Barrier:

Geological Attributes - Soil Geology:

Comments:

The standard environmental record sources are reviewed and identified that there are not known or suspected sources of COC-contamination within the

established area of concern (AOC). (ASTM E2600 8.3.1)
Active SQG of hazardous wastes. No records indicating a release to the environment that would impact the Target Property.

SANBERN CUPA	***BOMEL CONSTRUCTION CO INC***	***939 E FRANCIS ST ONTARIO 91761***	***State and Tribal registered storage tank lists***

Facility ID:	FA0001534
Owner Info:	BOMEL CONSTRUCTION CO INC
Mailing Care of:	
Mailing Address 1:	939 E FRANCIS ST
Mailing Address 2:	
Mailing City:	ONTARIO
Mailing State:	CA
Mailing Zip:	91761

Detail(s)

Permit ID:	PT0024352
Status:	ACTIVE
Program Element Code:	4453
Permit Desc:	SMALL QUANTITY GENERATOR
To:	11/30/2021

Permit ID:	PT0001220
Status:	ACTIVE
Program Element Code:	4243
Permit Desc:	HAZARDOUS MATERIALS 4-10 CHEMICALS
To:	11/30/2021

RCRA NON GEN	***BOMEL CONSTRUCTION***	***939 E FRANCIS ST ONTARIO 91761-5631***	***Federal RCRA generators list***

EPA Handler ID:	CAL000297126
Gen Status Universe:	No Report
Contact Name:	KEVIN OSTER
Contact Address:	96 CORPORATE PARK , , IRVINE , CA, 92606 ,
Contact Phone No and Ext:	714-921-1660
Contact Email:	LOFFENBERG@BOMELCONSTRUCTION.COM
Contact Country:	
County Name:	SAN BERNARDINO
EPA Region:	09
Land Type:	
Receive Date:	20050803
Location Latitude:	34.041208
Location Longitude:	-117.635652

Violation/Evaluation Summary

Note:	NO RECORDS: As of Jan 2021, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility:	No
Onsite Burner Exemption:	No
Furnace Exemption:	No
Underground Injection Activity:	No
Commercial TSD:	No
Used Oil Transporter:	No
Used Oil Transfer Facility:	No
Used Oil Processor:	No
Used Oil Refiner:	No
Used Oil Burner:	No
Used Oil Market Burner:	No
Used Oil Spec Marketer:	No

Hazardous Waste Handler Details

Sequence No:	1
Receive Date:	20050803
Handler Name:	BOMEL CONSTRUCTION
Source Type:	Implementer
Federal Waste Generator Code:	N
Generator Code Description:	Not a Generator, Verified

Owner/Operator Details

Owner/Operator Ind:	Current Operator	***Street No:***	
Type:	Other	***Street 1:***	96 CORPORATE PARK
Name:	KEVIN OSTER	***Street 2:***	
Date Became Current:		***City:***	IRVINE
Date Ended Current:		***State:***	CA
Phone:	714-921-1660	***Country:***	
Source Type:	Implementer	***Zip Code:***	92606

Owner/Operator Ind:	Current Owner	***Street No:***	
Type:	Other	***Street 1:***	96 CORPORATE PARK
Name:	BOMEL CONSTRUCTION	***Street 2:***	
Date Became Current:		***City:***	IRIVNE
Date Ended Current:		***State:***	CA
Phone:	714-921-1660	***Country:***	
Source Type:	Implementer	***Zip Code:***	92606-5136

Map Key	***Company/Site Name***	***Address***	***Distance (m/ft)***	***Elev Diff (ft)***
47	WARFIELD ELECTRIC CO, INC	1745 S BON VIEW AVE	85.31 / 279.88	11.0

ASTM Category: Others

Vapor Encroachment Details

Impact on Target Property: VEC does not exist

Conditions: N/A
Groundwater Flow Gradient: Up-Gradient
Flow is based on the following:
Preferential Pathway:
Geological Attributes - Hydraulic Barrier:
Geological Attributes - Physical Barrier:
Geological Attributes - Soil Geology:
Comments:

The standard environmental record sources are reviewed and identified that there are not known or suspected sources of COC-contamination within the established area of concern (AOC). (ASTM E2600 8.3.1)
No records indicating a release to the environment that would impact the Target Property.

EMISSIONS ***WARFIELD ELECTRIC CO, INC*** ***1745 S BON VIEW AVE ONTARIO 91761*** ***Others***

2015 Toxic Data

Facility ID:	107766	***COID:***	SBD
Facility SIC Code:	7538	***DISN:***	SOUTH COAST AQMD
CO:	36	***CHAPIS:***	
Air Basin:	SC	***CERR Code:***	
District:	SC		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

2016 Toxic Data

Facility ID:	107766	***TS:***	
Facility SIC Code:	7538	***HRA:***	
CERR CODE:		***CH Index:***	
COID:	SBD	***AH Index:***	
CO:	36	***Air Basin:***	SC
DISN:	SOUTH COAST AQMD	***District:***	SC
CHAPIS:			

Map Key	***Company/Site Name***	***Address***	***Distance (m/ft)***	***Elev Diff (ft)***
48	WARFIELD ELECTRIC WARFIELD ELECTRIC CO	1745 S BON VIEW AVE 1745 S BONVIEW AVE	85.37 / 280.09	11.0

ASTM Category: Federal RCRA generators list
State and Tribal registered storage tank lists

Vapor Encroachment Details

Impact on Target Property: VEC does not exist
Conditions: Non-Petroleum Chemicals of Concern (NPCOC)
Groundwater Flow Gradient: Up-Gradient
Flow is based on the following:
Preferential Pathway:

Geological Attributes - Hydraulic Barrier:

Geological Attributes - Physical Barrier:

Geological Attributes - Soil Geology:

Comments:

The standard environmental record sources are reviewed and identified that there are not known or suspected sources of COC-contamination within the established area of concern (AOC). (ASTM E2600 8.3.1)
Active SQG of PCE. No records indicating a release to the environment that would impact the Target Property.

SANBERN ***WARFIELD ELECTRIC*** ***1745 S BON VIEW AVE*** ***State and Tribal registered***
CUPA ***ONTARIO 91761*** ***storage tank lists***

Facility ID:	FA0007222
Owner Info:	WARFIELD ELECTRIC
Mailing Care of:	
Mailing Address 1:	1745 S BON VIEW AVE
Mailing Address 2:	
Mailing City:	ONTARIO
Mailing State:	CA
Mailing Zip:	91761

Detail(s)

Permit ID:	PT0000041
Status:	ACTIVE
Program Element Code:	4453
Permit Desc:	SMALL QUANTITY GENERATOR
To:	12/31/2021

Permit ID:	PT0000042
Status:	ACTIVE
Program Element Code:	4243
Permit Desc:	HAZARDOUS MATERIALS 4-10 CHEMICALS
To:	12/31/2021

RCRA SQG ***WARFIELD ELECTRIC CO*** ***1745 S BONVIEW AVE*** ***Federal RCRA generators list***
ONTARIO 91761-4410

EPA Handler ID:	CAR000072769
Gen Status Universe:	Small Quantity Generator
Contact Name:	STEVE BACSKI
Contact Address:	1745 S BONVIEW AVE , , ONTARIO , CA, 91761-4410 , US
Contact Phone No and Ext:	909-947-4257
Contact Email:	
Contact Country:	US
County Name:	SAN BERNARDINO
EPA Region:	09
Land Type:	Private
Receive Date:	20000509
Location Latitude:	34.041846
Location Longitude:	-117.637207

Violation/Evaluation Summary

Note: NO RECORDS: As of Jan 2021, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility:	No
Onsite Burner Exemption:	No
Furnace Exemption:	No
Underground Injection Activity:	No
Commercial TSD:	No
Used Oil Transporter:	No
Used Oil Transfer Facility:	No
Used Oil Processor:	No
Used Oil Refiner:	No
Used Oil Burner:	No
Used Oil Market Burner:	No
Used Oil Spec Marketer:	No

Hazardous Waste Handler Details

Sequence No:	1
Receive Date:	20000509
Handler Name:	WARFIELD ELECTRIC CO
Federal Waste Generator Code:	2
Generator Code Description:	Small Quantity Generator
Source Type:	Notification

Waste Code Details

Hazardous Waste Code:	D000
Waste Code Description:	DESCRIPTION
Hazardous Waste Code:	D039
Waste Code Description:	TETRACHLOROETHYLENE

Owner/Operator Details

Owner/Operator Ind:	Current Owner	***Street No:***	
Type:	Private	***Street 1:***	1745 S BONVIEW AVE
Name:	WARFIELD ELECTRIC CO INC	***Street 2:***	
Date Became Current:		***City:***	ONTARIO
Date Ended Current:		***State:***	CA
Phone:	909-947-7606	***Country:***	
Source Type:	Notification	***Zip Code:***	91761-4410

Map Key	***Company/Site Name***	***Address***	***Distance (m/ft)***	***Elev Diff (ft)***

49	INLAND SIGNS INC STAR METALS INC	1715 S BON VIEW AVE	93.81 / 307.77	12.0

ASTM Category: Federal RCRA generators list
State and Tribal registered storage tank lists

Vapor Encroachment Details

Impact on Target Property: VEC does not exist
Conditions: N/A
Groundwater Flow Gradient: Up-Gradient
Flow is based on the following:
Preferential Pathway:
Geological Attributes - Hydraulic Barrier:
Geological Attributes - Physical Barrier:
Geological Attributes - Soil Geology:
Comments:

The standard environmental record sources are reviewed and identified that there are not known or suspected sources of COC-contamination within the established area of concern (AOC). (ASTM E2600 8.3.1)
No records indicating a release to the environment that would impact the Target Property.

SANBERN CUPA ***STAR METALS INC*** ***1715 S BON VIEW AVE ONTARIO 91761*** ***State and Tribal registered storage tank lists***

Facility ID: FA0013492
Owner Info: NANCE, CHRIS
Mailing Care of: CHRIS NANCE
Mailing Address 1: 1715 S BON VIEW AVE
Mailing Address 2:
Mailing City: ONTARIO
Mailing State: CA
Mailing Zip: 91761

Detail(s)

Permit ID: PT0023796
Status: INACTIVE
Program Element Code: 4430
Permit Desc: CONDITIONALLY EXEMPT SMALL QUANTITY GENERATOR
To: 10/31/2012

RCRA NON GEN ***INLAND SIGNS INC*** ***1715 S BON VIEW AVE ONTARIO 91761*** ***Federal RCRA generators list***

EPA Handler ID: CAL000449027
Gen Status Universe: No Report
Contact Name: KERRY SILVA
Contact Address: 1715 S BON VIEW AVE , , ONTARIO , CA, 91761 ,
Contact Phone No and Ext: 909-923-0006
Contact Email: CONTACT@INLANDSIGNS.COM
Contact Country:
County Name: SAN BERNARDINO
EPA Region: 09
Land Type:
Receive Date: 20190918

Location Latitude:
Location Longitude:

Violation/Evaluation Summary

Note: NO RECORDS: As of Jan 2021, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility:	No
Onsite Burner Exemption:	No
Furnace Exemption:	No
Underground Injection Activity:	No
Commercial TSD:	No
Used Oil Transporter:	No
Used Oil Transfer Facility:	No
Used Oil Processor:	No
Used Oil Refiner:	No
Used Oil Burner:	No
Used Oil Market Burner:	No
Used Oil Spec Marketer:	No

Hazardous Waste Handler Details

Sequence No:	1
Receive Date:	20190918
Handler Name:	INLAND SIGNS INC
Source Type:	Implementer
Federal Waste Generator Code:	N
Generator Code Description:	Not a Generator, Verified

Owner/Operator Details

Owner/Operator Ind:	Current Owner	***Street No:***	
Type:	Other	***Street 1:***	1715 S BON VIEW AVE
Name:	KIODIAN GJOKA	***Street 2:***	
Date Became Current:		***City:***	ONTARIO
Date Ended Current:		***State:***	CA
Phone:	909-923-0006	***Country:***	
Source Type:	Implementer	***Zip Code:***	91761

Owner/Operator Ind:	Current Operator	***Street No:***	
Type:	Other	***Street 1:***	1715 S BON VIEW AVE
Name:	KERRY SILVA	***Street 2:***	
Date Became Current:		***City:***	ONTARIO
Date Ended Current:		***State:***	CA
Phone:	909-923-0006	***Country:***	

Source Type:	Implementer	Zip Code:	91761

Map Key	Company/Site Name	Address	Distance (m/ft)	Elev Diff (ft)
50	ELITE TRUCK AND RV LLC	1742 S BON VIEW	95.15 / 312.19	12.0

ASTM Category: State and Tribal registered storage tank lists

Vapor Encroachment Details

Impact on Target Property: VEC does not exist
Conditions: N/A
Groundwater Flow Gradient: Up-Gradient
Flow is based on the following:
Preferential Pathway:
Geological Attributes - Hydraulic Barrier:
Geological Attributes - Physical Barrier:
Geological Attributes - Soil Geology:
Comments:

The standard environmental record sources are reviewed and identified that there are not known or suspected sources of COC-contamination within the established area of concern (AOC). (ASTM E2600 8.3.1)
Active SQG of hazardous wastes. No records indicating a release to the environment that would impact the Target Property.

SANBERN CUPA ***ELITE TRUCK AND RV LLC*** ***1742 S BON VIEW Ontario 91761*** ***State and Tribal registered storage tank lists***

Facility ID: FA0018363
Owner Info: ELITE TRUCK AND RV LLC
Mailing Care of:
Mailing Address 1: 1742 SOUTH BON VIEW
Mailing Address 2:
Mailing City: ONTARIO
Mailing State: CA
Mailing Zip: 91761

Detail(s)

Permit ID: PT0039722
Status: ACTIVE
Program Element Code: 4242
Permit Desc: HAZARDOUS MATERIALS 1-3 CHEMICALS
To: 8/31/2021

Permit ID: PT0039723
Status: ACTIVE
Program Element Code: 4452
Permit Desc: CONDITIONALLY EXEMPT SM QTY GENERATOR
To: 8/31/2021

Map Key	Company/Site Name	Address	Distance (m/ft)	Elev Diff (ft)

Map Key	Company/Site Name	Address	Distance (m/ft)	Elev Diff (ft)
51	SERA'S WHOLESALE NRSRY	943 E FRANCIS ST	102.23 / 335.39	8.0

ASTM Category: State and Tribal registered storage tank lists

Vapor Encroachment Details

Impact on Target Property: VEC does not exist
Conditions: N/A
Groundwater Flow Gradient: Up-Gradient
Flow is based on the following:
Preferential Pathway:
Geological Attributes - Hydraulic Barrier:
Geological Attributes - Physical Barrier:
Geological Attributes - Soil Geology:
Comments:

The standard environmental record sources are reviewed and identified that there are not known or suspected sources of COC-contamination within the established area of concern (AOC). (ASTM E2600 8.3.1)
No records indicating a release to the environment that would impact the Target Property.

SANBERN CUPA ***SERA'S WHOLESALE NRSRY*** ***943 E FRANCIS ST ONTARIO 91761*** ***State and Tribal registered storage tank lists***

Facility ID: FA0000641
Owner Info: SERA'S WHOLESALE NURSERY
Mailing Care of:
Mailing Address 1: 943 E FRANCIS ST
Mailing Address 2:
Mailing City: ONTARIO
Mailing State: CA
Mailing Zip: 91761-9176

Detail(s)

Permit ID: PT0003714
Status: INACTIVE
Program Element Code: 4230
Permit Desc: HAZMAT HANDLER - AGRICULTURAL(FE)
To: 3/31/1991

Map Key	Company/Site Name	Address	Distance (m/ft)	Elev Diff (ft)
53	ALLIED MECHANICAL	1720 S BON VIEW	106.98 / 350.97	14.0

ASTM Category: State and Tribal registered storage tank lists

Vapor Encroachment Details

Impact on Target Property: VEC does not exist
Conditions: Non-Petroleum Chemicals of Concern (NPCOC)
Groundwater Flow Gradient: Up-Gradient
Flow is based on the following:
Preferential Pathway:
Geological Attributes - Hydraulic Barrier:

Geological Attributes - Physical Barrier:

Geological Attributes - Soil Geology:

Comments:

The standard environmental record sources are reviewed and identified that there are not known or suspected sources of COC-contamination within the established area of concern (AOC). (ASTM E2600 8.3.1)
Active SQG of PCE. No records indicating a release to the environment that would impact the Target Property.

SANBERN CUPA ***ALLIED MECHANICAL*** ***1720 S BON VIEW ONTARIO 91761*** ***State and Tribal registered storage tank lists***

Facility ID: FA0000851
Owner Info: ALLIED MECHANICAL
Mailing Care of: robin.ceballos@alliedmech.com
Mailing Address 1: 1720 S BON VIEW
Mailing Address 2:
Mailing City: ONTARIO
Mailing State: CA
Mailing Zip: 91761-9176

Detail(s)

Permit ID: PT0026354
Status: ACTIVE
Program Element Code: 4031
Permit Desc: APSA 1,320-10,000 GAL FAC CAPACITY
To: 9/30/2021

Permit ID: PT0004132
Status: ACTIVE
Program Element Code: 4244
Permit Desc: HAZARDOUS MATERIALS 11-30 CHEMICALS
To: 9/30/2021

Permit ID: PT0026355
Status: ACTIVE
Program Element Code: 4902
Permit Desc: WASTE-GENERATING RECYCLER (ONSITE)
To: 9/30/2021

Permit ID: PT0004133
Status: ACTIVE
Program Element Code: 4454
Permit Desc: LARGE QUANTITY GENERATOR
To: 9/30/2021

CERS TANK ***ALLIED MECHANICAL*** ***1720 S BON VIEW ONTARIO 91761*** ***State and Tribal registered storage tank lists***

Site ID: 384636 ***Latitude:*** 34.042515
Longitude: -117.638430

Regulated Programs

EI ID: 10035172
EI Description: Aboveground Petroleum Storage

EI ID: 10035172
EI Description: Chemical Storage Facilities

EI ID: 10035172
EI Description: Hazardous Waste Generator

Violations

Violation Date: 08/08/2013
Violation Source: CERS
Violation Program: HW
Violation Division: San Bernardino County Fire Department
Citation: HSC 6.67 Multiple - California Health and Safety Code, Chapter 6.67, Section(s) Multiple
Violation Notes:

Returned to compliance on 09/16/2013. Failure to keep hazardous waste containers closed when not in active use (CCR 66265.173(a))

Violation Description:

Haz Waste Generator Program - Operations/Maintenance - General

Violations

Violation Date: 08/08/2013
Violation Source: CERS
Violation Program: HW
Violation Division: San Bernardino County Fire Department
Citation: HSC 6.5 25143.9 - California Health and Safety Code, Chapter 6.5, Section(s) 25143.9
Violation Notes:

Returned to compliance on 09/23/2013.

Violation Description:

Failure to meet the following requirements of excluded recyclable materials:
1) Used or reused as an ingredient in an industrial process to make a product if the material is not being reclaimed,
2) Used or reused as a safe and effective substitute for commercial products if the material is not being reclaimed,
3) Returned to the original process from which the material was generated, without first being reclaimed, if the material is returned as a substitute for raw material feedstock, and the process uses raw materials as principal feedstocks,
4) The material is recycled and used at the same facility at which the material was generated, or by the same corporate entity,
5) The material is recycled within the applicable generator accumulation time,
6) The material is managed in accordance with all applicable requirements for generators of hazardous wastes,
7) If the material is held in a container or tank, the container or tank is labeled, marked, and placarded in accordance with the department's hazardous waste labeling, marking, and placarding requirements which are applicable to generators, except that the container or tank shall be labeled or marked clearly with the words "Excluded Recyclable Material" instead of the words "Hazardous Waste,"
8) If the material is used oil, the containers, aboveground tanks, and fill pipes used to transfer oil into underground storage tanks shall also be labeled and clearly marked with the words "Used Oil",
9) The owner or operator of the business location where the material is located has a business plan that meets the following minimal requirements: emergency response plans and procedures, which specifically address the material or that meets the emergency response and contingency requirements which are applicable to generators of hazardous waste, and
10) The material shall be stored and handled in accordance with all local ordinances and codes.

Violations

Violation Date: 02/19/2020
Violation Source: CERS
Violation Program: APSA
Violation Division: San Bernardino County Fire Department
Citation: HSC 6.67 25270.4.5 (a) - California Health and Safety Code, Chapter 6.67, Section(s) 25270.4.5 (a)
Violation Notes:

Returned to compliance on 03/11/2020. OBSERVATION: The SPCC plan was last reviewed and approved on 9/27/2013. The plan must be reviewed and udpated every 5 years. CORRECTIVE ACTION: Submit a signed statement indicating that the 5-year review has been performed, documented and

SPCC plan amended if necessary.

Violation Description:

Failure to complete a review and evaluation of the SPCC Plan at least once every five years, document the completion of the review, and sign a statement as to whether the SPCC Plan will be amended.

Violations

Violation Date: 02/19/2020 ***Violation Source:*** CERS
Violation Program: APSA ***Violation Division:*** San Bernardino County Fire Department
Citation: HSC 6.67 25270.4.5(a) - California Health and Safety Code, Chapter 6.67, Section(s) 25270.4.5(a)
Violation Notes:

Returned to compliance on 03/11/2020. OBSERVATION: The SPCC plan was prepared but wasn't implemented. CORRECTIVE ACTION: Implement the SPCC Plan. Submit a signed statement indicating that the SPCC plan has been properly implemented to include recording updates, training, and inspections.

Violation Description:

Failure to implement the SPCC Plan.

Violations

Violation Date: 08/08/2013 ***Violation Source:*** CERS
Violation Program: HMRRP ***Violation Division:*** San Bernardino County Fire Department
Citation: HSC 6.95 25505(a) - California Health and Safety Code, Chapter 6.95, Section(s) 25505(a)
Violation Notes:

Returned to compliance on 09/24/2013.

Violation Description:

Owner/Operator failed to complete and/or submit a Hazardous Materials Business Plan when storing hazardous materials at or above the thresholds quantities of 55 gallons/500 lbs/200 cubic feet.

Violations

Violation Date: 02/19/2020 ***Violation Source:*** CERS
Violation Program: HW ***Violation Division:*** San Bernardino County Fire Department
Citation: 22 CCR 12 66262.34(f) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.34(f)
Violation Notes:

Returned to compliance on 03/11/2020. OBSERVATION: Three of the four waste coolant tanks were found missing hazardous waste labels. One tank was found with a non-hazardous waste label. All hazardous waste tanks must have proper hazardous waste labeling. CORRECTIVE ACTION: Submit a signed certificate of compliance to indicate the tanks have been properly labeled.

Violation Description:

Failure to properly label hazardous waste accumulation containers and portable tanks with the following requirements: "Hazardous Waste", name and address of the generator, physical and chemical characteristics of the Hazardous Waste, and starting accumulation date.

Violations

Violation Date: 08/08/2013 ***Violation Source:*** CERS
Violation Program: HW ***Violation Division:*** San Bernardino County Fire Department
Citation: HSC 6.67 Multiple - California Health and Safety Code, Chapter 6.67, Section(s) Multiple
Violation Notes:

Returned to compliance on 09/16/2013. Failure to label hazardous waste containers (CCR 66262.34(f)(3))

Violation Description:

Haz Waste Generator Program - Operations/Maintenance - General

Violations

Violation Date: 11/01/2016 ***Violation Source:*** CERS
Violation Program: HW ***Violation Division:*** San Bernardino County Fire Department
Citation: HSC 6.5 Multiple - California Health and Safety Code, Chapter 6.5, Section(s) Multiple
Violation Notes:

Returned to compliance on 05/23/2017. Failure to conduct a Source Reduction Evaluation Review and Plan (CHSC 25244.19(a)) A 2014 Source Reduction plan was not available for review.

Violation Description:

Hazardous Waste Generator Program - Administration/Documentation - General

Violations

Violation Date: 11/01/2016 ***Violation Source:*** CERS
Violation Program: HMRRP ***Violation Division:*** San Bernardino County Fire Department
Citation: HSC 6.95 25508.1(a)-(f) - California Health and Safety Code, Chapter 6.95, Section(s) 25508.1(a)-(f)
Violation Notes:

Returned to compliance on 12/23/2016. The following inventory items were not reported: (3) 55 gallon drums of way oil, (3) 55 gallon drums of hydraulic oil. The following inventory items were under reported: (15) 221 cu-ft cylinders of argon/helium, (7) 250 cu-ft cylinders of argon/CO2, (5) 200 cu-ft cylinders of oxygen

Violation Description:

Failure to electronically update business plan within 30 days of any one of the following events:
A 100 percent or more increase in the quantity of a previously disclosed material.
Any handling of a previously undisclosed hazardous materials at or above reportable quantities.
A change of business address, business ownership, or business name.
A substantial change in the handler's operations that requires modification to any portion of the business plan.

Violations

Violation Date: 08/08/2013 ***Violation Source:*** CERS
Violation Program: HW ***Violation Division:*** San Bernardino County Fire Department
Citation: HSC 6.67 Multiple - California Health and Safety Code, Chapter 6.67, Section(s) Multiple
Violation Notes:

Returned to compliance on 09/16/2013. Failure to note accumulation start date on labels (CCR 66262.34(f)(2))

Violation Description:

Haz Waste Generator Program - Operations/Maintenance - General

Violations

Violation Date: 11/01/2016 ***Violation Source:*** CERS
Violation Program: HW ***Violation Division:*** San Bernardino County Fire Department
Citation: HSC 6.5 Multiple - California Health and Safety Code, Chapter 6.5, Section(s) Multiple

Violation Notes:

Returned to compliance on 01/13/2017. Failure to obtain an EPA ID Number (CCR 66262.12(a)) EPA ID number CAL000000298 was inactive.

Violation Description:

Hazardous Waste Generator Program - Administration/Documentation - General

Enforcements

Enf Action Date: 08/08/2013
Enf Action Program: HW
Enf Action Type: Notice of Violation (Unified Program)
Enf Action Source: CERS
Enf Action Division: San Bernardino County Fire Department
Enf Action Description: Notice of Violation Issued by the Inspector at the Time of Inspection
Enf Action Notes:

Enf Action Date: 11/01/2016
Enf Action Program: HW
Enf Action Type: Notice of Violation (Unified Program)
Enf Action Source: CERS
Enf Action Division: San Bernardino County Fire Department
Enf Action Description: Notice of Violation Issued by the Inspector at the Time of Inspection
Enf Action Notes:

Enf Action Date: 08/08/2013
Enf Action Program: HMRRP
Enf Action Type: Notice of Violation (Unified Program)
Enf Action Source: CERS
Enf Action Division: San Bernardino County Fire Department
Enf Action Description: Notice of Violation Issued by the Inspector at the Time of Inspection
Enf Action Notes:

Enf Action Date: 11/01/2016
Enf Action Program: HMRRP
Enf Action Type: Notice of Violation (Unified Program)
Enf Action Source: CERS
Enf Action Division: San Bernardino County Fire Department
Enf Action Description: Notice of Violation Issued by the Inspector at the Time of Inspection
Enf Action Notes:

Evaluations

Eval Date: 02/19/2020
Violations Found: No
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: San Bernardino County Fire Department
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

Eval Date: 08/08/2013
Violations Found: No
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: San Bernardino County Fire Department
Eval Program: HWRecycler
Eval Source: CERS

Eval Notes:

ON SITE RECYCLER-ALLIED MECHANICAL; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 08/08/2013
Violations Found: Yes
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: San Bernardino County Fire Department
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

ROUTINE HANDLER INSPECTION-ALLIED MECHANICAL; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 02/19/2020
Violations Found: Yes
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: San Bernardino County Fire Department
Eval Program: APSA
Eval Source: CERS
Eval Notes:

Eval Date: 02/19/2020
Violations Found: Yes
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: San Bernardino County Fire Department
Eval Program: HW
Eval Source: CERS
Eval Notes:

Eval Date: 11/01/2016
Violations Found: Yes
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: San Bernardino County Fire Department
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

INSPECTION - BP; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 11/01/2016
Violations Found: Yes
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: San Bernardino County Fire Department
Eval Program: HW
Eval Source: CERS
Eval Notes:

INSPECTION - HW; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 08/08/2013
Violations Found: No
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: San Bernardino County Fire Department
Eval Program: APSA
Eval Source: CERS
Eval Notes:

APSA INSPECTION-ALLIED MECHANICAL; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 02/19/2020
Violations Found: No
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: San Bernardino County Fire Department
Eval Program: HWRecycler
Eval Source: CERS
Eval Notes:

Eval Date: 08/08/2013
Violations Found: Yes
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: San Bernardino County Fire Department
Eval Program: HW
Eval Source: CERS
Eval Notes:

ROUTINE GENERATOR INSPECTION-ALLIED MECHANICAL; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 11/01/2016
Violations Found: No
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: San Bernardino County Fire Department
Eval Program: APSA
Eval Source: CERS
Eval Notes:

INSPECTION APSA. FA0000851; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 11/01/2016
Violations Found: No
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: San Bernardino County Fire Department
Eval Program: HWRecycler
Eval Source: CERS
Eval Notes:

INSPECTION - WASTE RECYCLING; Note: data in [EVAL Notes] field for some records is truncated from the source.

Affiliations

Affil Type Desc:	Parent Corporation
Entity Name:	ALLIED MECHANICAL
Entity Title:	
Address:	
City:	
State:	
Country:	
Zip Code:	
Phone:	

Affil Type Desc:	Legal Owner
Entity Name:	ALLIED MECHANICAL
Entity Title:	
Address:	1720 S BON VIEW
City:	ONTARIO
State:	CA
Country:	United States
Zip Code:	91761-9176
Phone:	(909) 947-2723

Affil Type Desc:	Environmental Contact
Entity Name:	Chris Ver Halen
Entity Title:	
Address:	1720 S BON VIEW
City:	ONTARIO
State:	CA
Country:	
Zip Code:	91761
Phone:	

Affil Type Desc:	Property Owner
Entity Name:	Tom Stull
Entity Title:	
Address:	1720 S BON VIEW
City:	ONTARIO
State:	CA
Country:	United States
Zip Code:	91761
Phone:	(909) 947-2723

Affil Type Desc:	Operator
Entity Name:	Tom Stull
Entity Title:	
Address:	
City:	
State:	
Country:	
Zip Code:	
Phone:	(909) 947-2723

Affil Type Desc:	CUPA District

Entity Name:	San Bernardino County Fire
Entity Title:	
Address:	620 South E Street
City:	San Bernardino
State:	CA
Country:	
Zip Code:	92415-0153
Phone:	(909) 386-8401

Affil Type Desc:	Identification Signer
Entity Name:	Jo Nell Bevington
Entity Title:	HR Director
Address:	
City:	
State:	
Country:	
Zip Code:	
Phone:	

Affil Type Desc:	Document Preparer
Entity Name:	Jo Nell Bevington
Entity Title:	
Address:	
City:	
State:	
Country:	
Zip Code:	
Phone:	

Affil Type Desc:	Facility Mailing Address
Entity Name:	Mailing Address
Entity Title:	
Address:	1720 S BON VIEW
City:	ONTARIO
State:	CA
Country:	
Zip Code:	91761
Phone:	

Map Key	*Company/Site Name*	*Address*	*Distance (m/ft)*	*Elev Diff (ft)*
54	ALLIED MECHANICAL PRODUCTS ALLIED MECHANICAL PRODUCTS DBA ALLIED MECHANICAL	1720 S BON VIEW AVE	107.24 / 351.85	14.0

ASTM Category: Federal RCRA generators list

Vapor Encroachment Details

Impact on Target Property:	VEC does not exist
Conditions:	NPCOC and PCOC
Groundwater Flow Gradient:	Up-Gradient
Flow is based on the following:	

Preferential Pathway:

Geological Attributes - Hydraulic Barrier:

Geological Attributes - Physical Barrier:

Geological Attributes - Soil Geology:

Comments:

The standard environmental record sources are reviewed and identified that there are not known or suspected sources of COC-contamination within the established area of concern (AOC). (ASTM E2600 8.3.1)
Records indicate petroleum storage tanks and SQG of PCE. No records were identified that indicate a release to the environment that has the potential to impact the Target Property.

RCRA SQG ***ALLIED MECHANICAL PRODUCTS*** ***1720 S BON VIEW AVE ONTARIO 91761*** ***Federal RCRA generators list***

EPA Handler ID:	CAR000067926
Gen Status Universe:	Small Quantity Generator
Contact Name:	JOSEPH GARCIA
Contact Address:	1720 S BON VIEW AVE , , ONTARIO , CA, 91761 , US
Contact Phone No and Ext:	909-947-2723
Contact Email:	
Contact Country:	US
County Name:	SAN BERNARDINO
EPA Region:	09
Land Type:	Private
Receive Date:	20000315
Location Latitude:	34.042509
Location Longitude:	-117.637266

Violation/Evaluation Summary

Note:	NO RECORDS: As of Jan 2021, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility:	No
Onsite Burner Exemption:	No
Furnace Exemption:	No
Underground Injection Activity:	No
Commercial TSD:	No
Used Oil Transporter:	No
Used Oil Transfer Facility:	No
Used Oil Processor:	No
Used Oil Refiner:	No
Used Oil Burner:	No
Used Oil Market Burner:	No
Used Oil Spec Marketer:	No

Hazardous Waste Handler Details

Sequence No:	1

Receive Date:	20000315
Handler Name:	ALLIED MECHANICAL PRODUCTS
Federal Waste Generator Code:	2
Generator Code Description:	Small Quantity Generator
Source Type:	Notification

Waste Code Details

Hazardous Waste Code:	D039
Waste Code Description:	TETRACHLOROETHYLENE

Owner/Operator Details

Owner/Operator Ind:	Current Owner	***Street No:***	
Type:	Private	***Street 1:***	2951 E LA PALMA AVE
Name:	TOWER INDUSTRIES INC	***Street 2:***	
Date Became Current:		***City:***	ANAHEIM
Date Ended Current:		***State:***	CA
Phone:	714-630-6981	***Country:***	
Source Type:	Notification	***Zip Code:***	92806

RCRA NON GEN ***ALLIED MECHANICAL PRODUCTS DBA ALLIED MECHANICAL*** ***1720 S BON VIEW AVE ONTARIO 91761-4411*** ***Federal RCRA generators list***

EPA Handler ID:	CAL000000298
Gen Status Universe:	No Report
Contact Name:	CHRIS VER HALEN
Contact Address:	1720 SO BON VIEW , , ONTARIO , CA, 91761 ,
Contact Phone No and Ext:	909-947-2723
Contact Email:	CHRISV@ALLIEDMECH.COM
Contact Country:	
County Name:	SAN BERNARDINO
EPA Region:	09
Land Type:	
Receive Date:	19891114
Location Latitude:	34.042509
Location Longitude:	-117.637266

Violation/Evaluation Summary

Note:	NO RECORDS: As of Jan 2021, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility:	No
Onsite Burner Exemption:	No
Furnace Exemption:	No
Underground Injection Activity:	No

Commercial TSD:	No
Used Oil Transporter:	No
Used Oil Transfer Facility:	No
Used Oil Processor:	No
Used Oil Refiner:	No
Used Oil Burner:	No
Used Oil Market Burner:	No
Used Oil Spec Marketer:	No

Hazardous Waste Handler Details

Sequence No:	1
Receive Date:	19891114
Handler Name:	ALLIED MECHANICAL PRODUCTS DBA ALLIED MECHANICAL
Source Type:	Implementer
Federal Waste Generator Code:	N
Generator Code Description:	Not a Generator, Verified

Owner/Operator Details

Owner/Operator Ind:	Current Owner	***Street No:***	
Type:	Other	***Street 1:***	5699 HAPPY CANYON ROD
Name:	TOWER INDUSTRIES INC TOM STULL	***Street 2:***	
Date Became Current:		***City:***	SANTA YNEZ
Date Ended Current:		***State:***	CA
Phone:	805-686-9072	***Country:***	
Source Type:	Implementer	***Zip Code:***	93460-0000

Owner/Operator Ind:	Current Operator	***Street No:***	
Type:	Other	***Street 1:***	1720 SO BON VIEW
Name:	CHRIS VER HALEN	***Street 2:***	
Date Became Current:		***City:***	ONTARIO
Date Ended Current:		***State:***	CA
Phone:	909-947-2723	***Country:***	
Source Type:	Implementer	***Zip Code:***	91761

Map Key	***Company/Site Name***	***Address***	***Distance (m/ft)***	***Elev Diff (ft)***
55	NEFF CONSTRUCTION, INC.	1701 S BON VIEW AVE	110.35 / 362.04	15.0

ASTM Category: State and Tribal registered storage tank lists

Vapor Encroachment Details

Impact on Target Property:	VEC does not exist
Conditions:	N/A
Groundwater Flow Gradient:	Up-Gradient
Flow is based on the following:	
Preferential Pathway:	
Geological Attributes - Hydraulic Barrier:	
Geological Attributes - Physical Barrier:	

Geological Attributes - Soil Geology:

Comments:

The standard environmental record sources are reviewed and identified that there are not known or suspected sources of COC-contamination within the established area of concern (AOC). (ASTM E2600 8.3.1)
Handling of unknown hazardous materials. No records were identified that indicate a release to the environment that has the potential to impact the Target Property.

SANBERN CUPA	***NEFF CONSTRUCTION, INC.***	***1701 S BON VIEW AVE ONTARIO 91761***	***State and Tribal registered storage tank lists***

Facility ID:	FA0004194
Owner Info:	NEFF CONSTRUCTION, INC
Mailing Care of:	
Mailing Address 1:	1701 S BON VIEW 104
Mailing Address 2:	
Mailing City:	ONTARIO
Mailing State:	CA
Mailing Zip:	91761-9176

Detail(s)

Permit ID:	PT0008900
Status:	INACTIVE
Program Element Code:	4221
Permit Desc:	HAZMAT HANDLER 0-10 EMPLOYEES
To:	8/31/2008

Map Key	***Company/Site Name***	***Address***	***Distance (m/ft)***	***Elev Diff (ft)***
56	SOUTHTOWN INDUSTRIAL PARK	1701, 1703, 1705, 1707 S. BON FRANCIS	113.39 / 372.02	15.0

ASTM Category: State and Tribal registered storage tank lists

Vapor Encroachment Details

Impact on Target Property:	VEC does not exist
Conditions:	Petroleum Hydrocarbon Chemicals of Concern (PCOC)
Groundwater Flow Gradient:	Up-Gradient
Flow is based on the following:	
Preferential Pathway:	
Geological Attributes - Hydraulic Barrier:	
Geological Attributes - Physical Barrier:	
Geological Attributes - Soil Geology:	

Comments:

The standard environmental record sources are reviewed and identified that there are not known or suspected sources of COC-contamination within the established area of concern (AOC). (ASTM E2600 8.3.1)
No records were identified that indicate a release to the environment that has the potential to impact the Target Property.

HHSS	***SOUTHTOWN INDUSTRIAL PARK***	***1701, 1703, 1705, 1707 S. BON FRANCIS ONTARIO 91761***	***State and Tribal registered storage tank lists***

County:	San Bernardino
Pdf File Url:	http://geotracker.waterboards.ca.gov/ustpdfs/pdf/0002a3ea.pdf

Map Key	Company/Site Name	Address	Distance (m/ft)	Elev Diff (ft)
59	SOUTHTOWN INDUSTRIAL PARK	1701 S BON VIEW	117.61 / 385.85	16.0

ASTM Category: State and Tribal registered storage tank lists

Vapor Encroachment Details

Impact on Target Property: VEC does not exist
Conditions: Petroleum Hydrocarbon Chemicals of Concern (PCOC)
Groundwater Flow Gradient: Up-Gradient
Flow is based on the following:
Preferential Pathway:
Geological Attributes - Hydraulic Barrier:
Geological Attributes - Physical Barrier:
Geological Attributes - Soil Geology:
Comments:

The standard environmental record sources are reviewed and identified that there are not known or suspected sources of COC-contamination within the established area of concern (AOC). (ASTM E2600 8.3.1)
No records were identified that indicate a release to the environment that has the potential to impact the Target Property.

UST SWEEPS ***SOUTHTOWN INDUSTRIAL PARK*** ***1701 S BON VIEW ONTARIO*** ***State and Tribal registered storage tank lists***

C C:	A36-000-4588	***D Filename:***	SITE10A
BOE:	44-019895	***Page No:***	141
Comp:	4588	***County:***	SAN BERNARDINO
Status:	ACTIVE	***State :***	CA
No of Tanks:	2	***Zip:***	91761
Jurisdict:	SAN BERNARDINO COUNTY	***Latitude:***	34.042743
Agency:	ENVIRONMENTAL HEALTH - U.S.T.	***Longitude:***	-117.637152
Phone:		***Georesult:***	S5HP--SCZA

Tank Details

Tank ID:	000002	***S Contain:***	
O Tank ID:	2	***Stg:***	P
SWRCB No:	36-000-004588-000002	***Storage :***	
Removed:		***Storag Type:***	PRODUCT
Installed:		***P Contain:***	
A Date:	07-01-85	***Content:***	REG UNLEADED
Capac:	4000	***ONA:***	
Tank Use:	M.V. FUEL	***D File Name:***	TANK10A

Tank Details

Tank ID:	000001	***S Contain:***	
O Tank ID:	1	***Stg:***	P
SWRCB No:	36-000-004588-000001	***Storage :***	
Removed:		***Storag Type:***	PRODUCT

Installed:		***P Contain:***	
A Date:	07-01-85	***Content:***	REG UNLEADED
Capac:	6000	***ONA:***	
Tank Use:	M.V. FUEL	***D File Name:***	TANK10A

Map Key	***Company/Site Name***	***Address***	***Distance (m/ft)***	***Elev Diff (ft)***
60	ONTARIO DRUMS	1516 SOUTH BON VIEW	179.37 / 588.49	26.0

ASTM Category: Federal NPL site list

Vapor Encroachment Details

Impact on Target Property: VEC does not exist
Conditions: Non-Petroleum Chemicals of Concern (NPCOC)
Groundwater Flow Gradient: Up-Gradient
Flow is based on the following:
Preferential Pathway:
Geological Attributes - Hydraulic Barrier:
Geological Attributes - Physical Barrier:
Geological Attributes - Soil Geology:
Comments:

The geologic, hydrologic, hydrogeologic, and topographic characteristics of a site indicates that vapors would not migrate from the contaminated soil or groundwater or both to the TP. (ASTM E2600 8.3.2)
Release of corrosive liquid with excavation of impacted soil. Orion does not consider the release a VEC for the Target Property based on (1) the apparent speed and effectiveness of the emergency response in removing the source of the release, (2) the relatively deep groundwater table, (3) the lack of evidence suggesting another release is likely to occur based on current site operations, and (4) the lack of regulatory agency-mandated long-term remediation.

SEMS ***ONTARIO DRUMS*** ***1516 SOUTH BON VIEW ONTARIO 91761*** ***Federal NPL site list***

EPA ID:	CAN000906085	***County:***	SAN BERNARDINO
Site ID:		***Latitude:***	
NPL:		***Longitude:***	
Federal Facility:		***County Name(MAP):***	SAN BERNARDINO
Non NPL Status:		***Latitude83(MAP):***	34.04456
SuperF Alt Agrmnt:		***Longitude83(MAP):***	-117.63726
FIPS Code:		***Region:***	
Date SEMS List:	28-JAN-2021	***Cong District:***	
Primary Name(MAP):	ONTARIO DRUMS		
Loc Address(MAP):	1516 SOUTH BON VIEW		
City Name(MAP):	ONTARIO		
State Code(MAP):	CA		
Postal Code(MAP):	91761-4407		
Site Name:	ONTARIO DRUMS		
Street Address:	1516 SOUTH BON VIEW		
Street Address 2:			
City:	ONTARIO		
State:	CA		
Zip:	91761		

Site Level Information

Site ID:	0906085	***Superfund Alt Agmt:***	No
NPL:	Not on the NPL	***FIPS Code:***	06071
Federal Facility:	No	***Cong District:***	
FF Docket:	No	***Region:***	09
Non NPL Status:	Removal Only Site (No Site Assessment Work Needed)		

Action Information

Site ID:	0906085	***Start Actual:***	05/19/2004
Operable Units:	00	***Finish Actual:***	05/21/2004
Action Code:	RV	***Qual:***	C
Action Name:	RMVL	***Curr Action Lead:***	EPA Perf
SEQ:	1		

REST Information

Registry ID:	110017865933	***Ref Point Desc:***	CENTER OF A FACILITY OR STATION
Active Status:	NOT ON THE NPL	***HUC8 Code:***	18070203
Interest Type:	SUPERFUND (NON-NPL)	***Public Ind:***	Y
Fac Url:	https://ofmpub.epa.gov/frs_public2/fii_query_detail.disp_program_facility?p_registry_id=110017865933		
Program Url:			
Pgm Report:	no data yet		
Collect Mth Desc:	ADDRESS MATCHING-HOUSE NUMBER		
Accuracy Value:	30		

Map Key	***Company/Site Name***	***Address***	***Distance (m/ft)***	***Elev Diff (ft)***
61	ONTARIO DRUMS	1516 SOUTH BON VIEW	192.86 / 632.73	28.0

ASTM Category: Federal CERCLIS list

Vapor Encroachment Details

Impact on Target Property:	VEC does not exist
Conditions:	Non-Petroleum Chemicals of Concern (NPCOC)
Groundwater Flow Gradient:	Up-Gradient
Flow is based on the following:	
Preferential Pathway:	
Geological Attributes - Hydraulic Barrier:	
Geological Attributes - Physical Barrier:	
Geological Attributes - Soil Geology:	

Comments:

The geologic, hydrologic, hydrogeologic, and topographic characteristics of a site indicates that vapors would not migrate from the contaminated soil or groundwater or both to the TP. (ASTM E2600 8.3.2)
Remaining impacts in soil are separated from groundwater, which is estimated to be at a depth greater than 300 feet below ground surface. VOCs detected in soil vapor samples were below California Human Health Screening Levels with the exception of PCE and 1,1-DCA. Subsequent risk assessment indicated that risk levels were below applicable thresholds for commercial/industrial scenarios, while the potential residential scenario was not evaluated. The site was closed with a land use restriction that requires the concrete/asphalt cover to be maintained to eliminate risk to current and future commercial/industrial workers. DTSC expressed concerns regarding construction and intrusive workers and recommended appropriate actions be taken to address these scenarios such avoiding fugitive emissions.

CERCLIS	***ONTARIO DRUMS***	***1516 SOUTH BON VIEW ONTARIO 91761***	***Federal CERCLIS list***

Site ID:	0906085	***RNPL Status Code:***	N
Site EPA ID:	CAN000906085	***NPL Status:***	Not on the NPL
Site Street Address 2:		***RFED Facility Code:***	N
Site County Name:	SAN BERNARDINO	***RFED Facility Desc:***	Not a Federal Facility
Site FIPS Code:	06071	***USGS Hydro Unit No.:***	
Region Code:	09	***Site Cong. Dist. Code:***	
Site SMSA No.:		***ROT Desc:***	
Site Prim. Latitude:	+34.171874	***FR NPL Update No.:***	
Site Prim. Longitude:	-011.838722	***RFRA Code:***	
Lat Long Source:			

RNON NPL Status Desc: Removal Only Site (No Site Assessment Work Needed)

CERCLIS Site Contact Name(s)

Person ID:	9270721.00
First Name:	Robert
Last Name:	Wise
Phone No.:	5624996312
Email:	

CERCLIS Site Contact Name(s)

Person ID:	13004003.00
First Name:	Carl
Last Name:	Brickner
Phone No.:	
Email:	

CERCLIS Site Contact Name(s)

Person ID:	13003858.00
First Name:	Sharon
Last Name:	Murray
Phone No.:	4159724250
Email:	

CERCLIS Site Contact Name(s)

Person ID:	13003854.00
First Name:	Leslie
Last Name:	Ramirez
Phone No.:	4159723978
Email:	

CERCLIS Assess History

OU ID:	00	***RALT Short Name:***	
Act Code ID:		***Act Start Date:***	
RAT Code:		***Act Complete Date:***	
RAT Short Name:		***AGT Order No.:***	0
RAT Name:		***SH OU:***	

RAT Hist. Only Flag:		***SH Code:***	
RAT NSI Indicator:		***SH Seq:***	
RAT Level:		***SH Start Date:***	
RAT DEF OU:		***SH Complete Date:***	
RFBS Code:		***SH Lead:***	
SPA Code:			
RAT Def:			
Site Desc:	No description available .		
Site Alias:	No alias data available		

CERCLIS Assess History

OU ID:	00	***RALT Short Name:***	EPA Fund
Act Code ID:	001	***Act Start Date:***	5/19/2004 00:00:00
RAT Code:	RV	***Act Complete Date:***	5/21/2004 00:00:00
RAT Short Name:	RMVL	***AGT Order No.:***	70
RAT Name:	REMOVAL	***SH OU:***	
RAT Hist. Only Flag:		***SH Code:***	
RAT NSI Indicator:	B	***SH Seq:***	
RAT Level:	1	***SH Start Date:***	
RAT DEF OU:	00	***SH Complete Date:***	
RFBS Code:	V	***SH Lead:***	
SPA Code:	08		
RAT Def:	Response action that requires expeditious attention to reduce imminent and substantial dangers to human health, welfare, or the environment or an emergency response required within hours or days to address acute situations involving actual or potential threat to human health, the environment, or real or personal property due to the release of a hazardous substance. Characterization of a removal action as removal, not immediate removal or planned removal, started at the beginning of FY 1987. This code now takes the place of immediate removal (IR) and planned removal (PR).		
Site Desc:			
Site Alias:			

Map Key	***Company/Site Name***	***Address***	***Distance (m/ft)***	***Elev Diff (ft)***
62	OAKWOOD INTERIORS SITE	1333 S BON VIEW AVE	329.7 / 1081.69	46.0

ASTM Category: State and tribal equivalent CERCLIS

Vapor Encroachment Details

Impact on Target Property:	VEC does not exist
Conditions:	NPCOC and PCOC
Groundwater Flow Gradient:	Up-Gradient
Flow is based on the following:	
Preferential Pathway:	
Geological Attributes - Hydraulic Barrier:	
Geological Attributes - Physical Barrier:	
Geological Attributes - Soil Geology:	

Comments:

The geologic, hydrologic, hydrogeologic, and topographic characteristics of a site indicates that vapors would not migrate from the contaminated soil or groundwater or both to the TP. (ASTM E2600 8.3.2)
Remaining impacts in soil are separated from groundwater, which is estimated to be at a depth greater than 300 feet below ground surface. VOCs detected in soil vapor samples were below California Human Health Screening Levels with the exception of PCE and 1,1-DCA. Subsequent risk

assessment indicated that risk levels were below applicable thresholds for commercial/industrial scenarios, while the potential residential scenario was not evaluated. The site was closed with a land use restriction that requires the concrete/asphalt cover to be maintained to eliminate risk to current and future commercial/industrial workers. DTSC expressed concerns regarding construction and intrusive workers and recommended appropriate actions be taken to address these scenarios such avoiding fugitive emissions.

ENVIROSTOR ***OAKWOOD INTERIORS SITE*** ***1333 S BON VIEW AVE ONTARIO 91761*** ***State and tribal equivalent CERCLIS***

Estor/EPA ID:	36340065	***Assembly District:***	52
Site Code:	400844	***Senate District:***	20
Nat Priority List:	NO	***Permit Renewal Lead:***	
APN:	1049-421-01, 1049-421-02, 1049-431-06, 104942101, 104942102, 104943106	***Public Partici Spclst:***	TIMOTHY CHAUVEL
Census Tract:	6071001803	***Project Manager:***	RANIA ZABANEH
Site Type:	VOLUNTARY CLEANUP	***County:***	SAN BERNARDINO
Address Description:	1333 S BON VIEW AVE	***Latitude:***	34.0490408891814
Office:	CLEANUP CYPRESS	***Longitude:***	-117.636152613439
Special Program:	VOLUNTARY CLEANUP PROGRAM	***Acres:***	9.8 ACRES
Funding:	SITE PROPONENT	***Supervisor:***	MARYAM TASNIF-ABBASI

Cleanup Status: CERTIFIED O&M - LAND USE RESTRICTIONS ONLY AS OF 12/15/2008

Cleanup Oversight Agencies: DTSC - SITE CLEANUP PROGRAM - LEAD AGENCY

School District:

Past Use that Caused Contam: METAL PLATING - CHROME

Potential Media Affected: OTHER GROUNDWATER AFFECTED (USES OTHER THAN DRINKING WATER), SOIL

Potential Contamin of Concern:

ARSENIC

Site History:

The site was owned by Cirus & Bernette Harding until 1961. The southern 3 acres were acquired by Montclair Motor Homes Inc. The earliest known industrial use was for the storage and repair of motor homes by Montclair. The site was leased in 1964 to Keystone Bumper and Automotive. Activities included distribution of automotive wheels and bumpers used for polishing, plating, and final finishing of wheels and bumpers. In 1968 Keystone became the owner and sole tenant. In the 1980's, Intermark Inc. acquired Keystone. Keystone Company's name changed to Dynmark in 1985 and filed bankruptcy in 1991. In 1992, the operations terminated. Dynmark conducted six different types of operations in Bldg. 3: paint line, plating line, paint spray booth, casting and aluminum machining, a strip line, and a casting and machining area. Chemicals used were cleaning solution, chromic acid and phosphate rinsing solution, and hexavalent chromium. Nickel and zinc chemicals were used in dip tanks to plate the wheels. Biocides were reportedly used in the coolant tower. Hydraulic fluid and dye lubricant were used to operate and maintain the casting machinery. Molten aluminum, sulfuric acid, and lead were also used. The site was vacant from 1992 until 1996 when Bon View purchased it from the U.S. Bankruptcy Court and converted the facility into an Oak Furniture manufacturing business. The chemicals used in furniture manufacturing consisted of stain, acetone, water-based lacquer thinner, and motor oil stored in approximately 30 55-gallon drums. The name of the current occupant of the site is Oakwood Interiors located at 1333 South Bonview Avenue in Ontario, CA. The site is in an industrial area. The site was bought by the City of Ontario and remodeled for municipal offices.

The site was investigated and certified with a land use covenant due to contamination left in place with LUC inspections conducted annually to ensure that the contamination under the cap is not disturbed.

Status: CERTIFIED O&M - LAND USE RESTRICTIONS ONLY - LAND USE RESTRICTIONS

A2 Program Type: VOLUNTARY CLEANUP

CalEnviroScreen Score: 96-100%

Summary Link: http://www.envirostor.dtsc.ca.gov/public/profile_report?global_id=36340065

Land Use Restrictions

Site Management Requirements:
DAY CARE CENTER PROHIBITED
ELDER CARE CENTER PROHIBITED
HOSPITAL USE PROHIBITED
NO EXCAVATION OF CONTAMINATED SOILS WITHOUT AGENCY REVIEW AND APPROVAL
PUBLIC OR PRIVATE SCHOOL FOR PERSONS UNDER 21 PROHIBITED
RESIDENCE USE PROHIBITED

Title: Deed Restriction / LUC

Title Link: http://www.envirostor.dtsc.ca.gov/public/view_document?docurl=/public/deliverable_documents/9750440299/City%20of%20Ontario%20Covenant%20Envrironmental%20Restriciton%2Epdf

Date Recorded: 12/9/2008

Completed Activities

Title: Annual LUC Inspection & Report 2018 (for 2017)
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=36340065&enforcement_id=60424754
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Land Use Restriction - Site Inspection/Visit
Date Completed: 2/14/2018
Comments: Received the report via email in a pdf and then the hardcopy in the mail upon request.

Title: Yearly Cost Estimate Letter & REW for FY 16/17
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=36340065&enforcement_id=60421632
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Annual Oversight Cost Estimate
Date Completed: 10/5/2016
Comments: Yearly cost estimate letter and REW for FY 16/17 sent to RP.

Title: Annual LUC Inspection & Report 2016 (for 2015)
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=36340065&enforcement_id=60395563
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Land Use Restriction - Site Inspection/Visit
Date Completed: 2/22/2016
Comments: DTSC received the inspection report for 2016 from the City of Ontario (owner). No earth disturbance and no violations of the LUC.

Title: Annual Cost Estimation Letter & REW FY 17/18
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=36340065&enforcement_id=60438371
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Annual Oversight Cost Estimate
Date Completed: 11/27/2017
Comments: DTSC sent annual cost estimation letter and REW to RP.

Title: LUC Annual Inspection & Report
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=36340065&enforcement_id=60261190
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Land Use Restriction - Site Inspection/Visit
Date Completed: 2/28/2011

Comments: Annual LUC site inspection and report completed.

Title: Soil Management Plan
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=36340065&doc_id=6020195
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Soils Management Plan
Date Completed: 12/9/2008
Comments: Soil Management Plan completed.

Title: Site Investigation Report
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=36340065&doc_id=60442296
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Site Characterization Report
Date Completed: 11/6/2006
Comments: The objective of the SI is to further assess the site for the possible presence of elevated concentrations of various chemical compounds at the site. This SI report describes site investigation activities performed to provide additional subsurface information to supplement previous environmental investigations performed at the Site. Based upon the results of the site investigation, the nature and extent of the contaminants have been delineated such that potential risks to human health and the environment can be conservatively assessed. DTSC's previous comments regarding the SI have been adequately addressed. Therefore, DTSC hereby approves the SI.

Title: Voluntary Cleanup Agreement
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=36340065&enforcement_id=5005238
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Standard Voluntary Agreement
Date Completed: 6/30/2000
Comments: DTSC entered into a Voluntary Cleanup Agreement (VCA) with Bon View Corporation (Proponent) to review and comment on reports of prior investigations and remediation conducted at Oakwood Interiors Site. All prior activities at the Site were conducted without DTSC oversight. The materials were deemed not to be equivalent to a PEA and a PEA has been requested.

Title: Annual Cost Estimate FY 18/19
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=36340065&enforcement_id=60451800
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Annual Oversight Cost Estimate
Date Completed: 9/14/2018
Comments: DTSC sent cost estimate to RP.

Title: Certification Package
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=36340065&enforcement_id=6012762
Area Name:
Area Link:
Sub Area:
Sub Area Link:

Document Type: Certification
Date Completed: 12/15/2008
Comments: Site has been certified with an LUC recorded with the County of San Bernardino.

Title: 2020 LUC Site Inspection & Report
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=36340065&enforcement_id=60475783
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Land Use Restriction - Site Inspection/Visit
Date Completed: 2/12/2020
Comments: Report submitted by City of Ontario and accepted by DTSC.

Title: Yearly Cost Estimation Letter for FY 15/16
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=36340065&enforcement_id=60397940
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Annual Oversight Cost Estimate
Date Completed: 8/20/2015
Comments: DTSC mailed annual cost estimation letter to RP on 8/19/2015 and emailed it to RP on 8/20/2015.

Title: LUC annual inspection & report 2014
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=36340065&enforcement_id=60348022
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Land Use Restriction - Site Inspection/Visit
Date Completed: 4/9/2014
Comments:

Title: Site-Specific Health Risk Assessment
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=36340065&doc_id=60442294
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Risk Assessment Report
Date Completed: 3/5/2007
Comments: DTSC revised HRA to minimize turnaround time. See attached DTSC letter dated 4/30/2007

Title: Annual LUC Inspection Report 2015 (for 2014)
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=36340065&enforcement_id=60387817
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Land Use Restriction - Site Inspection/Visit
Date Completed: 5/18/2015
Comments: DTSC completed review of annual LUC inspection report submitted by RP. DTSC did not visit the site in 2015.

Title: Annual LUC site inspection & report
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=36340065&enforcement_id=60317292
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Land Use Restriction - Site Inspection/Visit
Date Completed: 2/20/2013
Comments: Site visit on 2/4/2013 & DTSC report completed. Owner submitted their report on 2/15/2013 as per the LUC.

Title: LUC Annual Inspection Report
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=36340065&enforcement_id=60193597
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Land Use Restriction - Site Inspection/Visit
Date Completed: 5/19/2010
Comments:

Title: Annual Cost Estimate letter 2008
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=36340065&enforcement_id=6011835
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Correspondence
Date Completed: 11/5/2007
Comments: 2008 Annual Cost Estimate letter sent.

Title: VCA Amendment
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=36340065&enforcement_id=5005237
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Amendment - Order/Agreement
Date Completed: 6/25/2002
Comments: DTSC has entered into a Voluntary Cleanup Agreement with Bon View (Oakwood) for an RI/FS.

Title: Annual LUC Inspection & Report 2019 (for 2018)
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=36340065&enforcement_id=60449138
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Land Use Restriction - Site Inspection/Visit
Date Completed: 3/12/2019
Comments: RP submitted annual LUC inspection report.

Title: Proposed installation of a building at 1333 S Bon View in Ontario (not in LUC area)
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=36340065&enforcement_id=60432029
Area Name:
Area Link:

Sub Area:
Sub Area Link:
Document Type: Correspondence
Date Completed: 2/20/2018
Comments: Received the designs for the construction in hardcopy and the since the construction work is not being conducted in the restricted areas, DTSC PM gave okay to proceed.

Title: Annual Oversight Cost Estimate FY 14/15
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=36340065&enforcement_id=60381271
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Annual Oversight Cost Estimate
Date Completed: 9/10/2014
Comments: Sent annual cost estimate letter with REW to Mike Sigsbee of the City of Ontario (RP) for FY 14/15.

Title: Annual Cost Estimation Letter & REW FY 20/21
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=36340065&enforcement_id=60485958
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Annual Oversight Cost Estimate
Date Completed: 9/29/2020
Comments: Cost Estimation Letter & REW emailed to Michael Sigsbee of the City of Ontario.

Title: Annual Cost Estimate FY 19/20
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=36340065&enforcement_id=60451801
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Annual Oversight Cost Estimate
Date Completed: 9/26/2019
Comments: CE Letter & REW emailed to RP on 9/30/2019.

Title: Annual LUC Inspection & Report 2017 (for 2016)
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=36340065&enforcement_id=60406066
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Land Use Restriction - Site Inspection/Visit
Date Completed: 3/13/2017
Comments: DTSC received RP's annual LUC inspection report.

Title: Deed Restriction / LUC
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=36340065&enforcement_id=6010815
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Land Use Restriction

Date Completed:	12/9/2008
Comments:	LUC recorded with County of San Bernardino.
Title:	Site Investigation Workplan
Title Link:	http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=36340065&doc_id=6007842
Area Name:	
Area Link:	
Sub Area:	
Sub Area Link:	
Document Type:	Remedial Investigation Workplan
Date Completed:	2/15/2006
Comments:	Approval of Workplan and proceed work on Report.

Appendix: Database Descriptions

The following are data source listings found in the attached report. For full descriptions, please refer to the associated ERIS Database Report.

DB	*Database Name*	*Publication Date*	*Source*	*Classification*	*ASTM Category*
CERCLIS	Comprehensive Environmental Response, Compensation and Liability Information System - CERCLIS	Oct 25, 2013	Federal	Standard	Federal CERCLIS list
CERS TANK	California Environmental Reporting System (CERS) Tanks	Feb 9, 2021	State	Standard	State and Tribal registered storage tank lists
ENVIROSTOR	EnviroStor Database	Jan 13, 2021	State	Standard	State and tribal equivalent CERCLIS
HHSS	Historical Hazardous Substance Storage Information Database	Aug 27, 2015	State	Standard	State and Tribal registered storage tank lists
HWP	EnviroStor Hazardous Waste Facilities	Jan 13, 2021	State	Standard	State Hazardous Waste Facilities
RCRA LQG	RCRA Generator List	Jan 22, 2021	Federal	Standard	Federal RCRA generators list
RCRA NON GEN	RCRA Non-Generators	Jan 22, 2021	Federal	Standard	Federal RCRA generators list
RCRA SQG	RCRA Small Quantity Generators List	Jan 22, 2021	Federal	Standard	Federal RCRA generators list
RCRA TSD	RCRA non-CORRACTS TSD Facilities	Jan 22, 2021	Federal	Standard	Federal RCRA non-CORRACTS TSD facilities list
SANBERN CUPA	San Bernardino County - CUPA List	Mar 4, 2021	County	Standard	State and Tribal registered storage tank lists
SEMS	SEMS List 8R Active Site Inventory	Jan 28, 2021	Federal	Standard	Federal NPL site list
UST SWEEPS	Statewide Environmental Evaluation and Planning System	Oct 1, 1994	State	Standard	State and Tribal registered storage tank lists
CERS HAZ	California Environmental Reporting System (CERS) Hazardous Waste Sites	Feb 9, 2021	State	Non Standard	State Hazardous Waste Facilities
CHMIRS	California Hazardous Material Incident Report System (CHMIRS)	Jan 21, 2021	State	Non Standard	State and Tribal Spill sites list
DELISTED HAZ	Delisted Environmental Reporting System (CERS) Hazardous Waste Sites	Nov 29, 2018	State	Non Standard	State Hazardous Waste Facilities
EMISSIONS	Toxic Pollutant Emissions Facilities	Dec 31, 2018	State	Non Standard	Others
FINDS/FRS	Facility Registry Service/Facility Index	Nov 2, 2020	Federal	Non Standard	Others
HAZNET	Hazardous Waste Manifest Data	Oct 24, 2016	State	Non Standard	Others
ICIS	Integrated Compliance Information System (ICIS)	Jan 6, 2021	Federal	Non Standard	Others
PCB	Polychlorinated Biphenyl (PCB) Notifiers	Nov 19, 2020	Federal	Non Standard	Others
SSTS	Registered Pesticide Establishments	Mar 31, 2020	Federal	Non Standard	Others

RESOLUTION NO. PC21-094

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ONTARIO, CALIFORNIA, RECOMMENDING THE CITY COUNCIL APPROVE FILE NO. PGPA21-004, A GENERAL PLAN AMENDMENT TO UPDATE THE HOUSING ELEMENT OF THE POLICY PLAN (ATTACHMENT A), AND AN AMENDMENT TO THE LAND USE ELEMENT OF THE POLICY PLAN, REVISING EXHIBIT LU-01 (OFFICIAL LAND USE PLAN), ESTABLISHING AN AFFORDABLE HOUSING OVERLAY, AND MAKING FINDINGS IN SUPPORT THEREOF (ATTACHMENTS B AND C) (PART OF CYCLE 1 FOR THE 2022 CALENDAR YEAR).

WHEREAS, CITY OF ONTARIO has filed an Application for the approval of a General Plan Amendment, File No. PGPA21-004, as described in the title of this Resolution (hereinafter referred to as "Application" or "Project"); and

WHEREAS, State law requires all local governments within the Southern California Association of Government area to prepare and adopt their 6th Cycle Housing Element by October 15, 2021 (or within 120 days); and

WHEREAS, the City of Ontario conducted a virtual open house on June 14, 2021 to gain input from impacted property owners; and

WHEREAS, the City of Ontario conducted a virtual community meeting on June 28, 2021 to gain input from members of the public; and

WHEREAS, the City of Ontario conducted a follow virtual open house on July 29, 2021 to gain input from members of the public; and

WHEREAS, the CITY OF ONTARIO adopted the Policy Plan (General Plan) as part of The Ontario Plan in January 2010. Since the adoption of The Ontario Plan, the City has evaluated Exhibit LU-01: Official Land Use Plan further and is proposing modifications; and

WHEREAS, the proposed changes to Exhibit LU-01 Official Land Use Plan include changes to land use designations of certain properties shown on Attachments B and C to establish an Affordable Housing Overlay; and

WHEREAS, the purpose of the Affordable Housing Overlay is to facilitate housing opportunities within the City through the implementation of required rezone programs pursuant to the City's adopted Housing Element where required for compliance with State Housing Element law; and

WHEREAS, the Affordable Housing Overlay applies to sites identified in the housing inventory, part of the City's Housing Element, located 1) south of Riverside Drive, 2) along East Holt Boulevard between the Cucamonga Creek Channel and Corona Avenue, and 3) areas designated as MU-2 at the northeast corner of West Holt Boulevard and Mountain Avenue; and

WHEREAS, the Project is located within the Airport Influence Area of Ontario International Airport, which encompasses lands within parts of San Bernardino, Riverside, and Los Angeles Counties, and is subject to, and must be consistent with, the policies and criteria set forth in the Ontario International Airport Land Use Compatibility Plan ("ALUCP"), which applies only to jurisdictions within San Bernardino County, and addresses the noise, safety, airspace protection, and overflight impacts of current and future airport activity; and

WHEREAS, a related Zone Change (File No. PZC-21-002) is being processed concurrently with this application to establish an Affordable Housing Overlay District; and

WHEREAS, a related Development Code Amendment (File No. PDCA21-001) is being processed concurrently with this application to establish density standards applicable to the Affordable Housing Overlay District; and

WHEREAS, the Application is a project pursuant to the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) ("CEQA"); and

WHEREAS, Ontario Development Code Table 2.02-1 (Review Matrix) grants the Planning Commission the responsibility and authority to review and make recommendation to City Council on the subject Application; and

WHEREAS, City of Ontario Development Code Division 2.03 (Public Hearings) prescribes the manner in which public notification shall be provided and hearing procedures to be followed, and all such notifications and procedures have been completed; and

WHEREAS, on December 20, 2021 the Planning Commission of the City of Ontario conducted a hearing to consider the Project, and concluded said hearing on that date; and

WHEREAS, as the first action on the Project, on December 20, 2021, the Planning Commission recommended approval of a Resolution recommending City Council adopt an Addendum to the Environmental Impact Report (State Clearinghouse No. 2008101140) adopted by City Council on January 27, 2010 for File No. PGPA06-001. The Addendum finds that the proposed project introduces no new significant

environmental impacts, and all previously adopted mitigation measures are incorporated into the Project by reference; and

WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred.

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

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

(1) The environmental impacts of this project were reviewed in conjunction with an Addendum to The Ontario Plan ("TOP") Environmental Impact Report — State Clearinghouse No. 2008101140 ("Certified EIR"), which was certified by the Ontario City Council on January 27, 2010, in conjunction with File No. PGPA06-001; and

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

(3) The City's "Guidelines for the Implementation of the California Environmental Quality Act (CEQA)" provide for the use of a single environmental assessment in situations where the impacts of subsequent projects are adequately analyzed. This Application introduces no new significant environmental impacts; and

(4) The Addendum contains a complete and accurate reporting of the environmental impacts associated with the Project, and reflects the independent judgment of the Planning Commission; and

(5) There is no substantial evidence in the administrative record supporting a fair argument that the project may result in significant environmental impacts; and

(6) The proposed project will introduce no new significant environmental impacts beyond those previously analyzed in the Certified EIR, and all mitigation measures previously adopted by the Certified EIR, are incorporated herein by this reference.

SECTION 2: ***Additional Environmental Review Not Required.*** Based on the Addendum, all related information presented to the Planning Commission, and the

specific findings set forth in Section 1, above, the Planning Commission finds that the preparation of a subsequent or supplemental environmental impact report is not required for the Project, as the Project:

(1) Does not constitute substantial changes to the Certified EIR that will require major revisions to the Certified EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and

(2) Does not constitute substantial changes with respect to the circumstances under which the Certified EIR was prepared, that will require major revisions to the Certified EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of the previously identified significant effects; and

(3) Does not contain new information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the Certified EIR was certified/adopted, that shows any of the following:

(a) The project will have one or more significant effects not discussed in the Certified EIR; or

(b) Significant effects previously examined will be substantially more severe than shown in the Certified EIR; or

(c) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the Project, but the City declined to adopt such measures; or

(d) Mitigation measures or alternatives considerably different from those analyzed in the Certified EIR would substantially reduce one or more significant effects on the environment, but which the City declined to adopt.

SECTION 3: ***Ontario International Airport Land Use Compatibility Plan ("ALUCP") Compliance.*** The California State Aeronautics Act (Public Utilities Code Section 21670 et seq.) requires that an Airport Land Use Compatibility Plan be prepared for all public use airports in the State; and requires that local land use plans and individual development proposals must be consistent with the policies set forth in the adopted Airport Land Use Compatibility Plan. On April 19, 2011, the City Council of the City of Ontario approved and adopted the Ontario International Airport Land use Compatibility Plan ("ALUCP"), establishing the Airport Influence Area for Ontario International Airport ("ONT"), which encompasses lands within parts of San Bernardino, Riverside, and Los Angeles Counties, and limits future land uses and development within the Airport Influence Area, as they relate to noise, safety, airspace protection, and overflight impacts

of current and future airport activity. As the recommending body for the Project, the Planning Commission has reviewed and considered the facts and information contained in the Application and supporting documentation against the ALUCP compatibility factors, including [1] Safety Criteria (ALUCP Table 2-2) and Safety Zones (ALUCP Map 2-2), [2] Noise Criteria (ALUCP Table 2-3) and Noise Impact Zones (ALUCP Map 2-3), [3] Airspace protection Zones (ALUCP Map 2-4), and [4] Overflight Notification Zones (ALUCP Map 2-5). As a result, the PLANNING COMMISSION, therefore, finds and determines that the Project, when implemented in conjunction with the conditions of approval, will be consistent with the policies and criteria set forth within the ALUCP.

SECTION 4: ***Concluding Facts and Reasons.*** Based upon the substantial evidence presented to the Planning Commission during the above-referenced hearing, and upon the specific findings set forth in Sections 1 through 3, above, the Planning Commission hereby concludes as follows:

(1) The proposed General Plan Amendment is consistent with the goals and policies of The Ontario Plan; and

Land Use Element:

- Goal LU1: A community that has a spectrum of housing types and price ranges that match the jobs in the City and that make it possible for people to live and work in Ontario and maintain a quality of life.

  - LU1-6: *Complete Community*. We incorporate a variety of land uses and building types in our land use planning efforts that result in a complete community where residents at all stages of life, employers, workers and visitors have a wide spectrum of choices of where they can live, work, shop and recreate within Ontario.

Compliance: The proposed General Plan Amendment reflects the existing uses of the properties or closely coordinates with land use designations in the surrounding area and provides opportunities for choice in living environments.

- Goal LU2: Compatibility between a wide range of uses.

  - LU2-1: *Land Use Decisions*. We minimize adverse impacts on adjacent properties when considering land use and zoning requests.

Compliance: The proposed General Plan Amendment reflects the existing uses of the properties or closely coordinates with land use designations in the surrounding area and will not create adverse impacts on adjacent properties.

- Goal LU5: Integrated airport systems and facilities that minimize negative impacts to the community and maximize economic benefits.

- LU5-7: *ALUCP Consistency with Land Use Regulations*. We comply with state law that requires general plans, specific plans and all new development be consistent with the policies and criteria set forth within an Airport Land Use Compatibility Plan for any public use airport.

Compliance: The proposed General Plan Amendment is consistent with the adopted Airport Land Use Compatibility Plan for both Ontario International Airport and Chino Airport.

Housing Element:

- Goal H2: Diversity of types of quality housing that are affordable to a range of household income levels, accommodate changing demographics, and support and reinforce the economic sustainability of Ontario.

  - H2-1: Corridor Housing. We revitalize transportation corridors by encouraging the production of higher density residential and mixed-uses that are architecturally, functionally, and aesthetically suited to corridors.

Compliance: The proposed General Plan Amendment supports higher density residential and mixed-use development that is functionally and aesthetically suited along transportation corridors.

  - H2-4: New Model Colony. We support a premier lifestyle community in the New Model Colony distinguished by diverse housing, highest design quality, and cohesive and highly amenitized neighborhoods.

Compliance: The proposed General Plan Amendment is consistent with the policy to support a diverse housing type throughout Ontario.

  - H2-6: Infill Development. We support the revitalization of neighborhoods through the construction of higher-density residential developments on underutilized residential and commercial sites.

Compliance: The proposed General Plan Amendment supports the revitalization of neighborhoods through the infill development of higher-density residential and mixed-use developments on underutilized properties.

- Goal H3: A City regulatory environment that balances the need for creativity and excellence in residential design, flexibility and predictability in the project approval process, and the provision of an adequate supply and prices of housing.

- H3-2: Flexible Standards. We allow flexibility in the application of residential and mixed-use development standards in order to gain benefits such as exceptional design quality, economic advantages, sustainability, or other benefits that would otherwise be unrealized.

Compliance: The proposed General Plan Amendment supports flexibility in the application of development standards to achieve a variety of residential development on higher density residential and mixed-use properties.

- Goal H5: A full range of housing types and community services that meet the special housing needs for all individuals and families in Ontario, regardless of income level, age or other status.

- H5-2: Family Housing. We support the development of larger rental apartments that are appropriate for families with children, including, as feasible, the provision of services, recreation and other amenities.

Compliance: The proposed General Plan Amendment supports the development of larger rental apartments on higher density residential and mixed-use properties to meet the housing needs of all individuals and families in Ontario.

(2) The proposed General Plan Amendment would not be detrimental to the public interest, health, safety, convenience, or general welfare of the City; and

(3) The Land Use Element is a mandatory element allowed four general plan amendments per calendar year and this general plan amendment is the first amendment to the Land Use Element of the 2022 calendar year consistent with Government Code Section 65358; and

(4) The proposed 2021-2029 Housing Element Update is mandated by Sections 65580 to 65589 of the California Government Code. State Housing Element law requires that each city and county identify and analyze existing and projected housing needs within their jurisdiction and prepare goals, policies, and programs to further the development, improvement, and preservation of housing for all economic segments of their community commensurate with local housing needs; and

(5) During the amendment of the general plan, opportunities for the involvement of citizens, California Native American Indian tribes (Government Code Section 65352.3.), public agencies, public utility companies, and civic, education, and other community groups, through public hearings or other means were implemented consistent with Government Code Section 65351.

SECTION 5: ***Planning Commission Action.*** Based upon the findings and conclusions set forth in Sections 1 through 4, above, the Planning Commission hereby

RECOMMENDS THE CITY COUNCIL APPROVE the proposed General Plan Amendment, as depicted in Attachment A (Ontario Housing Element Update Public Review Draft October 2021), Attachment B (Affordable Housing Overlay), and Attachment C (Policy Plan Land Use Plan (Exhibit LU-01) Revision – Affordable Housing Overlay) of this Resolution.

SECTION 6: ***Custodian of Records.*** The documents and materials that constitute the record of proceedings on which these findings have been based are located at the City of Ontario City Hall, 303 East "B" Street, Ontario, California 91764. The custodian for these records is the City Clerk of the City of Ontario.

SECTION 7: ***Certification to Adoption.*** The Secretary shall certify to the adoption of the Resolution.

- - - - - - - - - - - - - -

The Secretary Pro Tempore for the Planning Commission of the City of Ontario shall certify as to the adoption of this Resolution.

I hereby certify that the foregoing Resolution was duly and regularly introduced, passed and adopted by the Planning Commission of the City of Ontario at a special meeting thereof held on the 20th day of December 2021, and the foregoing is a full, true and correct copy of said Resolution, and has not been amended or repealed.

Richard Gage
Planning Commission Chairman

ATTEST:

Rudy Zeledon
Planning Director and
Secretary to the Planning Commission

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

I, Gwen Berendsen, Secretary Pro Tempore of the Planning Commission of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. PC21-094, was duly passed and adopted by the Planning Commission of the City of Ontario at their special meeting held on December 20, 2021 by the following roll call vote, to wit:

AYES: Anderson, Dean, DeDiemar, Gage, Lampkin, Willoughby

NOES: None

ABSENT: Ricci

ABSTAIN: None

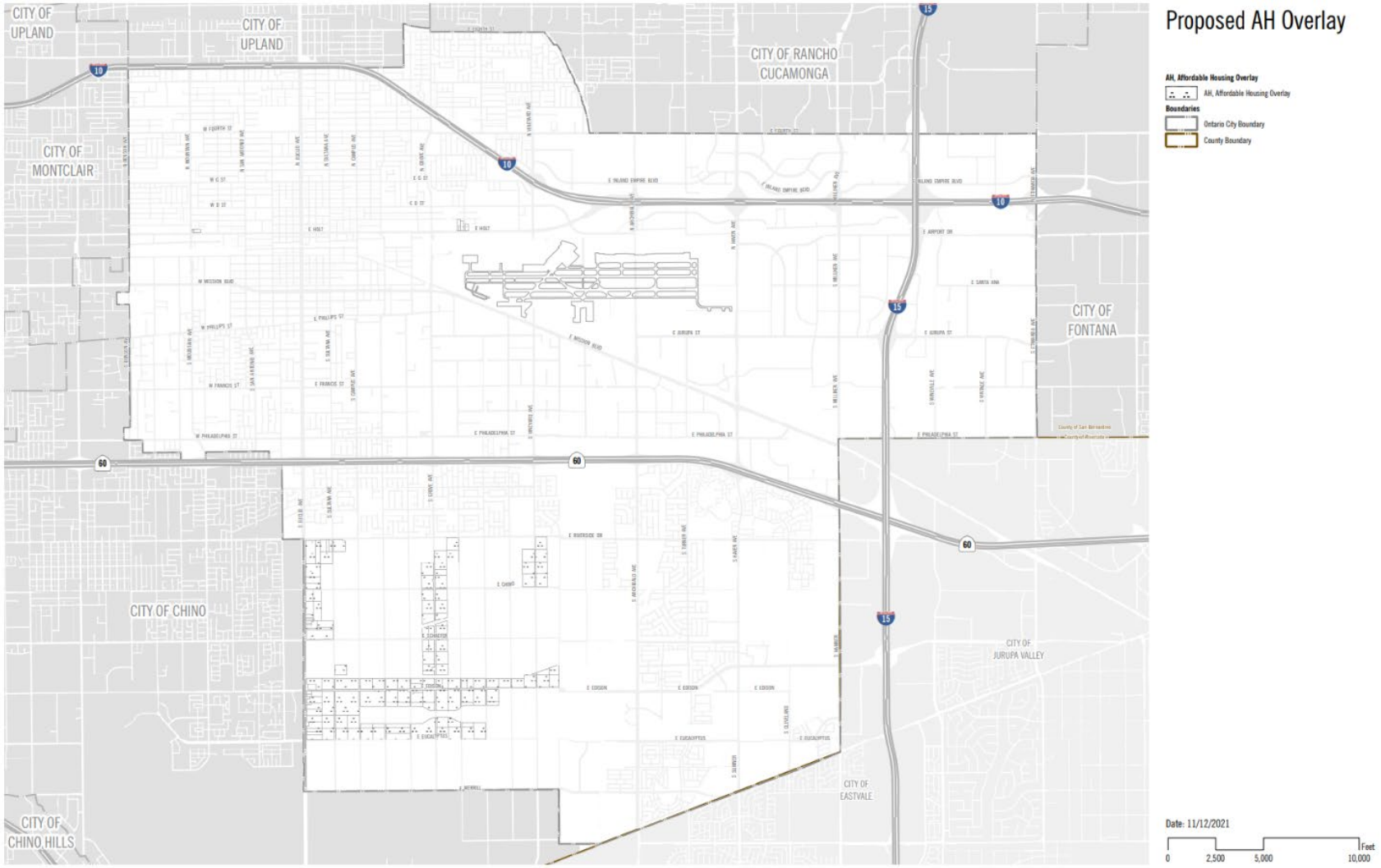
Gwen Berendsen
Secretary Pro Tempore

ATTACHMENT A:

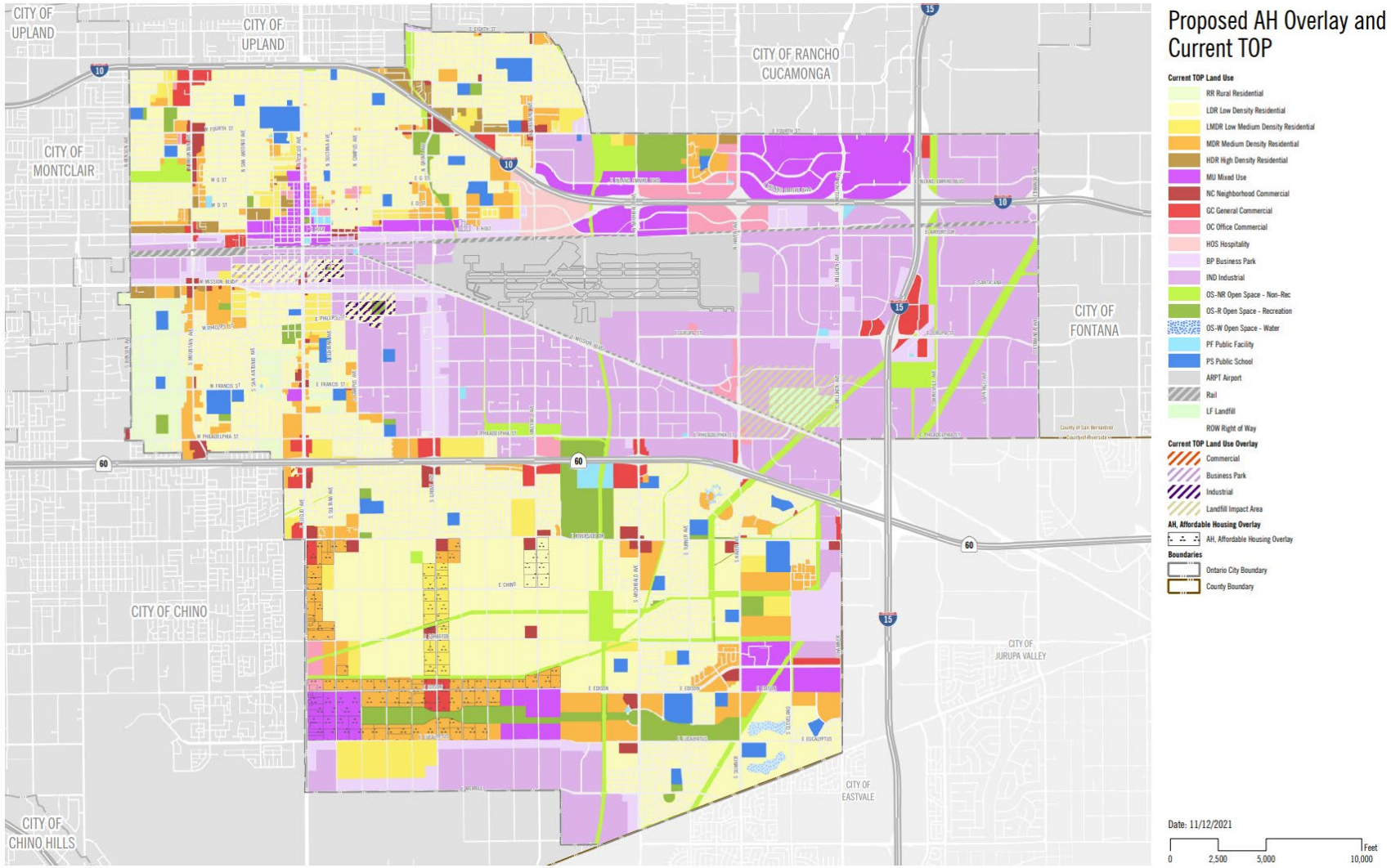
Ontario Housing Element
Public Review Draft October 2021

(Draft Housing Element Update to follow this page)

ATTACHMENT B: Affordable Housing Overlay



ATTACHMENT C: Policy Plan Land Use Plan (Exhibit LU-01) Revision – Affordable Housing Overlay





City of Ontario

Ontario Housing Element

Public Review Draft
October 2021

CITY OF ONTARIO
SOUTHERN CALIFORNIA

PLACEWORKS

CITY OF ONTARIO SOUTHERN CALIFORNIA

City of Ontario

Ontario Housing Element

Public Review Draft | October 2021

PLACEWORKS

Prepared By: PlaceWorks

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1. HOUSING ELEMENT

1.1 Planning Context

State Law Requirements

The State of California recognizes the importance of housing and therefore legislates requirements for local jurisdictions to contribute to solutions to meeting their local and regional housing needs. All communities across California are required to prepare a Housing Element every eight years to address their local housing needs and a share of the region's need for housing.

The Housing Element is mandated by Sections 65580 to 65589 of the California Government Code. State Housing Element law requires that each city and county identify and analyze existing and projected housing needs within their jurisdiction and prepare goals, policies, and programs to further the development, improvement, and preservation of housing for all economic segments of their community commensurate with local housing needs.

To that end, the California Government Code requires that Housing Elements achieve legislative goals through the following actions:

- Identify adequate sites to facilitate and encourage the development, maintenance, and improvement of housing for households of all economic levels, including persons with disabilities.
- Remove, as feasible and appropriate, governmental constraints to the production, maintenance, and improvement of housing for persons of all incomes, including those with disabilities.
- Assist in the development of adequate housing to meet the needs of low- and moderate-income households.
- Conserve and improve the condition of housing and neighborhoods, including existing affordable housing.
- Promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability.
- Preserve for lower-income households the publicly assisted multifamily housing developments within each community.

The Housing Element must be updated every eight years. The City of Ontario Housing Element covers the period from October 15, 2021, to October 15, 2029.

The Ontario Plan Consistency

State law requires that "the general plan and elements and parts thereof comprise an integrated, internally consistent, and compatible statement of policies." The purpose of requiring internal consistency is to avoid policy conflict and provide a clear policy guide for the future maintenance, improvement, and development of housing within the city. All elements of The Ontario Plan have been reviewed for consistency in coordination with the update to the Housing Element. The City will continue to maintain Policy Plan consistency.

The City is completing an update to The Ontario Plan concurrently with the Housing Element, including updates to the Circulation Element that will address Assembly Bill (AB) 1358 complete streets requirements, drafting and incorporating Environmental Justice policies and actions, and updating the Safety Element. In addition, per Senate Bill (SB) 379 (California Government Code Section 65302), the City will evaluate and amend as appropriate the Safety and Conservation Elements of The Ontario Plan to include analysis and policies regarding flood hazard and management information.

Purpose

An adequate supply of quality and affordable housing is fundamental to the economic and social well-being of the residents of Ontario. The Housing Element is required to address the production, preservation, and improvement of housing in the community. Among its most important functions, the Housing Element analyzes existing and future housing needs; addresses constraints to meeting local housing needs; identifies land, financial, and administrative resources for housing; sets forth goals and policies to meet community housing needs; and establishes housing programs and an implementation plan.

Principles

The City believes:

- A range of housing for all income levels is essential to a complete community.
- The housing stock should match the type and price needed by current and future residents and the workforce, including those with special needs.

- Preserving, maintaining, improving, and creating distinct neighborhoods and the housing stock protects property values and provides a desirable place to live.
- Affordable, quality housing helps attract and retain a qualified workforce and supports a prosperous local economy.

Content of Housing Element

California Housing Element law prescribes the scope and content of the Housing Element. Pursuant to Section 65583 of the California Government Code, the Housing Element must contain a variety of detailed analyses, listed below.

- Analysis of demographic, social, and housing characteristics; current housing needs; and future housing needs due to population and employment growth and change.
- Assessment of Fair Housing (AFH) consistent with the core elements of the analysis required by the federal Affirmatively Furthering Fair Housing (AFFH) Final Rule of July 16, 2015.
- Analysis of governmental and nongovernmental constraints that affect the development, maintenance, and improvement of housing for all income groups and people with disabilities.
- Inventory of resources available to address the city's housing needs, including available land for housing, financial resources, and administrative capacity to manage housing programs.
- Evaluation of the accomplishments of current housing programs and specific programs to address the development, improvement, and conservation of housing to meet current and future needs.
- Documentation of public outreach for the Housing Element and the involvement of the public in shaping housing policies and programs for the 2021–2029 Housing Element.
- Housing goals, policies, and programs to address the production, maintenance, and improvement of housing for all economic segments of the community commensurate with its needs.

The Housing Element Technical Report encompasses all seven topical areas mentioned here, provides a brief synopsis of issues, and then follows with a complete set of goals, policies, and programs to be implemented over the planning period. The City also prepared a web format for ease of public distribution and use by policymakers and housing providers in implementing programs.

The Housing Element is prepared to be consistent with several policy and program plans mandated by the State of California. Most importantly, state law requires the Southern California Association of Governments (SCAG) to determine the amount of housing needed within its six-county region and allocate a share of the regional housing need to each community. Housing Elements are required to incorporate the estimates of housing need reflected in regional housing plans. The Housing Element is also consistent with the City's Consolidated Plan.

Housing Planning Context

Ontario's housing planning context, like that of many urbanized and growing communities, is influenced by many regional forces. Traditionally, the high cost of housing in the Los Angeles metropolitan region has served as an impetus for housing growth in the Inland Empire. With businesses now moving inland to follow the workforce, the city, like other inland communities, is emerging as a center of economic activity; as such, housing prices are also increasing with economic growth.

The demographics of Ontario have evolved over time, reflecting changes in its industrial base and broad demographic changes reflective of the region. Originally an agricultural community settled by Canadians and Europeans who established the citrus and dairy industries, the city's population gradually became home to a younger Hispanic population. Ontario's demographics are again changing and diversifying, in part due to trends reflective of the Inland Empire and unique to Ontario.

Ontario has also experienced commercial and industrial growth that has transformed the city into the economic engine of the Inland Empire. The development of the Ontario Airport Metro Center and Ontario Ranch will play significant economic roles in reshaping the city's future. Housing development in the Ontario Airport Metro Center area is progressing. Housing development in the Ontario Ranch has been predominantly single-family housing to date, as was expected. Intensification of the mixed-use areas along Interstate 10 and on the east side of the city will also drive economic development while also providing opportunities for housing in close proximity to employment opportunities.

Growth areas for future development include intensified development in the downtown and Holt Boulevard areas, including some affordable housing. Recent development has tended to move from the east to west in the southern half of the city. On the west side of the Cucamonga Creek Channel, future development is expected to occur starting in the south and moving north. Development around the Ontario International Airport will continue to allow a mix of uses including hospitality, entertainment, and housing. Future development of the Ontario Mills mall area will allow for a mixture of residential and commercial uses.

The area adjacent to the Chino Airport includes a mixture of warehousing, industrial, and adjacent residential uses. This area will require future infrastructure development to support future land uses and expected to occur within the next three to five years. Additionally, community members have expressed a desire for linear park and mixed-use development in this area.

Housing Challenges

Although the housing market has experienced significant changes in recent years and will continue to change, it is an appropriate time to plan for the city's future. How we house Ontario's present and future residents and its workforce remains the key challenge to creating the type and quality of community and securing Ontario's future. In this context, Ontario's 2021–2029 Housing Element must address several challenges:

1. Addressing the needs of existing Ontario residents for decent, quality, and affordable housing for residents of all incomes.
2. Ensuring that the city's housing stock matches the type, price, and tenure needed by Ontario's residents and workforce.
3. Creating, preserving, and (where needed) improving the quality and identity of Ontario's distinct neighborhoods.
4. Assisting residents of all ages and backgrounds to allow them to live, work, and enjoy themselves and their families in Ontario.
5. Obtaining financing for affordable housing following the dissolution of the Redevelopment Agency and as tax credits become more competitive make it more difficult to obtain financing for affordable housing.

2. HOUSING NEEDS ASSESSMENT

2.1 Demographic Profile

A variety of demographic factors influence existing and future housing needs in Ontario. This section describes and analyzes the primary demographic characteristics of population growth and change, household characteristics, special housing needs, and economic trends to provide insight into the type and magnitude of housing needs in the city.

Population Growth

According to the US Census Bureau's American Community Survey (ACS) 5-Year Estimates, Ontario's 2019 population was 176,760. This represents an increase of approximately 7 percent from the 2010 population of 165,215. Compared to surrounding cities, Ontario's population growth has been minor. Other neighboring cities, such as Eastvale and Chino, have grown more during the same period, with Eastvale growing by approximately 26 percent and Chino growing by 15 percent. These cities, however, have much smaller overall populations and other large cities with population sizes similar to Ontario, such as Rancho Cucamonga, have grown at a rate (10 percent) closer to Ontario's. Table 2-1 shows the population growth rates for Ontario and its neighboring cities.

Table 2-1
Ontario and Neighboring Jurisdictions Population Growth, 2010 to 2019

Year	*2010 Population*	*2019 Population*	*Numeric Change*	*Percentage Change*
Ontario	165,215	176,760	11,545	7%
Chino	77,729	89,631	11,902	15%
Eastvale	49,131	62,046	12,915	26%
Fontana	189,466	210,759	21,293	11%
Jurupa Valley	*	105,653	N/A	N/A
Montclair	36,704	39,155	2,451	7%
Rancho Cucamonga	160,780	176,379	15,599	10%
Upland	73,887	76,596	2,709	4%

Source: US Census Bureau ACS 2006-2010, 2015-2019.
*2010 data not available for Jurupa Valley

Race and Ethnicity

The County of San Bernardino, much like California as a whole, is experiencing racial and ethnic diversification. Table 2-2 displays changes in the race and ethnicity of Ontario residents from 2010 to 2019.

According to the 2015-2019 ACS, Hispanic residents experienced a 9 percent increase and are the largest ethnic group in Ontario, at 70 percent of the population. White and Black/African American residents experienced the most significant decrease, each declining 6 percent. The Asian ethnic group grew by approximately 46 percent, the fastest growth rate of any ethnic group, yet accounts for only 7 percent of the total population. Native Americans/American Indians also grew significantly, by approximately 58 percent, while also comprising less than 1 percent of Ontario's population. All other racial/ethnic groups and multiracial residents grew, as a group, by approximately 21 percent.

Table 2-2
Changes in Race and Ethnicity

Race and Ethnicity	*2010*		*2019*		*Percentage Change*
	Number	*Percentage*	*Number*	*Percentage*	
Hispanic	113,085	69%	123,668	70%	9%
Asian[1]	8,078	5%	11,817	7%	46%
White	29,898	18%	28,167	16%	-6%
Black/African American	9,598	6%	9,013	5%	-6%
Native American/ American Indian[2]	361	0%	571	<1%	58%
All Others[3]	2,904	2%	3,524	2%	21%
Total	163,924	100%	176,760	100%	8%

Sources: US Census Bureau 2010; ACS 2015-2019.

1. Asian category includes Asian, Hawaiian, and Pacific Islander.
2. American Indian category includes American Indian, Eskimo, and Aleut.
3. "All others" includes multiracial categories.

Age Characteristics

The age characteristics of Ontario's residents are related to differences in the type of housing needed. Younger households and seniors typically prefer smaller housing units, with the former preferring rental accommodations and the latter ownership units. Middle-aged adults typically prefer to move up to larger homes that can accommodate families with children. Ontario is unique in that its future demand will be driven not only by changes in age characteristics but by the type of housing built in strategic focus areas.

Ontario's population is one of the youngest in the County of San Bernardino with a median age of 32.4, versus a median age of 33.8 years countywide. Approximately 68 percent of the city's adult residents were below age 44 as of 2019, and nearly 37 percent of all residents were below age 24. As shown in Table 2-3, the city's largest age group occurs among those between the ages of 25 and 44. Ontario is experiencing population aging, with the fastest-growing population group being seniors aged 65 years and older. Between 2010 and 2019, the senior age group expanded by approximately 47 percent, while minors less than 18 years declined by approximately 6 percent.

Table 2-3
Changes in Age Characteristics

Age Groups	*2010*		*2019*		*Percentage Change*
	Number	*Percentage*	*Number*	*Percentage*	
Less than 18	49,443	30%	46,430	26%	-6%
18–24 (college age)	19,296	12%	19,225	11%	0%
25–44 (young adults)	49,428	30%	54,928	31%	11%
45–64 (middle age)	34,703	21%	39,876	23%	15%
65+ (seniors)	11,054	7%	16,301	9%	47%
Total	163,924	100%	176,760	100%	8%

Source: US Census Bureau 2010; ACS 2015-2019.

The age characteristics of Ontario's existing residents suggest a greater need for family and senior housing. A large presence of families and middle-aged persons also implies a high demand for single-family housing that is large enough to accommodate children. As is shown in Table 2-4, the majority of family households in 2019 did not have children; however, younger households, such as those in the 25-44 years age group, may be looking for housing that can accommodate future children. Increases in the middle-age population, should they remain in Ontario over the next decade, should materialize in an increasing demand for senior housing, such as condominiums, that require less maintenance than a single-family home.

Household Type and Size

Household type and size influence housing demand. For example, families with young children frequently seek the living space and the financial investment that single-family homeownership has to offer. In contrast, single-person households tend to desire apartments, condominiums, and townhomes or other smaller housing options. These preferences underscore the importance of providing a diversity of housing types and prices suitable to residents in all household types.

Ontario is known as a predominantly family-oriented community; 78 percent of households are families. The most significant increase in household types between 2010 and 2019 occurred in the married families, no children category, rising by an approximate 169 percent, implying an increase in the occurrence of children moving out or new couples cohabitating and either delaying or electing not to have children. Married families with children also increased though less dramatically, at a rate of 68 percent. Meanwhile, the number of single-person households grew also, from 6,741 in 2010 to 8,299 in 2019 (23 percent).

At 60 percent of total households, the most prominent household size in the city has between 2 and 4 members. The prominent household types in Ontario suggest a higher demand for family housing with enough bedrooms for 2 to 4 people per household. Table 2-4 shows changes in household types from 2010 to 2019. The number of large households with five or more members declined while the number of single person and 2- to 4-person households grew during the same period. As a result, the overall, average household size only increased slightly between 2010 and 2019 from 3.6 to 3.7 persons per household.

Household - Comprises all the people who occupy a housing unit. Can include the related family members and all the unrelated people, if any, such as lodgers, foster children, wards, or employees who share the housing unit. A person living alone in a housing unit, or a group of unrelated people sharing a housing unit, is also counted as a household.

Family Household - Comprises a group of two or more persons related through birth, marriage, or adoption and residing together and any unrelated people residing there.

Nonfamily Household - Comprises unrelated persons living together or one person living alone.

Table 2-4
Changes in Household Type

Household Type	*2010*		*2019*		*Percentage Change*
	Number	*Percentage*	*Number*	*Percentage*	
Family Households	35,595	79%	39,495	78%	11%
Married families with children	13,205	29%	22,189	44%	68%
Married families, no children	10,584	24%	28,432	56%	169%
Other families	11,806	26%	13,430	27%	14%
Nonfamily Households	9,336	21%	11,126	22%	19%
Single persons	6,741	15%	8,299	16%	23%
All other households	2,595	5%	2,827	6%	9%
Total	44,931	100%	50,621	100%	13%

Table 2-4
Changes in Household Type

Household Type	2010		2019		Percentage Change
	Number	Percentage	Number	Percentage	
Household Size					
Single person	6,741	15%	8,299	16%	23%
2 to 4 persons	24,936	56%	30,620	60%	23%
5 persons or more	13,254	29%	11,702	23%	-12%
Average Size	3.6		3.7*		3%

Source: US Census Bureau 2010; ACS 2015-2019; SCAG 2020.
*Average size data for 2019 comes from the 2020 SCAG Local Housing Data report for Ontario

Employment

Housing demand is also driven by the wages earned by households, affecting the types of housing that can be afforded. Moreover, overall employment in Ontario also affects housing demand, because as employment levels increase in Ontario, some of these future workers will desire to live in Ontario. This section describes current patterns in employment levels by industry and occupation.

Employment and Occupations

Table 2-5 details the types of occupations held by residents in 2020 in the Riverside–San Bernardino–Ontario Metropolitan Statistical Area (MSA), based on the 2020 Occupational Employment and Wage Statistics reported by the California Economic Development Department (EDD). Transportation and material moving occupations and office and administrative support occupations make up the largest proportions of the MSA's workforce, representing and 15 percent respectively. These occupations earn an average income of $44,925 and $40,914, respectively, which is less than EDD's reported mean annual wage for the Riverside–San Bernardino–Ontario ($55,049). Management occupations and legal occupations earned the highest mean annual wage, each exceeding $117,000. Together, management occupations and legal occupations represent less than 5 percent of the MSA workforce. Food service and serving related occupations and farming, fishing, and forestry occupations each earned the lowest average annual salary (slightly greater than $32,000). While farming, fishing, and forestry occupations comprise a relatively small proportion of the MSA population (0.5 percent), food service and serving related occupations comprises the fourth largest proportion of the MSA's employed residents. Food service and serving related occupations comprise 9.0 percent of employed

persons, following sales and related occupations which comprises 9.1 percent of employed persons in the MSA.

Table 2-5
Occupations by Type for Riverside-San Bernardino-Ontario Metropolitan Statistical Area

Occupations	*2020*		*Average Annual Salary*
	Number	*Percentage*	
Management occupations	64,650	4.3%	$117,862
Business and Financial Operations Occupations	58,060	3.9%	$73,959
Computer and Mathematical Occupations	18,390	1.2%	$89,837
Architecture and Engineering Occupations	16,560	1.1%	$91,836
Life, Physical, and Social Science Occupations	10,160	0.7%	$85,766
Community and Social Service Occupations	27,930	1.9%	$62,523
Legal Occupations	5,780	0.4%	$117,415
Educational Instruction and Library Occupations	99,940	6.7%	$71,328
Arts, Design, Entertainment, Sports, and Media Occupations	10,120	0.7%	$61,636
Healthcare Practitioners and Technical Occupations	82,190	5.5%	$102,182
Healthcare Support Occupations	85,470	5.7%	$35,293
Protective Service Occupations	41,470	2.8%	$59,895
Food Preparation and Serving Related Occupations	134,450	9.0%	$32,268
Building and Grounds Cleaning and Maintenance Occupations	45,150	3.0%	$38,856
Personal Care and Service Occupations	29,600	2.0%	$35,614
Sales and Related Occupations	135,630	9.1%	$45,301
Office and Administrative Support Occupations	177,130	11.9%	$44,925
Farming, Fishing, and Forestry Occupations	7,610	0.5%	$32,135
Construction and Extraction Occupations	83,650	5.6%	$58,145
Installation, Maintenance, and Repair Occupations	57,360	3.9%	$56,287
Production Occupations	75,250	5.1%	$42,134
Transportation and Material Moving Occupations	223,180	15.0%	$40,914
Total all occupations	1,489,730	100%	

Source: EDD Occupation & Wage Statistics, 2021

In terms of commute patterns, more people travel into Ontario for work than leave the city to work. Table 2-6 shows the jobs-to-housing ratio and job inflow for Ontario. According to the US Census Bureau and the California Department of Finance, there is a jobs-to-housing ratio of 2.48, indicating that there are twice as many jobs in Ontario as there are housing units. Although current Ontario residents may not need to travel far for employment if they work within the city, the jobs-to-housing ratio indicates that there are not enough housing units for all of the workers employed within Ontario.

Table 2-6
Job-to-Housing Ratio

Metric	*Number*
Jobs	128,637
Housing Units	51,814
Job-to-Housing Ratio	2.48
Net Job Inflow	54,023

Source: US Census Bureau OnThe Map 2018 – Ontario; CA DOF 2021

Household Income

Along with housing costs, household income is the most fundamental factor affecting housing opportunity. According to the 2015–2019 ACS, Ontario's median household income was $65,000, slightly higher than the San Bernardino County median of $63,362. Median family income in Ontario was lower at $58,400, with married families earning much higher income ($79,100) than other types of families, such as female-headed households ($44,300) and male-headed households ($55,200). Single male-headed households earn a comparable income to the median for the entire county while female-headed households earn the lowest median income in the city (see Table 2-7).

Table 2-7 illustrates the household income distribution for different types of households in Ontario. The median income represents the point where 50 percent of all households earn less than that point. Married families tend to earn the highest income, presumably because both adults are working. Other families and nonfamilies typically earn the lowest incomes because these households often consist of single persons or seniors living on fixed incomes.

Table 2-7
Household Income by Type, 2010

Household Type	2019	
	Percentage of Households	Median Income*
All Households	100%	$65,000
Family Households	78%	$58,400
Married families	51%	$79,100
Married families w/children	24%	$73,100
Other Families	27%	$44,300 (Female Householder) $55,200 (Male Householder)
Nonfamily Households	22%	$48,200

Source: US Census Bureau; 2015-2019 American Community Survey.
* Median income rounded to nearest $100.

Although difficult to forecast, the city's median household income is expected to significantly increase over the planning period of the 2050 Policy Plan. Residential development in the Ontario Ranch and Ontario Airport Metro Center, the increasing relocation of corporation headquarters to Ontario, and significant revitalization efforts ongoing throughout the community are anticipated to broaden the income makeup of Ontario's future population.

Household Income Distribution

The California Department of Housing and Community Development (HCD) analyzes the distribution of income among households in a community relative to the area median income (AMI), as adjusted for households of different sizes. Households are grouped into five income classifications for purposes of determining the need for assistance. Each year, HCD analyzes the distribution of income by county and develops maximum income limits for each income classification. The 2021 income limits set by HCD for San Bernardino County are:

- *Extremely low*: households earning 30 percent or less of AMI, or a maximum income of $26,500 for a four-person household
- *Very low:* households earning 31 to 50 percent of AMI, or a maximum income of $39,500 for a four-person household
- *Low*: households earning 51 to 80 percent of AMI, or a maximum of $63,200 for a four-person household
- *Moderate:* households earning 81 to 120 percent of AMI, or a maximum income of $93,000 for a four-person household

- *Above moderate:* households earning above 120 percent of AMI for a four-person household, or an annual income greater than $93,000 for a four-person household.

State income guidelines also often combine extremely low and very low income into one category, called "very low income." The extremely low-, very low-, and low-income categories are also often combined into a larger "lower" income category, a term used throughout this Housing Element. This is because lower-income households as a whole have markedly different housing needs than moderate- and above moderate-income households.

Table 2-8 describes the income distribution of households by tenure. As shown in Table 2-8, 41 percent of all households earn lower incomes, with 11 percent of total households categorized as extremely low income. Homeowners have a much higher proportion of moderate- or above moderate income-households, while renters have a higher share of lower-income households.

Table 2-8
Household Income Distribution

Income Categories	*Tenure of Households*				*Total of Households*	*Percentage of Total*
	Owners	*Percentage of Households*	*Renters*	*Percentage of Households*		
Extremely Low	1,600	6%	3,855	17%	5,455	11%
Very Low	2,120	8%	3,520	15%	5,640	12%
Low	3,500	13%	5,380	24%	8,880	18%
Moderate or Above Moderate	19,090	73%	10,110	44%	29,200	59%
Total	26,310	100%	22,865	100%	49,170	100%

Source: Comprehensive Housing Affordability Strategy (CHAS), 2013-2017.

Note: Numbers differ from the Regional Housing Needs Assessment (RHNA) because the CHAS household income levels are adjusted for household size, whereas the RHNA distribution is not adjusted for household size.

2.2 Housing Profile

This section describes and analyzes various housing trends and housing characteristics to provide a basis for assessing the demand and supply of available housing for the community. They include housing growth trends, housing characteristics, age and condition of housing, housing prices and rents, and homeownership trends.

Housing Growth

Between 2010 and 2021, the housing stock in the city increased 9 percent and SCAG predicts that the housing stock could increase by an additional 44 percent by 2045 (Table 2-9).

Table 2-9
Housing Projections 2000–2045

Year	Households	Change	
		Numeric	Percentage
2000	44,912	--	--
2010	47,449	2,537	6%
2021	51,814	4,365	9%
2045	74,500	22,686	44%

Source: California Department of Finance 2000, 2021; US Census Bureau 2010; SCAG 2020 RTP/SCS

Housing Characteristics

Housing Type

As shown in Table 2-10, the majority of Ontario's existing housing is single-family detached units. Ontario's overall housing production activity over the past decade has trended notably towards multifamily construction of developments with five or more housing units, increasing 23 percent between 2010 and 2021. Single-family detached housing also increased during the same period but at a far less significant rate of approximately 8 percent. The number of single-family attached and multifamily of two to four units stayed relatively stable over this time period, while the number of mobile homes declined by approximately 15 percent. Overall, however, more housing was built between 2010 and 2021 than demolished, resulting in a net growth in housing stock of approximately 9 percent. Most of this growth was due to the ongoing development of the former dairy farms south of Riverside Drive and east of the Cucamonga Channel as well as new multifamily projects with five or more units throughout the more established portions of the city.

Table 2-10
Housing Type 2010–2021

Unit Type	Number of Units		2010–2021 Change	
	2010	2021	Number	Percentage
Single-family detached	28,007	30,244	2,237	8%
Single-family attached	3,114	3,114	0	0%
Multiple-family (2–4 units)	5,078	5,110	32	1%
Multiple-family (5+ units)	9,087	11,169	2082	23%
Mobile homes and other	2,163	1,846	-317	-15%
Total	47,449	51,483	4,034	9%

Source: California Department of Finance 2021; City of Ontario 2021

Unit Size

Housing size is an important factor in housing availability. There must be an adequate supply of different sized housing that matches family needs, particularly large housing units affordable to lower-income families likely seeking rental housing options. While the number of large families (five or more persons) decreased by 12 percent since 2010, the number of renter households of at least four persons (9,704 households) exceeds the number of renting households with three or more bedrooms (7,282 units), as shown in Table 2-11. Meanwhile, the number of owner-occupied units with three or more bedrooms (21,380) exceeds the number of owner-households with four or more persons (10,992 households, see Table 2-18). Increased competition for limited number of rental units appropriately sized for large families can lead to higher overcrowding. Overcrowding often occurs because of two factors: (1) the cost of housing relative to income that causes families to double up, and (2) the fact that the building industry typically does not produce large apartment units.

Table 2-11
Housing Size by Tenure

Bedrooms	Owner	Renter	Total
Studio or 1 bedroom	849	5,835	6,684
2 bedrooms	4,885	10,390	15,275
3 or more bedrooms	21,380	7,282	28,662
Total	27,114	23,507	50,621

Source: US Census ACS 2015-2019.

Housing Tenure

Homeownership

The American dream is intertwined with the goal of homeownership, which is often associated with independence, economic success, safety, and family. Historically, one of the most efficient and effective ways to build wealth over time is with the purchase of a home.

As of the 2015-2019 ACS, the city has a homeownership rate of 53.6 percent, with 27,114 homeowners and 23,507 renter households. This percentage decreased from the 59 percent homeownership rate in 2010. Table 2-12 shows the total number of occupied housing units by tenure.

Table 2-12
Occupied Housing Units by Tenure

Tenure	*Number*	*Percentage*
Owner	27,114	53.6%
Renter	23,507	46.4%
Total	50,621	100.0%

Source: US Census ACS 2015-2019.

Vacancy Rates

The housing vacancy rate is a key indicator of the housing market and how well housing supply matches the demand. Typically, vacancy rates of 5 to 6 percent for rental units and 1 to 2 percent for ownership housing are needed to offer a variety of choice for residents, incentive for developers, and sufficient price options for consumers. Vacancies in excess of these norms are usually considered to be excessive and lead to price depreciation. Lower vacancy rates are deemed to indicate a tight market, where housing rents and prices are expected to increase.

In 2019, Ontario's housing vacancy rate for rental units was 2.9 percent, a low rate for rental vacancies. From 2010 to 2019, the city experienced a decrease in rental vacancy rates, falling from 5.8 percent in 2010.

The 2015-2019 ACS indicated a 1 percent vacancy rate for ownership units, a decline from 2 percent in 2010. The decrease in both the owner-occupied and renter vacancy rates for housing units in Ontario suggests that housing demand is exceeding the ability of the market to build and deliver new housing stock.

Housing Prices and Rents

According to a survey of home sales listings on Zillow in late May 2021, the median resale price in Ontario was $544,990 for a three-bedroom house. The highest sales price surveyed was $657,990 for a four-bedroom house while the lowest sales price was $365,000 for a two-bedroom house. Most homes available were three-bedroom houses; only one one-bedroom house was listed as of the date of the survey. The lack of smaller, lower-cost homes on the market may present a challenge for smaller households, particularly younger households or seniors that may have limited incomes when trying to downsize their homes.

In 2021, 3.6 percent of housing units in Ontario were mobile home units, a decrease in recent years, as discussed previously. Mobile homes provide an additional opportunity for lower-income households to own a home. On May 24,2021 there were 22 mobile homes in Ontario listed for sale on Zillow.com. List prices ranged from $45,000 to $199,000, with a median price of $93,000 and an average price of $100,464. Typically, owners of mobile homes must pay rent to the mobile home parks where they are located. In exchange, the mobile home parks typically provide landscaping and infrastructure maintenance, easing the maintenance burden on park residents. This is particularly helpful for those with limited mobility, such as seniors and disabled persons.

Apartments and rental single-family homes are a key housing option for young adults and young families so they may dedicate their limited funds to other needs. Senior housing also provides a rental opportunity for seniors with limited incomes or mobility, who can benefit from the greater affordability, compact nature, and lower maintenance needs of apartments.

According to a survey of rental listings on Zillow in late May 2021, the median rent in Ontario was $1,974, while the minimum and maximum prices were $1,425 and $3,000, respectively. The most common rental unit on the market during the survey had two bedrooms and was approximately 800 square feet in size.

Affordable Housing - The U.S. Census and numerous housing programs consider an affordable housing payment to be no more than 30 percent of a household's gross income. However, many different standards exist for housing affordability and the standard used depends on the agency consulted, funding source used, and whether household size is considered.

Housing Affordability

Housing affordability is a critical issue. The inability to afford housing leads to a number of situations, including the doubling up of families in a single home, low homeownership rates, illegal units, overextension of a household's financial resources, premature deterioration of units from the inability to afford maintenance, and situations where young families and seniors cannot afford to live near other family members. Table 2-13 and the following discussion describe housing affordability in Ontario.

Homeownership

According to a survey of home sale listings on Zillow conducted in May 2021, the median home price in Ontario was $544,990. As shown in Table 2-13, this price exceeds the maximum affordable price of $410,000 for households of four members with a moderate- or lower-income household income. Although some homes surveyed were within the affordability range of moderate-income households, only 1 of the 25 units surveyed was below the limit of $410,000 and while affordable to moderate-income households, this home was unaffordable to lower-income households. This suggests that overwhelming majority of market-rate homes for sale in Ontario are mostly unaffordable to any household earning a moderate income and are entirely unaffordable to any household earning a lower income.

Rental Housing

Rental housing provides an important source of affordable housing for young adults, families with children, and seniors who earn low and moderate incomes. Since approximately 41 percent of Ontario households earn lower incomes, providing a sufficient quantity of decent and affordable rental housing for the workforce, young adults, families with children, and seniors is an important goal. Table 2-13 summarizes the affordability of rental housing in Ontario.

Based on a market survey conducted in May 2021 of rental listings posted on Zillow, the median rent price in Ontario is $1,974. Table 2-13 indicates that only a moderate-income household could afford the median rent price, being able to pay no more than $2,325 a month on rent and expenses. Low-income households can afford to pay no more than $1,580 a month on rent. The minimum rent surveyed was $1,425 and thus some rental units are affordable to low-income households, but most rental units are unaffordable to most low-income households. Very low and extremely low-income four-person households can afford no more than $988 and $663 per month on rent expenses, respectively. Thus, market-rate rental units at the median rental rate as of May 2021 are unaffordable to any household earning a very low or extremely low income in Ontario. Lower-income households have greater difficulty affording housing. Both very low- and extremely low-income households could not afford to rent a home without doubling up and significantly overpaying for housing. Low-income households could afford a limited number of rentals, but most likely face overpayment, overcrowding, or both.

Table 2-13
Housing Affordability Summary

Income Levels	*Definition (Percentage of County AMI)*	*Maximum Household Income*[1]	*Maximum Affordable Price*[2]	*Maximum Affordable Rent*[3]
Extremely Low	Less than 30%	$26,500	$111,200	$663
Very Low	31% to 50%	$39,500	$170,200	$988
Low	51% to 80%	$63,200	$275,600	$1,580
Moderate	81% to 120%	$93,000	$410,000	$2,325

Assumptions:

1 Household size of four persons. Maximum income limits are established by the Department of Housing and Community Development according to median family income (AMI) for 2021.

2 Rounded to nearest $100. Assumes 10% down payment, 30-year loan at an interest rate of 3%, and standard housing costs for San Bernardino County. Housing affordability is calculated at 30% of income, assuming mortgage costs are tax deductible. Affordability estimates created June 11, 2021, using: https://www.wellsfargo.com/mortgage/planning/comfort-zone/afford.

3 Rental payment is assumed at no more than 30% of income.

Housing Problems

In today's housing market, where prices and rents have increased faster than personal income over the past decade, Ontario households are paying increasingly more of their income for housing and have less discretionary income to afford other necessities. Overcrowding is also becoming more prevalent as residents choose to live in smaller housing units. The following discussion focuses on both issues in Ontario.

Overpayment

Housing overpayment is an increasing problem in many cities, particularly among lower-income households. The federal and state governments define housing overpayment as when a household spends more than 30 percent of their income toward rental costs or toward a monthly mortgage payment. Overpaying is a housing problem because it leaves a household with limited financial resources for other expenses.

As of 2017, housing overpayment in Ontario affected approximately 60 percent of renters (13,215 households) and approximately 40 percent of homeowners (8,655 households) (see Table 2-14). Overpayment is traditionally more prevalent among renters than owners. While fixed-rate mortgages are the norm, it is still worth noting that adjustable rate mortgages have the potential to lead to overpayment. In any case, housing overpayment tends to be most severe for lower-income households, regardless of tenure.

Table 2-14
Overpayment by Household Type and Tenure

Overpayment	*Low-Income Renter Households*	*All Renter Households*	*Low-Income Owner Households*	*Owner Households*	*Total Overpaying Households*
30%–50% of Household Income	4,085	6,400	1,770	5,295	11,705
More than 50% of Household Income	6,610	6,815	2,960	3,360	10,175
Total more than 30% of Household Income	10,695	13,215	4,730	8,655	21,880
Percentage of Households Overpaying (> 30%)	49%	60%	22%	40%	100%

Source: CHAS 2013-2017
Note: Total numbers of units in the Comprehensive Housing Affordability Strategy (CHAS) may differ slightly as compared to ACS totals due to sampling differences.

Overcrowding

In response to higher housing costs, residents may accept smaller-sized housing or double up in the same house, which leads to overcrowding. Overcrowding strains physical facilities and the delivery of public services, contributes to a shortage of parking, and accelerates the deterioration of housing. Housing overcrowding is also considered one of several substandard housing conditions according to the Uniform Housing Code.

Many different definitions of housing overcrowding exist (see side bar). The US Census considers a situation when a household has more members than habitable rooms in a home overcrowded. For example, a two-bedroom apartment with a living room and kitchen (a total of four rooms excluding bathrooms and hallways) would be considered overcrowded if more than four occupants lived in the home. Overcrowding can be moderate (1.0 to 1.5 persons per room) or severe (more than 1.5 persons per room).

Overcrowding is caused by a range of situations and complex factors, including a mismatch between household income and the cost of housing, and differences regarding preferences for adequate living space. Regardless of these factors, overcrowding typically occurs in a number of situations, such as (1) a family lives in a small unit; (2) a family provides accommodations for extended family; (3) a family rents space to nonfamily members; or (4) students double up to afford housing.

As of 2019, there were 6,159 households, or approximately 12 percent of all households, in Ontario experiencing some degree of overcrowding. Approximately 71 percent of overcrowded households were moderately overcrowded while 29 percent were extremely overcrowded. Although homeowners made up the majority (54 percent) of all households in the city, renters made up a supermajority (69 percent) of Ontario's overcrowded households, whereas only 31 percent of households were owner-occupied. This trend also occurred among the moderately and severely overcrowded households, where renters made up 70 and 68 percent of these categories, respectively.

Table 2-15 provides data on household overcrowding in Ontario according to the tenure of the household.

Overcrowding -
Many different standards exist for overcrowding, and the standard used depends on the agency and the area of authority. The California Building Code uses the most permissive definition based on strict health and safety reasons. The California Department of Fair Employment and Housing uses another standard for fair housing. Because of its wide application, the Housing Element uses the Census Bureau definition to determine what constitutes overcrowding, with moderate overcrowding defined as 1.0 to 1.5 persons per room, and severe overcrowding defined as more than 1.5 persons per room.

Table 2-15
Overcrowding by Tenure

Overcrowding Level	*Homeowners*		*Renters*		*Total*
	Number	*Percentage*	*Number*	*Percentage*	
No Overcrowding	25,211	57%	19,251	43%	44,462
Moderate Overcrowding	1,320	30%	3,033	70%	4,353
Severe Overcrowding	583	32%	1,223	68%	1,806
Total Households	27,114	54%	23,507	46%	50,621
Total Overcrowding	1,903	31%	4,256	69%	6,159

Source: ACS 2015-2019

2.3 Special Housing Needs

Certain individuals and families in Ontario encounter greater difficulty in finding decent, affordable housing because of their special circumstances. Special circumstances may be related to income, family characteristics, medical condition or disability, or household characteristics. A major emphasis of the Housing Element is to ensure that persons from all walks of life have the opportunity to find suitable and affordable housing in Ontario.

State Housing Element law identifies the following special-needs groups: senior households, people with disabilities (physical, developmental, mental, substance abuse, etc.), female-headed households (single parent), large households, persons and families in need of emergency shelter, and farmworkers. This section provides a discussion of housing needs for each particular group and identifies the major programs and services available to address their housing and support needs.

Table 2-16 shows the number of special housing needs groups residing in Ontario based on the 2010 Census and the 2015-2019 ACS unless otherwise noted.

Table 2-16
Special-Needs Groups

Special-Needs Group	*Number of Persons or Households*		*Percentage of Persons or Households*[9]	
	2010	*2019*	*2010*	*2019*
Large Families[1]	13,254	20,696	28%	41%
Female-Headed Households[2]	10,568	9,358	26%	18%
Single-Parent Families[3]	6,012	13,430	13%	27%
Senior Households[4]	8,349	8,039	18%	16%
Total Disabilities[5]	--	28,252	--	--
Homeless Persons[6]	452	102	<1%	<1%
Farmworkers[7]	617	505	<1%	<1%
Lower-Income Households[8]	17,185	19,975	36%	39%

Source: CHAS, 2009; US Census ACS 2015-2019; SCAG Local Housing Profile Data; San Bernardino County Homeless Partnership - 2020 PiTC

Notes:
1. Large families are defined as households with five or more members. Percentage refers to the percentage of all households in Ontario comprising large families.
2. Female-headed households refer to single-person and family households with a female listed as the head of household. Percentages represent the share of all households that are headed by a female.
3. Single-parent families refer to households with children that are headed by one parent. Percentages represent the share of all households with children that are headed by a single parent.
4. Senior households refer to households where a member is 65 years of age or older. Percentages represent the share of all households that are headed by a senior.
5. Total Disabilities refers to the total number of all disabilities tallied. No valid percentages can be displayed since disabilities are not equal to people as one person may have multiple disabilities. 2010 data are not displayed since the 2010 Census counted the total population living with disabilities rather than total disabilities.
6. Homeless people refer to the number of people counted as homeless in Ontario according to the 2020 San Bernardino County Homeless Count. Percentages refer to the share of the total Ontario population.
7. Farmworkers refer to the number of farmworkers working in Ontario according to the SCAG 2021 Local Profile Data for Ontario.
8. Lower-income households refer to the number of households who earn 80 percent or less of the median family income according to the 2015-2019 ACS.
9. Percentages refer to the share of all households.

Family Households

Ontario is a family-oriented community, with approximately 8 out of every 10 households composed of related family members. In recent years, housing market conditions have led to increasing home prices, a higher prevalence of overpayment and overcrowding, and in some cases, substandard living conditions for families. The burden of higher housing costs typically is most severe for large families and female-headed families, making them special-needs households under state law.

In today's housing market, single-parent families are increasingly at-risk because they must balance work and their families. According to the 2015-2019 ACS, Ontario has a total of 13,430 households headed by a single parent.

Large households with five or more members also constitute a special-needs group because of their unique housing needs. Of the 20,696 large families, 9,704 rent and 10,992 own homes. Large households earning lower incomes also have a high prevalence of housing overpayment, defined as paying more than 30 percent of income toward housing. As shown in Table 2-17, approximately 43 percent of all large families (renters and owners) overpay for housing.

Table 2-17
Large-Family Housing Overpayment

Income Level	*Number of Households Overpaying*			
	Renters	*Percentage*	*Owners*	*Percentage*
Extremely Low (up to 30% AMI)	590	24%	115	11%
Very Low (30% - 50% AMI)	845	35%	310	30%
Low (50% - 80% AMI)	980	41%	600	59%
Total Low-Income Households Overpaying	2,415	100%	1,025	100%
Total Large-Family Households Overpaying	2,750	58%	1,620	30%
All Large-Family Households	4,755	---	5,450	---

Source: CHAS 2013-2017

Ontario single-parent families can access resources, including childcare opportunities, through the County's Preschool Services Department, which administers the Federal Head Start, Early Head Start, and Early Head Start – Child Care Partnership, as well as state preschool programs. The Preschool Services Department provides free services to qualifying low-income families and provides wrap-around services to ensure to support child wellness, including health, nutritional, and dental services.

Support services are also available to parents, including free online high school diploma program, employment training, and job placement services. For families at risk of homelessness, the Preschool Services Department provides emergency and crisis assistance in the form of food, housing, transportation, and clothing. Counseling is offered to combat issues of substance abuse and domestic violence. In the County's community assessment prepared by Head Start, the lack of affordable opportunities for childcare was identified as a pressing unmet need to support low-income families, including large families and single-parent families.

Housing Supply

To avoid housing overcrowding and overpayment, large families require affordable homes with three and preferably four or more bedrooms to accommodate children. As shown in Table 2-18, Ontario has about 10,992 large families who own homes compared to the nearly 21,380 owner-occupied units with three or more bedrooms. The city has about 9,704 large renter families, yet only 7,282 rental units with three or more bedrooms. Thus, many large renter families are crowded into smaller rental units.

Table 2-18
Household Size by Tenure in Ontario

Household Size	*Number of Owner Households*	*Percentage of Owner Households*	*Number of Renter Households*	*Percentage of Renter Households*	*Total Households*	*Percentage of Total Households*
Single Person	4,032	15%	4,267	18%	8,299	16%
2 to 3 persons	12,090	45%	9,536	41%	21,626	43%
Large families (4 or more)	10,992	40%	9,704	41%	20,696	41%
Total	27,114	100%	23,507	100%	50,621	100%

Source: US Census 2015-2019 ACS

As shown in Table 2-19, Ontario provides a variety of housing opportunities for lower-income families. In 2021, the city had 39 publicly assisted multiple-family, senior, and transitional housing projects that provided 1,942 deed-restricted units affordable to moderate- and lower-income families. Ontario also has 1,846 mobile homes in parks that provide very low-cost family housing at current market sales prices.

Table 2-19
Affordable Family Housing in Ontario

Housing Types	Number of Units	Affordability of Units
Affordable Housing Units (deed-restricted)	1,942	Very low, low, and moderate income
Mobile Home Parks	1,846	Low–moderate income

Source: City of Ontario, 2021.

Seniors

Senior households have special housing needs for three primary reasons: income, health care costs, and disabilities. Because of these needs, seniors have more difficulty finding suitable and affordable housing. According to 2021 SCAG Pre-Certified Local Housing Data for Ontario, there were 8,039 households with a householder aged 65 or older, or approximately 16 percent of all households.

Although often viewed in a more homogenous fashion, Ontario's senior population is quite diverse. This diversity is reflected not only in age but in income and housing needs as well. Of the total 16,301 seniors, 62 percent are ages 65 to 74 and 39 percent are older than 75. Each of these groups has different health, transportation, and housing needs that require different strategies and plans. Seniors often have greater difficulty finding and maintaining affordable housing because of their fixed retirement incomes.

In terms of tenure, an approximate 72 percent of senior-held households in Ontario are owner-occupied, whereas only an approximate 28 percent of senior-held households are rented. As shown in Table 2-20, the largest group (approximately 15 percent of all householders in Ontario) of senior householders occurs among those aged 65 to 74 years who own their home. Those who pay a monthly rent among this same age bracket comprise a much smaller portion of the city's householders, at approximately 6 percent.

Table 2-20
Senior Housing Needs

Age of Householder	Renters		Owners	
	Number	Percentage	Number	Percentage
15-24 years	1,405	6%	135	1%
25-34 years	6,070	26%	2,598	10%
35-44 years	5,897	25%	5,007	19%
45-54 years	4,797	21%	6,895	26%
55-59 years	1,565	7%	3,149	12%

Table 2-20
Senior Housing Needs

Age of Householder	Renters		Owners	
	Number	Percentage	Number	Percentage
60-64 years	1,319	6%	2,748	10%
65-74 years	1,368	6%	3,826	15%
75-84 years	637	3%	1,417	5%
85+ years	254	1%	537	2%
Total	23,312	100%	26,312	100%

Source: SCAG Pre-Certified Local Housing Data - Ontario 2021

Nearly half (approximately 46 percent) of senior households in Ontario earn an annual income of at least $75,000 or more indicating a substantial number of seniors have higher incomes than Ontario households overall. Table 2-21 shows the senior households in Ontario by their annual household income.

Table 2-21
Senior Households by Income

Income	Number	Percentage
Less than $10,000	376	5%
$10,000 to $14,999	263	3%
$15,000 to $19,999	395	5%
$20,000 to $24,999	426	5%
$25,000 to $29,999	282	4%
$30,000 to $34,999	731	9%
$35,000 to $39,999	274	3%
$40,000 to $44,999	156	2%
$45,000 to $49,999	277	3%
$50,000 to $59,999	549	7%
$60,000 to $74,999	581	7%
$75,000 to $99,999	1592	20%
$100,000 to $124,999	595	8%
$125,000 to $149,999	558	7%
$150,000 to $199,999	612	8%
$200,000 or more	253	3%
Total	7,920	100%

Source: US Census ACS 2015-2019.

The needs of Ontario's senior residents involve more than just the limited retirement incomes of some seniors. Seniors typically have much higher health costs, which stretch their incomes. Seniors also have a greater percentage of disabilities, as discussed later in this report. This makes it more difficult for seniors to stay in their current home. Limited incomes make it harder to maintain housing, particularly as homes age and require rehabilitation. Access to transportation also becomes important as seniors age and choose transportation alternatives to driving cars.

Housing Supply

With respect to housing choices and opportunities, seniors typically have greater difficulty finding suitable housing. As Ontario's population ages, it has become important to provide more of a "continuum of care" to allow seniors to remain in Ontario. As discussed later, the city offers the following types of senior housing.

- *Senior Citizen Housing Development.* Senior citizen housing developments are designed to meet the physical and social needs of seniors consistent with the California Fair Employment and Housing Act.
- *Convalescent Homes. Nursing Care Facilities (Convalescent Homes (Hospital), Rest Home, or Rehabilitation Facility).* Nursing care facilities are lodging and care facilities for those who are convalescing, invalids, or aged persons requiring specialized health care services, but primary treatment is given in hospitals
- *Community Care Facilities.* Residential care facilities for the elderly or other State-licensed care facilities located in residential neighborhoods.

The City recognizes the goal of providing supportive services to enable seniors to "age in place," which is the ability to maintain one's residence and not need to move in order to secure support services in response to life's changing needs. To help seniors, the City offers grants and loans to pay for accessibility improvements, emergency repairs, home renovations, and other services that improve the homes and lives of senior and disabled Ontario residents (Program 3). The City also operates a Senior Center, where a wide variety of supportive services are provided to Ontario's senior residents.

Not all seniors will be able, due to financial constraints or health issues, to age in place and remain in their home. As shown in Table 2-22, residential care facilities in Ontario have a total facility capacity to house 614 seniors. Almost 50 percent of the capacity is accommodated by Inland Christian Home, INC, which houses 297 seniors. A list of residential care facilities that serve seniors is shown in Table 2-22.

The City partners with service provider organizations to provide services directly to seniors. The Ontario Senior Center provides a senior meal program, including meal delivery, Silver Stars senior transportation program, and a variety of resources to assist seniors with meeting their daily needs. Additionally, the Ontario Senior Center offers opportunities for socialization and community through shared meals, clubs and classes, and a newsletter specifically for seniors.

The City funds the Senior Support Services operated by Inland Fair Housing and Mediation Board (IFHMB). IFHMB has provided application-based services to seniors in Ontario for the State of California's Home Energy Assistance Program (HEAP). This program provides senior citizens with a rebate of up to $248 in utility rebates. IFHMB supports seniors through the application process.

Table 2-22
Residential Care Facilities in Ontario

Facility Name	*Capacity*	*Address*
Adult Residential Facility		
Applegate Home	6 (2019)	5495 Applegate St Ontario, CA 91762
Benson Home	9 (2021)	1941 S. Benson Ave Ontario, CA 91762
Blue Jay Home	4 (2020)	414e. Blue Jay Way Ontario, CA 91761
Bonnie Brae ARF	6 (2018)	1656 E. Bonnie Brae Ontario, CA 91764
Contempo Home	4 (2021)	1127 Contempo Ct Ontario, CA 91762
Gala Home	5 (2020)	10986 Gala Lane Ontario, CA 91762
Galongo Michael Home	6 (2020)	1452 W 5th St Ontario, CA 91762
Gemma's Care Center	6 (2021)	2950 Roan St Ontario, CA 91761
Holly Land Care Home	6 (2021)	2044 Holly Ave Ontario CA, 91762
House of Generosity	4 (2019)	724 N Greenwood Ave Ontario, CA 91764
Josephine's Care Home	4 (2021)	1566 E Hazeltine St Ontario, CA 91761
LMB Care Home	6 (2019)	1813 N Calaveras Ave Ontario, CA 91764
LMB Care Home	6 (2019)	1125 West J St Ontario, CA 91762
Manzanita Home	6 (2020)	720 Manzanita Ct Ontario, CA 91761

Table 2-22
Residential Care Facilities in Ontario

Facility Name	*Capacity*	*Address*
Monte Vista Family Home	5 (2019)	1922 Brookeside Dr Ontario CA, 91761
Myers Home	4 (2021)	4799 Grand Ave Ontario, CA 91762
Nabih's Care Home	4 (2021)	407 W. Spruce St Ontario, CA 91762
Oak Hill Home	4 (2021)	2420 S. Oak Hill Dr Ontario, CA 91761
Plainfield SO. #17	4 (2021)	2617 S. Plainfield Dr Ontario, CA 91761
Pleasant Board and Care	6 (2021)	1559 SO. Pleasant Ave
Salem Christian Homes INC – " Casa Puente"	6 (2021)	2904 Del Norte Pl Ontario CA, 91761
Salem South Home	12 (2020)	2326 S. Cucamonga Ave Ontario CA, 91761
Schoneveld Home	4 (2021)	3457 South Wrangler Place Ontario CA, 91761
ST. Anthony Family Home	5 (2019)	2744 S Cucamonga Ave Ontario, CA 91761
Sterling Home	5 (2021)	2431 S Seagull Ave Ontario CA, 91761
Sunrise Home	6 (2019)	1435 W Rosewood Ct. Ontario, CA 91762
Susong Home	4 (2020)	1046 Sunsong Ct Ontario, CA 91762
Adult Residential Facility Subtotal	147	
Assisted Living Facility		
Arcadian Shores Manor	6 (2019)	2620 Arcadian Shores Rd Ontario, CA 91761
Best Care Guest Home	14 (2020)	817 S Oaks Ave Ontario, CA 91762
Brookdale North Euclid	140 (2021)	1021 N Euclid Ave Ontario, CA 91762
Salvery Care	6 (2018)	939 E Banyan St Ontario, CA 91761
Thelma G. Smith Family Care	4 (2020)	632 E Maitland Ave Ontario CA, 91761
Assisted Living Subtotal	170	
Residential Care for the Elderly Continuing Care Contracts		
Inland Christian Home, INC	297 (2019)	1950 S. Mountain Ave Ontario, CA 91762
Residential Care for the Elderly Continuing Care Contracts Subtotal	297	
Total Facility Capacity	614	

Source: California Department of Social Services, 2021

People with Disabilities

As an established community, the City of Ontario is home to many permanent residents with physical, developmental, or other disabilities that may require different independent living arrangements and services. A disability is a physical or mental impairment that substantially limits one of more major life activities. These disabilities and their severity may require specialized housing arrangements to allow persons with disabilities to live full and independent or semi-independent lives.

SCAG data indicates that Ontario's population living with disabilities has a total of 28,252 disabilities divided into six types, as shown in Table 2-23. Ambulatory difficulties represent the largest share, at an approximate 29 percent of the city's tallied disabilities, followed by cognitive disabilities at approximately 19 percent, and then by independent living disabilities at approximately 18 percent. The least common disability consists of self-care disabilities at approximately 10 percent.

While many disabled people live in independent housing or with family members, many require supportive or institutionalized settings. For instance, disabled people may suffer from serious mental illnesses, drug and alcohol problems, physical disabilities, or other conditions that require short- or long-term residency in an institutional setting. There is no available data documenting the actual incidence of such conditions or the demand for semi-independent residential settings.

Table 2-23
Disability Types in Ontario

Disability Type	*Number*	*Percentage*
Independent Living	4,963	18%
Self-care	2,957	10%
Ambulatory	8,097	29%
Cognitive	5,240	19%
Vision	3,244	11%
Hearing	3,751	13%
Total	28,252	100%

Source: SCAG Pre-Certified Local Housing Data - Ontario 2021, ACS 2014-2018

People with disabilities may have difficulty finding employment opportunities, which could pose challenges with being able to afford housing costs. In Ontario, there is a total of 112,008 people of working age. Approximately 23 percent of the working age population is not in the labor force, approximately 6 percent are unemployed, and approximately 72 percent are employed. Of Ontario's working age

population with a disability, there are more people with disabilities who are currently not in the labor force (4 percent) or who are unemployed (less than 1 percent) than those who are employed (3 percent). This shows that some people with disabilities living in Ontario may require additional assistance to afford costs of living. Table 2-24 shows the proportions of Ontario's working age population with disabilities by employment status.

Table 2-24
Disabled Residents in Ontario by Employment Status

Disability Type	*Number*	*Percent*
Employed - Total	80,429	72%
with a disability	3,412	3%
no disability	77,017	69%
Unemployed - Total	6,256	6%
with a disability	509	<1%
no disability	5,747	5%
Not in Labor Force - Total	25,323	23%
with a disability	4,020	4%
no disability	21,303	19%
Total	112,008	100%

Source: SCAG Pre-Certified Local Housing Data - Ontario 2021.

Persons with Developmental Disabilities

Senate Bill (SB) 812 requires the City to include in the special housing needs analysis needs of individuals with a developmental disability within the community. According to Section 4512 of the Welfare and Institutions Code, a "developmental disability" means a disability that originates before an individual attains 18 years of age, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual, which includes mental retardation, cerebral palsy, epilepsy, and autism.

Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

The California Department of Developmental Services (DDS) currently provides community-based services to approximately 329,600 persons with developmental disabilities and their families through a statewide system of 21 regional centers and 2 developmental centers. The Inland Regional Center, serving San Bernardino and Riverside Counties, is 1 of 21 regional centers in California that provide point of entry to services for people with developmental disabilities. The center is a private, nonprofit community agency that contracts with businesses to offer services to individuals with developmental disabilities and their families.

The following information from California Department of Development Services (DDS), provided to the City by SCAG, provides a closer look at the disabled population (see Table 2-25).

Table 2-25
Developmentally Disabled Residents by Age

Location	*0–17 Years*	*18+ Years*	*Total*
Ontario Total	1,479	737	2,216

Source: SCAG Pre-Certified Local Housing Data - Ontario 2021 (based on CA DDS consumer count by CA ZIP, age group and residence type for the end of June 2019

A number of housing types are appropriate for people living with a development disability: rent-subsidized homes, licensed and unlicensed single-family homes, inclusionary housing, obtaining rental housing using Section 8 vouchers, special programs for home purchase, HUD housing, and SB 962 homes. The design of housing-accessibility modifications, the proximity to services and transit, and the availability of group living opportunities represent some of the types of considerations that are important in serving this need group. Incorporating "barrier-free" design in all new multifamily housing (as required by California and federal fair housing laws) is especially important to provide the widest range of choices for disabled residents. Special consideration should also be given to the affordability of housing, as people with disabilities may be living on a fixed income.

Service providers that participated in stakeholder interviews identified a serious lack of affordable housing and limited opportunities for rental assistance, which can particularly impact persons with disabilities.

Rolling Start Inc. is a nonprofit organization that promotes independent living for persons with disabilities. Its mission is to empower and educate people with disabilities to achieve the independent life of their choice. To accomplish this mission, Rolling Start offers a variety of services in San Bernardino, Inyo, and Mono Counties and serves approximately 1,500 clients with disabilities annually. Rolling Start provides wrap-around services to create independence for its clients, including housing

assistance to secure appropriate housing, personal assistant referrals and training, transportation assistance, and teaching independent living skills, such as budgeting, cooking, cleaning, and laundry. Assisting clients to find employment is a core service for Rolling Start. Clients receive job-seeking skills to secure employment through skills trainings and local networking. Rolling Start also offers clients access to assistive technology to support with everyday tasks, including devices ranging from jar openers and magnifiers to wheelchairs, grab bars, and assistive computer applications.

The San Bernardino County Department of Behavioral Health provides mental health programs to individuals and families who are experiencing serious or ongoing mental health and/or substance abuse disorders in San Bernardino County. In addition to crisis response teams, the Department of Behavioral Health provides outpatient mental health clinics that include crisis intervention, assessment/referral, individual/group therapy, medication support, case management, drug/alcohol, and educational workshops. The Department of Behavioral Health partners with service providers for specific communities, including military families, veterans, American Indians, Latinx population, African American population, LGBTQ+ community, preschool and school-aged children, and community health workers. The community-focused groups offer mental health resources, referral services, education, awareness and advocacy, and prevention resources.

To assist in the housing needs for persons with developmental disabilities, the City will implement programs to coordinate housing activities and outreach with the Inland Regional Center and encourage housing providers to designate a portion of new affordable housing developments for persons with disabilities, especially persons with developmental disabilities, and pursue funding sources designated for persons with special needs and disabilities (Program 30).

Housing Design and Availability

The needs of people with disabilities and available program responses vary considerably, as these individuals do not live in institutionalized settings. Whereas many live in independent living arrangements, others require more supportive settings. Therefore, typically, people with disabilities have three primary needs with respect to suitable housing: (1) affordable and accessible housing, both new and rehabilitated; (2) an adequate supply of institutional settings for those requiring more specialized care; and (3) a system of supportive services that allow for a full life.

Universal Design – Universal Design is the design of products and environments to be usable by all people, to the greatest extent possible, without the need for adaptation or specialized design.

Visitability-

Visitability is the design approach for new housing such that anyone who uses a wheelchair or other mobility device should be able to visit. A social visit requires the ability to get into the house, to pass through interior doorways, and enter a bathroom to use the toilet.

Cities that use federal housing funds must meet federal accessibility guidelines. For new construction and substantial rehabilitation, at least 5 percent of the units must be accessible to persons with mobility impairments, and an additional 2 percent of the units must be accessible to persons with hearing or visual impairments. New multiple-family housing must be built so that (1) public and common-use areas are readily accessible and usable by disabled people; (2) doors into and within units can accommodate wheelchairs; and (3) units contain adaptive design features, such as universal design.

HUD also recommends, but does not require, that all design, construction, and alterations incorporate, wherever practical, the concept of accessibility. This recommendation is in addition to requirements of Section 504 of the Fair Housing Act. Recommended construction practices include wide openings for bathrooms and interior doorways and at least one accessible means of egress and ingress for each unit. The City enforces all federal and state accessibility laws but does not require or mandate that new units meet more stringent universal design or visitability (see sidebar) standards.

At some point, people with disabilities may require an institutional setting. State law requires communities to allow people with disabilities to live in normal residential neighborhoods and therefore preempts many local laws and regulations for residential care facilities. The City allows for a range of residential care facilities in its neighborhoods, as summarized in Table 2-26. Ontario also has 28 residential-care facilities (also known as assisted living, retirement homes, etc.), providing accommodations for 158 disabled clients.

Table 2-26
Housing for People with Disabilities

Housing Types	*Facility Capacity*
Adult Daycare facilities	42
Adult Residential Care facilities	106
Social Rehabilitation facilities	10
Total	158

Source: California Department of Developmental Services - Community Licensing Care Division 2021

Homeless People

Homeless persons are those who have a primary nighttime residence that is a supervised shelter designed to provide temporary living accommodations or a public or private space not designed for regular sleeping accommodation. The 2020 San Bernardino County Homeless Count identified 102 homeless persons residing in Ontario, including 74

persons unsheltered, and 28 homeless individuals living in emergency shelters or transitional housing.

Homeless populations have a complex range of housing and supportive service needs. The housing needs of homeless individuals cannot be met without a service system with a strong outreach component that engages homeless people and encourages them to enter the shelter system. A variety of housing types and supportive programs are needed to serve the homeless, depending on whether it is a homeless individual or family, if there is substance abuse involved, and if the person is disabled.

Continuum of Care Program

The City contracts with Mercy House to implement a Homeless Services Continuum of Care (CoC) to prevent homelessness and assist individuals and families in becoming self-sufficient. The City's CoC offers the following services and programs:

- *Homeless Outreach Service Center.* The Ontario Access Center is the first step in the CoC and is designed to get people off the street and into an environment where services can be provided. The center offers showers, laundry facilities, lockers, restrooms, and case management offices. Ontario also funds an emergency shelter for victims of domestic violence (House of Ruth).

- *Transitional Housing.* Transitional housing is designed to provide accommodations for up to two years, during which the homeless individual or family prepares for independent living. In conjunction with the City of Ontario and the Ontario Housing Authority, as of 2021, Mercy House continued to provide a 34-bed transitional living facility, Assisi House, located on Virginia Avenue. Foothill Family Shelter, located in Upland, also has transitional housing units serving the West End of San Bernardino County, including Ontario.

- *Permanent Supportive Housing.* The City provides permanent supportive housing in the form of vouchers and direct assistance to renters. As described in the 2020-2024 Consolidated Plan for the Ontario CoC, the affordable permanent housing program consists of 76 units of affordable housing that offers optional aftercare supportive services. Tenancy is ongoing provided the tenant adheres to polices outlined in the tenant lease. In addition, the City has worked in cooperation with Mercy House Living Centers, the County of San Bernardino Department of Behavioral Health, and the Housing Authority of the County of San Bernardino to develop Project Gateway which provides up to 12 units of Permanent Supportive Housing within the inventory of the 76 permanent housing units. These units are available to mentally ill,

chronically homeless individuals with supportive housing services. In addition, the City has implemented a HOME Tenant Based Rental Assistance (TBRA) program targeted to providing permanent housing through a 12-month voucher to chronically homeless individuals and families. A total of 168 units are provided between these three projects that specifically serve homeless individuals and families: Affordable Permanent Housing Program (76 units), Project Gateway (12 units), and Tenant-Based Rental Assistance (80 units).

- *SOVA Program Center.* The SOVA Program Center, located at 904 East California Street, is operated by the Inland Valley Hope Partners. The center provides clients with emergency food, utility, and rental assistance. SOVA provides a 15-meal supply of nutritional food for each member of a family, every 30 days. The agency also offers classes in nutrition education, assistance for utilities and rent, motel vouchers, and access to job listings, bilingual health and safety information, and referrals.

- *Other Partnerships.* The City of Ontario also works with other nonprofit partners to address the complex individual and interjurisdictional issue of homelessness, both locally and regionally. Partners include the Interagency Council on Homelessness, HMIS Advisory Committee, Foothill Family Shelter, House of Ruth, Inland Valley Hope Partners, Mercy House, Transitional Assistance Department (motel vouchers), the Salvation Army, Housing Authority of the County of San Bernardino, San Bernardino County Department of Behavioral Health, Step-Up on Second, West Valley Regional Steering Committee, and surrounding jurisdictions.

Since the establishment of the CoC, Ontario has expended over $15 million in capital investment and operating subsidies for various programs designed to end homelessness. The major expenditures were in the acquisition and substantial rehabilitation of permanent housing units and creation of the Ontario Access Center. Ontario's CoC supports:

- The Ontario Access Center, which continues to provide basic needs and services.

- Assisi House and Aftercare Services Program, which provides transitional housing and aftercare services.

- The HOME Tenant-Based Rental Assistance (TBRA), which provides tenant--based rental assistance.

- HUD's Supportive Housing Program, Project Gateway, which helps secure permanent housing with wrap--around services for chronically homeless individuals with disabilities and their families.

- In cooperation with Ontario Housing Authority, Mercy House, and Mercy House Community Housing Development Organization (CHDO) a total of 76 permanent housing units, continue to be provided for priority occupancy to participants in the CoC.

Ontario has created new programs to assist in the delivery of services designed to house persons experiencing homelessness within the city:

- During Fiscal Year 2019-20, funding for the street outreach team was increased to increase outreach efforts from 10 hours per month to 40 hours per week.

- The Extreme Weather Motel Voucher Program assisted 11 persons with a total of 58 bed nights in 2019, and 14 persons in 2020. The program was adapted to the COVID-19 motel voucher program in March 2020 and served 57 households between March and September 2020. In November 2020, the City launched the Emergency Motel Voucher Program that has served 92 households during Fiscal Year 2020-21. All individuals assisted are provided with the opportunity for case management focused on connecting the individuals to housing.

- The LMIHF Utility Assistance Program assists persons experiencing homelessness with $0 income to participate in the existing HOME TBRA Program operated as part of the CoC. This program was canceled in March 2020 to focus resources on sheltering homeless persons during the COVID-19 pandemic.

- The City partnered with a local school district to identify homeless families and assist these families with rental subsidies through the HOME TBRA program.

- The City facilitated monthly meetings with Ontario focused homeless providers and governmental agencies to coordinate services to transition individuals / families from homelessness into a stable housing program.

The COVID-19 Rapid Re-Housing Program finds housing solutions for persons at risk of homelessness during the pandemic. During Fiscal Year 2020-21, two households received assistance.

As indicated earlier, the City continues to make ongoing subsidies available to various homeless service providers to provide for public service programs serving homeless individuals and families, such as the Family Stabilization Program at SOVA Program Center, services for victims of domestic violence and their children provided by House of Ruth, and the Ontario Access Center and Assisi House and Aftercare Services Program provided by Mercy House CoC (Program 32). Table 2-27 shows the city's current supply of housing for homeless persons. As shown in Table 2-27, the total beds available (at least 155) can accommodate the city's homeless persons (102 persons) based on the 2020 San Bernardino County Homeless Count.

Table 2-27
Housing for Homeless People

Housing Types	*Type of Housing*	*Clients*	*Number of Beds*
Mercy House Ontario Access Center	Intake Center	Homeless people	N/A
Assisi House	Transitional housing	Single men, women, and women with children	9 units 34 beds
Foothill Family Shelter	Transitional housing	Homeless families with children	26 units All 2- bedroom units (56 beds or more)
House of Ruth	Emergency shelter, transitional housing, and permanent housing	Battered women and children	20 emergency beds; 35 transitional beds, and 2-bedroom units for permanent housing or rapid re-housing (up to 10 beds)
Affordable Permanent Housing Program	Permanent Housing	Priority access for homeless individuals and families	76 units
Project Gateway	Shelter Plus Care	Mentally ill, chronically homeless	12 units
Tenant-Based Rental Assistance	Rental Subsidies for Permanent Housing	Chronically Homeless individuals	80 units
Veterans Affairs Supportive Housing	Voucher	Veterans	352 vouchers
Family Unification Program	Voucher	Families	1,109 vouchers
SOVA Food Security Center	Voucher	Families	As available
		Total	155 beds or more 1,666 units or more

Source: City of Ontario, 2020-2024 Consolidated Plan; Communication with homelessness services agencies.

Farmworkers

Ontario first developed as an agricultural community, devoted primarily to the citrus industry. A reminder of the heyday of orange groves, the Sunkist plant, has now closed operations. Dairies later replaced the citrus industry. In the mid-1980s, in fact, the Chino-Ontario area was renowned

for the highest concentration of dairy cows per acre in the world. Twenty years later, however, only about 50 dairy farms were still located in the Ontario-Chino area. Many moved to Fresno, Kern, and San Joaquin Counties or to other states.

In 2021, SCAG reported that 505 farmworkers had jobs in Ontario, 380 were full-time, year-round jobs. There was also a total of 586 workers employed in the agricultural industry in general, 461 of which were full-time, year-round jobs. Table 2-28 shows the amounts of farmworkers and agricultural industry workers in Ontario. In the past decades, the dairy industry has dramatically changed. Ontario's dairy industry today is highly automated and generally family-owned and operated. Some dairy farms employ farmworkers to assist with the daily operations, but the use of technology, automation, and family labor has minimized the need for farmworkers.

The housing needed for dairy workers is different from that of traditional seasonal/migratory farm laborers. Traditional migrant laborers move from place to place to harvest crops on a seasonal basis and live in migrant farmworker housing, such as dormitories. In contrast, dairy work is relatively constant, and employees, who are often family members, live on-site. Today, many dairy farms have two or more dwellings to accommodate the owner/operator and several key employees.

The City has an Agricultural Overlay District to allow existing agricultural uses to continue until a development is approved for urban uses. The City's zoning allows single-family homes by-right, agricultural caretaker units as an accessory use, and manufactured housing by-right.

Conservative estimates are that each farm residence is occupied by a farm owner/operator and one family member working on-site at the dairy. The other homes in the Ontario Ranch agricultural areas are assumed to have one to two residents working in the agricultural business. With these assumptions, existing housing in Ontario Ranch accommodates between 500 and 800 agricultural workers. Additional agricultural laborers work in Ontario, but many are employed in the food processing, horticultural, or other agricultural industries.

Table 2-28
Farmworkers in Ontario

Farmworkers Occupation and Employment	*Number in Ontario*	*Percentage of Ontario Workers*
Total jobs: Farming, fishing, and forestry occupations	505	0.61%
Full-time jobs only: Farming, fishing, and forestry occupations	380	0.66%
Total employment in agriculture, forestry, fishing, and hunting	586	0.70%
Full-time employment only in agriculture, forestry, fishing, and hunting	461	0.80%

Source: SCAG Pre-Certified Local Housing Data - Ontario 2021.

Extremely Low Income

Extremely low-income households are defined as households earning annual incomes that are 30 percent or less of the AMI. Based on state income limits for 2021, a four-person, extremely low-income household earns no more than $26,500 and can afford approximately $663 per month for rent. Homeownership for extremely low-income households is considered financially infeasible throughout much of California because of the levels of subsidies required for a single unit.

According to the 2013-2017 CHAS, approximately 5,455 households (11 percent) earn extremely low income in Ontario. Of the extremely low-income households, it is estimated that 3,855 rent and 1,600 own the home they live in. The average income of a wide range of service and retail occupations falls into this category, at approximately 18 percent of Ontario's workforce. As businesses cope with the economic recession, many are converting jobs into part-time employment, further increasing the number of individuals earning extremely low incomes.

Extremely low-income households experience a broader range and severity of housing problems (overcrowding and overpayment) than other households because of their income level. For instance, the majority of extremely low-income households are renter households (3,855) and 3,145 (81 percent) of extremely low-income renter households overpay for housing. Of the 1,600 extremely low-income households who own a home, 1,215 (76 percent) overpay for housing. Overcrowding is also predominantly concentrated among very low- and extremely low-income households.

According to SCAG, the City of Ontario has a construction goal of 5,640 very low-income units from 2021 through 2029. Of that total, the City estimates that the construction need for extremely low-income units is 50 percent of that number, or 2,820 units. This estimate is based on a methodology approved by HCD for estimating the need for extremely

low-income housing. Providing housing affordable to extremely low-income households is challenging because of the significant financial subsidies required to make rental housing projects financially feasible.

The City's strategy to house extremely low-income households is focused on rental assistance and housing preservation. The Housing Authority of San Bernardino County (HASCB) has issued 773 housing vouchers to Ontario residents, predominantly those with extremely low incomes. The vouchers are primarily in traditional voucher programs (735) with a small amount (38) used in special voucher programs such as Veterans Affairs Supportive Housing. Of the total number of vouchers, a significant portion is assumed to be for families.

2.4 Neighborhood Conditions

Ontario's history is rooted in agriculture, and many of the city's homes, lot patterns, and other neighborhood features reflect that history. In other instances, the city's neighborhood fabric is defined by recent patterns of development. Today, Ontario's neighborhoods are the building blocks of the community. Neighborhoods profoundly define the sense of identity and community for residents, the quality of life experienced, and the image and role of Ontario in the Inland Empire. Therefore, the design of neighborhoods, the maintenance of housing, and historic preservation are all critical aspects of building Ontario's future.

Historic Neighborhoods

The City has developed historic contexts to describe and explain the circumstances and period within which historic resources were built. Contexts provide an understanding of the importance of resources and features. Contexts also provide insight as to the location of neighborhoods.

To date, the City has identified the following historic contexts:

- Ontario Irrigation Colony, which includes the Chaffey Brothers, the Ontario Land and Improvement Company, and the Citrus Industry.
- Wine Industry, which is in the eastern part of Ontario and was exemplified by Hofer Ranch and the Guasti Winery.
- Citrus Industry, which is in the central portion of Ontario and symbolized by the Sunkist Plant.
- Dairy Industry, which is in the southern portion of Ontario, mostly in what is known as Ontario Ranch.

- Aviation Industry, located at the Ontario International Airport, which identifies aviation themes in commercial, civil, military, and architecture.

Historic surveys are a fundamental part of this effort. The City's first survey of historic properties was completed in 1983. The survey identified almost 3,000 properties as eligible for designation as Historic Landmarks or as part of Historic Districts. Of the 3,000 listed properties, approximately 300 properties were nominated for designation. Currently, Ontario has designated 99 properties designated as Local Historic Landmarks and eight Historic Districts. Nine additional areas have been identified as potential districts. These districts are illustrated on Figure 2-1.

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Figure 2-1 Ontario Local Historic Districts



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Age and Condition of Housing Stock

Ensuring decent and well-maintained housing helps provide safe housing for families, improves property values and the image of Ontario, and contributes to higher levels of neighborhood investment. Like any physical asset, housing requires regular maintenance and repair to extend its life. The age of the existing housing stock is one way of measuring housing conditions and is a factor in determining the need for home rehabilitation.

Housing age is correlated with rehabilitation needs. Homes built between 30 and 50 years ago are more likely to need rehabilitation or substantial repairs. Homes built before 1971 are less likely to meet seismic standards enacted following the Sylmar Earthquake of 1971. Homes older than 50 years often need new electrical, plumbing, roofing, and other subsystems. Older homes may also have been altered without building permits, and the alterations do not meet current health and safety standards. As shown in Table 2-29, 39 percent (22,270) of the homes in Ontario were built prior to 1970. Program 3 is included to assist with home rehabilitation.

Housing deterioration is associated with several other conditions, such as overcrowding and small rental projects, as well as investor-owned homes. Accelerated home deterioration is caused by overcrowding, which places additional wear and tear on housing designed for fewer occupants. Smaller rental projects often appear to need major rehabilitation because they are often owned by inexperienced investors. Finally, investors tend not to maintain single-family homes as well as resident owners.

Table 2-29
Age of Housing Stock

Year Built	*Housing Units*	
	Number	*Percentage*
Before 1940	5,093	9%
1940–1949	2,648	5%
1950–1959	9,142	16%
1960–1969	5,387	9%
1970–1979	9,882	17%
1980–1989	10,326	18%
1990–1999	4,972	9%
2000-2009	3,497	6%
2010 or later	7,096	12%
Total	58,043	100%

Source: US Census ACS 2015-2019; City of Ontario APRs 2019, 2020.

As part of periodic windshield surveys undertaken over the past few years, City staff has identified several residential areas with significant rehabilitation needs that may provide opportunities for improvement and new programs. The following discussion describes general areas, provides a map illustrating their locations, and concludes with an estimate of housing rehabilitation and repair needs.

CDBG Conservation Home Improvement Program (CHIP Loan)

This new program launched in June 2020, provides low-income homeowners with a loan to make energy efficiency or water conservation improvements to the exterior of their homes. Eligible improvements include roof repairs/replacement, window replacement, exterior painting, landscaping improvements, irrigation systems and other improvements deemed necessary to provide energy/water conservation benefits.

Distressed Multifamily Development

The City of Ontario was incorporated in 1891. Like most cities of this age, there are areas within the community that a need substantial reinvestment to eliminate the deteriorated and blighted conditions that occur when properties are not adequately maintained. Most of these areas are in portions of the city that were formally designated as Redevelopment Project Areas. Most of the deteriorated residential properties are in the city's former Central City and Cimarron Project Areas. These areas contain some of the oldest multifamily housing in the city. In 2007, a survey of 2,400 homes was conducted in the Cimarron Project Area and found 22 percent of the units needed repair and maintenance and 28 percent were deteriorated or dilapidated. Prior to the dissolution of redevelopment by the State, hundreds of these multifamily housing units had been rehabilitated using a variety of funding sources (including Redevelopment Low- and Moderate-Income Housing Funds (LMIHF) and federal HOME funds). Most of the funding was provided through LMIHF funding. The City has worked to develop innovative programs to address the rehabilitation needs of multifamily units. Funding for this type of reinvestment is limited.

The City recently added a Systematic Health and Safety Inspection requirement for all rental units over seven years old to be inspected by Community Improvement staff every four years (Program 1). Any units not in compliance must make necessary improvements to the property to ensure the units meet all applicable codes. These efforts have resulted in the improvement of many properties to meet these minimum standards and improve the quality and safety of Ontario's housing stock.

Housing Construction Needs

Every eight years, California law requires cities to plan to accommodate population and employment growth in their community through the implementation of responsive housing policies and programs. To assist in that effort, SCAG prepares housing construction needs goals for each city in Southern California as part of the Regional Housing Needs Assessment (RHNA). All local governments, including Ontario, are required to set aside sufficient land, adopt programs, and provide funding, to the extent feasible, to facilitate and encourage housing production commensurate with that need.

Total "housing construction need" includes three components: (1) the number of housing units needed to accommodate future population and employment growth; (2) an additional allowance to replace demolished units and restore normal vacancy rates; and (3) a fair adjustment that determines housing need by different affordability levels. The following discusses the specifics of each factor in Ontario.

Population and Employment Growth

The first component of construction need represents the number of units needed to accommodate new households forming as a result of population and employment growth. Ontario's housing need is based on SCAG's regional growth forecast, adopted as part of the 2020 Regional Transportation Plan (RTP) and revised to reflect further local comments. Table 2-30 compares projected population, employment, and household growth in Ontario from 2016 through 2045.

Table 2-30
Households, Employment, and Population Projections 2016–2045

Category	*2016*	*2045*	*Change*	
			Numeric	*Percentage*
Households	46,000	74,500	28,500	62%
Employment	113,900	169,300	55,400	49%
Population	172,200	269,100	96,900	56%

Source: SCAG 2020 RTP/SCS

Housing Factors

The RHNA goal for new construction incorporates additional units to accommodate two factors in the housing market. First, the housing market requires a certain number of vacant units to allow for sufficient choice for consumers, maintain rents and prices at adequate levels, and encourage normal housing maintenance and repair.

Over time, it is expected that a certain number of housing units will be lost to residential uses from demolition, fire, conversion to nonresidential uses, recycling to other uses, or a variety of other reasons. In other cases, the City's redevelopment activities throughout the community will also result in the demolition and replacement of certain uses. Therefore, SCAG adjusts the City's housing production goals by a standard "replacement factor" based on the historical rate of units lost to demolition or conversion to nonresidential uses in each community.

Fair-Share Allocation

Ontario's housing construction need represents the total construction needed to accommodate expected population and employment growth while accommodating vacancies and replacement units. This need is further divided into five household income categories defined by state law. The income limits defined by HCD for San Bernardino County in 2021 are:

- *Extremely low:* households earning 30 percent or less of AMI, or a maximum income of $26,500 for a four-person household
- *Very low:* households earning 31 to 50 percent of AMI, or a maximum income of $39,500 for a four-person household
- *Low:* households earning 51 to 80 percent of AMI, which translates into a maximum of $63,200 for a four-person household
- *Moderate:* households earning 81 to 120 percent of AMI, or a maximum income of $93,000 for a four-person household
- *Above moderate:* households earning above 120 percent of AMI, or a minimum of $93,001 for a four-person household

California law states that the RHNA is required to avoid or mitigate the overconcentration of income groups in a jurisdiction to achieve its objective of increasing supply and mix of housing types, tenure, and affordability in an equitable manner. In practice, jurisdictions with a smaller proportion of lower-income units are required to provide a larger share of those units as part of their construction need to compensate for jurisdictions that already accommodate more than their fair share. Table 2-31 shows the City's RHNA by affordability level.

Table 2-31
Regional Housing Needs Goals, 2021–2029

Household Income Levels for the RHNA	*Number of Housing Units*	*Percentage of Units by Affordability level*
Extremely Low Income	2,820	14%
Very Low Income	2,820	14%
Low Income	3,286	16%
Moderate Income	3,329	16%
Above Moderate Income	8,599	41%
Total	20,854	100%

Source: Southern California Association of Governments 2021.

Housing Preservation Needs

Subsidized housing provides the largest amount of affordable housing to persons and families earning extremely low, very low, and low income. As shown in Table 2-32, as of September 2021, Ontario has an identified 33 developments with 1,959 units of housing built with various local, state, and federal subsidies that are deed-restricted as affordable for lower-income households and persons with special housing needs. California law requires that all housing elements include an analysis of "assisted multiple-family housing" projects as to their eligibility to change from low-income housing to market rates within 10 years of the beginning of the eight-year planning period that will begin on October 15, 2021. This at-risk analysis section thus addresses any affordable assisted units that are at-risk of market-rate conversion as late as October 15, 2031.

Assisted housing developments or at-risk units are multifamily rental housing complexes that receive government assistance under federal, state, and local programs within the current and subsequent eight-year planning period of the housing element. It there are units at-risk, the element must include a detailed inventory and analysis. The inventory must list:

- Each development by project name and address;
- Type of governmental assistance received;
- Earliest possible date of change from low-income use;
- Total elderly and nonelderly units that could be converted;
- An analysis of the costs of preserving and replacing these units;
- Resources for preservation of at-risk units; and

- Program for preservation of at-risk units and quantified objectives.

Affordable housing periodically converts to market rents, particularly during inflationary times when market rents escalate and create a financial incentive.

The City of Ontario made significant progress in preserving many affordable housing projects at-risk of conversion to market rents. During the past housing planning period, the City actively preserved the Ontario Townhomes project, an 85-unit project-based Section 8 property, for an additional 20 years. Table 2-32 provides an inventory of all publicly subsidized affordable housing projects in Ontario and their status.

Table 2-32
Publicly Subsidized Multiple-Family Housing

Project/Address	*Unit Type*	*Total Units*	*Total Assisted Units*	*Assisted Units at Risk*	*Funding Source*	*Earliest Expiration*
Units at Risk of Converting						
WOODSIDE II (SENIOR) 302 West G Street	Senior	60	60	12	Amended and Restated Regulatory and Declaration of Restrictive Covenants First Supplemental Regulatory Agreement and Declaration of Restrictive Covenants	12/1/2021
ENCORE TOWNHOMES (F/K/A WAVERLY PLACE) 1725 East G Street	Multifamily	155	62	31	MFHB	12/1/2021
RANCHO VISTA TOWNHOMES (F/K/A CAMBRIDGE SQUARE) 1037 N. Archibald Avenue	Multifamily	125	50	25	MFHB	12/1/2022
CEDAR VILLAS (SENIOR) 301 East Cedar	Senior	136	123	123	Housing Revenue Bond	3/25/2024
MISSION OAKS 1427 West Mission Boulevard	Multifamily	80	80	80	RDA Housing Set-Aside	5/30/2025
CICHON 225 East D Street and 415 North Plum A & B	Multifamily	3	3	3	LMIHF	7/15/2025
ESTANCIA 1720 East D Street	Multifamily	152	85	85	ORA Agreement with Owner	8/6/2026
CINNAMON RIDGE (SENIOR) 1051 East Fourth Street	Senior	101	101	101	Housing Revenue Bond	8/6/2026
SUBTOTAL		812	564	460		
Units Not at Risk of Converting						
AVANTE (F/K/A WATERFORD COURT) 1675 East G Street	Multifamily	165	17	_	MFHB	2/9/2059
WOODSIDE III (SENIOR) 408 West G Street	Senior	84	67	_	MFHB	2/9/2059
ONTARIO TOWNHOUSES 1360 East D Street	Multifamily	86	85	_	HUD Assisted Project Section 236(J)(1)	3/26/2074
SEASONS (SENIOR) 955 North Palmetto	Senior	80	80	_	Housing Revenue Bond; LIHTC	12/31/2072

Table 2-32
Publicly Subsidized Multiple-Family Housing

Project/Address	*Unit Type*	*Total Units*	*Total Assisted Units*	*Assisted Units at Risk*	*Funding Source*	*Earliest Expiration*
VESTA (HOGI) 520-526 1/2 West Vest Street	Multifamily	6	6	_	HOME	6/6/2057
MT. VIEW (SENIOR) Phase I 511 North Palmetto Avenue	Senior	86	86	_	HOME; RDA Set-Aside: LIHTC	2/13/2058
PALM TERRACE II 1449 East D Street	Senior	48	47	_	Section 202	6/30/2059
PARK CENTRE 850 North Center Street	Multifamily	404	101	_	Housing Revenue Bonds	12/1/2060
CASITAS 1900 South Campus	Multifamily	253	48	_	Parc Vista/Terrace View deal	1/11/2061
SUMMIT PLACE 1130 West Fourth Street	Multifamily	75	75	_	MFHB, RDA Set-Aside	1/11/2061
SUMMIT WALK 1206 West Fourth Street	Multifamily	78	78	_	MFHB, RDA Set-Aside	1/11/2061
LANDMARK @ONTARIO 950 North Dussenberg Drive	Multifamily	469	71	_	City DDA with property owner	11/20/2061
VINTAGE APARTMENTS 955 North Dussenberg	Multifamily	300	45	_	DDA (Developer Agreement)	4/17/2062
Mt. VIEW (SENIOR) Phase II 511 North Palmetto Avenue	Senior	20	20	_	LIHTC	7/15/2062
FRANCIS APARTMENTS 307-311 West Francis	Multifamily	15	15	_	HOME, LMIHF	7/1/2114
CITY CENTER SENIOR APARTMENTS 280 North Lemon	Senior	76	75	_	HOME, LIHTC	9/21/2065
METRO 102 (F/K/A COLONY APARTMENTS) 102 North Lemon Avenue	Multifamily	160	160	_	LMIHF	9/21/2064
PALM TERRACE I 1433 East D Street	Senior	91	90	_	HOME; Section 202	8/12/2060

Table 2-32
Publicly Subsidized Multiple-Family Housing

Project/Address	*Unit Type*	*Total Units*	*Total Assisted Units*	*Assisted Units at Risk*	*Funding Source*	*Earliest Expiration*
BEGONIA AVENUE APARTMENTS 209, 216, 217, 222, 223, 228, and 231N. Begonia Ave.	Multifamily	28	28	_	NSP1, LMIHF, NSP3, HOME	1/24/2066
305 NORTH BEGONIA AVENUE	Multifamily	4	4	_	LMIHF, HOME	7/1/2114
1164 WEST VESTA STREET and 1165 WEST HOLLOWELL STREET	Multifamily	8	8	_	NSP3, HOME	7/5/2067
EMPORIA PLACE 220 South Fern Avenue	Multifamily	75	74	_	LIHTC, OHA Funds	8/27/2075
VISTA VERDE APARTMENTS 110 North Virginia Avenue	Multifamily	101	101	_	TCC, OHA Funds, MF Housing Revenue Bonds	4/25/2074
MERCY HOUSE Guadalupe 411 & 412 North Parkside Drive	Multifamily	15	14	_	RDA Set Aside	"411 – 02/14/2073
MERCY HOUSE Assisi House (Transitional Housing) 517,521 & 525 Virginia Street	Transitional	34 beds	34 beds	_	HOME	412 – 02/28/2069"
SUBTOTAL (Does not include the 34 beds at Mecy House Transitional Housing)		2,727	1,395			
GRAND TOTAL (Does not include the 34 beds at Mecy House Transitional Housing)		3,539	1,959	460		

Source: City of Ontario. 2021
F/K/A = Formerly Known As
Funding Sources
DDA = Disposition and Development Agreement
HOME = HOME Investment Partnerships Program
LIHTC = Low-Income Housing Tax Credit
LMIHF = Low and Moderate Income Housing Fund
MFHB = Multiple-Family Housing Revenue Bonds
NSP = Neighborhood Stabilization Program
OHA = Ontario Housing Authority
ORA = Ontario Redevelopment Agency
RDA Set-Aside = Redevelopment Housing Set-Aside funds
TCC = Transformative Climate Communities

Potential At-Risk Projects

City records identified eight affordable housing projects totaling 460 units for lower-income and moderate-income households where the owner's obligation to retain the units as affordable will expire in the next 10 years if there is no intervention from the City or other entity. The potential of conversion is greater in an escalating rental market, where owners have a greater financial incentive to convert the projects.

The following describes the at-risk properties in detail.

- **Avante Townhomes.** This project provided 50 affordable units to very low-, low-, and moderate-income households. The affordability restrictions for 33 of the 50 assisted units expired on July 15, 2021. Seventeen (17) units remain restricted for moderate-income households until February 9, 2059.
- **Woodside III.** This project provided 84 affordable units to very low-, low-, or moderate-income senior households. The project is financed through multifamily Housing Revenue Bonds. The affordability restrictions for 17 of the 84 assisted units expired on July 15, 2021. Sixty-seven (67) units remain restricted for moderate-income households until February 9, 2059.
- **Woodside II.** This project provides 60 affordable units to very low-, low-, or moderate-income senior households. The affordable units in this project were secured through an Amended and Restated Regulatory and Declaration of Restrictive Covenants First Supplemental Regulatory Agreement and Declaration of Restrictive Covenants. The affordability restrictions for 12 of the 60 assisted units expire as soon as December 1, 2021.
- **Encore Townhomes.** This project provides 62 affordable units to low- and moderate-income households. The project is financed through multifamily Housing Revenue Bonds. The affordability restrictions for 31 of the 62 affordable units expire as soon as December 1, 2021.
- **Rancho Vista Townhomes.** This project provides 50 affordable units to very low-, low-, and moderate-income households. This project is financed through multifamily Housing Revenue Bonds. The affordability restrictions for 25 of the 50 assisted units expire as soon as December 1, 2021.

- **Cedar Villas.** This project provides 123 affordable units to very low- and moderate-income seniors. The project is financed through Housing Revenue Bonds. The affordability restrictions expire as soon as March 25, 2024.
- **Mission Oaks.** This project provides 80 affordable units to very low- and moderate-income families. The project is financed through an RDA Housing Set-Aside. The affordability restrictions expire as soon as May 30, 2025.
- **Cichon.** This project provides three affordable units to very low-, low-, and moderate-income families. The project is financed through the Low- and Moderate-Income Housing Fund. The affordability restrictions expire as soon as July 15, 2025.
- **Estancia.** This project provides 85 affordable units to low- and moderate-income families. The affordability of units in this project is secured through an Occupational Rights Agreement with its owner. The affordability restrictions expire as soon as August 6, 2026.
- **Cinnamon Ridge.** This project provides 101 affordable units to very low-, low-, and moderate-income seniors. The project is financed through Housing Revenue Bonds. The affordability restrictions expire as soon as August 6, 2026.

Preservation Options

Typically, local governments have a wide range of options to replace affordable housing units lost through conversion to market rents. However, the four primary ways are to replace the expired rental subsidies, construct new affordable housing units, offer incentives to rehabilitate the units in return for extended affordability controls, or facilitate the transfer of the project to another entity.

Replacement of Rent Subsidies

Rental subsidies using non-federal (state, local, or other) funding sources can be used to maintain affordability of the at-risk affordable units. These rent subsidies can be structured to mirror the federal Housing Choice Voucher (Section 8) program. Under Section 8, HUD pays the difference between what tenants can pay (defined as 30 percent of household income) and what HUD estimates as the fair-market rent on the unit. The feasibility of this alternative is highly dependent on the availability of other funding sources necessary to make rent subsidies available and the willingness of property owners to accept rental vouchers if they can be provided.

Table 2-33 calculates the annual subsidy needed to replace HUD subsidies at fair-market rents based on 2021 prices. As an example, the annual cost to subsidize the difference between affordable rent and fair-market rent for an existing very low-income unit for a family of four in a three-bedroom unit in Ontario that is at-risk of market-rate conversion would be approximately $11,154, in 2021 dollars. Low-income households occupying one- and two-bedroom units as well as moderate-income households of any size currently do not require subsidies as the affordable rents for these types of housing situations are estimated to be higher than the fair-market rent costs. Very low-income households of any size as well as low-income households occupying three- or four-bedroom units will likely require subsidies to pay rent as the fair-market rent estimates are higher than the affordable rent estimates.

Table 2-33
Cost to Replace Rent Subsidies

Unit Size	*Fair-Market Rent*		*Household Size*	*Affordable Very Low-Income (50% AMI) Rent*		*Affordable Low- Income (80% AMI) Rent*		*Affordable Moderate-Income (120% AMI) Rent*		*Monthly per-Unit Subsidy*			*Annual per-Unit Subsidy*		
	Monthly	*Annual*		*Monthly*	*Annual*	*Monthly*	*Annual*	*Monthly*	*Annual*	*Very Low-Income*	*Low Income*	*Moderate Income*	*Very Low-Income*	*Low Income*	*Moderate Income*
1-bedroom	$1,106	$13,272	2	$790	$9,480	$1,265	$15,180	$1,860	$22,320	$316	$0	$0	$3,792	$0	$0
2-bedroom	$1,390	$16,680	3	$889	$10,665	$1,423	$17,070	$2,093	$25,110	$501	$0	$0	$6,015	$0	$0
3-bedroom	$1,917	$23,004	4	$988	$11,850	$1,580	$18,960	$2,325	$27,900	$930	$337	$0	$11,154	$4,044	$0
4-bedroom	$2,369	$28,428	5	$1,068	$12,810	$1,708	$20,490	$2,511	$30,135	$1,302	$662	$0	$15,618	$7,938	$0

Sources: HUD Fair Market Rents 2021; San Bernardino County; 2021 California HCD Income Limits
Note: Affordability based on 30% of monthly income for each category as outlined in the 2021 California HCD Income Limits. Subsidy costs of $0 indicate that the affordable rent estimate is higher than the estimated fair market rent price from HUD so no subsidy is needed.

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Based on the data and cost estimates presented in Table 2-33, Table 2-34 presents the estimated costs to preserve the identified at-risk housing units. Currently, the estimated annual cost to preserve all at-risk housing in Ontario using rent subsidies would likely be $470,093. The median cost to preserve all the at-risk units within one housing project is an estimated $65,511. The most expensive project to preserve via rent subsidies would be 123 units at Cedar Villas at an estimated $162,405 in 2021 dollars, whereas the least costly project in the city to subsidize would be the 3 units at Cichon, at an estimated $3,792 in 2021 dollars. Encore Townhomes and Estancia likely have units whose affordable rents are currently higher than the estimated fair-market rent cost and thus they likely would be ineligible to receive subsidies. These estimates may vary depending on data limitations relating to the bedroom mix and income category since these factors together determine the cost of the rent subsidy.

Table 2-34
Cost to Subsidize At-Risk Units in Ontario, 2021

Project/Address	Unit Type	Total Units	Assisted Units Total	At-Risk Units				Total Unit Bedroom Mix	Annual Subsidy Cost	Earliest Expiration
				Total	Very Low Income	Low Income	Moderate Income			
WOODSIDE II (SENIOR) 302 West G Street	Senior	84	84	12	6	6	0	68 1-bedroom, 15 2-bedroom, and 13-bedroom units	$58,842	12/1/2021
ENCORE TOWNHOMES (F/K/A WAVERLY PLACE) 1725 East G Street	Multifamily	155	62	31	0	31	0	152 2-bedroom and 3 4-bedroom units	$0	12/1/2021
RANCHO VISTA TOWNHOMES (F/K/A CAMBRIDGE SQUARE) 1037 N. Archibald Avenue	Multifamily	125	50	25	12	13	0	116 2-bedroom and 9 3-bedroom units	$72,180	12/1/2022
CEDAR VILLAS (SENIOR) 301 East Cedar	Senior	136	123	123	27	0	96	104 1-bedroom and 32 2-bedroom units	$162,405	3/25/2024
MISSION OAKS 1427 West Mission Boulevard	Multifamily	80	80	80	16	0	64	8 1-bedroom, 64 2-bedroom, and 8 3-bedroom units	$93,242	5/30/2025
CICHON 225 East D Street and 415 North Plum A & B	Multifamily	3	3	3	1	1	1	1 1-bedroom, 1 2-bedroom, and 1 3-bedroom units	$3,792	7/15/2025
ESTANCIA 1720 East D Street	Multifamily	152	85	85	0	31	54	50 1-bedroom and 102 2-bedroom units	$0	8/6/2026
CINNAMON RIDGE (SENIOR) 1051 East Fourth Street	Senior	101	101	101	21	60	20	38 1-bedroom and 63 2-bedroom units	$79,632	8/6/2026
Total	--	836	588	460	83	142	235	--	$470,093	--

Source: City of Ontario, 2021.
Note: Costs to preserve at-risk units are estimates only based on available data. Cost estimates rely on 2021 Fair Market Rent data from HUD to determine costs of subsidizing at-risk units, which varies by income category and bedroom count. Data on each housing project does not indicate the bedroom count or income category of each at-risk unit concurrently so cost estimates assume the bedroom count and income category of each unit at-risk. These assumptions are as follows:
Woodside II: Estimate assumes 6 Very Low Income 1-bedroom and 6 Low Income 2-bedroom units
Encore: Estimate assumes 31 Low Income 2-bedroom units
Rancho Vista: Estimate assumes 12 Very Low Income and 4 Low Income 2-bedroom and 9 Low Income 3-bedroom units
Cedar Villas: Estimate assumes 96 Moderate Income 1-bedroom and 27 Very Low Income 2-bedroom units
Mission Oaks: Estimate assumes 8 Very Low Income 1-bedroom, 64 Moderate Income 2-bedroom, and 8 Very Low Income 3-bedroom units
Cichon: Estimate assumes 1 Very Low Income 1-bedroom, 1 Low Income 2-bedroom, and 1 Moderate Income 3-bedroom units
Estancia: Estimate assumes 31 Low Income 1-bedroom and 54 Moderate Income 2-bedroom units
Cinnamon Ridge: Estimate assumes 21 Very Low Income and 17 Low Income 1-bedroom and 43 Low Income and 20 Moderate Income 2-bedroom units

Construction of New Units

The second option is to replace the actual affordable units through new construction. This alternative entails finding suitable sites, purchasing land, negotiating with a developer, funding the project, and the other costs associated with building new housing. The final cost of constructing deed-restricted affordable housing units depends on whether the developer needs to purchase land (or whether the City can transfer the land at a subsidized price) and whether the City or private developer's initial financial contribution can be leveraged with other funding sources.

No recent examples of a non-subsidized affordable multifamily project have been developed. Construction costs are higher than normal because of the nature of the projects and the desire for quality housing. Based on construction cost estimates derived from R.S. Means Construction Cost data, a five-story, 68-unit building built with precast concrete panels and a steel frame would cost approximately $140.84 per square foot. Using an average of 1,000 square feet per unit, this would equate to $140,840 per unit. At this per-unit cost, it would cost $64,786,400 to construct 460 new units to replace the 460 at-risk units.

The final cost to the City could be lowered through access to affordable housing funds from the state, federal government, or private funding sources.

Purchase of At-Risk Units

The City could purchase the units and facilitate transfer to a nonprofit organization dedicated to providing affordable housing. Under the right transfer provisions, this option would be an effective way to preserve the units because the new owner would have a vested interest in maintaining the affordability of the units and have access to funding sources not necessarily available to private for-profit companies. A nonprofit housing corporation could also rehabilitate it using low-income housing tax credits and extend affordability controls.

To facilitate the transfer to a nonprofit, the City could purchase the building outright at market prices and transfer it to the new owner. The market price could be determined in many different ways. The valuation of apartments is often done by examining the sales price of similarly situated properties. When this is not possible, apartments are often valued based on a combination of gross income, vacancy rate, operating and maintenance costs, condition of the property, and the capitalization rate.

The current market value of the projects was estimated using information from multifamily sales listings within Ontario's boundaries. The average cost to purchase a multifamily development was $289,700 per unit. There are 460 units at-risk of converting to market rate within the current

planning cycle. Using the previously established average cost per unit, if these were purchased, the estimated cost of acquiring these for the City would be $133,262,000.

Rehabilitation of At-Risk Units

Apartment projects often need rehabilitation, and the property owner may have insufficient funds to complete periodic repairs and renovations. In these situations, the City may find it advantageous to work with the property owner and offer a flexible number of financial incentives (e.g., low-interest loans, renegotiation of current loan packages, cash incentives) in return for extending the length of the affordability covenants on the affordable units. In fact, the City of Ontario has successfully used this approach for the vast majority of affordable housing units.

Rehabilitation and preservation costs depend on a number of factors, most notably the condition of the property, the amount of deferred maintenance, the financial viability of the project, and the length of affordability term. Projects requiring structural improvements may be more expensive, particularly if lead-based paint hazards must be abated.

Qualified Entities

Nonprofit entities serving the larger Greater Los Angeles region, including San Bernardino County and Ontario, can be contacted to gauge their interest and ability in acquiring and/or managing units at-risk of conversion. Table 2-35 shows a partial listing of entities with resources in the San Bernardino County and Greater Los Angeles area. In addition, the full list of quantified entities is included as Appendix A.

Table 2-35
Qualified Entities Near Ontario

Entity Name	*Address*	*City*
Neighborhood Housing Services of the Inland Empire Inc.	1390 North D Street	San Bernardino
National Community Renaissance	9421 Haven Avenue	Rancho Cucamonga
Nexus for Affordable Housing	1572 N. Main Street	Orange
Orange Housing Development Corporation	414 E. Chapman Avenue	Orange
Richman Group of California LLC	21520 Yorba Linda Blvd, Suite G-548	Yorba Linda
CSI Support & Development Services	201 E. Huntington Drive	Monrovia
Highland Property Development LLC	250 W. Colorado Boulevard. Suite 210	Arcadia

Source: California Department of Housing and Community Development, 2021.

Summary of Options

As described previously, estimates to preserve the 460 at-risk units in Ontario are:

- Annual cost of rent subsidies: $470,093
- Construction of new units: $64,786,400
- Purchase of existing multifamily units: $133,262,000.

Determining the most cost-effective approach to preserving affordable housing at-risk of conversion to market rents must consider a number of cost factors and market contingencies. Important cost considerations include the achievable rents under current market conditions, the condition of the property and need for rehabilitation, the income levels of the occupants, and the willingness of property owners to accept one or more of the available options. Moreover, one option may be more effective than another, depending on the timing of the decision.

Under the first scenario, City replacement of rent subsidies would easily be the most cost-effective approach in the present market since there is little difference between fair-market rents and affordable rents. But this could quickly change if the occupants had very low or extremely low incomes or rents increased. For preservation options with a longer guarantee of affordability, when funding is available, the City of Ontario could offer rehabilitation loans. The City has successfully used this option to preserve the affordability of many projects.

If the City wishes to preserve the building for as long as possible, potentially in perpetuity, transfer of ownership is the best route. Qualified entities in the business of affordable housing are looking for opportunities to purchase at-risk projects. However, they may lack the financing to make such a purchase. In these cases, if funding is available, the City could offer low-interest loans or gap financing that would allow a nonprofit entity to purchase the property. This strategy would allow the City to ensure the long-term affordability of the project while minimizing the amount of direct public investment.

Program 25 is the City's program to assist with at-risk housing projects.

3. ASSESSMENT OF FAIR HOUSING

Assembly Bill (AB) 686 requires that all housing elements due on or after January 1, 2021, contain an Assessment of Fair Housing (AFH) consistent with the core elements of the analysis required by the federal Affirmatively Furthering Fair Housing (AFFH) Final Rule of July 16, 2015.

Under state law, AFFH means "taking meaningful actions, in addition to combatting discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics."

AB 686 requires the City of Ontario (City), and all jurisdictions in the state, to complete three major requirements as part of the housing element update:

1. Conduct an AFH that includes a summary of fair housing issues; an analysis of available federal, state, and local data knowledge to identify patterns of segregation or other barriers to fair housing; and prioritization of contributing factors to fair housing issues.

2. Prepare the Housing Element Land Inventory and identification of sites through the lens of AFFH.

3. Include a program in the Housing Element that affirmatively furthers fair housing and promotes housing opportunities throughout the community for protected classes and addresses contributing factors identified in the AFH (applies to housing elements beginning January 1, 2019).

To comply with AB 686, the City has completed the following outreach and analysis. Some of the information is based on the City of Ontario's 2020 AFH adopted in June 2020, and the San Bernardino County Regional Analysis of Impediments (Regional AI), completed in April 2020.

3.1 Outreach

As discussed in the *Housing Element Outreach* section, the City has used a variety of outreach methods, in addition to the standard public hearing process, to reach stakeholders and members of all socioeconomic segments of the city.

To prepare the Ontario 2020 AFH, the City and the Lawyers' Committee for Civil Rights Under Law conducted a broad array of outreach to ensure active community involvement, including groups typically underrepresented in the planning process. Through a combination of community meetings, focus groups, community surveys, and public

hearings, the City and the Lawyers' Committee reached out to Ontario residents, including Hispanic groups, tenants, homeowners, fair housing organizations, advocacy groups, social service providers for persons with disabilities, low-income households, and persons experiencing homelessness, among others.

Beginning in February 2020, the Lawyers' Committee held meetings with individual stakeholders throughout the region. In addition, the City of Ontario organized a series of meetings in predominantly Hispanic communities. On Saturday, February 29, 2020, an all-day community fair was held that attracted hundreds of residents. The City also held an evening meeting with a wide array of organizations to discuss the AFH. All community meetings had translation services available in Spanish. In addition, all meetings were held in locations accessible to people with mobility issues.

Through the outreach process, the City and the Lawyers' Committee identified the following salient Fair Housing Goals and Policies, which informed the Ontario 2020 AFH. The City's commitment to these goals and priority actions is included as Program 27.

Goal #1: Increase the supply of affordable housing in high-opportunity areas.

Ontario has a significant portion of its residents who are rent-burdened and facing severe housing problems. Additionally, publicly supported affordable housing accounts for slightly under 3 percent of the total housing stock, and Ontario and its environs are experiencing rapidly rising housing costs. Members of protected classes, particularly Hispanic and Black residents, experience these problems most acutely. These findings indicate a need to expand the supply of affordable housing. The Ontario 2020 AFH proposes the following priorities to increase the supply of affordable housing:

1. Explore the creation of new funding sources of affordable housing.
2. Using best practices from other jurisdictions, explore policies and programs that increase the supply of affordable housing, such as linkage fees, inclusionary housing, public land set-aside, community land trusts, transit-oriented development, and expedited permitting and review.
3. Explore opportunities to provide low-interest loans to single-family homeowners and grants to homeowners with household incomes of up to 120 percent of the Area Median Income to develop accessory dwelling units with affordability restriction on their property.

4. Align development codes to conform to recent California affordable housing legislation.

Goal #2: Increase community integration for persons with disabilities.

There is a lack of permanent supportive housing for non-elderly persons with disabilities in Ontario. The Ontario 2020 AFH identifies the following priority to expand housing opportunity for non-elderly persons with disabilities.

1. Prioritizing HOME funding for such projects, which should ideally set aside 10 to 25 percent of units for persons with disabilities who need supportive services, the City can help make development proposals more competitive for low-income housing tax credits (LIHTC) and Mental Health Services Act assistance.

Goal #3: Ensure equal access to housing for persons with protected characteristics, who are disproportionately likely to be lower-income and to experience homelessness.

As community stakeholder meeting attendees were unaware that landlords are required to accept housing vouchers and third-party checks and would benefit from fair housing education, targeted education efforts would help to reduce the incidence of unlawful source of income discrimination. Therefore, the Ontario 2020 AFH proposes the following priority to ensure equal access to housing.

1. Conduct fair housing training for landlords and tenants on California's Source of Income Discrimination protections to reduce the number of voucher holders turned away.

The San Bernardino County Regional AI used a variety of approaches to achieve meaningful public engagement with residents and stakeholders, including 20 public meetings, 20 stakeholder interviews, and a communitywide survey. Respondents to the community survey reported overwhelmingly that there is a lack of affordable housing in San Bernardino County for both individual and families (selected by 71 percent of respondents) and additionally identified displacement risk due to rising housing costs as a barrier to fair housing (selected by 67 percent of respondents). Stakeholder interviews were conducted with 20 local providers of fair housing/legal advocacy, affordable housing, persons with disabilities, seniors, low-income households, and others. Stakeholders spoke about housing conditions and fair housing issues regionally but offered insights specific to Ontario. In response to the question "Are public resources (e.g., parks, schools, roads, police & fire services, etc.) available evenly throughout all neighborhoods in your

community?" stakeholders found that Ontario has "a good distribution of parks, schools, and community centers."

3.2 Description of Ontario by Area

The AFH relies on comparing the history of development and land use practices across neighborhoods in Ontario and resulting differences in demographics and access to opportunity that have potential to affect the quality of life and achievement for residents in differing areas of the city. For the purposes of the AFH, the areas of the city used for comparison are based on the 2021 California Housing and Community Development (HCD) and California Tax Credit Allocation Committee (TCAC) Opportunity Area Map (Figure 3-2). As will be described in more detail, the HCD/TCAC Opportunity Map shows broadly that residents may experience differing access to opportunity depending on what area of Ontario they live in and, therefore, defining these areas of the city is meaningful to understand land use patterns that result in fair housing issues. Unless otherwise specified, these areas of Ontario identified in the HCD/TCAC Map that are used in this assessment for the purposes of comparison are defined by streets as follows (see Figure 3-1, *Areas of Ontario*, for visual representation).

Northwest area/Northwest Ontario: West of Archibald Avenue, inclusive of Ontario International Airport to the city's western limits and north of Riverside Drive to the city's northern limits.

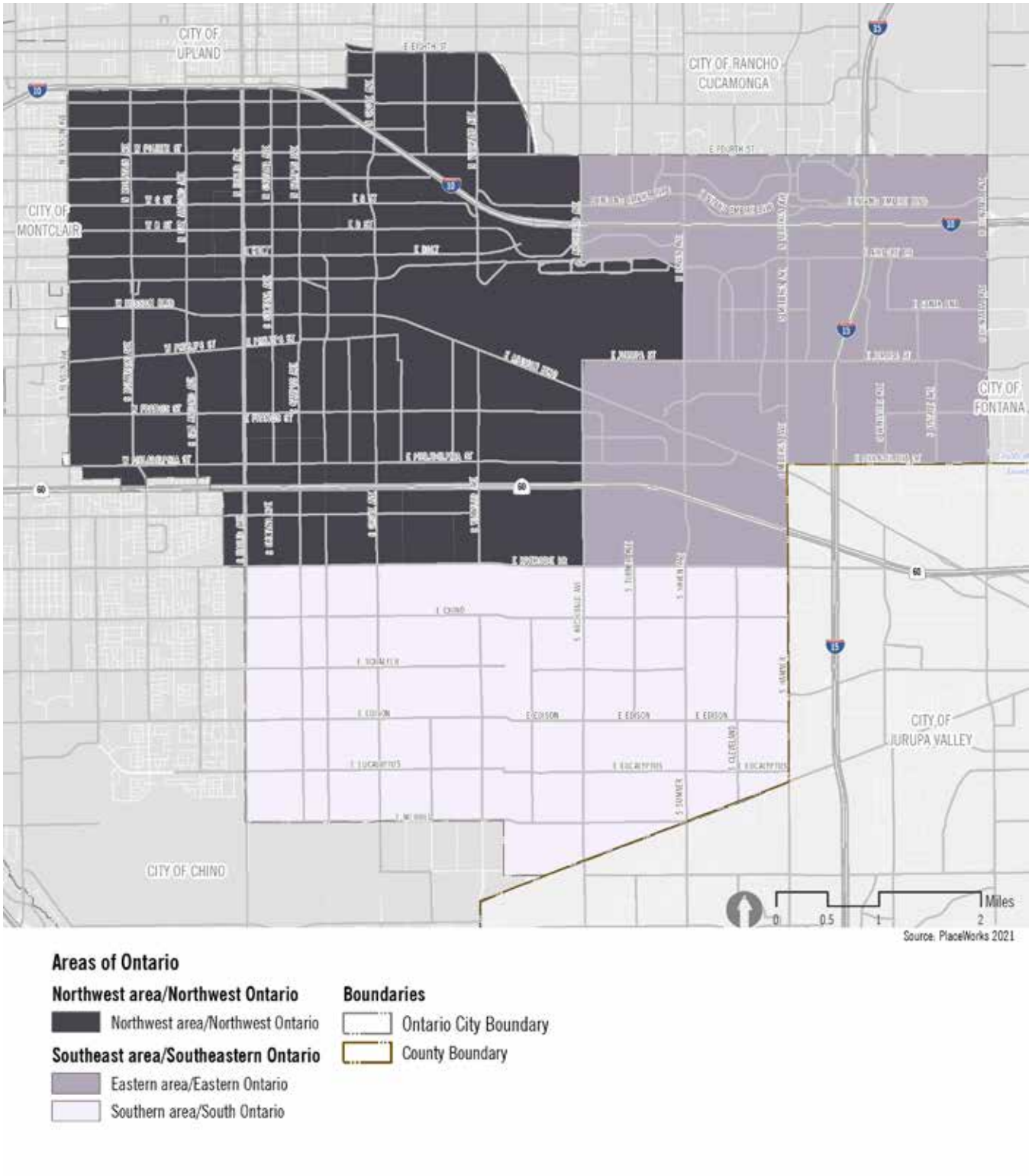
Southeast area/Southeastern Ontario: East of the Ontario International Airport and Archibald Avenue to the eastern city limits and south of Riverside Drive to the city's southern limits.

South and east Ontario is further delineated by:

Eastern area/Eastern Ontario: East of the Ontario International Airport and Archibald Avenue to the city limits and north of Riverside Drive.

Southern area/South Ontario: South of Riverside Drive, bounded by the city's southern limits.

Figure 3-1 Areas of Ontario



3.3 City of Ontario History

The City of Ontario was established in the 1880s with the founders' vision of a planned community created on guiding principles including a mutual water company, prohibition of liquor, a grand thoroughfare through the city (Euclid Avenue), and an agricultural college for general education. Ontario was incorporated in 1891, and in 1903, Ontario had been declared the "Model Colony" by an Act of Congress for its establishment of a new standard for urban living.

The City of Ontario first developed as an agricultural community, primarily producing citrus. The town expanded around Euclid Avenue, which established two of Ontario's historic districts, the Historic Downtown and the College Park Historic District. Ontario's population grew in the 1950s as the city shifted from an agricultural-based economy to an industry-based economy and manufacturing jobs became increasingly available. Mass production housing was constructed, reflecting a national beginning of suburban sprawl and the rise of the middle class. This growth radiated from the city's historic cores, establishing most of the residential neighborhoods that dominate northwestern Ontario as it exists today. With the exception of the College Park Historic District, housing in the northwestern area is primarily renter-occupied, and as will be discussed further, households are projected to have poor economic and educational outcomes.

Ontario's rapid job growth continued through the late twentieth century (1980s and 1990s), especially in industrial expansion of automotive plants, air cargo, commerce centers, and housing to match the growing job opportunities. During the 1980s, Ontario was ranked the seventh-fastest growing city in California. Much of the housing growth was focused in master-planned communities on either side of Riverside Drive in the southern and eastern areas of Ontario, including the communities of Archibald Ranch and Creekside. Currently, this area has higher rates of owner-occupied housing and generally higher median incomes than northwestern Ontario.

In 1999, Ontario annexed an 8,200-acre sphere of influence south of Ontario's "Model Colony" southern border, referred to as the "Ag Preserve" and dedicated as the "New Model Colony," and later renamed to "Ontario Ranch." The annexation included the last significant remaining agricultural areas in San Bernardino Valley and provided land development opportunity. Ontario Ranch is the largest master-planned community in Southern California and includes residential neighborhoods, commercial facilities, and public open space, parks, and schools. Ontario's 2020 AFH identified a "lack of affordable housing in south Ontario, in general, and Ontario Ranch in particular" as an

impediment to fair housing. The western half of Ontario Ranch is still largely undeveloped and used for agriculture.

Growth areas for future development include intensified development in the downtown and Holt Boulevard areas, including affordable housing. Development around the Ontario International Airport will continue to include a mix of uses, including hospitality, entertainment, and housing. Future development of the Ontario Mills mall area will not include a reduction in commercial uses, but instead will focus on redevelopment that allows housing opportunities within mixed-use areas.

Recent affordable housing developments have been completed in downtown and along Holt Boulevard. The developments include Emporia Place (75 units of family housing for households with incomes ranging up to 60 percent of area median income) and Vista Verde Apartments (101 units of family housing for households with incomes ranging up to 60 percent of area median income). Additional affordable housing developments are planned in these areas, as well as other housing developments, including new rental and owner-occupied housing.

3.4 Assessment of Fair Housing Issues

California Government Code Section 65583 (10)(A)(ii) requires the City to analyze areas of segregation, racially or ethnically concentrated areas of poverty, disparities in access to opportunity, and disproportionate housing needs, including displacement risk. According to the 2021 HCD/TCAC Opportunity Area Maps (Figure 3-2), Ontario contains a mixture of high-resource, moderate-resource, and low-resource areas. The HCD/TCAC Opportunity Area Maps identify areas in every region of the state whose characteristics have been shown by research to support positive economic, educational, and health outcomes for low-income families—particularly long-term outcomes for children. Specifically, the HCD/TCAC Opportunity Area Map uses a composite score based on education, economic, and environmental indicators to categorize areas as "high resource," "medium resource," and "low resource." Some of the indicators identified by TCAC and HCD to determine the access to opportunity include high levels of employment and close proximity to jobs, access to effective educational opportunities for both children and adults, low concentration of poverty, and low levels of environmental pollutants, among others. For purposes of evaluating fair housing, resource levels refer to the geographic proximity and ease of access to resources, such as low-cost transportation, jobs, and high-quality schools, with low-resource areas having the most limited access.

Ontario's high-resource areas are concentrated in the southeastern areas of the city, east of the Ontario International Airport and Archibald Avenue to the city limits and south of Highway 60 to S Archibald Avenue and E Riverside Drive, bounded by the city's southern limits. Ontario's high-resource areas are characterized by the city's recent and future development. Business parks and industrial commerce centers dominate east Ontario north of Highway 60, while housing (primarily single-family residential) is south of Highway 60 in eastern Ontario Ranch (east of Archibald Avenue to Hamer Avenue). Western Ontario Ranch (west of Archibald Avenue to Euclid Avenue), largely dairy and other agricultural farms, will continue to be developed into a mixed-use area of residential homes, commercial centers, and industrial and business parks.

More than half of Ontario's northwestern area (west of Archibald Avenue, inclusive of Ontario International Airport and north of Riverside Avenue to Euclid Avenue and Highway 60 west of Euclid Avenue) is considered low-resource and has relatively low access to education and employment opportunities. In comparison to Ontario's high-resource areas, Ontario's low-resource areas score poorly for economic and educational indicators. This implies low economic mobility from high rates of poverty and unemployment, low rates of post-secondary school attainment and proximity to jobs, and low upward mobility because of the impact of neighborhood conditions on students' academic proficiency measured by math and reading proficiency, high school graduate rates, and student poverty rates. The remainder of Ontario's northwestern area is made up of moderate-resource areas. These areas have scored much higher for economic outcomes than the low-resource areas but only slightly higher for educational outcomes, indicating Ontario's moderate-resource areas received this categorization based on ability to achieve higher economic mobility than the low-resource areas. All of Ontario, including high-resource areas, scored poorly for environmental outcomes, suggesting Ontario has high exposure to pollution that could result in significant health issues.

Three census tracts in the city are designated as an area of high segregation and poverty (Figure 3-3). The TCAC / HCD created the high segregation and poverty designation to identify census tracts where at least 30 percent of the population is below the federal poverty level ($26,500 annually for a family of four in 2021) coincides with an overrepresentation of people of color relative to the county. Two of the census tracts are adjacent and are bounded by Holt Boulevard to the south, N Vineyard Avenue to the east, E G Street to the north, and N Allyn Avenue to E D Street and Florence Avenue to the west. N Grove Avenue divides the two census tracts. The third census tract is bounded by Interstate 10 to the south, N Baker Avenue to E 6th Street and N Grove Avenue to the east, Ontario city boundaries to the north and west to

Interstate 10. All three census tracts are primarily characterized by small-lot single-family residential and multifamily development.

The City has conducted the following analysis of available data to assess local access to opportunities and indicators of fair housing issues, in addition to the designations provided by the TCAC/HCD Opportunity Areas Map. Data for racial/ethnic concentrations of poverty, median income, poverty status, predominant population (Hispanic), familial status, overpayment, and overcrowding was available at the census-tract level, and data for overpayment and diversity were available at the block-group level. The City has used the most localized level of data available for the analysis.

Patterns of Integration and Segregation

To assess patterns of segregation and integration, the City analyzed six characteristics: Racially/Ethnic Concentrations or Ethnically Concentrated Areas of Poverty (R/ECAP), Hispanic majority, diversity index, income and poverty, familial status, and population with a disability as of 2019 (2018 for Diversity Index and 2010 for Hispanic Majority). Ontario has two census tracts that are considered a R/ECAP, as defined by the United States Department of Housing and Urban Development (HUD) (Figure 3-3). HUD identifies an R/ECAP as any area with a non-white population of more than 50 percent and either a poverty rate of 40 percent or more or a poverty rate of more than three times the average poverty rate for the county. The R/ECAPs are adjacent to one another and located in central Ontario within the low-resource area, and border two of the areas of high segregation and poverty identified in the TCAC /HCD map. One R/ECAP includes Ontario International Airport to the east and is bounded by Mission Boulevard to the south, the city limits along Benson Avenue to the west, and Holt Boulevard to Main Street and Holt Boulevard to N Vineyard Avenue, Interstate 10 to N Archibald Avenue, and E Airport Drive to S Haven Avenue to the north. The second R/ECAP is located north of the first, bounded by Holt Boulevard to the south, N Sultana Avenue to the west, E G Street to the north, and Florence Avenue to E D Street and N Allyn Avenue to the east. According to the analysis provided in the Ontario 2020 AFH, the presence of R/ECAPs has arisen in the last 10 years; from 1990 to 2010, there were no R/ECAPs present in the city. This indicates poverty has become increasingly concentrated in Ontario and may correlate with issues such as increasing economic pressure, lack of affordable housing choice, and lack of educational or economic mobility, and this has disproportionately impacted communities of color. As of the 2015–2019 American Community Survey (ACS), the population of the R/ECAP tracts were estimated to be 4,218 people for the northern R/ECAP (census tract 15.01) and 5,363 people for the southern R/ECAP (census tract 16.0). While there

are few Housing Choice Vouchers (HCVs) in use in either R/ECAP, the south R/ECAP has 11 vouchers in use (1.2 percent of renting households) and the north R/ECAP does not have any HCVs in use, both areas are predominantly renting households, suggesting that low-income housing is concentrated in this area and is a contributing factor to mobility to medium- and high-resources areas in the city. While the majority of Ontario's population identifies as Hispanic, there is a predominant Hispanic majority in both R/ECAPs (gap greater than 50 percent of the population), as well as in the TCAC-identified areas of high segregation and poverty, whereas much of the rest of the city only has a gap between 10 and 50 percent Hispanic (Figure 3-4). The R/ECAPs correlate with the highest levels of linguistic isolation, which can limit residents' access to resources, essential services, and mobility to moderate- and high-resource areas because of language barriers outside of the R/ECAP neighborhoods. Much of San Bernardino Valley's population, including the cities of Fontana, Bloomington, Rialto, and San Bernardino, predominantly identify as Hispanic. These areas similarly coincide with R/ECAPs within those cities, higher levels of linguistic isolation, and predominantly low-resource areas and areas of high poverty and segregation. This indicates that San Bernardino Valley's Hispanic population is more likely to reside in neighborhoods with limited upward mobility due to poor economic outcomes, educational outcomes, and linguistic barriers. Conversely, the cities of Upland and Rancho Cucamonga are predominantly White by a gap ranging from 10 to 50 percent. Northern Upland and Rancho Cucamonga are categorized as highest resource on the TCAC /HCD map, suggesting the residents of these neighborhoods (predominantly White) will have the best economic, educational, and health outcomes. The City has included Program 24 to promote its first-time homebuyer program and other means of connecting residents with housing opportunities in the city, and Programs 6, 24, and 27 to reduce barriers to mobility from language barriers, particularly Spanish, to promote an inclusive community for all families, individuals, and households.

Overall, Ontario exhibits high diversity based on the Diversity Index, with nearly all of the city receiving a diversity index greater than or equal to 70, with 100 being perfect diversity and 0 being no diversity (Figure 3-5). With exception to the R/ECAP south of Holt Boulevard, the city's other R/ECAPs and TCAC/HCD-identified areas of high segregation and poverty coincide with very high levels of diversity. While predominantly Hispanic, the second most prevalent population in the block groups that form the census tracts are either White or Black / African American. Much of southeastern Ontario exhibit the very high levels of diversity, receiving a diversity index of 85 or higher. Hispanics comprise the majority of the population in these block groups; however, Whites are the second-most prevalent population, indicating the diversity in

Ontario's high resource areas are primarily Hispanic and White residents and that other communities of color are not highly represented in Ontario's high resource areas. Regionally, similar patterns arise; overall, nearly all of the San Bernardino Valley received a diversity index greater than or equal to 70, an indicator of integrated communities. As seen in Ontario, regionally TCAC/HCD-identified areas of high segregation and poverty and low-resource areas correspond with high levels of diversity, particularly in the cities of San Bernardino, Bloomington, Rialto, and Fontana. The population for the block groups that comprise the areas of high segregation and poverty and low-resource areas are predominantly Hispanic with Black/African Americans often the second-most prevalent community. Conversely, San Bernardino Valley's high-resource areas have relatively low diversity with a predominantly White population. Regionally, Ontario's diversity reflects the highly urbanized areas of Los Angeles County, Orange County, and Riverside County, often corresponding with the low-resource areas. Rural areas to the east and coastal areas to the south have lower diversity and are predominantly White. The coastal areas are largely categorized as high and highest resource.

The City will address concentrations of communities of color in low-resource areas, TCAC/HCD-identified areas of high segregation and poverty, and R/ECAPs through implementing Program 11 and Program 27, improving housing choice citywide by providing opportunities for affordable housing in high-resource areas.

The areas with the highest median income in Ontario are in south Ontario, which includes newer, high-end single-family homes in eastern Ontario Ranch (east of S Archibald Avenue) and the future Ontario Ranch (Figure 3-6). Currently, western Ontario Ranch (west of S Archibald Avenue) is largely agriculture and industrial uses, particularly truck parking and related small-scale transportation services. However, single-family development east of S Archibald Avenue is under construction and will be affordable to above-moderate income households. Few neighborhoods north of Highway 60 exceed a median income greater than the HCD 2020 State Median Income ($87,100). Further, Ontario's R/ECAP neighborhoods and areas of high segregation and poverty primarily are low income, with median income not exceeding $55,000. These areas similarly show high rates of poverty with at least 20 to 30 percent of the population whose income is below the poverty level and two neighborhoods with 30 to 40 percent living in poverty (Figure 3-7). Ontario's distribution of income and poverty mirrors similar cities in the San Bernardino Valley, with patterns of R/ECAPs and TCAC/HCD-identified areas of high segregation and poverty reinforced by low median income and high rates of poverty. Throughout the Southern California Association of Governments (SCAG) region, there tends to be

an increase in median income and decrease in poverty levels outside of large city centers.

Ontario has historically been a family-oriented community, influencing the dominance of single-family housing in many parts of the city, and results in patterns that still exist today. In most areas of the city, including all areas south of Highway 60 and east of Archibald Avenue, 40 percent of households consist of married couples with children (Figure 3-8); however, neighborhoods with lower percentages of children in married-couple households (20 to 40 percent) coincide with the city's low-resource areas in northwest Ontario, including the R/ECAPs and areas of high segregation and poverty north of Holt Boulevard. This suggests Ontario's low-resource areas have a higher percentage of single-parent households. Single-parent households, reliant on one income, tend to have a lower rate of home ownership and face additional difficulties securing housing. Affordable housing options available to single-parent households may be limited to the low-resource areas in northwest Ontario, resulting in the concentration of single-parent households in these areas. The concentration of single-parent households could also indicate discriminatory practices or an uneven distribution of housing types throughout Ontario that would support single-parent households. Similar trends persist regionally within the San Bernardino Valley and countywide, implying that single-parent households have limited housing options in moderate- and high-resource areas of the county. To address the discrepancy in access, the City will implement Program 10 and 11 to ensure the development of a variety of affordable housing options, including in high-resource areas.

Ontario also does not feature any areas with high levels of individuals living with disabilities, which would therefore be especially vulnerable from a fair housing perspective due to accessibility concerns or risk of discriminatory actions. In San Bernardino County, Upland, the City of San Bernardino downtown, northeastern Victorville, the rural High Desert, and much of the Coachella Valley, have the highest concentrations of persons with disabilities. These areas largely do not coincide with R/ECAPs, except for downtown San Bernardino and the portion of Victorville that has a concentration of disabled persons. Within Ontario, disability was the most common alleged basis for discrimination cases received by HUD, with over one-third of cases identifying this protected class. While Ontario features a lower proportion of disabled residents than other areas of San Bernardino County, resulting in fewer access concerns for current residents, it may be worth considering whether there are factors, such as transit access, cost, or Americans with Disabilities Act (ADA)-accessible units, that are tending to preclude disabled individuals from residing in Ontario. In particular, the Ontario 2020 AFH identified "there is a significant shortage of affordable, accessible housing in a range of unit sizes in both Ontario and in the broader region." Ontario's

available affordable, accessible housing are predominantly senior housing, limiting opportunity for non-elderly persons with disabilities to secure affordable housing within Ontario. To support the findings of the Ontario 2020 AFH, this Housing Element includes Program 30 and 32 to prioritize funding for developments that include permanent supportive housing for non-elderly persons with disabilities and ensure that existing housing may be retrofitted for ADA accessibility. In addition, while not indicated as an area of discrimination in data provided by HUD, current policies regarding restrictions on the criminal histories of residents in boarding, lodging, or rooming houses may be considered discriminatory under California Code of Regulations, Title 2, Section 12264-12271. As part of Program 20, the City commits to reviewing and removing this restriction to prevent future discrimination against federal, state, or youth authority parolees.

Access to Opportunity

As shown in Figure 3-9, access to job centers in Ontario falls along the east-west divide. Much of northwest Ontario, particularly areas west of S Euclid Avenue, received the lowest scores within the city based on HUD's job proximity index for 2014-2017, which calculates scores based on the number of jobs filled by workers with less than a bachelor's degree that fall within a typical commute distance for low-wage workers in the region for each block group. Eastern Ontario, and to a lesser degree southern Ontario, primarily received a score of greater than 80, the highest score on the job proximity index. This suggests that while job opportunities exist in high- and moderate-resource areas, the low-resource areas in northwest Ontario may offer fewer job opportunities and further commutes for low-wage workers. The mean commute time for Ontario residents in 2019 was 32.8 minutes, which exceeds the national average (26.9 minutes) and the San Bernardino County average (31.6 minutes), supporting that Ontario's low job proximity may be a result of long commute times. The TCAC map categorized Ontario's low resource areas due in part to less positive economic outcomes for households within those neighborhoods, based on low access to jobs and wages offered at available jobs, as well as low median household incomes and home values. To increase job opportunity and improve opportunity for economic mobility, Ontario will partner with San Bernardino County to promote the CalWorks program to assist eligible low-income families with children to meet basic needs and enter, or re-enter, the workforce (Program 27).

In February 2021, the California Office for Environmental Health Hazard Assessment (COEHHA) released the fourth version of CalEnviroScreen, a tool that uses environmental, health, and socioeconomic indicators to map and compare community environmental scores. A community with a high score has higher levels of pollution and other negative environmental indicators. While all of Ontario received scores above the 50th percentile, the highest scores are concentrated in the city's low-resource areas, including the R/ECAPs and areas of high segregation and poverty, showing residents of these areas are disproportionately burdened by multiple sources of pollution. Ontario's environmental conditions are similar to the dense urban communities in the San Bernardino Valley, which are highest in the low-resource areas of San Bernardino, Rialto, Bloomington, and Colton and drastically decrease in the high-resource areas of Upland and Rancho Cucamonga. To address environmental justice concerns in Ontario, the City is concurrently updating the Safety Element and incorporating Environmental Justice policies and actions, which include an assessment to identify neighborhoods that are disproportionately affected by pollution and other hazards that contribute to negative health effects, exposure, and environmental degradation as well as access to parks, grocery stores, and bicycle routes to inform policies to be included in the Policy Plan.

Each year, the California Department of Education publishes performance metrics for each school in the state, including student assessment results for English Language Arts and Mathematics as they compare to the state on meeting grade-level standards. Reporting of educational indicators was suspended in 2020 due to the COVID-19 pandemic; therefore, 2019 is the most recent data available. There are 33 schools in Ontario, including 23 elementary schools, 6 middle schools, and 4 high schools. In 2019, the state-wide performance for English Language Arts was 2.5 points below standard and 33.5 points below standard for Mathematics. These scores measure how far students are from meeting the lowest possible score for their grade level standard, on average. A complete list of 2019 performance metrics is shown in Table 3-1. Of the elementary schools, only Edison Elementary was higher than the standard for both English Language and Mathematics; all other elementary schools fell below the standard in either Mathematics or English Language. Of the 23 elementary schools, 4 exceeded the California statewide average for both English Language and Mathematics. While none of Ontario's middle schools or high schools exceeded the statewide average for both English Language and Mathematics, all four high schools and Grace Yokley Middle School exceeded the statewide average for English Language. Colony High School and Ontario High School both exceeded the statewide average for college/career preparedness.

Table 3-1
School Performance Metrics, 2019

School	*English Language Arts Score*	*Mathematics Score*	*College/Career Preparedness Score*
California Statewide Average	2.5 points below standard	33.5 points below standard	44.1% prepared
Elementary Schools			
Edison Elementary	38.5 points above standard	19.3 points above standard	N/A
Liberty Elementary	4.3 points above standard	5.7 points below standard	N/A
Ranch View Elementary	20.3 points above standard	0.2 points below standard	N/A
Creek View Elementary	16.1 points below standard	34.5 points below standard	N/A
Mountain View Elementary	1.5 points below standard	23.3 points below standard	N/A
Vineyard Elementary	3.8 points below standard	33.2 points below standard	N/A
Richard Haynes Elementary	25.8 points below standard	38.6 points below standard	N/A
Levi H. Dickey Elementary	30.8 points below standard	48.2 points below standard	N/A
Vista Grande Elementary	11.2 points above standard	14.4 points below standard	N/A
Elderberry Elementary	4.5 points below standard	7.1 points below standard	N/A
El Camino Elementary	22.8 points below standard	43.3 points below standard	N/A
Sultana Elementary	6 points below standard	22.3 points below standard	N/A
Corona Elementary	21.6 points below standard	27.4 points below standard	N/A
The Ontario Center	19.3 points below standard	38.3 points below standard	N/A
Central Language Center	5.1 points below standard	42.8 points below standard	N/A
Hawthorne Elementary	24.4 points below standard	43.5 points below standard	N/A
Del Norte Elementary	26.8 points below standard	48.8 points below standard	N/A
Arroyo Elementary	28.8 points below standard	47.3 points below standard	N/A
Mission Elementary	23.4 points below standard	34.2 points below standard	N/A
Euclid Elementary	16.7 points below standard	34.3 points below standard	N/A
Berlyn Elementary	46.6 points below standard	66.8 points below standard	N/A

Table 3-1
School Performance Metrics, 2019

School	*English Language Arts Score*	*Mathematics Score*	*College/Career Preparedness Score*
Bon View Elementary	30 points below standard	50.9 points below standard	N/A
Mariposa Elementary	39.4 points below standard	55.2 points below standard	N/A
Middle Schools			
Grace Yokley Middle School	7.1 points above standard	46.1 points below standard	N/A
Woodcrest Junior High	4.4 points below standard	39.8 points below standard	N/A
Oaks Middle School	13.3 points below standard	53.1 points below standard	N/A
De Anza Middle School	46 points below standard	63.9 points below standard	N/A
Vina Danks Middle School	28.6 points below standard	83.8 points below standard	N/A
Ray Wiltsey Middle School	36.2 points below standard	76.7 points below standard	N/A
High Schools			
Colony High School	34.3 points above standard	37.6 points below standard	53.3% prepared
Ontario High School	1.8 points above standard	65.7 points below standard	48.9% prepared
Chaffey High School	1 point below standard	89.3 points below standard	37.5% prepared
Chaffey District Online High School	70.6 points above standard	80.1 points below standard	57.1% prepared
School Districts			
Chaffey Joint Union High District	38.4 points above standard	38.1 points below standard	53.1% prepared
Mountain View Elementary District	3.6 points above standard	33.8 points below standard	N/A
Ontario-Montclair District	16.9 points below standard	39.2 points below standard	N/A
Chino Valley Unified District	Not Available	Not Available	N/A
Cucamonga Elementary District	Not Available	Not Available	N/A

Source: California School Dashboard, 2019.

Schools are fairly well distributed throughout the city, with no areas with dramatically less access or proximity to schools. The highest and lowest ranked schools (per California Student Dashboard) are not clustered in any particular area or neighborhood of the city. Ontario's highest-performing schools (Edison Elementary, followed by Liberty Elementary) are located in moderate-resource areas with low rates of poverty, higher rates of home ownership, and higher median incomes, suggesting residents attending these schools may have more economic and housing stability than residents of low-resource areas. Ontario's lowest performing schools (Berlyn Elementary and Ray Wiltsey Middle School) are located in a low-resource area and a TCAC/HCD-identified area of high segregation and poverty, respectively. For both schools, English learners, socioeconomically disadvantaged students, and homeless students have the highest rate of chronic absenteeism (missing more than 10 percent of instructional days) and suspension rate, further indicating the role of housing security in student performance and engagement at school. While most schools in the district perform similarly, there is not a significant difference in access to schools based on proficiency outside of access to Edison Elementary. Overall, addressing housing security and availability of multilingual support services may improve educational opportunities for all students, and particularly students residing in low-resource areas, areas of high segregation and poverty, and R/ECAPs. This Housing Element includes a set of programs to increase housing opportunity for extremely low-income households, including Programs 23, 24, 32, and 33.

Ontario residents are served by OmniTrans, which provides bus routes connecting cities within San Bernardino Valley. There are six OmniTrans routes with transit stops within Ontario, most providing north-south service connecting Ontario to Upland, Montclair, and Rancho Cucamonga to the north and Chino and Eastvale to the south. Route 61, Route 82, and Route 290 provide east-west service through Ontario, connecting Pomona and Montclair to Fontana and San Bernardino via Ontario. Ontario bus routes typically arrive at stops at 60-minute intervals during morning and evening peak hours; however, Route 61 provides transit approximately every 20 to 30 minutes. Exception for express routes, OmniTrans bus routes operate seven days a week, typically with reduced schedules on weekends. Given that several routes are available to Ontario residents, transit is not considered a barrier to fair housing in the city; however, the City will meet biannually with Orange County Transportation Authority (OCTA) to assess if any new unmet transit needs have developed and, if so, will provide technical assistance in applying for state and federal funding for expansions (Program 27).

To meet the needs of persons with disabilities in Ontario, there are 6 licensed residential care facilities for the elderly and 27 licensed adult residential care facilities. Additionally, residents that qualify under the ADA can use OmniAccess, a curb-to-curb shared ride service that complements the OmniTrans fixed-route system. The OmniAccess service area is up to three-quarter mile on either side of an existing bus route. OmniAccess riders make reservations for trips or arrange a subscription service for recurring trips. OmniTrans offers a Travel Training Program, providing one-on-one or group assistance to seniors and individuals with disabilities to learn to use the bus system. The City also requires new developments to comply with Title 24 of the 2019 California Building Code to ensure that all new construction meets accessible design standards, thus ensuring that all new housing is accessible for all residents regardless of disability. Additionally, the City ensures that older housing that may not meet the same accessibility requirements can be adapted as needed by seeking funding to assist with rehabilitations (Program 30).

Disproportionate Housing Need and Displacement Risk

As discussed previously in the Needs Assessment, overcrowding is an issue in the City of Ontario and significantly impacts renter households. According to California Health and Human Services (CHHS), the rate of overcrowding is higher in the northwest area of the city and highest in areas designated as R/ECAPs and TCAC/HCD-identified areas of high segregation and poverty, where households are primarily renting (Figure 3-10). Overall, approximately 12 percent of households are experiencing overcrowding, which breaks out to 18 percent of renter-occupied households and 0.7 percent of owner-occupied households. Within the areas in Figure 3-10 showing the highest rate of overcrowding, approximately 22 to 32 percent of households are overcrowded. South of Highway 60, tracts experiencing overcrowding do not exceed 12 percent of households. Overcrowding typically implies that either appropriately sized housing is unaffordable or unavailable to current residents, and results in an increased risk of displacement for households living in unit types that do not meet their needs. The area of the city with the highest rate of overcrowding has older, smaller housing units compared to the newer development in southeast Ontario. To address overcrowding as a result of doubling up, unaffordable housing options, or multi-generational households, among other reasons, the City will continue promoting the construction of ADUs (Program 20 and 27), expand housing opportunities for extremely low income households (Program 33) to encourage an increase in housing supply and reduce risk of displacement for residents of these neighborhoods.

As with overcrowding, overpayment is a widespread issue in Ontario, impacting over a third of owner-occupied housing (33 percent) and a majority of renter-occupied housing (58 percent of households). This trend reflects patterns of overpayment throughout the SCAG region, and in much of California. As seen in Figure 3-11 the highest concentration of cost-burdened owner-occupied households are located in the city's northwest areas, corresponding with the location of low-resource areas, R/ECAPs, and TCAC/HCD-identified areas of high segregation and poverty. Overpayment by renter-occupied households is experienced citywide, with a majority of the city's census tracts made up of at least 40 percent of renter-occupied households experiencing cost burden (Figure 3-12). In the low resource areas in northwest Ontario, including the R/ECAP south of Holt Boulevard and the area of high segregation and poverty bounded Holt Boulevard, N Grove Avenue, E G Street, and N Allyn Avenue, the percentage of renter households experiencing cost burden increases to between 60 and 80 percent. In south Ontario, the area bounded by Edison Avenue, Hammer Avenue, E Riverside Avenue, and S Archibald Avenue also increases to between 60 and 80 percent cost-burdened, indicating the new development in south Ontario is unaffordable to renter households. Overpayment increases the risk of displacing residents who are no longer able to afford their housing costs. To address displacement risks from overpayment, the City will provide incentives to encourage affordable development and will develop a targeted program to connect lower-income residents with affordable home ownership within the city (Programs 6 and 24) and preserve at-risk affordable housing units to maintain affordability (Program 25).

Generally, Ontario's recent development has focused in southeast Ontario while the city's older housing is located in northwest Ontario. While some of northwest Ontario's neighborhoods have maintained housing stock in good condition, such as the College Park Historic District, the burden of rehabilitation disproportionately impacts Ontario's low-resource areas in northwest Ontario. As the housing stock ages, need for repair and rehabilitation may become more common. In some cases, the cost of repairs can be prohibitive, resulting in the owner or renter living in substandard housing or increasing the risk of displacement for occupants of those units. In July 2019, the City developed a Neighborhood Preservation Strategy Plan concentrated on four target neighborhoods: Downtown, Nocta, Mission-Mountain, and Fourth Grove neighborhoods. All of the target neighborhoods are identified as low-resource areas on the TCAC/HCD opportunity map and the Nocta and Mission-Mountain neighborhoods include areas designated as R/ECAPs. These neighborhoods were identified due to predominance of lower-income households, renter-occupied households, households experiencing a housing cost-burden at a higher rate than the city as whole, and calls for police services or other city services, such as debris removal from private

property or public rights-of-way. The majority of housing stock in the four target neighborhoods exceeds 40 years of age and has a higher proportion of housing units greater than 80 years old (12.5 percent) than the city (5.6 percent) as a whole. A key strategy identified in the Neighborhood Preservation Strategy Plan is increasing opportunities for homeownership with the intention to increase housing stability, educational achievement, property maintenance, and reduce crime in these neighborhoods. This Housing Element includes programs that will increase opportunities for homeownership through identifying funding mechanisms for homeowner assistance programs (Program 6 and Program 24). To address substandard or older housing, the City will continue to use its code enforcement program to bring substandard units into compliance with city codes and improve overall housing conditions in Ontario (Program 1). Additionally, the City will continue to provide rehabilitation loans and grants for low- and moderate-income homeowners and rental property owners who need assistance to rehabilitate or repair their homes (Program 3).

Lending Discrimination

The City of Ontario's AFH identified lending discrimination as a potential contributing factor to fair housing issues in Ontario. Based on Home Mortgage Disclosure Act (HDMA) Data, "White residents are most likely to have their loan applications results in originated loans, Blacks are least likely, and Hispanics fall between the two groups. Hispanic borrowers are most likely to receive a high-priced loan followed by Black borrowers, while White and Asian borrowers are least likely to be given a high-cost loan. Data is similar for the region." As new housing in southeast Ontario becomes available, past lending practices in Ontario imply White households will have the highest accessibility to the new development and, therefore, high resource areas. The analysis of HDMA data in Ontario found Black households and Hispanic households have less success originating loans that are low or moderate in cost, which can deny access to high resource areas. Additionally, home ownership is a primary means of building equity and intergenerational wealth. White households that have easier access to home ownership can benefit from the economic mobility home ownership provides, while Black and Hispanic households have limited access to economic mobility through home ownership. The City will expand opportunities for homeownership through identifying funding mechanisms for homeowner assistance programs (Program 6 and 24).

Enforcement and Outreach Capacity

The City enforces fair housing and complies with fair housing laws and regulations through a twofold process: review of city policies and code for compliance with State law and referring fair housing complaints to appropriate agencies.

Ontario refers fair housing complaints to IFHMB. IFHMB serves as an intermediary to assist individuals in resolving issues related to housing discrimination, homeownership sustainability, rental complaints, and disputes in court through the provision of resource recommendations, education, and mediation. In addition, the Fair Housing Council provides fair housing education, landlord/tenant counseling, and homebuyer HUD counseling, which includes first-time homebuyer education and mortgage default counseling. Services are available in English, and Spanish and are provided free of charge to clients. The City disseminates information about fair housing laws, resident rights, and remedies for fair housing complaints.

During the outreach process for the Ontario 2020 AFH, fair housing surveys were conducted in person both in English and Spanish at the community meetings and community fair held in February 2020. The majority of respondents were members of protected classes. Of the 73 respondents, 21 (29 percent) found housing discrimination to be an issue in Ontario, and 14 (19 percent) directly experienced discrimination. Survey respondents cited race as the reason for discrimination, followed by color, familial status, national origin, and disability.

As part of the Fair Housing Assistance Program (FHAP), the California Department of Fair Employment and Housing (DFEH) dual-files fair housing cases with HUD's Region IX Office of Fair Housing and Equal Opportunity (FHEO); HUD FHEO reported that 32 cases were filed by residents of Ontario between January 1, 2013, and March 23, 2021 (see Table 3-2). The most common alleged basis of discrimination was Disability (inclusive of Disability and Rehabilitation) with over one-third of cases identifying this protected class. While a majority of cases were found to have no cause determination (53.1 percent), six cases were closed due to successful conciliation/settlement. The Fair Housing Foundation and DFEH were unable to provide specific location information for cases either because they do not track the geographic origin of complaints or because of confidentiality concerns. Therefore, the City was unable to conduct a complete spatial analysis of fair housing issues within the city. Program 30 has been included to work with fair housing enforcement organizations and agencies to track issues and identify patterns in the city.

Table 3-2
Discrimination Cases, 2013-2021

Bases	*Number of Cases*	*Percentage of Total Cases*	*Closure Reason*	*Number*	*Percentage*
Disability and Disability & Rehabilitation	12	37.5%	Conciliation/settlement successful	4	33.3%
			Dismissed for lack of jurisdiction	1	8.3%
			No cause determination	7	58.4%
Familial Status and Familial Status & Rehabilitation	5	15.6%	Conciliation/settlement successful	1	20%
			No cause determination	1	20%
			Complaint withdrawn by complainant after resolution	3	60%
National Origin	7	21.9%	No cause determination	3	42.9%
			Complaint withdrawn by complainant after resolution	1	14.3%
			DOJ Settlement	2	28.5%
			Unable to locate complainant	1	14.3%
Race, Race & Color, and Race & Retaliation	7	21.9%	Conciliation/settlement successful	1	14.3%
			No cause determination	5	71.4%
			Unable to locate complainant	1	14.3%
Sex & Race	1	3.1%	No cause determination	1	100%
Total	32	100%	Conciliation/settlement successful	6	18.8%
			Dismissed for lack of jurisdiction	1	3.1%
			No cause determination	17	53.1%
			Complaint withdrawn by complainant after resolution	4	12.5%
			DOJ Settlement	2	6.2%
			Unable to locate complainant	2	6.2%

Source: HUD, 2021.

Site Inventory Analysis

Using the statewide opportunity area map and indicators of concentrated poverty, displacement risk, and access to opportunity as overlays to the City's sites inventory (Figure 3-13), the City was able to identify if the sites identified in the inventory to accommodate the lower-income RHNA disproportionately concentrate these units or increase patterns of segregation.

As shown in Figure 3-13, the City primarily identified candidate sites to accommodate low- and very low-income households in south Ontario bounded by Eucalyptus Avenue to the south and E Riverside Drive to the north, within the Ontario Ranch master plan area and a TCAC-designated high-resource area. Candidate sites for moderate and above moderate sites are also primarily located in Ontario Ranch. As shown in Table 5-4 8,746 low- and very low-income units (79 percent of the total very low- and low-income units), 3,286 moderate-income units (69 percent of moderate-income units), and 9,555 percent of above moderate-income units (92 percent of above moderate-income units) have been identified within Ontario Ranch, allowing integration of income levels in future development. Development within Ontario Ranch will be determined through specific plans, with the proposed Policy Plan designations laying groundwork to support mixed-use development, including mixed-density residential neighborhoods, commercial uses, and open space and park area. The candidate sites for low- and very low-income units have proposed Policy Plan designations for Medium-Density Residential and Mixed-Use, adjacent to areas designated for recreational open space, general commercial uses, and business parks. As discussed, Ontario's lower-income households are primarily concentrated in northwest Ontario, which is the location of the city's TCAC / HCD-identified areas of high segregation and poverty and R/ECAPs and correlate with factors that limit economic mobility and perpetuate poverty. As a key area for growth and investment for the city, locating the majority of candidate sites intended for low- and very low-income in Ontario Ranch disrupts patterns of concentrated poverty in Ontario. Moreover, populations currently concentrated in northwest Ontario, including single-parent households, lower-income Hispanic households, and Black / African American households, will have access to positive education and economic outcomes from expanding affordable housing opportunities to south Ontario. The City will implement Program 11 to ensure that in addition to affordable housing opportunities to high-resource areas, such as Ontario Ranch, the City will reduce barriers to mobility from language barriers, particularly Spanish, to promote an inclusive community for all families, individuals, and households.

The City will additionally locate low- and very low-income sites along Holt Boulevard. Holt Boulevard serves as a boundary for the city's R/ECAPs and TCAC/HCD-identified areas of high segregation and poverty and is designated as a low-resource area on the TCAC map. As shown in Table 5-4, a total of 623 low- and very low-income units (about 5 percent of the total very low- and low-income units) are in Downtown (20) and along West Holt (227 units) and East Holt (284 units), which transverse R/ECAPs or areas of high segregation and poverty. Locating additional affordable housing along Holt Boulevard, particularly within R/ECAPs and areas of high segregation and poverty, supports placed-based solutions to alleviating fair housing issues and disproportionate housing need issues. As shown in Figure 3-10 and Figure 3-11, northwest Ontario and particularly areas of high segregation and poverty and R/ECAPs have the highest rates of overcrowding and overpayment in the city. Expanding affordable housing options will reduce competition for existing units. The Downtown District Plan (Plan), which encompasses portions of Holt Boulevard and seven of the low- and very low-income candidate sites, creates an opportunity for reinvestment in northwest Ontario. Downtown will also accommodate moderate housing units, with a total of 20 units located in the Downtown area. The Plan includes goals to expand housing choice and "ensure access to diverse range of quality housing options, encourage density, and variety of affordable price points." Along Holt Boulevard specifically, the plan identifies opportunities to create market-rate and affordable housing, develop vertical and horizontal mixed-use, and provide residential access to downtown amenities, shopping, public services, open space, and transportation. The City will ensure existing residents are protected from displacement risk through implementing Program 6. Through focused community reinvestment along Holt Boulevard, the City will reduce fair housing issues and expand economic opportunities for new and future residents in northwest Ontario.

Contributing Factors

Through discussions with stakeholders, fair housing advocates, and the Assessment of Fair Housing, the City identified factors that contribute to fair housing issues in Ontario, as shown in Table 3-3.

Table 3-3
Contributing Factors to Fair Housing

AFH Identified Fair Housing Issues	*Contributing Factors*	*Meaningful Actions*
Presence of R/ECAPs and Areas of High Segregation and Poverty	Lack of meaningful language access for individuals with limited English proficiency Lack of affordable housing in moderate and high-resource areas of the city Lack of investment/community revitalization strategies in low-resource areas of the city Availability of rentals that accept HCV in moderate and high resource areas of the city Displacement of residents in moderate and/or high resource areas of the city due to economic pressure	Program 24 (Homeownership) and Program 27 (Fair Housing Implementation) will provide resources in multiple languages to reduce language barriers. Program 11 (Ontario Ranch) encourages development of affordable housing in future developments in Ontario Ranch, the high resource area in the city. Program 6 (Neighborhood Stabilization) implements the Neighborhood Preservation Strategy Plan, which identifies revitalization strategies in key neighborhoods in northwest Ontario. Program 23 (Public Housing) commits to expanding HCV use across the city, including high and moderate resource areas.
Concentration of single-parent households	Concentration of affordable housing in low resource areas of the city Lack of affordable housing in moderate and high-resource areas of the city Lack of access to opportunity due to high housing cost	Program 11 (Ontario Ranch) encourages development of affordable housing in future developments in Ontario Ranch, the high resource area in the city. Program 23 (Public Housing) commits to expanding HCV use across the city, including high and moderate resource areas.
Discriminatory actions against persons with disabilities	Instances of private discrimination Lack of accessible affordable housing appropriate for persons with disabilities Cost of home repairs	Program 3 (Housing Rehabilitation Loans & Grants) will continue providing rehabilitation programs, with the goal of rehabilitating at least 30 units. Program 30 (Housing for People with Disabilities) commits the City to assist with the development of affordable housing for persons with disabilities across the city.
Displacement risk from overcrowding	Availability of affordable housing units in a range of sizes Availability of affordable housing in the form of ADUs and JADUs	Program 31 (Family Housing) implements programs through CDBG funding to support large families, including HCV use for units appropriate for large families. Program 20 (Development Code Amendments) implements code updates to comply with recent state law for ADUs, supporting the development of ADUs citywide. Program 27 (Fair Housing) explores initiatives to promote ADU development in high resource areas, including reviewing impact fees, actively marketing ADU materials, and implementing a monitoring program.
Displacement risk due to housing condition	Age of housing stock in north west area of the city Cost of home repairs Lack of meaningful language access for individuals with limited English proficiency to learn about rehabilitation options	Program 3 (Housing Rehabilitation Loans & Grants) will continue providing rehabilitation programs, with the goal of rehabilitating at least 30 units. Program 24 (Homeownership) and Program 27 (Fair Housing Implementation) will provide resources in multiple languages to reduce language barriers.

Table 3-3
Contributing Factors to Fair Housing

AFH Identified Fair Housing Issues	*Contributing Factors*	*Meaningful Actions*
Displacement due to overpayment	Lack of affordable housing in moderate and high-resource areas of the city Displacement of residents in moderate and/or high resource areas of the city due to economic pressure	Program 11 (Ontario Ranch) encourages development of affordable housing in future developments in Ontario Ranch, the high resource area in the city. Program 23 (Public Housing) commits to expanding HCV use across the city, including high and moderate resource areas.
Location of environmental health hazards	Lack of investment/community revitalization strategies in low-resource areas of the city that would improve health outcomes for residents	Program 6 (Neighborhood Stabilization) implements the Neighborhood Preservation Strategy Plan, which identifies revitalization strategies in key neighborhoods in northwest Ontario.
Access to proficient schools and low student performance	Lack of access to opportunity due to high housing cost Lack of investment/community revitalization strategies in low-resource areas of the city to improve economic outcomes for residents Availability of rentals that accept HCV in moderate and high resource areas of the city	Program 11 (Ontario Ranch) encourages development of affordable housing in future developments in Ontario Ranch, the high resource area in the city. Program 23 (Public Housing) commits to expanding HCV use across the city, including high and moderate resource areas. Program 6 (Neighborhood Stabilization) implements the Neighborhood Preservation Strategy Plan, which identifies revitalization strategies in key neighborhoods in northwest Ontario.
Location of employers	Lack of investment/community revitalization strategies in low-resource areas of the city that would improve health outcomes for residents Lack of affordable housing in moderate and high-resource areas of the city	Program 11 (Ontario Ranch) encourages development of affordable housing in future developments in Ontario Ranch, the high resource area in the city. Program 23 (Public Housing) commits to expanding HCV use across the city, including high and moderate resource areas. Program 6 (Neighborhood Stabilization) implements the Neighborhood Preservation Strategy Plan, which identifies revitalization strategies in key neighborhoods in northwest Ontario.

Figure-3-2 TCAC/HCD Opportunity Map

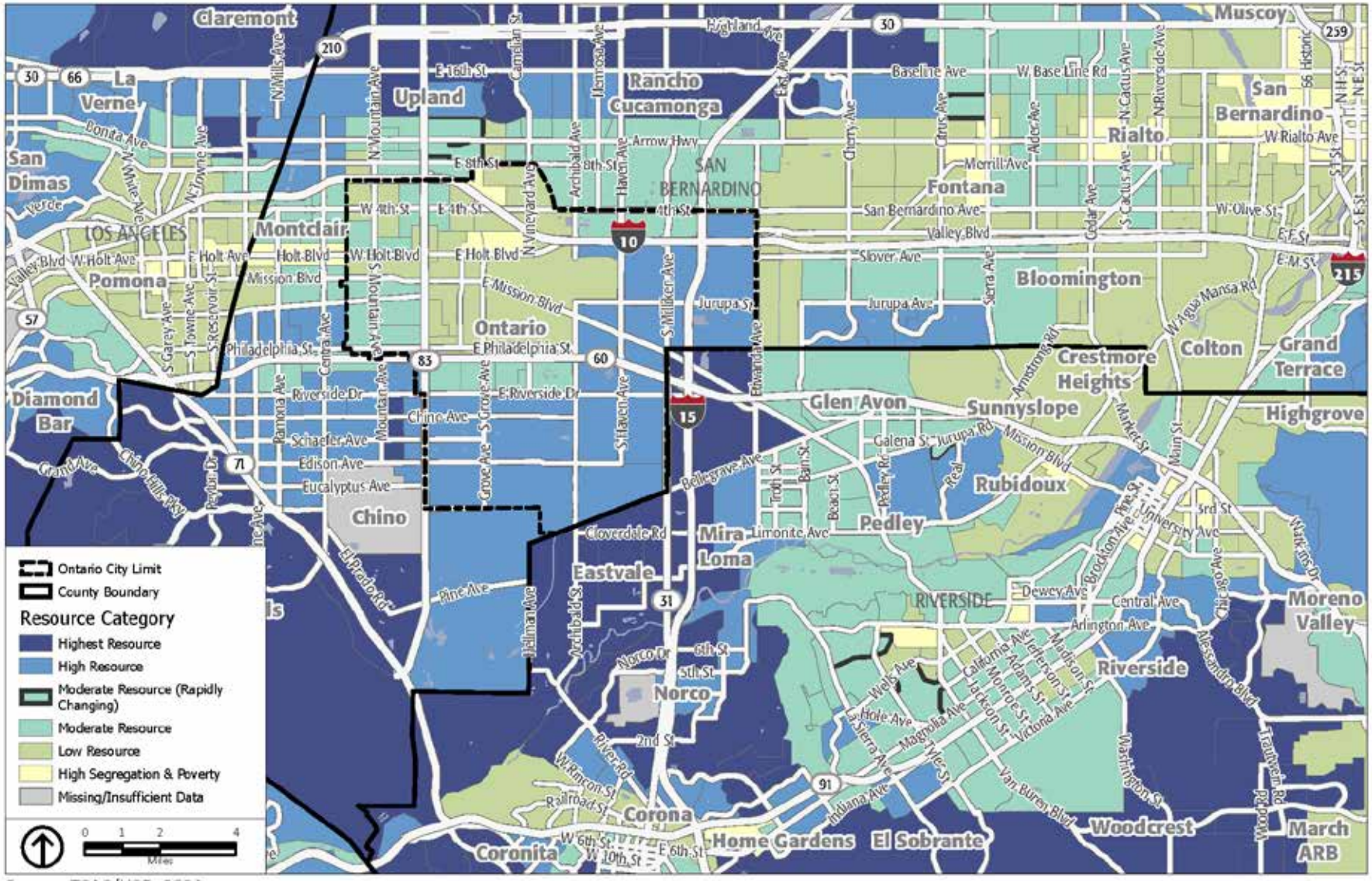
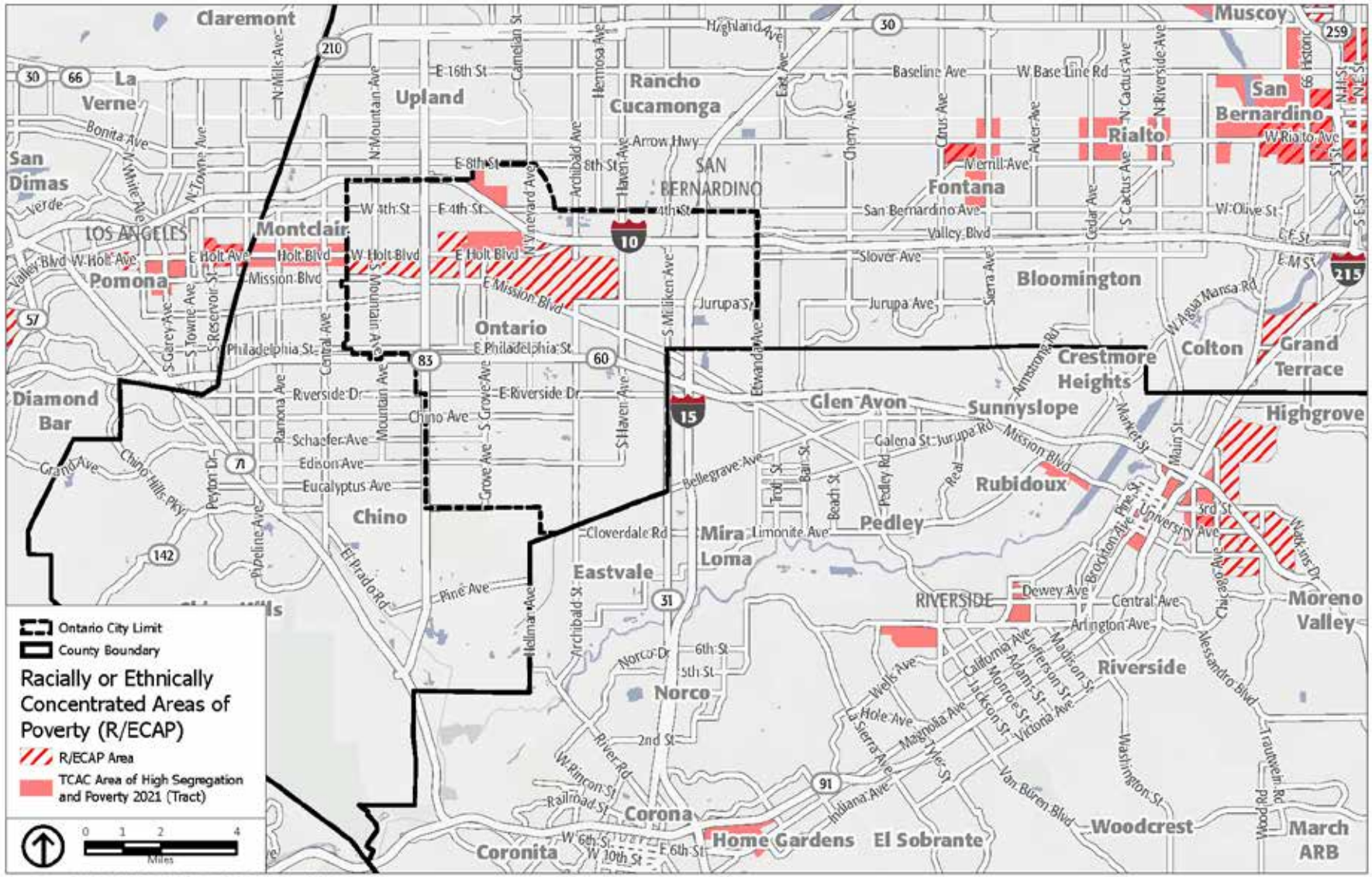
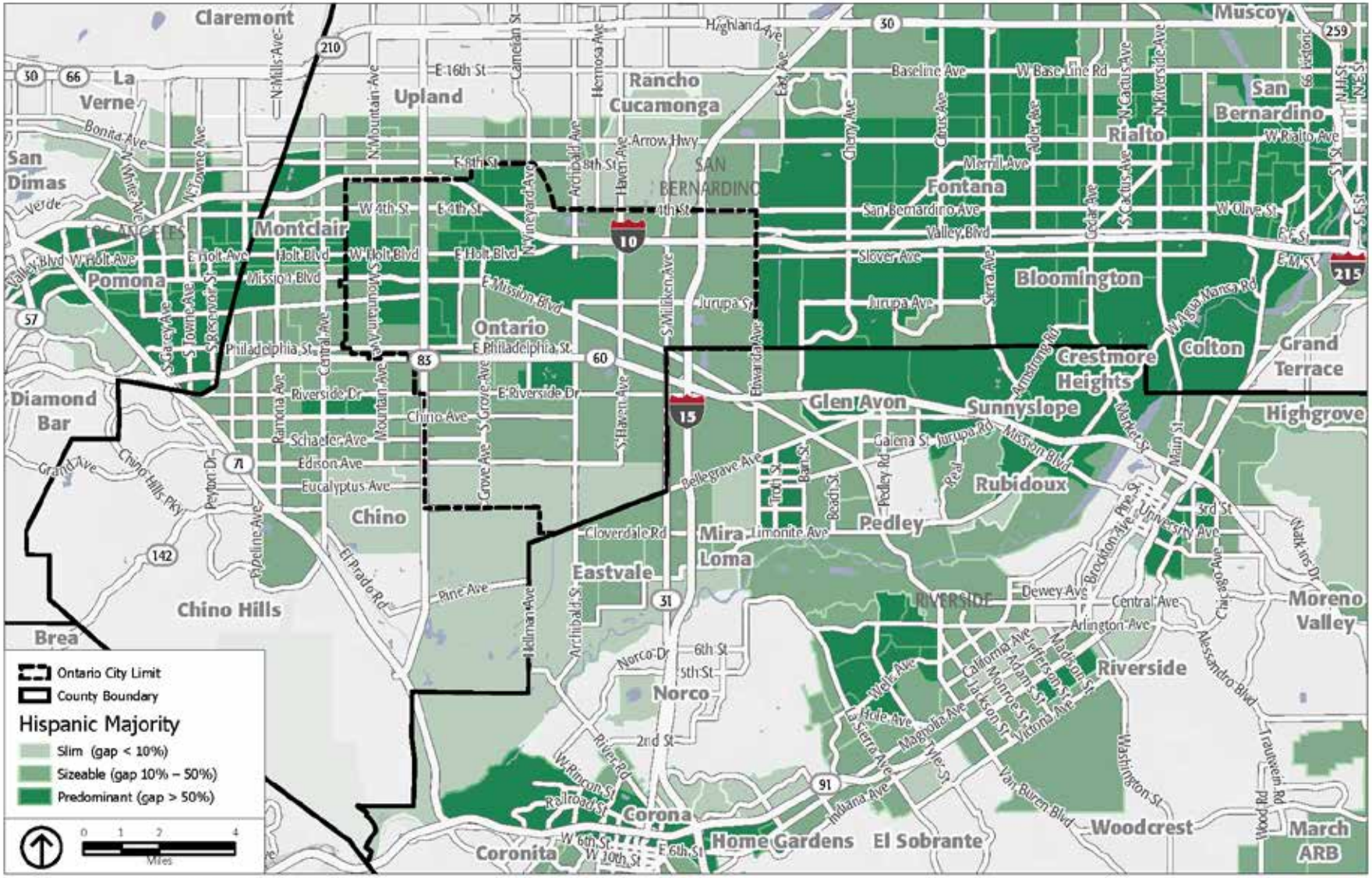


Figure 3-3 Racially or Ethnically Concentrated Areas of Poverty



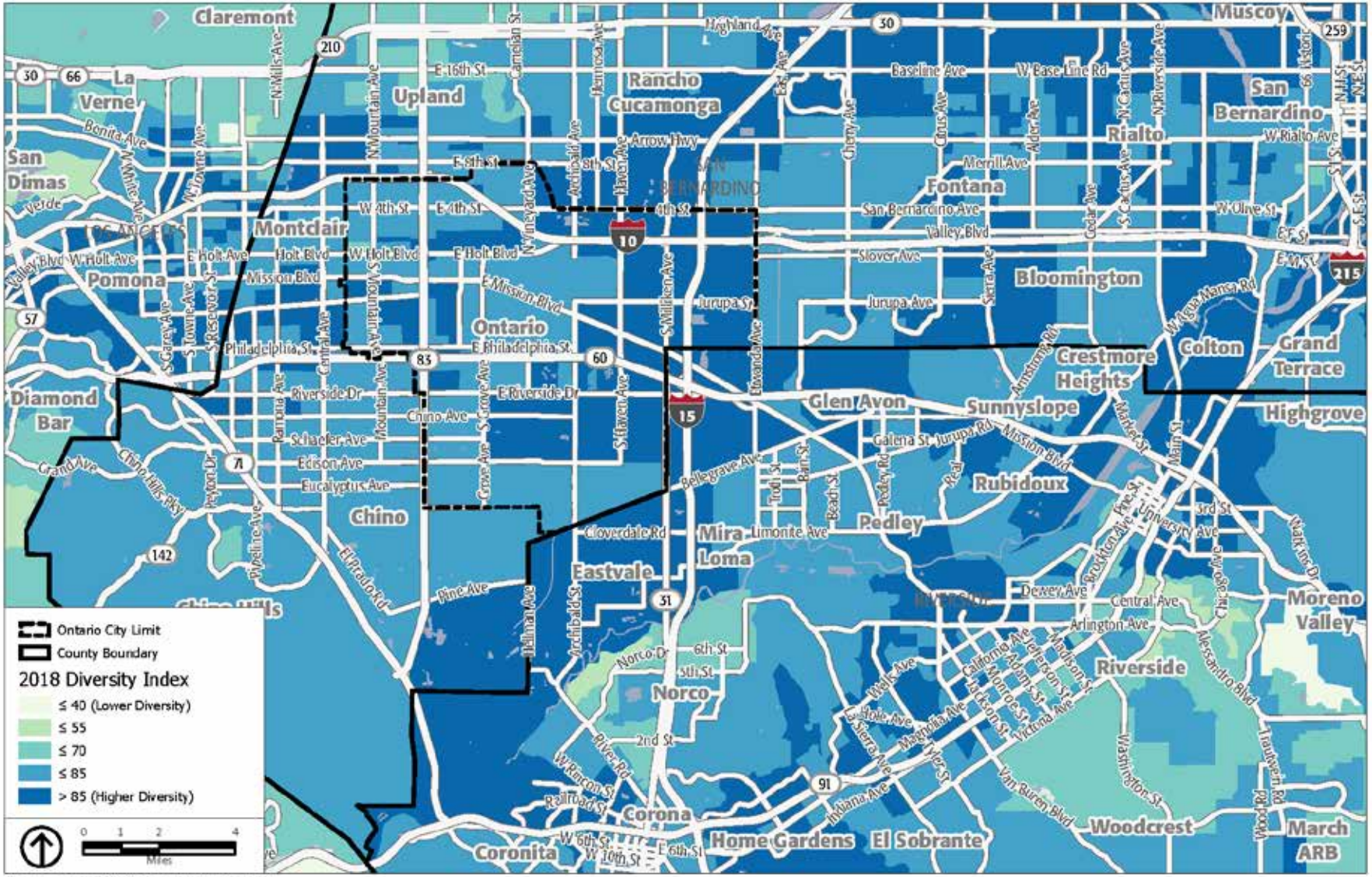
Source: HUD, 2009-2013. TCAC/HCD, 2021.

Figure 3-4 Predominant Population - Hispanic Majority



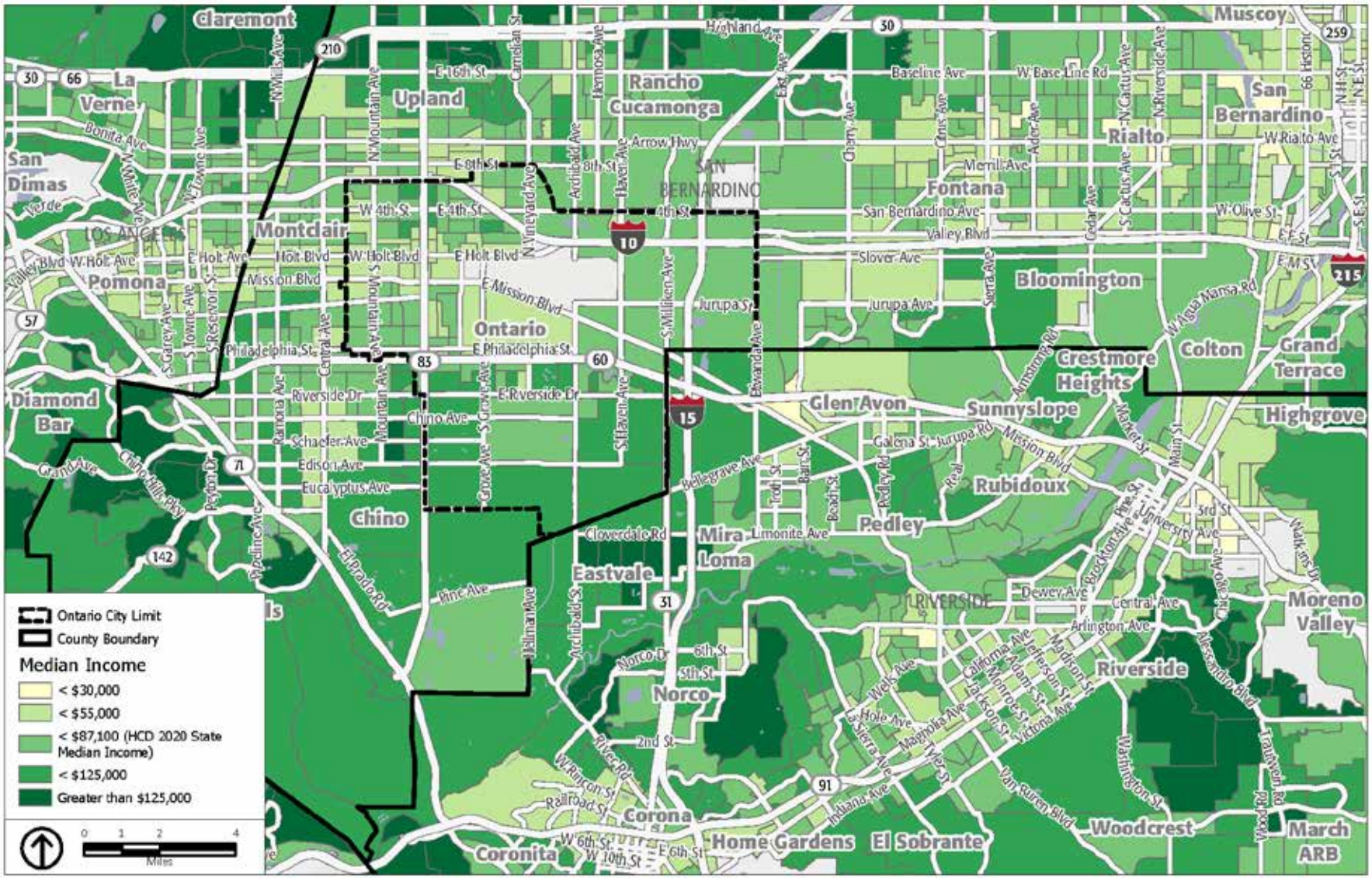
Source: US Census (2010), by block group.

Figure 3-5 Diversity Index



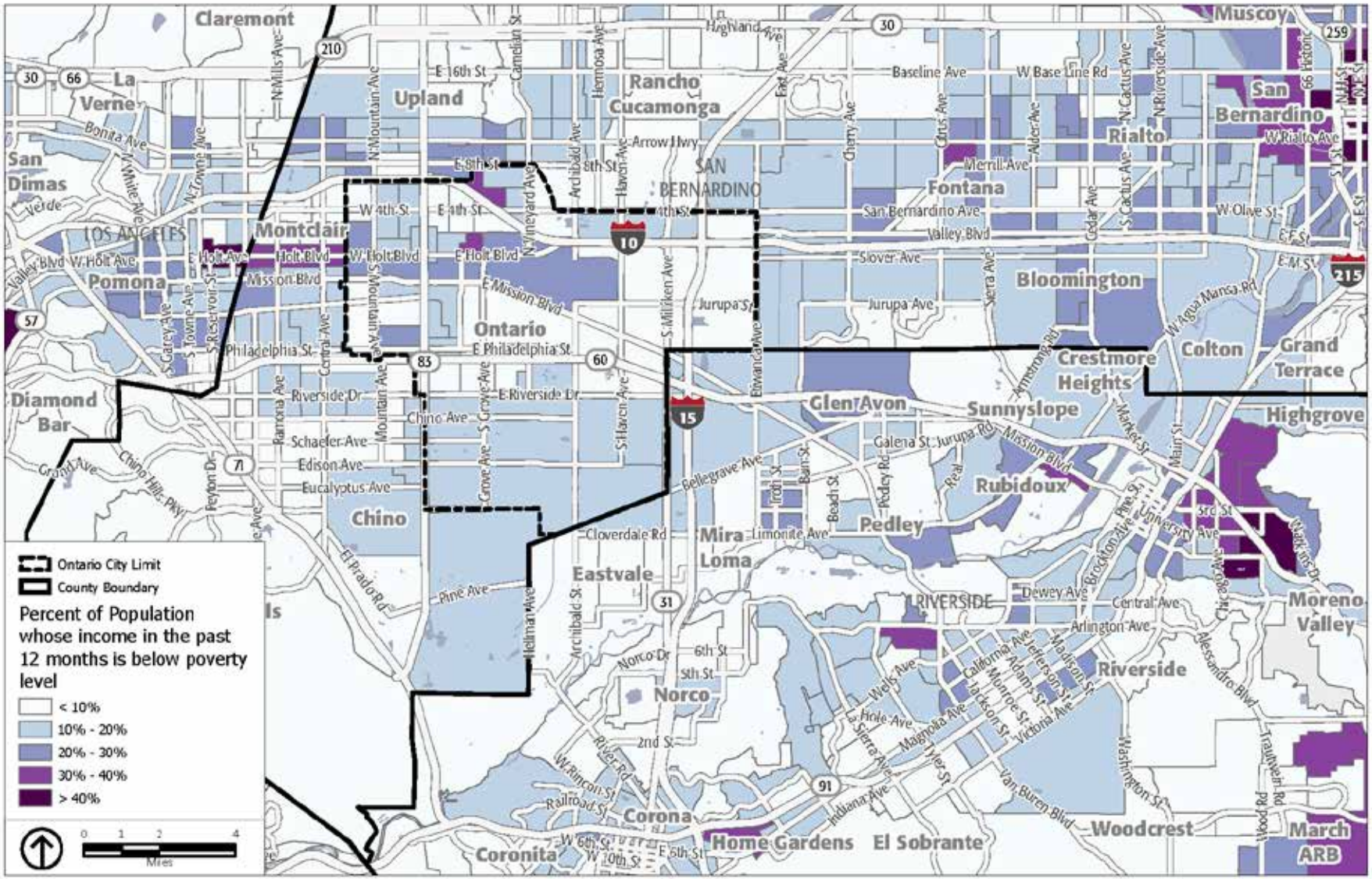
Source: Esri (2018), by block group.

Figure 3-6 Median Income



Source: ACS (2015-2019), by block group.

Figure 3-7 Poverty Status



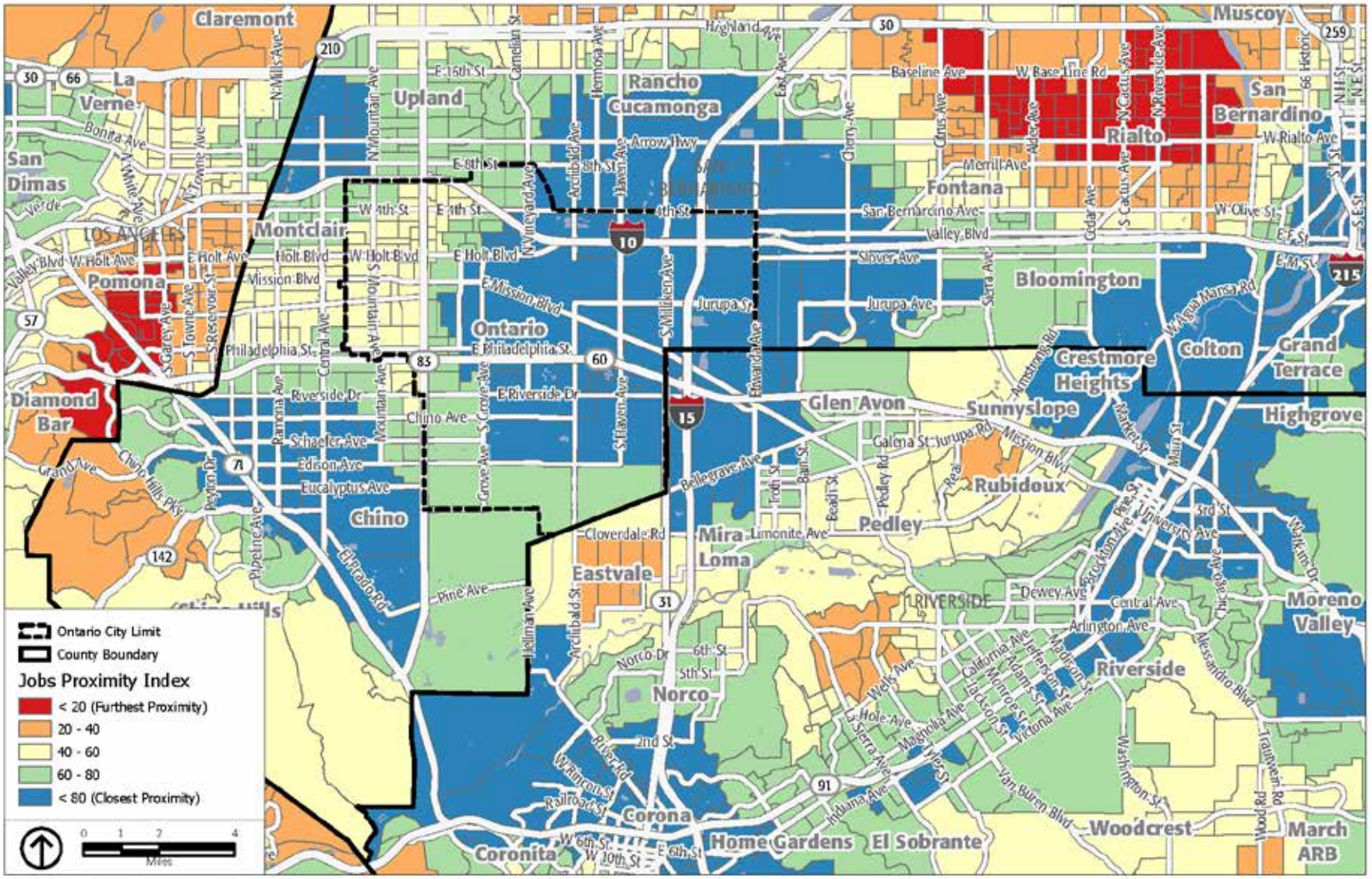
Source: ACS (2015-2019), by tract.

Figure 3-8 Children in Married Couple Households



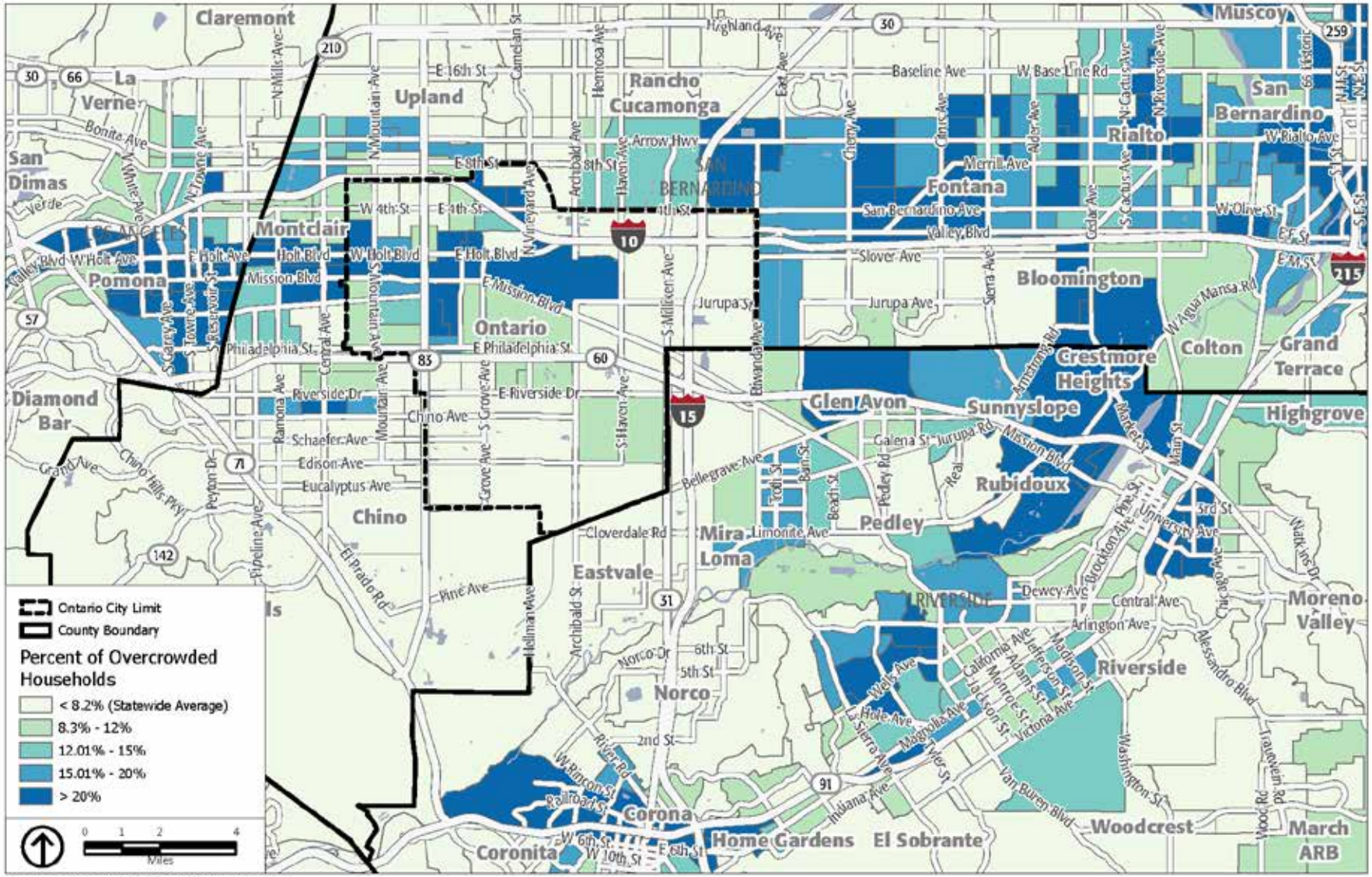
Source: ACS (2015-2019), by tract.

Figure 3-9 Job Proximity



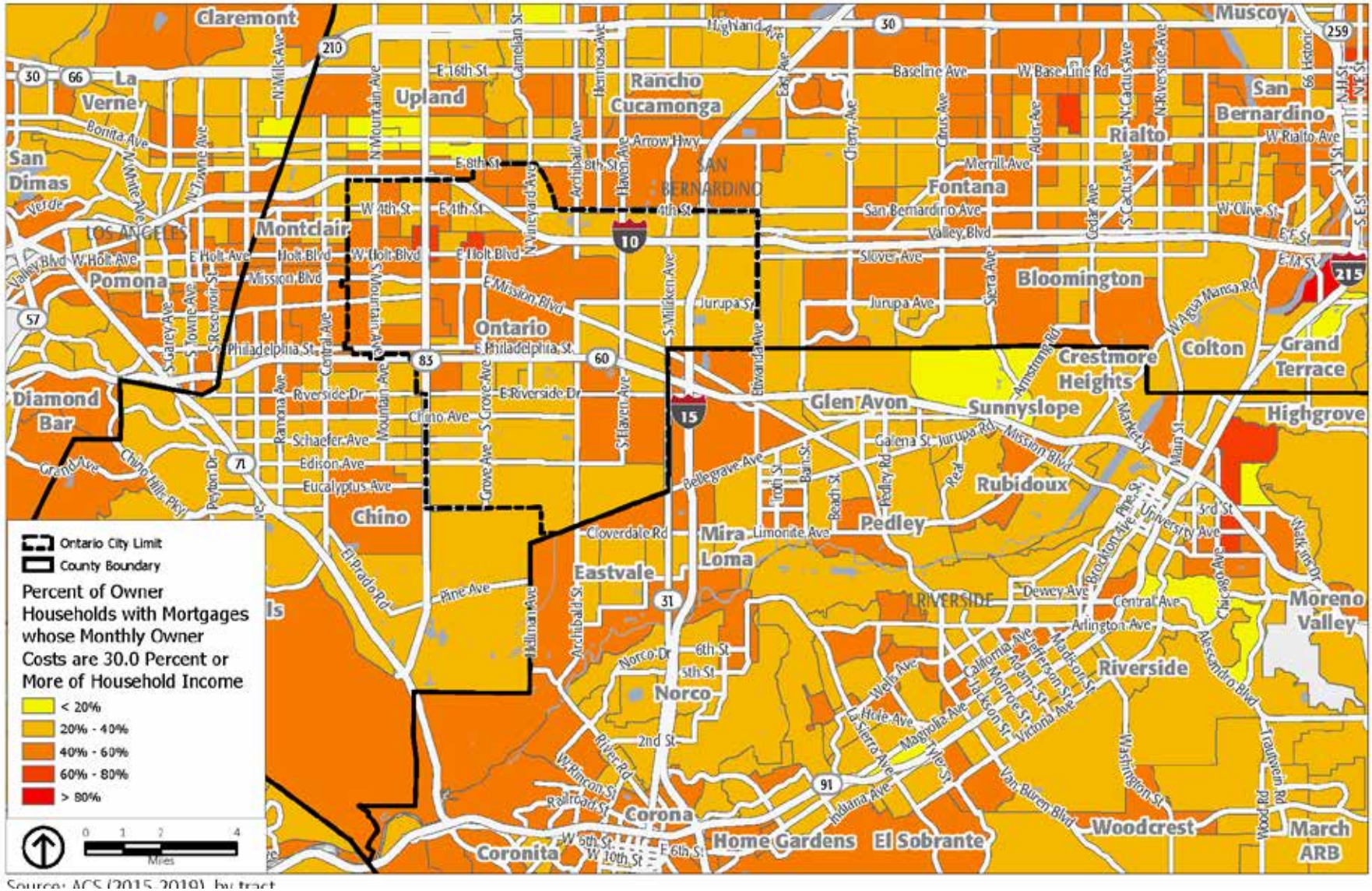
Source: HUD (2014-2017), by block group.

Figure 3-10 Overcrowded Households



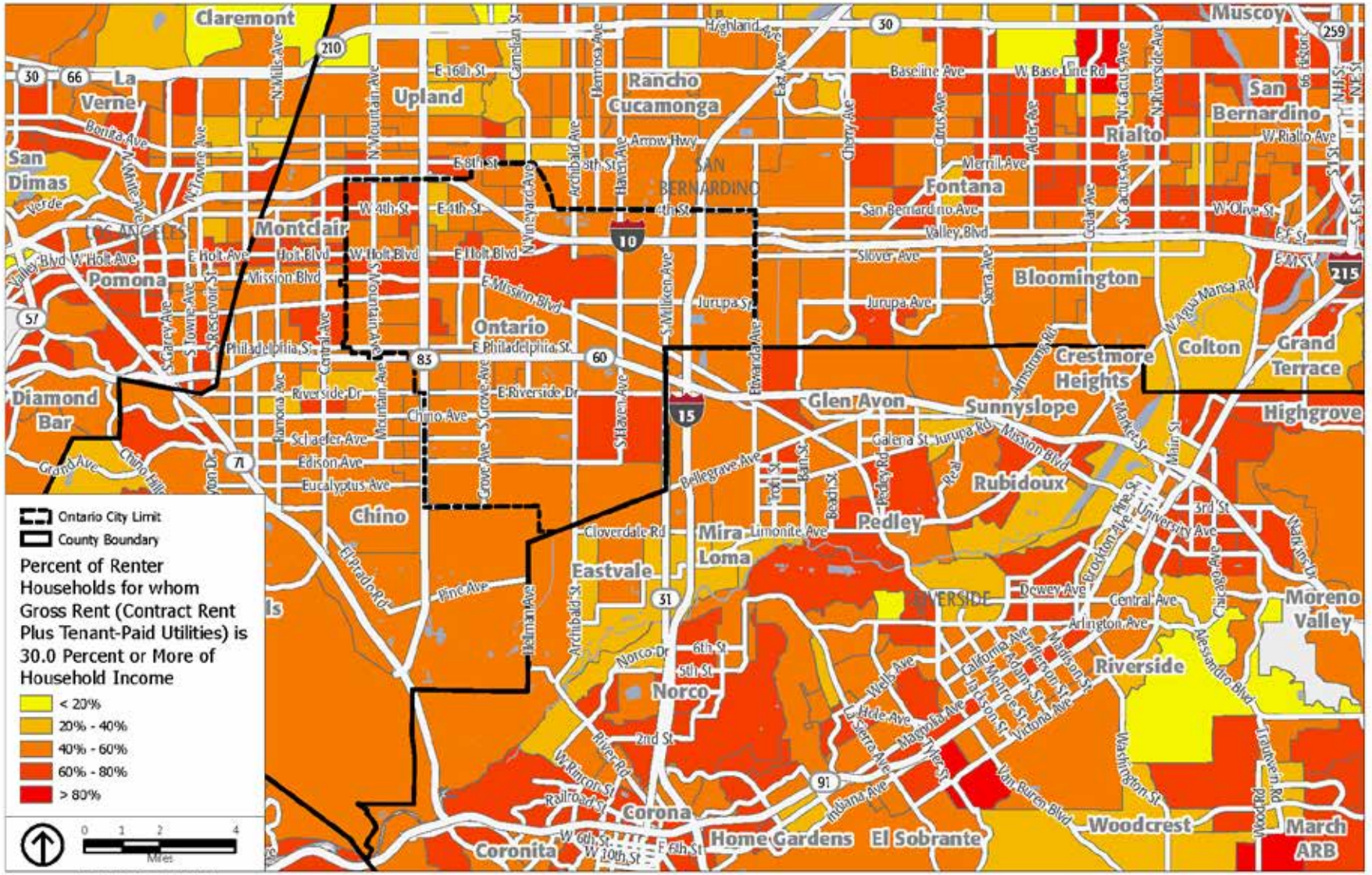
Source: CHHS (2006-2010), by tract.

Figure 3-11 Overpayment by Owners



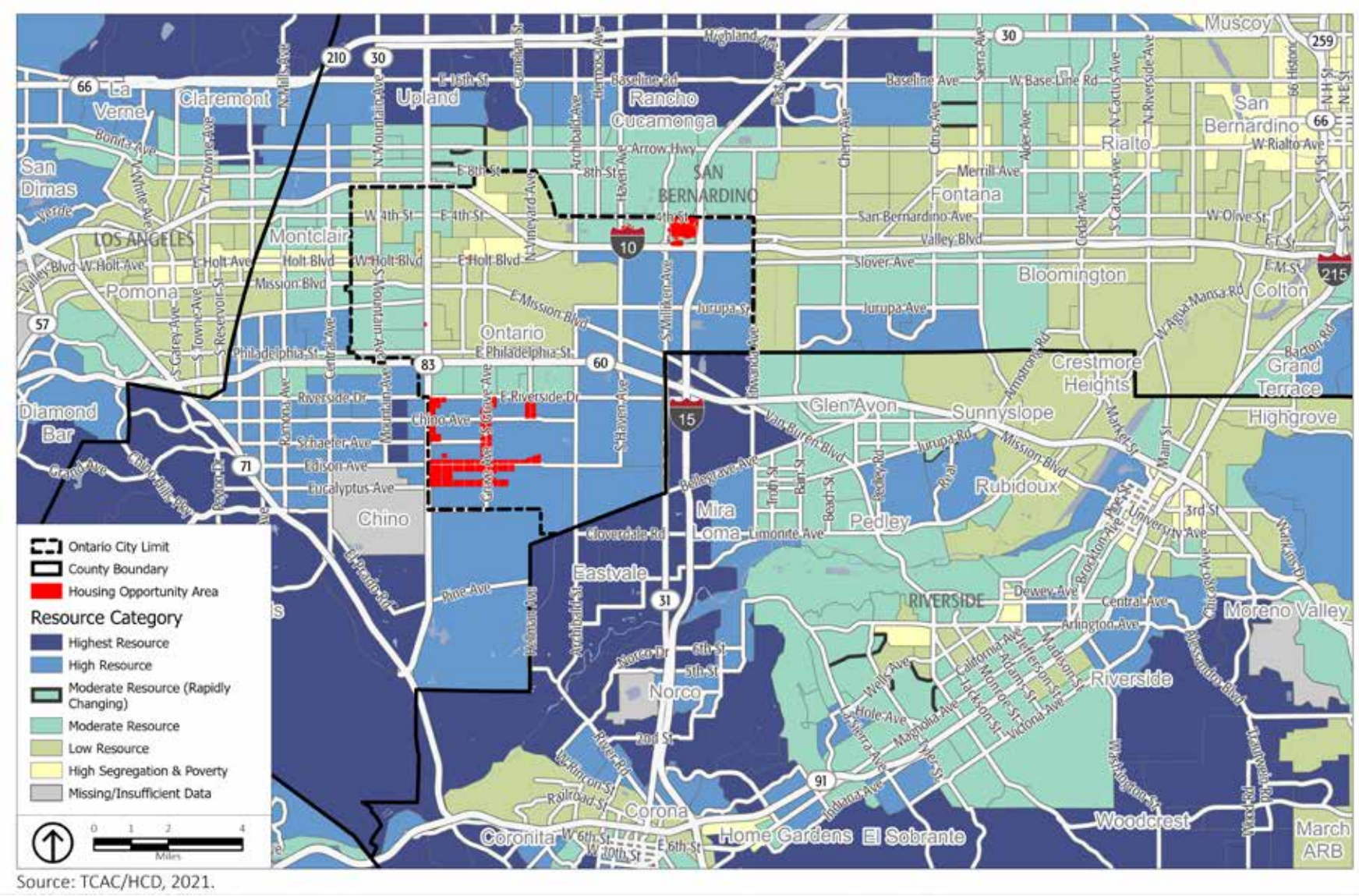
Source: ACS (2015-2019), by tract

Figure 3-12 Overpayment by Renters



Source: ACS (2015-2019), by tract.

Figure 3-13 Sites Inventory Analysis



Source: TCAC/HCD, 2021.

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4. HOUSING CONSTRAINTS

Various factors may constrain or limit the City's ability to address its housing production needs, such as governmental regulations or environmental considerations. Market factors, including a change in interest rates or construction costs, may affect the feasibility of building housing or the affordability of housing to the community. Moreover, housing goals may at times conflict with the need to promote other important City goals, including open space or economic development.

These and other governmental constraints may affect the development, improvement, and maintenance of housing for all economic and social groups in the city. State law requires the housing element to analyze potential and actual governmental and nongovernmental constraints to the production, maintenance, and improvement of housing for all persons of all income levels, including persons with disabilities.

This chapter analyzes the following three potential constraints to the production, maintenance, and improvement of housing in Ontario:

- *Market factors.* Including the demand for housing, development costs, availability of financing, the price of land, and other factors affecting supply, cost, and affordability of housing.
- *Governmental factors.* Including land use regulations, residential development standards, building codes, local fees and taxes, permit procedures, and other local policies.
- *Environmental factors.* Including the adequacy of infrastructure, public services, and water supply to support new development within the older and newer portions of the community.

The constraints analysis must also demonstrate local efforts of the City to remove governmental constraints that hinder achievement of its various housing goals. Should actual constraints preclude the achievement of state and local housing goals, a jurisdiction is required to address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing.

This section reviews the City's Policy Plan, Development Code, and other housing and planning documents to analyze public policies and governmental regulations that may limit housing opportunities in Ontario. Also presented are ways in which the City has acted to remove or mitigate potential constraints to the production of housing.

Market Factors

The feasibility of building new single-family and multiple-family housing depends on a number of market factors: land costs, the availability or lack of infrastructure and services for the site, the cost of site improvements, construction costs, the availability of financing, and the achievable sales price or rent structure. Fees charged for housing also play into the overall financial pro forma for new housing. This section details these market factors and its overall impact on housing costs.

Land Costs

Land costs typically represent one of the largest components of the total cost of new housing. Because the availability of land has dwindled over the past years, land costs have increased, as have housing prices. Land costs vary throughout the community and depend on the underlying zoning for the site (single- or multiple-family), whether infrastructure is needed, the surrounding area, and location. Because the sphere of influence area surrounding the city is entirely incorporated, there has not been an opportunity during the last planning period to annex new vacant land into the city limits, nor will there be during the current planning period.

In Ontario, land costs range significantly, depending on whether the site is vacant, improved, and has infrastructure in place to support immediate development. Available properties for sale on Zillow.com, Redfin.com, and LandandFarm.com indicate vacant land in northwest Ontario (north of Riverside Drive and west of Ontario Airport) ranges from $24 to $83 per square foot. In south Ontario (south of Riverside Drive), the only available land at the time of the search (September 2021), was about $8 per square foot. Table 4-1 illustrates the cost of vacant land that could support residential use in Ontario.

Table 4-1
Typical Vacant Land Costs in Ontario

Location	*Residential*	*Commercial (Mixed-Use)*
Northwest Ontario	$24 to $83/square foot (sf)	$16 to $38/sf
South Ontario	$8/sf	N/A

Source: Zillow.com; redfin.com; landandfarm.com, September 2021.

Construction Costs

Construction costs are the largest component of housing. Construction costs include labor and materials. Backbone infrastructure costs in Ontario Ranch will also increase the cost of development and lower land costs. Like all cost components, the cost of constructing housing can vary significantly by project type (e.g., apartments, townhomes, single-family homes), the quality of construction materials, the location of new housing, the number of stories of the project, whether underground or subsurface parking is required, labor costs, and profit margin. Currently, growth areas for future development include intensified development in the downtown and Holt Boulevard areas, including some affordable housing. Recent development has tended to move from the east to west in the southern half of the city. On the west side of the channel, future development is expected to occur starting in the south and moving north. Development around the airport will continue to include a mix of uses, including hospitality, entertainment, and housing. Future development of the mall area will not include a reduction in commercial uses, but instead will focus on redevelopment of outbuildings and parking.

R. S. Means Construction Cost data (2021) provides manuals for calculating the average cost per square foot for residential construction. According to standard estimates, the cost for good housing in the five-county Southern California Association of Governments (SCAG) region could be around $203 per square foot for a 2,000-square-foot, two-story, single-family dwelling. Projects with lower construction costs can be expected to contain limited site work, while the higher-cost projects could be inclusive of site work.

Based on recent residential projects built in Ontario, the construction cost was approximately $123,000 per apartment unit and approximately $405,500 for single-family units. The city's higher construction costs reflect the standards for quality construction and amenities that contribute to higher home values over time. These requirements are intended to address the lack of quality construction in past years, which today requires the City to implement extensive and costly housing rehabilitation programs.

Financing Costs

The cost and availability of financing can impact a household's ability to purchase a home or to perform necessary maintenance and repairs. As shown in Table 4-2, conventional mortgage loans for homes range between 2 and 4 percent for a standard fixed-rate loan with a 30-year term. In recent years, interest rates have decreased, reaching historic lows, but are starting to increase. Increases in interest rates can have a dramatic impact on housing affordability. For example, for a home loan for

$200,000 and a 20-percent down payment ($40,000), the difference in the monthly payment between a 3.5-percent interest rate ($718) and a 4.5-percent interest rate ($811) is nearly $100. The difference paid over the life of the loan (assuming a 30-year, fixed-rate loan) exceeds $33,000.

As prices for market-rate housing increase, the subsidies to bridge the amount a household can afford to pay and the market price of the unit have become very high. As a result, substantial financial subsidies, often from multiple funding sources, are required to finance the construction of affordable housing; however, only a few affordable housing developers can assemble multiple funding sources and have experience in complying with the complex regulatory requirements governing the use of various funding programs.

Table 4-2
Interest Rates

	Interest	*Annual Percentage Rate*
30-year fixed	2.875%	2.996%
15-year fixed	2.250%	2.398%
5-year Adjustable Rate Mortgage	2.000%	2.537%
Federal Housing Administration Rates		
30-year fixed	3.125%	4.184%
Veterans Loans		
30-year fixed	2.250%	2.484%

Source: http://www.wellsfargo.com, 2021; http://www.usbank.com

Program Response

Although state housing element law does not require the City to mitigate the impact of market factors on the feasibility of constructing affordable housing, the City does implement many programs to help facilitate the construction of affordable housing and assist renters and homeowners. A commercial linkage or affordable housing in-lieu fee may further support the development of affordable housing and mitigate displacement of lower-income households. Programs 6, 8, 9, 10, 11, 24, and 27 will help mitigate the impact of market factors and achieve the City's affordable housing goals. In some cases, the market downturn also provides the City with a greater ability to influence land costs, such as through land writedowns.

Land Writedowns

Because of the high cost of residential land and its impact on the feasibility of constructing affordable housing, the City has a program (Program 18) to help developers purchase or lease land. For the Mercy House Continuum of Care (CoC) Program, the City and/or the Ontario Housing Authority is leasing some properties to Mercy House for a minimum of $1 per year to help support the operation of the homeless CoC (Program 28).

Working with Nonprofits

The City's affordable housing program works with developers, both nonprofit and for-profit, to facilitate the packaging of financial deals to allow for the construction of affordable housing. All of the recent affordable housing projects built in the city have a range of public and private funding sources that have been leveraged together.

Developer Concessions

The City of Ontario implements various housing programs to reduce or modify development standards that add costs to constructing affordable housing. These may include modification of parking, open space, and other standards through administrative exceptions. Moreover, considerable fee reductions are offered in return for affordability agreements. Finally, developers of affordable housing are also able to secure density bonuses that work to increase the cash flow of a project and indirectly mitigate the cost of construction, land costs, and financing constraints. Each of these incentive programs is described later.

Development Impact Fees and Taxes

The City charges a range of development impact fees and exactions to recover the costs of providing services to new development. Fees are designed to ensure that developers pay a fair pro-rata share of the costs of providing infrastructure and compensate the City for processing the application and fund the construction of future infrastructure necessary to sustain the growth of the city. The types of fees and their amounts are regulated by the California Government Code.

- *Planning and Building Fees.* The City charges fees to recover the cost for processing applications, building permits, and services.
- *Local Impact Fees.* Ontario charges fees to construct infrastructure (water, sewer, library, etc.) required to serve new development, including housing.

- *Regional Impact Fees.* Regional or government entities charge fees to provide infrastructure and services for each new development project, such as schools and regional wastewater entities.
- *Ontario Ranch Fees.* Developers pay fees to construct improvements in accordance with City master plans, specific plans, subdivision requirements, and development agreements.

Table 4-3 itemizes fees charged for prototypical projects in Ontario. Development Impact Fees are available on the City's website. Generally, fees range from approximately $26,000 to $42,200 in the general city. Fees in Ontario Ranch range from approximately $20,000 to $52,000 per unit due to the lack of infrastructure in that area.

Table 4-3
Residential Development Fees

Fee Category[1]	*General City*			*Ontario Ranch*		
	Detached Dwellings	*Attached Dwellings*	*High-Density Dwellings*	*Detached Dwellings*	*Attached Dwellings*	*High-Density Dwellings*
City Building Permits[2]	9,614.74	11,309.16	8,606.65	11,290.02	10,049.65	8,748.91
Public Safety (Police/Fire)	$722	$627	$627	$1,151	$989	$989
Streets (Regional/ Local)	$2,439	$1,629	$1,008	$4,847	$3,237	$2,002
Storm Drainage (Regional/Local)	$3,404	$1,094	$508	$5,335	$1,211	$988
Water Distribution (Regional/Local)	$7,473	$5,109	$3,447	$8,997	$4,939	$2,621
Parks, Library, and Aquatics	$14,506	$12,858	$10,174	$14,506	$12,858	$10,174
Sewer (Regional/Local)	$1,384	$1,211	$1,038	$902	$684	$413
Solid Waste	$699	$509	$255	$699	$509	$255
General Facilities	$610	$127	$93	$610	$127	$93
Public Meetings	$1,386	$1,228	$972	$1,386	$1,228	$972
Fiber Optics (Regional/Local)	--	--	--	$1,943	$1,943	$1,943
School District (per sq. ft.)						
Chaffey Joint Union High School District	$4.08	$4.08	$4.08	$4.08	$4.08	$4.08
Chino Valley Unified School District	$4.08	$4.08	$4.08	--	--	--
Cucamonga School District	$2.82	$2.82	$2.82	--	--	--
Mountain View School District	$2.82	$2.82	$2.82	--	--	--
Ontario-Montclair School District	$4.95	$4.95	$4.95	$4.95	$4.95	$4.95
Total Fees per Unit						
Building	$9,614.74	$11,309.16	$8,606.65	$11,290.02	$10,049.65	$8,748.91
Impact	$32,623	$24,392	$18,122	$40,376	$27,725	$20,450
Total	$42,237.74	$35,701.16	$26,728.65	$51,666.02	$37,774.65	$29,198.91

Source: City of Ontario, 2021.

1. Detached Dwelling Unit – Any residential building containing one dwelling unit on one parcel of land, including a single-family residence, single-family residential condominium or detached townhome, and a manufactured unit on an individual lot.

Attached Dwelling Unit – Apartments, townhomes, condominiums, or any other residential unit that is attached to any other residential unit; usually corresponding to an allowable land use designation of Low-Medium-Density Residential (LMDR) and Medium-Density Residential (MDR) or Mixed-Use (MU).

High-Density Residential – Any residential units with density ranges of more than 25 units per acre; usually corresponding to an allowable land use designation of High-Density Residential (HDR) or Mixed-Use (MU).

2. Building Permit Fees are based on total project valuation and will vary depending on project type, including detached dwelling, attached dwelling, or high-density dwellings.

Affordable Housing Reductions

Although development impact fees add to the cost of residential construction, they are not considered a constraint to the production of affordable housing. In compliance with California Government Code Section 66005, a local government is required to ensure that fees do not exceed the estimated reasonable cost of providing the service. California Government Code Section 66001 requires that impact fees have a reasonable nexus to the project and the fee amount be reasonably related to the cost of providing services and capital facilities. Moreover, the City offers significant fee reductions for qualified projects.

With the adoption of Resolution No. 2007-023, the City Council determined that the development and redevelopment of affordable housing is of utmost importance to promote the objectives of the Policy Plan, the Housing Element, revitalization objectives, and the overall supply of decent and affordable housing. Therefore, the City Council approved the reduction of development impact fees for projects covered by an Affordable Housing Agreement with the City.

The ordinance sets a sliding scale of fee reductions for qualified residential projects, with potential fee reductions shown in Table 4-4. All qualified projects must make available a minimum of 20 percent of affordable units for very low-income households and the remaining units affordable to low-income households. To assist Ontario Ranch developers and their substantial commitment to fund infrastructure improvements, the City issues reimbursements or credits to the developer for the eligible costs of public infrastructure based on the estimated and/or actual eligible construction costs identified in the Development Impact Fee Nexus Report and Master Facilities Plan that will serve their project.

Table 4-4
Residential Development Fee Credits

Project	*General City*	
	Percentage of Maximum Fee	*Dollar Amount of Possible Reduction*
Where 10% of units are affordable	65%	$15,000 to $17,000/du
Where 15% of units are affordable	35%	$28,000 to $33,000/du
Where 15% of units are affordable	15%	$37,000 to $43,000/du
Multistory Building with Mixed-Uses	50%	$21,000 to $25,000/du
- with Structured Parking	10%	$39,000 to $45,000/du

Source: City of Ontario, 2007.

Notes:

For these projects, a minimum of 20 percent of the affordable units must be affordable to very low-income households and the remainder must be affordable to low-income households.

Fee reductions do not apply to the Streets, Signals, and Bridges Fee category attributable to the 36 regional projects constructed by SANBAG under the Measure I program.

Land Use Controls

The Land Use Element prescribes the allowable uses of land in Ontario. Land use categories are provided to guide the type of development, intensity or density of development, and the permitted uses of land. The City's Development Code implements the Policy Plan by providing specific direction and development standards within each of the general land use categories through zoning. Previously, the City had separate categories for its Ontario Ranch area. Recent projects in the city have reached the City's target densities, and projects tend toward the higher ends of permitted densities. Other areas of the city have been rezoned to a more intensive land use but are largely built out.

As part of the 2050 Policy Plan update, the City revised its Policy Plan land use designations, most notably expanding the Mixed-Use category to include area-specific Mixed-Use designations to create focal points for community activity and identity and facilitate the use of transit. These designations facilitate the development of high-density residential projects, principally with the Ontario Center Mixed-Use designation allowing up to 125.0 dwelling units per acre (du/ac). Some parts of the city permit blended densities. The new Policy Plan land use designations apply to Ontario Ranch.

Table 4-5 presents the 2050 Policy Plan land use designations, corresponding zoning districts, and the permitted densities for residential development.

Table 4-5
Primary Policy Plan Land Uses Allowing Housing

2050 Policy Plan	
Policy Plan Land Use and Allowable Density	*Zoning District and Allowable Density*
Rural 0.0–2.0 du/ac	AR-2 and RE-2 Districts 0.0–2.0 du/ac
Low Density 2.1–5.0 du/ac	RE-4 and District 2.1–4.0 du/ac LDR-5 District 2.1 – 5.0 du/ac
Low Medium Density 5.1-11.0 du/ac	MHP District 5.1 – 8.0 du/ac MDR-11 District 5.1–11.0 du/ac
Medium Density 11.1-25.0 du/ac	MDR-18 District 11.1–18.0 du/ac MDR-25 District[1] 18.1 – 25.0 du/ac

Table 4-5
Primary Policy Plan Land Uses Allowing Housing

2050 Policy Plan	
Policy Plan Land Use and Allowable Density	*Zoning District and Allowable Density*
High Density 25.1 – 45.0 du/ac	HDR-45 25.1 – 45.0 du/ac
Downtown Mixed-Use Area 25.0 – 75.0 du/ac	MU-1 District and LUA-1, LUA-2N, LUA-3, LUA-4 Sub-Districts 25.0 – 75.0 du/ac
East Holt Mixed-Use Area 14.0 – 40.0 du/ac	MU-2 District[1] 14.0 – 40.0 du/ac
Meredith Mixed-Use Area 14.0 – 125.0 du/ac	Existing Specific Plan 14.0 – 25.0 du/ac
Multimodal Mixed-Use Area 20.0 – 80.0 du/ac	Existing Specific Plan 20.0 – 80.0 du/ac
Inland Empire Corridor Mixed-Use Area 14.0 – 30.0 du/ac	Existing Specific Plan 14.0 – 30.0 du/ac
Guasti Mixed-Use Area 25.0 – 65.0 du/ac	Existing Specific Plan 25.0 – 65.0 du/ac
Ontario Center Mixed-Use Area 20.0 – 125.0 du/ac	Existing Specific Plan[1] 20.0 – 125.0 du/ac
Ontario Mills Mixed-Use Area 25.0 – 85.0 du/ac	Existing Specific Plan[1] 25.0 – 85.0 du/ac
NMC East Mixed-Use Area 14.0 – 50.0 du/ac	Existing Specific Plan 14.0 – 50.0 du/ac
NMC West Mixed-Use Area 14.0 – 65.0 du/ac	Specific Plan Required[1] 14.0 – 65.0 du/ac
Euclid/Francis Mixed-Use Area 14.0 – 25.0 du/ac	MU-11 District 14.0 – 25.0 du/ac

Source: City of Ontario, 2021.

1. City is proposing changes to increase the minimum and/or maximum density for sites for lower-income units subject to requirements of Section 65583.2(h) in the MDR-25 land-use designation, Mixed-Use Districts, and Ontario Mills Specific Plan, Ontario Center Specific Plan (and Piedmonte Overlay), and Armstrong Ranch Specific Plan. See Program 13 for details.

To provide for greater land use controls and guidance, Ontario has 49 different Specific Plans, 18 of which contain significant residential uses. Pursuant to the annexation of the dairy lands south of the city in 1998, the City is processing Specific Plans for Ontario Ranch as well. Table 4-6 displays the Specific Plan areas that are primarily residential.

Table 4-6
Existing Specific Plans with Residential Uses

No.	Specific Plan	Description	Development Status
1	Ontario Center (1987)	701-acre residential, commercial, industrial, and office development plan	Partially developed
2	Ontario Festival (2003)	37.6-acre commercial and residential development	Residential portion built out
3	Meredith Center (1981)	258-acre multiple-use commercial, office, hotel, and residential development	Partially developed
4	Guasti Plaza Specific Plan (2011)	78.4-acre historic preservation of Guasti Winery and office, hotel, and commercial development with a possible residential component. Residential uses are allowed at a density of 25-60 du/ac on 7.76 acres within the plan.	Approved
5	Mountain Village	Pedestrian-oriented commercial/retail/residential district; entertainment destination with "round-the-clock" district	Built out
6	Borba Village	32-acre residential, neighborhood commercial, and open space linked by a pedestrian corridor	Built out
7	Creekside (1994)	410-acre planned residential community with 9 activity centers, with lake and school site	Built out
8	Wagner Specific Plan (1992)	Now converted from commercial to residential specific plan proposing 275 units on 45 acres of land, 11 of which are residential	Built out
No.	*Ontario Ranch*	*Description*	*Development Status*
9	Countryside (2006)	178-acre master-planned residential with 819 single-family homes	Partially developed
10	Edenglen (2005)	160-acre master-planned community with 277 single-family and 307 multiple-family residences	Residential portion built out
11	Rich-Haven	510.6-acre traditional neighborhood design, residential, and regional commercial/mixed-use with 2,732 single-family and 1,524 multifamily units	Partially developed
12	Esperanza	223-acre residential planned community with 914 single-family and 496 multiple-family homes	Partially developed
13	Sub-Area 29	532-acre planned residential, commercial, and recreational uses with 2,418 single-family units	Partially developed
14	The Avenue	560-acre specific plan with 2,875 single-family and multiple-family residences with parks	Partially developed
15	West Haven Specific Plan	200-acre residential development with 753 single-family residences	Partially developed
16	Parkside	250-acre planned community with 437 single-family and 1,510 multiple-family homes and 50 acres of parks	Partially developed
17	Armstrong Ranch	176-acre specific plan with 891 single-family units	Approved
18	Grand Park	106-acre specific plan with 1,327 housing units, including 587 units of high-density housing	Partially developed

Environmental Factors

Water and wastewater services are provided by the Ontario Municipal Utilities Company (OMUC), which is a department of the City. Environmental and infrastructure issues affect the amount, location, and timing of new residential development. New housing opportunities create challenges regarding public infrastructure extensions and expansions, and encroachment into agricultural land. In addition, the availability of adequate water, public infrastructure such as wells and wastewater treatment facilities, and other public services and facilities can impact the feasibility of new residential development. The City will examine potential alternative infrastructure funding sources to evaluate opportunities to provide fee reductions or offer fee waivers for affordable housing (Program 34).

A lack of water and wastewater capacity or infrastructure can present a barrier to the development of affordable housing in many jurisdictions. The status of current infrastructure capabilities and capacities by planning area are presented below.

- *Campus Site.* The site has no development, infrastructure or environmental constraints, and is ready to be developed immediately.

- *Downtown.* The City installed sewer infrastructure along East Holt Boulevard to accommodate development projected under the Policy Plan. The capacity is adequate to serve the projected new residential and commercial development in the Downtown and Emporia District. There is adequate water for the sites and no known environmental constraints. Roadway improvements have also been completed along Holt Boulevard. While storm drain capacity upgrades have been recommended, this is not anticipated to be a constraint to development. In the southwest corner of the planning area, 12.3 acres are designated as a special flood hazard area, which will require additional assessment prior to development. No properties within this special flood hazard area are included in the City's housing sites.

- *East Holt.* As East Holt Boulevard serves the East Holt commercial area as well as the Downtown areas and Emporia Districts. The City recently installed sewer infrastructure along East Holt Boulevard to accommodate development projected under the Policy Plan. Sewer capacity is now adequate to accommodate projected new residential and commercial development in the East Holt areas, though infrastructure improvements are recommended. There are no known water or stormwater constraints that would preclude or delay the

development of housing in any of these three areas, though infrastructure improvements are recommended.

- *Holt.* While storm drain capacity upgrades have been recommended, this is not anticipated to be a constraint to development. Approximately 4.7 acres of this area are designated as a special flood hazard area, which will require additional assessment prior to development. No properties within this special flood hazard area are included in the City's housing sites.

- *Mountain Corridor.* The corridor is ripe for conversion due to its underutilized nature, new Policy Plan land use designation that doubles or triples the allowable density, and the construction of capital improvement projects along the corridor that address water and sewer needs.

- *Euclid Corridor.* Water and sewer infrastructure is currently in place to support residential development. However, the properties on Fern Avenue, north of Philadelphia Street, and on Philadelphia Street, between Fern Avenue and Euclid Avenue, are on septic systems and will require sewer facilities. In these cases, developers will be required to make on-site improvements. Given the project size possible on these sites, the cost of these types of improvements is not anticipated to preclude or delay the construction of housing.

- *Grove Corridor.* The sites are predominantly vacant and have no infrastructure or environmental constraints that would preclude or delay development. Adequate water and sewer capacity is available.

- *Mission Corridor.* Currently, there are no known constraints that would preclude or delay development of these sites. Water infrastructure and sewer infrastructure is in place and adequate to accommodate the development. The sites do not contain any environmental hazards, as they are predominantly residential and commercial in nature.

- *Ontario Airport Metro Center.* Master plans for infrastructure will need to be prepared as will appropriate environmental clearance for these projects. There is adequate sewer and water capacity for each of these sites proposed to be developed during the planning period. Limited areas are within a special flood hazard area, but this only represents 5.3 acres of the planning area, and no properties within the special flood hazard area are included in the City's housing sites. Stormwater improvements are anticipated to alleviate local flooding in this area.

- *Ontario Ranch.* The City entered into an agreement with a consortium of 14 developers to fund $430 million in infrastructure (streets, drainage, water, parks, etc.) that will serve the eastern portion of Ontario Ranch. While areas adjacent to Cucamonga Creek are considered to be in a flood zone, this is not anticipated to limit proposed development.

Housing Opportunities

California law requires that all local governments adopt and administer programs to facilitate and encourage the provision of a range of types and prices of housing for all income levels. The City's zoning implements the intent of the Policy Plan by specifying the type of housing allowed, the location of residential uses, the permitted density, and the permitting processes involved for different types of housing.

Table 4-7 summarizes the types of conventional housing allowed in each zoning district and whether the use is permitted by right or conditionally permitted. Where no notation is provided, the use is prohibited. Following is an explanation of the housing types and their legal or planning context. Table 4-8 addresses how special-needs housing types are allowed.

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Table 4-7
Conventional Housing Permitted by Zoning District

Residential Uses	*Residential Zoning Districts*				*Commercial Zoning Districts*							*Mixed-Use Zoning Districts*							*Industrial Zoning Districts*					*Specialized Use and Overlay Zoning Districts*			*Additional Regulations (Development Code References)*
												MU-1															
	AR-2 & RE-2	*RE-4 & LDR-5*	*MDR-11, MDR-18, MDR-25*	*HDR-45*	*CS*	*CN*	*CC*	*CR*	*CCS*	*OL*	*OH*	*LUA-1*	*LUA-2N*	*LUA-2S*	*LUA-3*	*LUA-4*	*MU-2*	*MU-11*	*BP*	*IP*	*IL*	*IG*	*IH*	*AG*	*CIV*	*MHP*	
Accessory Structures, including guesthouses	P	P	P	P	--	--	--	--	--	--	--	P	P	--	P	--	--	--	--	--	--	--	--	P	--	--	Section 5.03.010 (B))
Accessory Dwelling Units	P	P	P	P	--	--	--	--	--	--	--	P	P	--	P	--	P	P	--	--	--	--	--	P	--	--	Section 5.03.010 (A)
Caretaker Quarters	--	--	--	--	--	C	C	C	C	--	C	--	--	--	--	--	--	--	C	--	C	C	C	P	--	--	Excludes Caretaker Quarters established in conjunction with Self-Storage Facilities
Residential Mixed-Use Developments (Development projects containing a mix or commercial and residential on the same site)	--	--	--	--	--	C	C	--	--	--	--	P	P	--	P	--	P	P	--	--	--	--	--	--	--	--	Section 5.03.285
Work/Live Units	--	--	--	--	--	--	--	--	--	--	--	C	C	C	--	--	C	--	--	--	--	--	--	--	--	--	Section 5.03.425
Mobile Home Parks	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	Section 5.03.295
Mobile Home or Manufactured Home[1]	P	P	P	P	--	--	--	--	--	--	--	P	P	--	P	--	P	--	--	--	--	--	--	P	--	--	
Multiple-Family Dwellings	--	--	P	P	--	--	--	--	--	--	--	P	P	--	P	P	P	P	--	--	--	--	--	--	--	--	Table 6.01-3
Single-Family Dwellings (Traditional Residential Subdivisions)	P	P	P	P	--	--	--	--	--	--	--	P	--	--	P	--	--	--	--	--	--	--	--	P	--	--	Section 5.03.365; Table 6.01-1.
Single-Family Dwellings (Small Lot Traditional Residential Subdivisions)	--	P	P	P	--	--	--	--	--	--	--	P	--	--	P	--	P	--	--	--	--	--	--	--	--	--	Section 5.03.365; Table 6.01-2A
Single-Family Dwellings (Small Lot Alley-Loaded Residential Subdivisions)	--	--	P	P	--	--	--	--	--	--	--	P	--	--	P	--	P	--	--	--	--	--	--	--	--	--	Section 5.03.365; Table 6.01-2B
Single-Family Dwellings (Cluster Residential Subdivisions)	--	--	P	P	--	--	--	--	--	--	--	P	--	--	P	--	P	--	--	--	--	--	--	--	--	--	Section 5.03.365; Table 6.01-2C
Small-Lot Infill Subdivisions	--	--	P	P	--	--	--	--	--	--	--	P	P	--	P	--	P	--	--	--	--	--	--	--	--	--	Section 6.01.010.F

P=Permitted Use C=Conditionally Permitted Use -- = Prohibited

Source: City of Ontario, 2021.
Residential Zoning Districts:
AR-2 = Residential-Agricultural 0-2; RE-2 = Rural Estate 0-2; RE-4 = Residential Estate 2-4; LDR-5 = Low-Density Residential 2.1-5; MDR-11 = Low-Medium-Density Residential 5.1-11; MDR-11 = Low-Medium-Density Residential 11.1-18; MDR-25 = Low-Medium-Density Residential 18.1-25; HDR-45 = High-Density Residential 25.1-45
Commercial Zoning Districts:
CS = Corner Store; CN = Commercial Neighborhood; CC = Community Commercial; CR = Regional Commercial; CCS = Convention Center Support Commercial; OL = Low Intensity Office; OH = High Intensity Office
Mixed-Use Zoning Districts:
MU-1= Downtown Mixed-Use; LUA-1 = Euclid Avenue Entertainment; LUA-2N = Arts; LUA-3 = Holt Boulevard; LUA-4 = Civic Center; MU-2 = East Holt Mixed-Use, MU-11 = Euclid/Francis Mixed-Use
Industrial Zoning Districts:
BP = Business Park; IL = Light Industrial; IG = General Industrial; IH = Heavy Industrial
Overlays and Specialized Use Zoning Districts
AG = Agriculture Overlay; CIV = Civic; MHP = Mobile Home Park
[1] Mobile Homes/Manufactured Homes are treated as single-family homes and permitted by right anywhere single-family homes are permitted.

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Single- and Multiple-Family Housing

The City permits single-family and multiple-family housing types as by-right uses in their respective zoning districts. The City allows a multitude of single-family housing land uses to encourage a variety of design and allow for small-lot and/or infill development. Traditional single-family housing is permitted by right in the most zoning districts (AR-2, RE-2, RE-4, LDR-5, MDR-11, MDR-18, MDR-25, HDR-45, LUA-1, LUA-3, and AG), followed by single-family dwellings on small lots (RE-4, LDR-5, MDR-11, MDR-18, MDR-25, HDR-45, LUA-1, LUA-3, and MU-2). Single-family dwellings, alley-loaded, and single-family dwellings, clustered, are allowed by right in the same zoning districts: MDR-11, MDR-18, MDR-25, HDR-45, LUA-1, LUA-3, and MU-2. Small-lot infill subdivisions are allowed by right in the MDR-11, MDR-18, MDR-25, HDR-45, LUA-1, LUA-2N, LUA-3, and MU-2 zoning districts. Flexibility in residential subdivision design can also be achieved through a Planned Unit Development (PUD) Overlay District that conditionally permits a range of housing types in every residential zone. The PUD is a tool to encourage and facilitate innovative design, variety, and flexibility in housing products that would otherwise not be allowed in other zoning districts. Under a PUD, the City may permit attached and detached single-family residences, townhomes, and zero lot line and any other type of housing product permitted by the regulations of the underlying zone. Multiple-family housing is permitted by right in medium- and high-density residential zones (MDR-11, MDR-18, MDR-25, and HDR-45) and mixed-use zones (LUA-1, LUA-2, LUA-3, LUA-4, MU-2, and MU-11).

Mixed-Use

Residential mixed-use projects are projects containing single-family and/or multiple-family dwellings constructed in conjunction with a variety of complementary commercial land uses—such as office, retail, public, or entertainment—in the same building or site as an integrated development that has both significant functional interrelationships and a coherent physical design. Mixed-use can be vertically integrated or horizontally placed (side by side). Mixed-use developments are permitted by right in the LUA-1, LUA-2N, LUA-3, LUA-4, MU-2, and MU-11 zoning districts and conditionally permitted in the CN and CC zoning districts. The 2050 Policy Plan established 12 Mixed-Use land use designations to support the development vision in important corridors within the city, creating focal points for community activity and identity and to integrate transit. While not all 12 mixed-use land use designations have a corresponding zoning district, the Downtown Mixed-Use zoning districts (MU-1 and subdistricts LUA-1, LUA-2N, LUA-2S, LUA-3, and LUA-4) support the Downtown Mixed-Use designation, the MU-2 supports the East Holt Mixed-Use designation, and MU-11 supports the

Euclid / Francis Mixed-Use designation, integrating more opportunities for housing in these neighborhoods.

Mobile Homes and Manufactured Housing

Mobile homes or manufactured housing offer an affordable housing option to many low- and moderate-income households. California Government Code Section 65852.3 requires cities to treat certified mobile homes (manufactured homes) on a permanent foundation for permanent occupancy the same as single-family dwellings. They may not be excluded from lots zoned for single-family dwellings and are subject to the same rules as site-built homes, except for certain architectural requirements. Further, a city may not require an administrative permit, planning or development process, or requirement that is not imposed on a conventional single-family dwelling.

The City allows, by right, factory-built housing in all zones permitting single-family dwellings. Factory-built housing on residential lots not constructed within a mobile home park must conform to the same development standards applied to site-built homes with regards to setbacks, parking, placement, and other standards, but have additional specific architectural requirements related to exterior finish and roofing material to blend factory-built housing with site-built housing. Mobile home units may also be used as rental accessory dwelling units (ADUs) subject to certain construction standards (e.g., National Mobile Home Construction and Safety Standards of 1974), and architectural requirements. These standards do not impose a constraint on the placement of mobile homes or unreasonable cost burdens on mobile homeowners since new factory-built homes normally comply with the City's requirements with little or no modification.

Mobile homes are allowed by right in the Mobile Home Park (MHP) zone constructed as mobile home parks, permitting 5.1 to 8.0 du / ac. According to the 2021 Department of Finance numbers, an estimated 2,175 mobile homes are located in the city.

Accessory Dwelling Units

ADUs (second units) are defined in the Development Code (see Section 5.03.010) as an ancillary dwelling unit providing complete independent living facilities for one household located on a parcel with the primary single-unit dwelling that houses a separate household. An ADU may be within the same structure as the primary unit, in an attached structure, or in a separate structure on the same parcel. State legislation requires jurisdictions to allow ADUs that meet certain standards by right anywhere that single-family or multifamily uses are allowed. Junior accessory dwelling units (JADUs), that is, smaller units located entirely

within an existing single-family primary unit, are also allowed under state law.

Ontario permits ADUs by right in all zoning districts where single-family and multiple-family residential is permitted, including mixed-use zoning districts, subject to the provisions of the Development Code Section 5.03.010. Ontario allows detached and attached ADUs up to 800 square feet for a studio or one bedroom and 1,000 square feet for a unit with two or more bedrooms. ADUs are permitted through an approved ministerial ADU permit, although some conversions or detached ADUs only require an approved building permit.

The City adopted updates to the ADU ordinance as a part of the development Code update in 2020 to comply with State law. During the planning period, the City will implement the ADU ordinance and update it to comply with any new State requirements (Program 20). Additionally, the City will explore initiatives to promote ADU development as an affordable housing option, including considering establishing a loan program for homeowners for ADUs, market ADU guidance materials, and create frequently-asked-questions webpage for ADUs on the City's website (Program 27).

Special-Needs Housing

State law requires that housing elements analyze the needs of certain groups of households that have special housing needs. Furthermore, state and federal fair housing laws are designed to ensure that persons and families with special housing needs (e.g., disabled people [including those with developmental disabilities], homeless people, etc.) have adequate access to a full range of housing opportunities. An important component of meeting this challenge is to ensure that adequate housing opportunities are permitted in the community.

Table 4-8 summarizes the types of special-needs housing allowed in each zoning district in Ontario and whether the type of housing is permitted by right or conditionally permitted. Where a land use is not expressly permitted, the use is considered prohibited by the Municipal Code.

Table 4-8
Special-Needs Housing Permitted by Zoning District

Special-Needs Uses	Residential Zoning Districts				Professional and Commercial Zoning Districts							Mixed-Use Zoning Districts							Industrial Zoning Districts					Specialized Use and Overlay Zoning Districts			Additional Regulations (Development Code References)
												MU-1														
	AR-2 & RE-2	RE-4 & LDR-5	MDR-11, MDR-18, MDR-25	HDR-45	CS	CN	CC	CR	CCS	OL	OH	LUA-1	LUA-2N	LUA-2S	LUA-3	LUA-4	MU-2	MU-11	BP	IP	IL	IG	IH	AG	CIV	MHP	
Senior Citizen Housing	--	--	P	P	--	--	C	--	--	--	--	P	--	--	P	P	--	--	--	--	--	--	--	--	--	--	Section 5.03.360
Continuing Care Retirement Communities 6 or fewer clients	*P	*P	*P	*P	--	--	--	--	--	--	--	*P	*P	*P	*P		*P	*P	--	--	--	--	--	*P	--	--	
Continuing Care Retirement Communities More than 6 clients	--	--	C	C	--	--	C	--	--	--	--	--	--	--	--	--	--	C	--	--	--	--	--	--	--	C	
Assisted Living Facilities for the Elderly 6 or fewer clients	*P	*P	*P	*P	--	--	--	--	--	--	--	*P	*P	*P	*P		*P	*P	--	--	--	--	--	*P	--	--	Section 5.03.110
Assisted Living Facilities for the Elderly More than 6 clients	--	--	C	C	--	--	C	--	--	--	--	--	--	--	--	--	--	C	--	--	--	--	--	--	--	C	Section 5.03.105
Nursing Care Facilities	--	--	--	--	--	--	C	C	--	--	C	--	--	--	--	--	--	--	--	--	--	--	--	--	--	C	
Residential Intellectual and Development Disability, Mental Health, and Substance Abuse Facilities 6 or fewer clients	*P	*P	*P	*P	--	--	--	--	--	--	--	*P	*P	*P	*P		*P	*P	--	--	--	--	--	*P	--	--	
Residential Intellectual and Development Disability, Mental Health, and Substance Abuse Facilities More than 6 clients	--	--	C	C	--	--	C	--	--	--	--	--	--	--	--	--	--	C	--	--	--	--	--	--	--	C	
Other Residential Care Facilities 6 or fewer clients	*P	*P	*P	*P	--	--	--	--	--	--	--	*P	*P	*P	*P		*P	*P	--	--	--	--	--	*P	--	--	Section 5.03.345

Special-Needs Uses	Residential Zoning Districts				Professional and Commercial Zoning Districts							Mixed-Use Zoning Districts							Industrial Zoning Districts					Specialized Use and Overlay Zoning Districts			Additional Regulations (Development Code References)
												MU-1															
	AR-2 & RE-2	RE-4 & LDR-5	MDR-11, MDR-18, MDR-25	HDR-45	CS	CN	CC	CR	CCS	OL	OH	LUA-1	LUA-2N	LUA-2S	LUA-3	LUA-4	MU-2	MU-11	BP	IP	IL	IG	IH	AG	CIV	MHP	
Other Residential Care Facilities More than 6 clients	--	--	C	C	--	--	C	--	--	--	--	--	--	--	--	--	--	C	--	--	--	--	--	--	--	C	
Boarding, Lodging, and Rooming Houses	A	A	A	C	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	A	--	A	Section 5.03.080
Single-Room Occupancy (SRO) Facilities	--	--	--	C	--	--	C	--	C	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Section 5.03.360
Emergency Shelters	--	--	C	--	--	--	C	--	--	--	--	--	--	--	C	--	--	--	--	--	P	C	C	--	C	C	Section 5.03.405
Supportive Housing	P	P	P	--	--	--	C	--	--	--	--	C	--	--	C	--	--	--	--	--	P	C	--	--	C	--	Section 5.03.405
Transitional Housing	P	P	P	P	--	--	C	--	--	--	--	--	--	--	--	--	--	--	--	--	P	C	C	--	C	P	Section 5.03.405
Transitional Living Centers	--	--	--	--	--	--	--	--	--	--	--	--	--	--	C	--	--	--	--	--	C	C	C	--	--	--	Section 5.03.405
Low-Barrier Navigation Centers	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
Employee (Farmworker) Housing	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	Section 5.03.177

Source: City of Ontario, 2021.

*Allowed only in conjunction with an existing single-family residence.

P=Permitted Use C=Conditionally Permitted Use A=Administratively Permitted Use -- = Prohibited

Residential Zoning Districts:

AR-2 = Residential-Agricultural 0-2; RE-2 = Rural Estate 0-2; RE-4 = Residential Estate 2-4; LDR-5 = Low-Density Residential 2-5; MDR-11 = Low-Medium-Density Residential 5-11; MDR-11 = Low-Medium-Density Residential 11-18; MDR-25 = Low-Medium-Density Residential 18-25; HDR-45 = High-Density Residential 25-45

Commercial Zoning Districts:

CS = Corner Store; CN = Commercial Neighborhood; CC = Community Commercial; CR = Regional Commercial; CCS = Convention Center Support Commercial; OL = Low Intensity Office; OH = High Intensity Office

Mixed-Use Zoning Districts:

MU-1= Downtown Mixed-Use; LUA-1 = Euclid Avenue Entertainment; LUA-2N = Arts; LUA-3 = Holt Boulevard; LUA-4 = Civic Center; MU-2 = East Holt Mixed-Use, MU-11 = Euclid/Francis Mixed-Use

Industrial Zoning Districts:

BP = Business Park; IL = Light Industrial; IG = General Industrial; IH = Heavy Industrial

Overlays and Specialized Use Zoning Districts

AG = Agriculture Overlay; CIV = Civic; MHP = Mobile Home Park

Senior Housing

The Development Code contains regulations that encourage the production or location of a continuum of housing suitable for seniors. The intent of these ordinances is to ensure that seniors have the ability to remain in Ontario throughout their lives regardless of medical condition.

The major types of senior housing facilities are summarized below.

- *Senior Citizen Housing Development.* Senior citizen housing developments are designed to meet the physical and social needs of seniors consistent with the California Fair Employment and Housing Act. The City permits by right senior citizen housing developments in the MDR-11, MDR-18, MDR-25, HDR-45, LUA-1, LUA-3, and LUA-4 zones and conditionally permits senior housing in the CC zone and offers significant incentives for new senior housing. Applications for senior citizen housing developments are reviewed based on their proximity to frequently-serviced public transit, parks and open space, medical facilities, libraries, and pharmacies. Additionally, senior citizen housing developments must provide high-speed internet, a service coordinator to assist with activities of daily living, and an exercise facility.

- *Nursing Care Facilities (Convalescent Homes [Hospital], Rest Home, or Rehabilitation Facility).* Nursing care facilities are lodging and care facilities for those who are convalescing, invalids, or aged persons, in which surgery is not performed and primary treatment given in hospitals is not provided. These uses are permitted conditionally in the CC, CR, OH, and MHP zones.

- *Residential Care Facilities.* As discussed in later sections, the City also allows state-licensed community care facilities and residential care facilities for the elderly, further categorized in the Development Code Table 5.02-1 (Land Use Matrix) as **Continuing Care Retirement Communities** and **Assisted Living Facilities for the Elderly**. Community Care Facilities, including those that serve seniors, comply with the Community Care Facilities Act and are discussed below within the Community Care Facilities section.

The City has excellent examples of facilities offering CoC options for seniors. Inland Christian Home, a nonprofit provider of health and retirement care services for the elderly, has four facilities that provide accommodations for seniors. These include independent living, memory care, assisted living, and skilled nursing facilities.

Community Care Facilities

The Welfare and Institutions Code (Lanterman-Petris Act) and the Health and Safety Code (Community Care Facilities Act) declare that it is the policy of the state that people with a wide variety of disabilities are entitled to live in normal residential settings. The Health and Safety Code (California Residential Care Facilities for the Elderly Act) also extends this protection to elderly persons. State law sets forth regulations and guidelines for care facilities that preempt or limit many local regulations.

Facilities covered under these acts include:

- Residential care facility
- Adult day program
- Therapeutic day services facility
- Foster family agency or home
- Small family home
- Social rehabilitation facility
- Community treatment facility
- Full-service adoption agency
- Noncustodial adoption agency
- Transitional shelter care facility
- Transitional housing placement facility
- Residential care facility for the elderly (Continuing Care Retirement Communities and Assisted Living Facilities for the Elderly)
- Alcoholism or drug abuse recovery or treatment facility (Residential Mental Health and Substance Abuse Facilities)
- Congregate care facility

The Health and Safety Code (Section 1500 et seq.) requires that licensed community care facilities serving six or fewer persons be (1) treated the same as a residential use; (2) allowed by right in all residential zones; and (3) treated the same with respect to regulations, fees, taxes, and permit processes as other residential uses in the same zone. The Health and Safety Code extends this protection to residential care facilities for the elderly (Section 1569.84 et seq.), to alcoholism or drug abuse recovery or

treatment facilities (Section 11834.22 et seq.), and to congregate care facilities (Section 1267.16 et seq.), all of which serve no more than six clients.

As required by Health and Safety Code Section 1569.84 et seq., community care facilities serving six or fewer people are allowed by right in the residential zoning districts and the LUA-1, LUA-2N, LUA-2S, LUA-3, MU-2, MU-11, and the AG zoning districts. Licensed community care facilities are also subject to the same development standards, fees, taxes, and permitting processes as other similar residential uses in the same zone. Large facilities (seven or more persons) are conditionally permitted in the MDR-11, MDR-18, MDR-25, HDR-45, MU-11, and MHP zoning districts. To expand the use of care facilities for seven or more persons, the City has included Program 20 to explore amending provisions in the Municipal Code to allow state-licensed residential care facilities for seven or more persons only subject to those restrictions that apply to residential uses in the same zone or otherwise amending the Municipal Code to make it easier to locate a state-licensed residential care facility for seven or more persons in the city. Residential care facilities would still be subject to state licensing.

Boarding, Lodging, or Rooming House

In contrast to community care facilities licensed by the State of California, boarding, lodging, and rooming houses are non-licensed facilities. This category refers to a residence or dwelling other than a hotel wherein one or more rooms with or without individual or group cooking facilities are rented, leased, or subleased to individuals under separate agreements, either written or oral.

Unlike licensed community care facilities, cities can regulate such boarding, lodging, and rooming houses that are not used as transitional or supportive housing. “A city may prohibit, limit or regulate the operation of a boarding house or rooming house business in a single-family home located in a low-density residential (R-1) zone, where boarding house is defined as a residence or dwelling, other than a hotel, wherein three or more rooms, with or without individual or group cooking facilities are: rented to individuals under separate rental agreements or lease in order to preserve the residential character of the neighborhood” (86 Ops. Cal. Atty. Gen. 30 (2003)). The City permits boarding, lodging, or rooming houses in the AR-2, RE-2, RE-4, LDR-5, MDR-11, MDR-18, MDR-25, AG, and MHP zoning districts with an approved administrative use permit and the HDR-45 zoning district with a conditional use permit.

Boarding, lodging, or rooming houses have, at times, been a source of concern that they be operated in a manner compatible with residential neighborhoods. To that end, the City Municipal Code requires that such homes cannot be occupied by more than one federal, state, or youth authority parolee. Moreover, all such homes shall require boarders to sign a "Crime-Free Lease Addendum" to their rental or lease agreement. In Program 20, the City commits to reviewing and removing this restriction to prevent discrimination based on criminal history (see California Code of Regulations, Title 2, Section 12264-12271). The Municipal Code limits providing accommodations to a maximum occupancy of six individuals, excluding a resident owner, agent, or manager. The operator may seek relief from the strict application of this provision by submitting a request for reasonable accommodation pursuant to Section 4.02.035 (Fair Housing and Reasonable Accommodation).

Single-Room Occupancy

The City permits single-room occupancy (SRO) uses within the community. The Development Code defines SRO uses as a cluster of five or more dwelling units on one property for weekly or longer tenancy and providing sleeping and living facilities for one or two persons within the unit, in which sanitary facilities are also normally provided and cooking facilities may be provided within each unit or shared by multiple units. SROs are conditionally permitted in three zones (HDR-45, CC, and CCS).

To secure a conditional use permit, a comprehensive management plan must be submitted with the application. The operator must submit a plan that includes the company or agency responsible for resident selection, day-to-day maintenance of the facility, proposed security arrangements, and background information and references about the proposed management company or agency. Moreover, SROs may not be located within 500 feet of any school for children, church, daycare facility, or other existing SRO facility. SRO units are an important source of affordable housing for extremely low-income households. In Programs 20 and 32, the City commits to addressing the needs of extremely low-income households, including expanding affordable housing opportunities. As a part of this effort, the City will explore amending the Development Code to reduce location constraints for SRO facilities and permitting SROs through a ministerial process rather than requiring a conditional use permit or administrative use permit.

Housing for Homeless People

In recognition of the homeless population in Ontario, and with the desire to act affirmatively to address the issue, the City entered into an agreement with Mercy House to implement a CoC. Under the CoC, Mercy House operates a homeless intake center, transitional housing, and

permanent affordable housing, including housing with supportive services. Regulations were subsequently adopted to facilitate the completion and implementation of the CoC.

Emergency Shelters

The California Health and Safety Code (Section 50801) defines an emergency shelter as "housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or households may be denied emergency shelter because of an inability to pay."

California Government Code Section 65583(a)(4) states that every jurisdiction must identify a zone or zones where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit. The identified zone or zones must include sufficient capacity to accommodate the need for an emergency shelter as identified in the housing element, and each jurisdiction must identify a zone or zones to accommodate at least one year-round shelter. Adequate sites can include sites with existing buildings that can be converted to emergency shelters to accommodate the need for emergency shelters.

The Development Code permits an emergency shelter by right in the IL zone and conditionally permits an emergency shelter in the MDR-11, MDR-18, MDR-25, CC, LUA-3, IG, and IH zones. Emergency shelters are also permitted by right in the Emergency Shelter Overlay, subject to the base zone standards and consistent with California Government Code Section 65583(4)(A).

The overlay zone is an approximately 500-foot-deep area on the north side of Mission Boulevard and bounded by Benson Avenue on the west and Magnolia Avenue on the east. The overlay area is suitable for emergency shelters since it is near two transit routes (Mission Boulevard and Mountain Avenue) and services, such as a grocery store. The overlay zone comprises 36 acres of land, of which, 0.4 acres are vacant (additionally, the area has 38 parcels, 4 of which are vacant). Many of the parcels in the proposed overlay district are underutilized, providing many opportunities for developing new facilities or reusing or converting underutilized buildings into one or more shelters. The overlay zone contains five properties that have transient lodging that might be suitable for conversion to an emergency shelter, should one be warranted in the community. Figure 4-1 provides a map for the location of the Emergency Shelter Overlay.

Figure 4-1
Emergency Shelter Overlay



The City has objective development and management standards that are designed to encourage and facilitate the development of emergency shelters:

- The maximum length of stay for an Emergency Shelter client shall be six months.
- On-site management shall be provided during the hours that the Emergency Shelter is in operation.
- On-site security shall be provided during the hours that the Emergency Shelter is in operation.
- No more than 20 client/tenant beds shall be allowed within any Emergency Shelter.
- An intake waiting area equal to a minimum of 10 square feet for each client/tenant bed shall be provided.
- The exterior of the intake waiting areas shall be screened from public view by a six-foot-high decorative masonry block wall and appropriate landscaping.
- A storage area for use by clients/tenants shall be provided at a rate of seven square feet for each client/tenant bed.
- A storage area is not required to be provided adjacent to the respective client/tenant bed.
- An emergency shelter shall provide lavatory, toilet, and shower facilities adequate for the number of clients/tenants served; however, a minimum of one such facility shall be provided for each 15 client/tenant beds.

Program 20 commits the City to reviewing these standards and revising as needed to be consistent with California Government Code Section 65583(a)(4), including establishing sufficient parking requirements to accommodate all staff working in the emergency shelter.

Transitional and Supportive Housing

Consistent with Health and Safety Code Section 50675.14(b)(2), the City defines supportive housing as "housing with no limit on length of stay, that is occupied by the target population, and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community." Target population refers to persons, including persons with disabilities, youth, and families experiencing homelessness. Transitional housing is intended

as a middle point between emergency shelters and permanent housing, providing shelter up to two years, in an environment of security and support, which is designed to help residents progress toward self-sufficiency.

Transitional housing and supportive housing must be permitted as a residential use and only subject to those restrictions that apply to other residential dwellings of the same type in the same zone (Government Code Section 65583(a)(5)). The City permits transitional housing by right in residential zoning districts and IL and MHP zones, and conditionally permits transitional housing in CC, IG, IH, and CIV zones. Supportive housing is permitted by right in all residential zones, except HDR-45, and is permitted by right in IL zones. Supportive housing is conditionally permitted in CC, LUA-1, LUA-3, IG, and CIV zones. Currently, transitional housing and supportive housing are not permitted in all mixed-use zoning districts (LUA-2N, LUA-2S, MU-2, and MU-11) that permit residential uses, and supportive housing is not permitted in the HDR-45 zoning district. To comply with Government Code Section 65583(a)(5), the City has included Program 20 to amend the Development Code to permit transitional housing and supportive housing in all zoning districts that permit residential uses, including mixed-use and nonresidential zoning districts, subject only to the same regulations as similar uses in the same zone.

Low-Barrier Navigation Centers

California Government Code Section 65662 requires that the development of Low-Barrier Navigation Centers be developed as a use by right in zones where mixed-uses are allowed or in nonresidential zones that permit multifamily housing. For a navigation center to be considered "low barrier," its operation should incorporate best practices to reduce barriers to entry, which may include, but are not limited to, the following:

- Permitting the presence of partners if it is not a population-specific site, such as for survivors of domestic violence or sexual assault, women, or youth
- Pets
- Ability to store possessions
- Providing privacy, such as private rooms or partitions around beds in a dormitory setting or in larger rooms with multiple beds.

Currently, the City does not recognize low-barrier navigation centers as a permitted use. Program 20 has been included to comply with Government Code Sections 65660-65662.

Farmworker Housing

The City has established an Agricultural Overlay District (AG overlay), which covers the entire Ontario Ranch area. The intent of the Agricultural Overlay District is to allow for the continuation of agricultural uses on an interim basis until such time as a specific plan is proposed for urbanized uses. The Agricultural Overlay District is designed to limit land use activity to uses compatible with and supportive of agricultural uses.

The Health and Safety Code (Section 17021.6) declares that each city must permit and encourage the development and use of sufficient numbers and types of employee housing facilities commensurate with local needs. Section 17021.5 requires that employee housing providing accommodations for six or fewer employees shall be deemed a single-family structure with a residential land use designation, treated as a residential use of property, and that the use not be subject to any regulations or fees not otherwise required of a single-family residence within the same zone. For facilities with 7 to 12 units or spaces, the use shall be considered an agricultural use, subject only to regulations applied to any agricultural use in the same zone, and the permitted occupancy may include employees who do not work on the property where the employee housing is located. Section 17021.8 requires a streamlined, ministerial application process for qualifying agricultural employee housing on land designated as Agricultural (AG) in the City's Policy Plan. While the City no longer has any areas designated as AG, it has included Program 20 to review Development Code Section 5.03.177 to fully comply with the requirements of the Employment Housing Act, including Sections 17021.5, 17021.6, and 17021.8.

The Municipal Code allows for the following uses to provide housing for farmworkers:

- *Employee (Farmworker) Housing.* Employee housing for farmworkers is only permitted in the AG overlay, where it is allowed by right. Consistent with Section 17021.5 of the Health and Safety Code, the City deems farmworker dwelling units providing accommodations for six or fewer employees, or for one employee and their respective household, a single-family structure. Farmworker dwelling units for six or fewer occupants are permitted by right in the AG overlay and all zoning districts that allow single-family dwellings, subject to the same development standards for single-family dwellings. A farmworker housing complex consisting of up to 36 beds in a group quarter, or 12 units or spaces designed for use by a single family or household, is deemed an agricultural use. The City does not require farmworker housing to be on the same site as the qualifying agricultural operation where the farmworkers are

employed, but does require a minimum lot size of 10 acres for farmworker housing.

- *Caretaker's Quarters.* Caretaker's quarters are designed to accommodate employees living on-site to provide security and surveillance, including agricultural operations in the AG overlay. The unit size is restricted to no more than 600 square feet and is limited to one bedroom. These uses are permitted by right in the AG overaly and conditionally permitted in the CN, CC, CR, CCS, OH, BP, IL, IG, and IH zones.

- *Accessory Residential Structures (Guest House).* Guest houses are permitted by right in all residential zones, LUA-1, LUA-2N, LUA-3, and the AG overlay. Guest houses cannot exceed 650 square feet, only one is permitted per lot containing a single-family dwelling, and quarters are reserved for temporary use (period not exceeding 90 days) of the residents of the property, their nonpaying guests, family, or persons employed on the residence. Guest houses shall not be rented.

Agricultural employment is relatively minor in the community, and the type of agricultural work is year-round and not migrant labor. Ontario's primary agricultural industry is dairy, which is highly automated and generally family-owned and operated. Some dairy farms employ farmworkers to assist with the daily operations, but the use of technology, automation, and family labor has minimized the need for additional farmworkers. Dairy work is relatively constant, and employees, who are often family members, live on-site. Today, many dairy farms have two or more dwellings to accommodate the owner/operator and several key employees.

Housing for People with Disabilities

California Government Code Section 65583 requires that the housing element analyze potential and actual constraints on the development, maintenance, and improvement of housing for persons with disabilities and demonstrate local efforts to remove governmental constraints that hinder the locality from meeting the need for housing for persons with disabilities (California Government Code, Section 65583(a)(4)). As part of the required constraints program, the element must include programs that remove constraints or provide reasonable accommodations for housing designed for persons with disabilities (California Government Code, Section 65583(c)(3)). This section addresses these requirements.

Allowance of Land Uses

State law requires group homes serving six or fewer persons to be (1) treated the same as any residential use; (2) allowed by right in all residential zones; and (3) subject to the same standards, fees, taxes, and permitting procedures as those imposed on the same type of housing in the same zone. These laws ensure that housing opportunities are available for people with disabilities and that such uses are not discriminated against. The City currently permits such uses by right in all residential zones. To expand the use of care facilities for any number of occupants, the City has included Program 20 to explore amending provisions in the Municipal Code to allow state-licensed residential care facilities for seven or more persons only subject to those restrictions that apply to residential uses in the same zone. Residential care facilities would still be subject to state licensing.

State law requires local governments to identify adequate sites, development standards, and a permitting process to facilitate and encourage the development of emergency shelters and transitional housing.

New Construction/Building Codes

Cities that use federal funds must, in all new construction and substantial rehabilitation projects, ensure that at least 5 percent of the units are accessible to persons with mobility impairments and another 2 percent are accessible to persons with hearing or visual impairments. Multiple-family housing must be built so that (1) the public and common-use portions of such units are readily accessible and usable by persons with disabilities, (2) doors allowing passage into and within such units can accommodate wheelchairs, and (3) all units contain adaptive design features.

The United States Department of Housing and Urban Development (HUD) also recommends, but does not require, that all design, construction, and alterations incorporate, wherever practical, the concept of visitability. This recommendation is in addition to requirements of Section 504 and the Fair Housing Act. Recommended construction practices include wide openings for bathrooms and interior doorways and at least one accessible means of egress/ingress per unit. The City enforces federal and state accessibility laws through the building plan check and permit process.

Rehabilitation of Units

In an older community with many homes built prior to the development of modern accessibility standards for people with disabilities, allowing the retrofit of homes for people with disabilities is an important issue. Federal law requires that substantial rehabilitation projects using federal funds set aside units for disabled people, and HUD encourages visitability standards. Providing options for rehabilitating housing to modern accessibility standards allows people to live in an independent housing arrangement.

To accommodate the needs of persons with disabilities, the City allows property owners to install features that accommodate a disability (e.g., ramp to the front door) without the need to apply for a variance. The City allows retrofit of a residential structure upon submittal of plans and the payment of a normal building plan check and permit issuance fee.

Definition of Family

Fair housing laws prohibit restrictive definitions of family that discriminate against households based on the number, personal characteristics, or the relationship of occupants to one another.

The City's Development Code defines a "family" as a group of individuals not necessarily related by blood, marriage, adoption, or guardianship living together in a dwelling unit as a single housekeeping unit under a common housekeeping management plan based on an intentionally structured relationship providing organization and stability. A "household" is defined as a family living together in a single dwelling unit, with common access to and common use of all living and eating areas and all areas and facilities for the preparation and serving of food within the dwelling unit.

Consistent with state law, the City's family definition states "One or more persons living together in a dwelling unit, with common access to, and common use of all living, kitchen, and eating areas within the dwelling unit."

Spacing and Concentration

The City abides by the spacing and concentration limits set forth by the California Department of Social Services with respect to residential care facilities. The only spacing concentration is for SRO hotels, which shall not be located within 500 feet of any public or private school for children under 18, church, child daycare facility, or other existing SRO facility. The City has included Program 20 to explore amending the Development Code to reduce location constraints for SRO facilities and permitting

SROs through a ministerial process rather than requiring a conditional use permit or administrative use permit.

Development Standards

To facilitate the construction of housing for people with disabilities, including seniors, builders can seek specific development incentives. For instance, the City allows density increases specific to senior citizen housing with affordable units to lower-income seniors. The Development Code allows reduced parking requirements of one space per unit. Boarding and rooming houses have similarly lower standards than other residential uses. Senior citizen housing developments are evaluated based on proximity to essential services, including public transit with frequent service, community centers and / or parks, medical facilities, and pharmacies, among others. Additionally, senior citizen housing developments can determine parking on a project-by-project basis, providing as low as 0.25 parking spaces per rental dwelling unit. While residential care facilities with six or less clients are only subject to development standards for residential uses permitted in the zoning district consistent with Health and Safety Code Section 1500 et seq., large residential care facilities are required to have only 0.5 parking space per unit. The City will seek to amend the Development Code to allow state-licensed residential care facilities for seven or more persons only subject to those restrictions that apply to residential uses in the same zone through Program 20. Further modifications can be sought through administrative exceptions and reasonable accommodation process, detailed below.

Reasonable Accommodation

The federal Fair Housing Act and California Fair Employment and Housing Act impose an affirmative duty on local governments to make reasonable accommodation when such accommodation may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling.

In 2006, the City adopted Ordinance No. 2837 to allow reasonable accommodations from certain land use, permitting, and building codes. The ordinance set up a process to evaluate requests for reasonable accommodations related to specific applications of the zoning law to allow for full use and enjoyment of a dwelling and to authorize the application of exceptions to the zoning law, if warranted, to comply with state and federal fair housing law. Application for reasonable accommodation shall be made pursuant to the provisions listed for an administrative exception.

With respect to the approval process, the applicant must file an application and pay an administrative fee of $376. Public notice requirements shall be pursuant to the provisions listed for a homeowner variance. The Zoning Administrator may approve, deny, or conditionally approve the request. The Zoning Administrator must issue administrative variance findings to approve such a request. A determination to approve, conditionally approve, or deny a request shall be based on the following:

- The persons who will use the subject property are protected under federal and state fair housing laws.
- The requested exception is necessary to make specific housing available to a person who will occupy the subject property and who is protected under federal and state fair housing laws.
- The requested exception will not impose an undue financial or administrative burden upon the City.
- The requested exception will comply with all applicable Building and Fire Codes and will not result in a fundamental alteration of the planning, zoning, and development laws and procedures of the City.

If the project is deemed to be of significant controversy, the matter may be referred to the Planning Commission. All decisions made on the matter may be appealed to the City Council.

In summary, the City of Ontario continues to ensure that people of all abilities have opportunities to find housing in the community.

Development Standards

The Development Code provides specific residential development standards that determine building height, density, setbacks, parking, etc. These standards are made available to the public online on the City's website. Residential development standards are designed to promote a more livable environment, with adequate yards, height restrictions and setbacks to ensure privacy from adjacent homes, and minimum unit sizes to ensure adequate living areas for families.

Conventional Residential Development

The following tables describe the development standards in Ontario, such as density ranges, lot standards, open space requirements, and building standards, for the multiple types of residential development Ontario supports: Traditional Single-Family (Table 4-9), Small Lot Traditional Single-Family (Table 4-10), Small Lot Alley-loaded Single-Family (Table 4-11), Cluster Single-Family (Table 4-12), and Multifamily Residential (Table 4-13). The following discussion analyzes the City's development standards as they apply to different types of housing.

Detached single-family residential accounts for nearly 60 percent of Ontario's total housing units (Table 2-10). To encourage flexibility in single-family residential subdivision design, higher-density, and use of unconventional, small, and / or infill lots, the City provides development standards for a range of single-family development models. The conventional residential development, called traditional single-family residential, consists of the construction of one or more single-family (detached) dwellings and is permitted in all residential zones. Traditional single-family residential has lower maximum lot coverage and higher setbacks, leading to lower lot utilization than the other single-family use types. Small lot traditional, small lot alley-loaded, and cluster single-family residential development consist of two or more detached dwelling units per lot, allowing for higher density and lot utilization.

Table 4-9
Traditional Single-Family Residential Development Standards

Development Standards	*Residential Zones*							
	AR-2	*RE-2*	*RE-4*	*LDR-5*	*MDR-11*	*MDR-18*	*MDR-25*	*HDR-45*
Density[1,2,3]								
Density Ranges	0-2.0	0-2.0	2.1-4.0	2.1-5.0	5.1-11	11.1-18	18.1-25	25.1-45
Lot Standards								
Maximum Lot Coverage	30%	40%	40%	50%	60%	60%	60%	60%
Minimum Lot Size (sf)[4]	18,000	10,000	10,000	7,200	5,000	5,000	5,000	5,000
Average Lot Size	--	18,000	--	8,000	6,000	6,000	6,000	6,000
Min. Lot Dimensions[4]								
Width (Interior)	100	70	70	60	60	60	60	60
Width (Corner Lots)	120	80	80	65	65	65	65	65
Width (Cul-de-Sac)								
At front property line	40	40	40	40	40	40	40	40
At front building setback	70	70	70	60	40	40	40	40
Depth	135	100	100	75	100	100	100	100
Open Space								
Min Setback from Street and Alley Property Lines								
Freeways	20	20	20	20	20	20	20	20
Arterial Streets (front)[5,6]	30	30	30	30	30	30	30	30
Collector & Local								
Front	30	30	30	20	20	20	20	20
Front garage other	30	30	30	10	10	10	10	10
Street side	30	30	30	10	10	10	10	10
Street rear (1st floor)	30	30	30	10	10	10	10	10
Street rear (2nd/3rd floor)	30	30	30	20	20	20	20	20
Front Rear Alleys								
1st floor	10	10	10	10	10	10	10	10
2nd/3rd floor	20	20	20	20	20	20	20	20
Garage entry	5	5	5	5	5	5	5	5
Garage other	10	10	10	10	10	10	10	10
Minimum Setback from Interior Property Lines								
Front side property lines[7]	10	10	5	5	5	5	5	5
Rear side property lines (1st floor)	25	25	10	10	10	10	10	10
Rear side property lines (2nd/3rd floor)	25	25	20	20	20	20	20	20
Rear side property lines (patio covers)	25	25	10	10	10	10	10	10
Landscaping Area Required	The front yard and any street side yard of a conventional or small lot single-family project site, and all parkway areas that abut the site, shall be fully landscaped and provided with an underground automatic irrigation system							

Table 4-9
Traditional Single-Family Residential Development Standards

Development Standards	*Residential Zones*							
	AR-2	*RE-2*	*RE-4*	*LDR-5*	*MDR-11*	*MDR-18*	*MDR-25*	*HDR-45*
Building Standards								
Maximum Units/Building	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Maximum Height (ft).	35	35	35	35	35	35	35	35

Source: City of Ontario Development Code, 2021.

1. A density bonus and other incentives pursuant to Government Code Sections 65915 through 65918 may be granted by the Approving Authority.
2. Lots with a maximum density calculation of less than one dwelling shall be allowed the construction of one dwelling unit.
3. A residentially zoned lot shall be developed at no less than the minimum number of dwelling units allowed within the specified density range for the applicable zoning district, except that if, as a result of the configuration/design of a lot, the minimum residential density cannot be achieved, the lot may be developed with a maximum of one dwelling unit.
4. An existing lot of record that is substandard as to minimum "lot" area and/or dimension(s) shall be granted all development rights of the zoning district in which it is located.
5. On a lot having a street adjacent rear property line (arterial, collector, and local streets only), for the purpose of wall placement, each wall shall be setback a minimum of 5 feet behind the street property line to allow for landscaping beyond any required parkway landscaping.
6. Refer to Collector and Local Streets standards for street side and rear setbacks.
7. When vehicle parking is provided at the rear of a lot (whether within a garage or carport, or uncovered) that does not have alley access, a minimum 10-foot interior side building setback, which is clear of meters and mechanical equipment, shall be provided to ensure clear vehicular access to the rear of the lot.

Table 4-10
Small-Lot Traditional Single-Family Residential Development Standards

Development Standards	*Residential Zones*							
	AR-2[1]	*RE-2*[1]	*RE-4*[1]	*LDR-5*	*MDR-11*	*MDR-18*	*MDR-25*	*HDR-45*
Density[2,3,4]								
Density Ranges	N/A	N/A	N/A	2.1-5.0	5.1-11	11.1-18	18.1-25	25.1-45
Minimum Project Area	N/A	N/A	N/A	1 acre	1 acre	1 acre	1 acre	1 acre
Lot Standards								
Maximum Lot Coverage	N/A	N/A	N/A	55%	60%	70%	70%	70%
Minimum Lot Size (sf)[5]								
Interior Lot	N/A	N/A	N/A	4,000	4,000	2,800	2,800	2,800
Corner Lot				4,500	4,500	3,200	3,200	3,200
Min. Lot Dimensions[5]								
Width (Interior)	N/A	N/A	N/A	40	40	35	35	35
Width (Corner Lots)				45	45	40	40	40
Depth				75	75	70	70	70
Open Space								
Min Setback from Street and Alley Property Lines[6]								
Freeways				20	20	20	20	20
Arterial Streets (front)[7]				30	30	30	30	30
Collector & Local								
Street Front (living area)				14	14	14	14	14
Street Front (garage entry)				18	18	18	18	18
Street Front (garage other)								
Street Side[8]				10	10	10	10	10
Street rear (1st floor)[8]								
Street rear (2nd/3rd floor)[8]	N/A	N/A	N/A	10	10	10	10	10
Street rear (garage entry)[8]				10	10	10	10	10
Street rear (garage other – 1st floor only)[8]				15	15	15	15	15
Street rear (patio cover)[8]				18	18	18	18	18
Front Rear Alleys[9]								
1st floor				5	5	5	5	5
2nd/3rd floor				5	5	5	5	5
				5	5	5	5	5
				10	10	10	10	10
Minimum Setback from Interior Property Lines								
From side property lines	N/A	N/A	N/A	5/4	5/4	5/4	5/4	5/4
From rear property lines[10]								

Table 4-10
Small-Lot Traditional Single-Family Residential Development Standards

Development Standards	Residential Zones							
	AR-2[1]	*RE-2*[1]	*RE-4*[1]	*LDR-5*	*MDR-11*	*MDR-18*	*MDR-25*	*HDR-45*
Living area				10	10	10	10	10
Garage – 1st floor only				5	5	5	5	5
Patio covers to side or rear				5	5	5	5	5
Landscaping Area Required	The front yard and any street side yard of a conventional or small lot single-family project site, and all parkway areas that abut the site, shall be fully landscaped and provided with an underground automatic irrigation system							
Building Standards								
Maximum Height (ft).	35	35	35	35	35	35	35	35

Source: City of Ontario Development Code, 2021.

1 Small Lot Traditional Single-Family Residential Development is not a permitted use type in the AR-2 and RE-2 zoning districts.

2 A density bonus and other incentives pursuant to Government Code Sections 65915 through 65918 may be granted by the Approving Authority.

3 Lots with a maximum density calculation of less than one dwelling shall be allowed the construction of one dwelling unit.

4 A residentially zoned lot shall be developed at no less than the minimum number of dwelling units allowed within the specified density range for the applicable zoning district, except that if, as a result of the configuration/design of a lot, the minimum residential density cannot be achieved, the lot may be developed with a maximum of one dwelling unit.

5 An existing lot of record that is substandard as to minimum "project" area and/or dimension(s) shall be permitted the development rights of the zone in which it is located, except that the maximum density shall be limited to the minimum allowed within the density range.

6 The minimum setback from private streets shall be measured from a line running parallel to the street, which is located 12 feet behind face-of-curb (a.k.a., "parkway").

7 Refer to Collector and Local Streets standards for street side and rear setbacks.

8 On a lot having a street adjacent side or rear property line, for the purpose of wall placement, each wall shall be setback a minimum of 5 feet behind the street property line to allow for landscaping beyond any required parkway landscaping.

9 For side alley conditions, refer to the Interior Property Lines standards.

10 The interior side property line setback may be reduced to 4 feet if the setback area is combined with the side setback area of the adjacent property to create a single minimum 8-foot-wide outdoor use area clear of walls, thereby allowing a minimum 8–foot-wide side-to-side building separation.

Table 4-11
Small-Lot Alley-loaded Single-Family Residential Development Standards

Development Standards	*Residential Zones*							
	AR-2[1]	*RE-2*[1]	*RE-4*[1]	*LDR-5*	*MDR-11*	*MDR-18*	*MDR-25*	*HDR-45*
Density[2,3,4]								
Density Ranges	N/A	N/A	N/A	2.1-5.0	5.1-11	11.1-18	18.1-25	25.1-45
Minimum Project Area[2]	N/A	N/A	N/A	1 acre	1 acre	1 acre	1 acre	1 acre
Minimum Project Dimensions[2]								
Width	N/A	N/A	N/A	200	200	200	200	200
Depth				200	200	200	200	200
Lot Standards								
Maximum Lot Coverage	N/A	N/A	N/A	55%	60%	70%	70%	70%
Min. Lot Size								
Width (Interior)	N/A	N/A	N/A	40	40	35	35	35
Width (Corner Lots)				45	45	40	40	40
Depth				75	75	70	70	70
Open Space								
Min Setback from Street Property Lines[5]								
Freeways				20	20	20	20	20
Arterial Streets[6]				30	30	30	30	30
Collector & Local[6]	N/A	N/A	N/A					
Front				10	10	10	10	10
Street side				10	10	10	10	10
Street rear				15	15	15	15	15
Minimum Setback from Project Boundary Property Lines[7]								
Project Boundaries	N/A	N/A	N/A	10	10	10	10	10
Side				5/4	5/4	5/4	5/4	5/4
Rear				10	10	10	10	10
Patio Cover				5	5	5	5	5
Minimum Setback from Private Drive[5]								
Living area				10	10	10	10	10
Porch (single-story)	N/A	N/A	N/A	6	6	6	6	6
Garage entry				18	18	18	18	18
Garage other (side/rear)				10	10	10	10	10
Minimum Setback from Private Lanes/Alleyways	N/A	N/A	N/A					
Living area				10	10	10	10	10
Garage				5	5	5	5	5
Minimum Setback from Parking Spaces	N/A	N/A	N/A	10	10	10	10	10
Landscaping Area Required	The front yard and any street side yard of a conventional or small lot single-family project site, and all parkway areas that abut the site, shall be fully landscaped and provided with an underground automatic irrigation system							

Table 4-11
Small-Lot Alley-loaded Single-Family Residential Development Standards

Development Standards	*Residential Zones*							
	AR-2[1]	*RE-2*[1]	*RE-4*[1]	*LDR-5*	*MDR-11*	*MDR-18*	*MDR-25*	*HDR-45*
Building Standards								
Minimum Separations Between Buildings								
Dwelling Front to Front				25	25	25	25	25
Dwelling Front to Side				20	20	20	20	20
Dwelling Side to Side[7]				10/8	10/8	10/8	10/8	10/8
Dwelling Rear to Rear	N/A	N/A	N/A	20	20	20	20	20
Garage to Garage[7]								
Entry to entry				30	30	30	30	30
Entry to side				30	30	30	30	30
Side to side				10/8	10/8	10/8	10/8	10/8
Side to rear				10/8	10/8	10/8	10/8	10/8
Maximum Height (ft).	35	35	35	35	35	35	35	35

Source: City of Ontario Development Code, 2021.

1 Small-Lot Alley-Loaded Single-Family Residential Development is not a permitted use type in the AR-2, RE-2, and RE-4 zoning districts.

2 A density bonus and other incentives pursuant to Government Code Sections 65915 through 65918 may be granted by the Approving Authority.

3 Lots with a maximum density calculation of less than one dwelling shall be allowed the construction of one dwelling unit.

4 A residentially zoned lot shall be developed at no less than the minimum number of dwelling units allowed within the specified density range for the applicable zoning district, except that if, as a result of the configuration/design of a lot, the minimum residential density cannot be achieved, the lot may be developed with a maximum of one dwelling unit.

5 The minimum setback from private streets shall be measured from a line running parallel to the street, which is located 12 feet behind face-of-curb (a.k.a., “parkway”).

6 On lot having a street-adjacent side or rear property line, for the purpose of wall placement, each wall shall be setback a minimum of 5 feet behind the street property line to allow for landscaping beyond any required parkway landscaping.

7 The interior side property line setback may be reduced to 4 feet if the setback area is combined with the side setback area of the adjacent property to create a single minimum 8-foot-wide outdoor use area clear of walls, thereby allowing a minimum 8–foot-wide side-to-side building separation.

Table 4-12
Cluster Single-Family Residential Development Standards

Development Standards	*Residential Zones*							
	AR-2[1]	*RE-2*[1]	*RE-4*[1]	*LDR-5*	*MDR-11*	*MDR-18*	*MDR-25*	*HDR-45*
Density[2,3,4]								
Density Ranges	N/A	N/A	N/A	2.1-5.0	5.1-11	11.1-18	18.1-25	25.1-45
Minimum Project Area[2]	N/A	N/A	N/A	1 acre	1 acre	1 acre	1 acre	1 acre
Minimum Project Dimensions[2]								
Width	N/A	N/A	N/A	200	200	200	200	200
Depth				200	200	200	200	200
Lot Standards								
Maximum Lot Coverage	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Minimum Lot Size	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Minimum Lot Dimensions	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Open Space								
Minimum Setback from Public Street Property Lines[5]								
Freeways	N/A	N/A	N/A	20	20	20	20	20
Arterial Streets[6]				30	30	30	30	30
Collector and Local Streets[6]								
Front				20	20	20	20	20
Street side				10	10	10	10	10
Street rear				15	15	15	15	15
Minimum Setback from Interior Property Lines[7]								
Project Boundaries	N/A	N/A	N/A	10	10	10	10	10
Sides				4	4	4	4	4
Rear				4	4	4	4	4
Patio Cover				4	4	4	4	4
Minimum Setback from Private Drive[5]								
Living area	N/A	N/A	N/A	10	10	10	10	10
Porch (single-story)				5	5	5	5	5
Garage entry				<5 or >18	<5 or >18	<5 or >18	<5 or >18	<5 or >18
Garage other				10	10	10	10	10
Minimum Setback from Private Lanes/Alleyways								
Living area	N/A	N/A	N/A	5	5	5	5	5
Porch (single story)				5	5	5	5	5
Garage				5	5	5	5	5

Table 4-12
Cluster Single-Family Residential Development Standards

Development Standards	*Residential Zones*							
	AR-2[1]	*RE-2*[1]	*RE-4*[1]	*LDR-5*	*MDR-11*	*MDR-18*	*MDR-25*	*HDR-45*
Minimum Setback from Parking Spaces								
Living area	N/A	N/A	N/A	10	10	10	10	10
Porch (single story)				8	8	8	8	8
Garage				5	5	5	5	5
Landscaping Area Required	The entirety of a cluster single-family or multiple-family project site, including street parkway and median areas that abut the project site, which is not otherwise devoted to building area and paving, shall be fully landscaped and provided with an underground automatic irrigation system,							
Building Standards								
Minimum Separations Between Buildings								
Dwelling Front to Front				30	30	30	30	30
Dwelling Front to Side[7]				14	14	14	14	14
Dwelling Side to Side[7]				8	8	8	8	8
Dwelling Rear to Rear	N/A	N/A	N/A	8	8	8	8	8
Garage to Garage[7]								
Entry to entry				30	30	30	30	30
Entry to side				30	30	30	30	30
Side to side				8	8	8	8	8
Side to rear				8	8	8	8	8
Maximum Height (ft).	35	35	35	35	35	35	35	35

Source: City of Ontario Development Code, 2021.

1 Cluster Single-Family Residential Development is not a permitted use type in the AR-2, RE-2, and RE-4 zoning districts.

2 A density bonus and other incentives pursuant to Government Code Sections 65915 through 65918 may be granted by the Approving Authority.

3 Lots with a maximum-density calculation of less than one dwelling shall be allowed the construction of one dwelling unit.

4 A residentially zoned lot shall be developed at no less than the minimum number of dwelling units allowed within the specified density range for the applicable zoning district, except that if, as a result of the configuration/design of a lot, the minimum residential density cannot be achieved, the lot may be developed with a maximum of one dwelling unit.

5 The minimum setback from private streets shall be measured from a line running parallel to the street, which is located 12 feet behind face-of-curb (a.k.a., "parkway").

6 On a lot having a street-adjacent side or rear property line, for the purpose of wall placement, each wall shall be setback a minimum of 5 feet behind the street property line to allow for landscaping beyond any required parkway landscaping.

7 The interior side property line setback may be combined with the side setback area of the adjacent property to create a single minimum 8-foot-wide outdoor use area clear of walls, which is defined in the project CC&Rs.

Table 4-13
Multifamily Residential Development Standards

Development Standards	*Residential Zones*							
	AR-2[1]	*RE-2*[1]	*RE-4*[1]	*LDR-5*[1]	*MDR-11*	*MDR-18*	*MDR-25*	*HDR-45*
Density[2,3,4,5]								
Density Ranges	N/A	N/A	N/A	N/A	5.1-11	11.1-18	18.1-25	25.1-45
Minimum Project Area[2]	N/A	N/A	N/A	N/A	10,000 sf	10,000 sf	10,000 sf	1 acre
Minimum Project Dimensions[2]								
Width	N/A	N/A	N/A	N/A	100	100	100	180
Depth					100	100	100	200
Lot Standards								
Maximum Project Coverage	N/A	N/A	N/A	N/A	60%	60%	60%	100%
Minimum Lot Size	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Minimum Lot Dimensions	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Open Space								
Minimum Setback from Public Street Property Lines[6,7]								
Freeways	N/A	N/A	N/A	N/A	20	20	10	10
Arterial Streets					30	30	10	10
Collector and Local Streets					20	20	10	10
Minimum Setback from Interior Project Boundary Property Lines[8]	N/A	N/A	N/A	N/A	5	5	5	5
Minimum Setback from Public Alley Property Line	N/A	N/A	N/A	N/A	5	5	5	5
Minimum Setback from Private Drives/Alleyways (from edge of drive aisle)								
Living area	N/A	N/A	N/A	N/A	15	15	15	15
Garage and other non-habitable structures					5	5	5	5
Minimum Setback from Parking Spaces or Drive Aisle to Wall or Fence	N/A	N/A	N/A	N/A	5	5	5	5
Landscaping Area Required	The entirety of a cluster single-family or multiple-family project site, including street parkway and median areas that abut the project site, which is not otherwise devoted to building area and paving, shall be fully landscaped and provided with an underground automatic irrigation system							

Building Standards								
Minimum Separations Between Buildings								
Dwelling Front to Front								
Less than 2 stories					25	25	25	25
Greater than 3 stories					30	30	30	30
Dwelling Front to Side[7]								
Less than 2 stories					25	25	25	25
Greater than 3 stories					30	30	30	30
Dwelling Side to Side[7]								
Less than 2 stories					25	25	25	25
Greater than 3 stories	N/A	N/A	N/A	N/A	30	30	30	30
Dwelling Rear to Rear								
Less than 2 stories					10	10	10	10
Greater than 3 stories					15	15	15	15
Dwelling Side to Rear					15	15	15	15
Dwelling Rear to Rear					20	20	20	20
Garage to Garage[7]								
Entry to entry					30	30	30	30
Entry to side					30	30	30	30
Side to side					10	10	10	10
Side to rear					10	10	10	10
Maximum Height (ft).	N/A	N/A	N/A	N/A	35	45	60	75

Source: City of Ontario Development Code, 2021.

1 Multifamily Residential is not a permitted use type in the AR-2, RE-2, RE-4, and LDR-5 zoning districts.

2 An existing lot of record that is substandard as to minimum "project" area and/or dimension(s), shall be permitted all of the development rights of the zone in which it is located, except that the maximum density shall be limited to the minimum number of dwelling units allowed within the specified density range for the applicable zoning district.

3 A density bonus and other incentives pursuant to Government Code Sections 65915 through 65918 may be granted by the Approving Authority.

4 Lots with a maximum density calculation of less than 1.00 may be developed with one dwelling unit.

5 A residentially zoned lot shall be developed at no less than the minimum number of dwelling units allowed within the specified density range for the applicable zoning district, except that If, as a result of the configuration/design of a lot, the minimum residential density cannot be achieved, the lot may be developed with a maximum of one dwelling unit.

6 A health risk assessment shall be required for multiple-family development projects located within close proximity to a freeway, as determined by the Zoning Administrator.

7 The minimum setback from private streets shall be measured from a line running parallel to the street, which is located 12 feet behind face-of-curb (a.k.a., "parkway").

8 A dwelling having the primary entry facing onto an interior property line shall maintain a minimum 10-foot setback from the corresponding interior property line.

Mixed-Use Development

The City of Ontario actively encourages and facilitates the planning and production of mixed-use housing, vertically and horizontally integrated. Mixed-Use developments contain buildings or structures with a variety of complementary uses, such as residential, office, manufacturing, retail, public, or entertainment, in an integrated development project that has significant functional interrelationships and a coherent physical design. As part of The Ontario Plan, prepared in 2010, the City revised its Policy Plan land use designations, most notably expanding the Mixed-Use category to include area-specific designations to create focal points for community activity and identity and facilitate the use of transit. Three of the Policy Plan Mixed-Use designations have corresponding mixed-use zoning districts, shown in Table 4-14. Currently, mixed-use projects can be found along the Interstate (I-) 10 corridor, in the historic Downtown area, and in the newly developing Ontario Ranch area.

The development standards for the Downtown Mixed-Use Area (MU-1) and East Holt Mixed-Use Area (MU-2) rely on a PUD created by the developer at the time of project submittal. The City has the opportunity to develop an area plan or form-based code for the Downtown Mixed-Use Area that would establish development standards or guidelines. The Euclid/Francis Mixed-Use Area (MU-11) uses the same development standards as the MDR-25 zoning district. The Ontario Airport Metro Center area and Ontario Ranch are required to have specific plans. The maximum density indicated in Table 4-14 is derived from the Policy Plan and in some cases has a higher density than is permitted by current zoning. In these areas, specific plans are required, so development standards would be altered to conform to the permitted density in the Policy Plan through the specific plan process (Program 20). Where there are discrepancies, the City has included a program to amend the Development Code to increase the density to match the corresponding Policy Plan land use designation.

Table 4-14
Mixed-Use Development Standards

Development Standards	*Mixed-Use Zones*		
	MU-1[1] *Downtown Mixed-Use Area*	*MU-2 East Holt Mixed-Use Area*	*MU-11 Euclid / Francis Mixed-Use Area*
Density Ranges	25.1 – 40 du/ac	14.1 – 40.0 du/ac	14.1 – 25.0[2]
Assumed Maximum Build Out for Mixed-Use Area – Residential Density[3] Dwelling units/acre Maximum Units	60% of the area at 35 du/ac 2,365	25% of the area at 30 du/ac 428	50% of the area at 30 du/ac 156
Floor Area Ratio (Non-residential) Commercial-retail Commercial-office	2.0 2.0	1.0 2.0	1.0[4]
Development Standards[2]			
Minimum Setback from Public Street Property Lines[5,6] Freeways Arterial Streets Collector and Local Streets	Governed by planned development regulations or future City area plan or form-based code	Governed by planned development regulations	 10 10 10
Minimum Setback from Interior Project Boundary Property Lines[7]			5
Minimum Setback from Public Alley Property Line			5
Minimum Setback from Private Drives/Alleyways (from edge of drive aisle) Living area Garage and other non-habitable structures			 15 5
Minimum Setback from Parking Spaces or Drive Aisle to Wall or Fence			5

Table 4-14
Mixed-Use Development Standards

Development Standards	*Mixed-Use Zones*		
	MU-1[1] *Downtown Mixed-Use Area*	*MU-2 East Holt Mixed-Use Area*	*MU-11 Euclid / Francis Mixed-Use Area*
Landscaping			The entirety of a multiple-family project site, including street parkway and median areas that abut the project site, which is not otherwise devoted to building area and paving, shall be fully landscaped and provided with an underground automatic irrigation system
Maximum Height (feet)	Governed by planned development regulations or future City area plan or form-based code	Governed by planned development regulations	45 feet

Source: City of Ontario Development Code, June 2021.

1 MU-1 includes sub-zoning districts LUA-1, LUA – 2N, LUA-2S, LUA-3, LUA-4; however, residential mixed-use development is not permitted in the LUA-2S and LUA-4 zones.

2 Within the MU-11 zoning district, residential development shall be allowed pursuant to the standards of the HDR-25 zoning district.

3 Within each Mixed-Use Zoning District, the number of dwelling units allotted shall not exceed the number of units prescribed by the Exhibit LU– 03 (Future Buildout) of the Policy Plan

4 Nonresidential development shall be allowed pursuant to the requirements of the CN zoning district.

5 A health risk assessment shall be required for multiple-family development projects within close proximity to a freeway, as determined by the Zoning Administrator.

6 The minimum setback from private streets shall be measured from a line running parallel to the street, which is located 12 feet behind face-of-curb (a.k.a., “parkway”).

7 A dwelling having the primary entry facing onto an interior property line shall maintain a minimum 10-foot setback from the corresponding interior property line.

Residential density is often equated with the affordability of housing. For zoning districts primarily permitting single-family residential, the City allows a maximum density of two units per acre in the AR-2 and RE-2 zones, four units per acre in the RE-4 zone, and five units per acre in the LDR-5 zone. For zones intended for multifamily residential, the City permits a maximum density of 11 units in the MDR-11 zone, 18 in the MDR-18 zone, 25 in the MDR-25 zone, and 45 in the MDR-45 zone. The MDR-45 zoning district allows the highest density of zones permitting residential uses, including the mixed-use zoning districts. Recognizing the importance of a variety of densities to facilitate and encourage a range in types and prices of housing, the City offers three key ways to receive additional density increases.

- *Planned Unit Development (PUD).* In an effort to secure a fuller realization of the Policy Plan component of The Ontario Plan, particularly the Exhibit LU-3, Future Buildout, than would result from strict application of the zoning district regulations, developers can submit PUDs to achieve higher density. Mixed-Use developments in the MU-1 and MU-2 zoning districts require a PUD, leading to establishing development standards on a project-by-project basis, including density standards. The City is currently updating objective design standards to reduce the necessity of PUDs. PUDs require approval by the City Council pursuant to California Government Code Section 65850 based on the following findings of approval:

  - The proposed PUD, or amendment thereto, is consistent with the goals, policies, plans, and exhibits of the Vision, Policy Plan, and City Council Priorities components of The Ontario Plan.

  - The proposed PUD, or amendment thereto, would not be detrimental to the public interest, health, safety, convenience, or general welfare of the city.

  - In the case of an application affecting specific property(ies), the proposed PUD, or amendment thereto, will not adversely affect the harmonious relationship with adjacent properties and land uses.

  - In the case of an application affecting specific property(ies), the subject site is physically suitable, including, but not limited to, parcel size, shape, access, and availability of utilities, for the request and anticipated development.

- The proposed PUD is superior to that which could be obtained through the application of the Development Code or a specific plan.

- *Senior Citizen Housing Development.* The City allows a base density of 25 units per acre for the CC and MU-1 zones, and are subject to the maximum density for the respective residential zoning districts that senior citizen housing developments are permitted in (i.e., MDR-11, MDR-18, MDR-25, and MDR-45). Qualifying senior citizen housing development projects are eligible for a density bonus pursuant to California Government Code Sections 65915 through 65918, permitting a 20-percent density bonus for qualified projects.

- *State Density Bonus.* In compliance with California Government Code Section 65915, the City allows qualified residential projects to receive a density bonus plus appropriate development incentives when the residential project sets aside the required number of units for affordable housing. Density bonuses are also allowed for senior housing (described in greater detail above). The City processes applications for density bonuses following the City's procedure for Development Agreements, requiring City Council approval unless one or more of the following findings is established:

  - The concession or incentive is not required to provide for affordable housing costs, as defined in Health and Safety Code Section 50052.5, or for rents for the targeted units to be set as specified in California Government Code Section 659159(c).

  - The concession or incentive would have a specific adverse impact, as defined in Government Code Section 65589.5(d)(2), upon public health and safety or the physical environment, or on any real property that is listed in the California Register of Historical Resources and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to low- and moderate-income households.

  - The concession or incentive would be contrary to state or federal law.

Assembly Bills (ABs) 2753, 2372, 1763, 1227, and 2345 were passed in 2018, 2019, and 2020 and revised density bonus law to provide additional benefits for qualifying projects. To ensure the City's development requirements are consistent with recent state law, the City will review Sections 6.01.010(H) and 5.03.360 of the Development Code for

compliance with ABs 2753, 2372, 1227, 1763, and 2345 and to provide requirements within the Development Code sections (Program 20).

Parking Standards

In an urban environment, parking standards are critical to prevent traffic congestion caused by a shortage of parking spaces and the loading and unloading of trucks on public streets to result in maximum efficiency, protect the public safety, provide for the special needs of the physically handicapped, and where appropriate, insulate surrounding land uses from their impact.

City parking standards are also designed to ensure that sufficient on-site spaces are available to accommodate vehicle ownership rates of residents (which is typically more than 2 cars per homeowner and an average of 1.9 vehicles for renters), the needs of the business community, and the rate of overcrowding. Table 4-15 summarizes the common parking standards for residential uses, and the following text describes potential reductions of standards.

Table 4-15
Parking Standards for Housing

Housing Types	*Requirement*
Traditional Single-Family (one per lot)	2 spaces within enclosed garage
Small Lot and Common Interest Developments	2 resident spaces per dwelling within a garage, plus, 0.2 guest/visitor spaces per dwelling. Guest parking spaces may be provided on-street, immediately adjacent to the development boundary, if available. A minimum of 2 guest spaces shall be provided regardless of the number of dwellings proposed.
Multiple-Family[1]	*Resident Parking Spaces*: Studio: 1.5 spaces per dwelling, including one space in a garage or carport; One-Bedroom: 1.75 spaces per dwelling, including one space in a garage or carport; Two-Bedrooms: 2.0 spaces per dwelling, including one space in a garage or carport; and Three or more Bedrooms: 2.5 spaces per dwelling, including one space in a garage or carport *Guest Parking Spaces*: Portion of dwellings < 50: 0.25 spaces per dwelling; Portion of 50 to 100 dwellings: 0.20 spaces per dwelling; Portion of dwellings > 100: 0.17 spaces per dwelling; and A minimum of 3 guest spaces shall be provided for developments consisting of more than 8 dwellings.
Mobile Home Park[1]	*Resident Parking Spaces*: 2 spaces per unit, tandem allowed *Guest Parking Spaces*: Portion of dwellings < 50: 0.25 spaces per dwelling; Portion of 50 to 100 dwellings: 0.20 spaces per dwelling; Portion of dwellings > 100: 0.17 spaces per dwelling; and A minimum of 3 guest spaces shall be provided for developments consisting of more than 8 dwellings.
ADUs[1,2]	Generally, 1 space per unit
Residential Care 7+ clients	0.5 spaces per bed; plus, one space per employee or staff

Table 4-15
Parking Standards for Housing

Housing Types	*Requirement*
SRO	*Resident Parking Spaces*: One resident space per room; plus, 2 spaces for the resident manager *Guest Parking Spaces*: Portion of dwellings < 50: 0.25 spaces per dwelling; Portion of 50 to 100 dwellings: 0.20 spaces per dwelling; Portion of dwellings > 100: 0.17 spaces per dwelling; and A minimum of 3 guest spaces shall be provided for developments consisting of more than 8 dwellings.
Boarding, Lodging, or Rooming House	One space per sleeping room; however, provide no fewer than one space per 2 beds
Senior Citizen Housing Development[3] Income Qualified Market Rate Development	*Resident Parking Spaces*: 0.7 resident space per dwelling *Guest Parking Spaces*: Portion of dwellings < 50: 0.25 spaces per dwelling; Portion of 50 to 100 dwellings: 0.20 spaces per dwelling; Portion of dwellings > 100: 0.17 spaces per dwelling; and A minimum of 3 guest spaces shall be provided for developments consisting of more than 8 dwellings. *Resident Parking Spaces*: One resident space per dwelling *Guest Parking Spaces*: Portion of dwellings < 50: 0.25 spaces per dwelling; Portion of 50 to 100 dwellings: 0.20 spaces per dwelling; Portion of dwellings > 100: 0.17 spaces per dwelling; and A minimum of 3 guest spaces shall be provided for developments consisting of more than 8 dwellings.
Transitional Shelter/Housing	Determined by the Zoning Administrator or Approval Authority
Nursing Care Facilities	Determined by the Zoning Administrator or Approval Authority

Source: City of Ontario Development Code, June 2021

1 Tandem parking may be used to satisfy the minimum resident parking requirement for mobile home parks and ADUs and satisfy unenclosed on-site parking for multifamily projects.

2 ADUs are not required to provide parking in the following situations:

- The ADU is within one-half mile walking distance of public transit
- The ADU is within an architecturally and historically significant historic district.
- The ADU is part of the proposed or existing primary residence, or an accessory structure.
- When on-street parking permits are required but not offered to the occupant of the ADU.
- When there is an established car-share vehicle stop located within one block of the ADU.

3 The number of parking spaces required to be provided for senior citizen housing developments may be as low as 0.25 spaces per rental dwelling unit and as high as 1.0 space per for-sale dwelling unit. The actual ratio shall be determined at the time of project approval for the use and shall be based on a parking demand study to be prepared by a qualified traffic consultant or engineer. Of the parking spaces provided, 10 percent shall be designated as parking for the physically impaired.

The Approval Authority may reduce the number of required parking spaces if an applicant is able to provide evidence to substantiate: (1) shared parking (if multiple users use the same joint-parking facilities when operations for the respective uses are not normally conducted during the same hours or when peak use differs); or (2) low demand (when demonstrated via a parking analysis that the use will not use the required number of spaces because of the nature of the specific use or manner in which the use is conducted). The Approval Authority may require a parking analysis to prove either circumstance.

In the Downtown Civic Center, a focus area for revitalization of the City's historic downtown, permits 1.2 spaces/bedroom for residential condominiums, inclusive of guest parking. Developers are encouraged to use a mix of standard and tandem spaces to achieve the required number of parking spaces; however, compact and tandem spaces can each only comprise 20 percent of the total spaces and require the Planning Director to approve a parking study. The City has adopted a flexible parking approach to facilitate revitalization of the city's historic Downtown through a mix of housing types and prices. The Downtown Parking Model continues to provide flexible parking requirements for multiple-family, mixed-use development, adaptive reuse, and live-work within the Downtown. The model considers parking supply, shared parking, and peak or non-peak demand from any combination of 30 land uses. Downtown parking standards are now performance-based rather than based on a prescriptive standard.

Open Space

The City of Ontario values the incorporation of an appropriate amount and quality of open space in residential projects, particularly higher-density housing. Ensuring an adequate amount of open space enhances higher-density residential projects by providing appropriate levels of privacy, provides green infrastructure that reduces runoff, softens concrete hardscape and beautifies residential projects, improves the value of the property, and creates a more desirable living environment for residents. The City's open space standards are shown in Table 4-16.

Table 4-16
Open Space Standards for Housing

Housing	*Lot Coverage*	*Open Space*	
		Private	*Common*
Single-Family - Small Lot Traditional, Small Lot Alley Loaded, and Cluster Development Projects[1]	20% for all zoning districts permitting use types	Contiguous private open space area for each ground-level dwelling unit that is 225 square feet	Remaining area after Private Open Space per unit shall be used toward Common Open Space
Multifamily and Mixed-Use Development Projects[1] (sf/unit)			
Zoning Districts:			
MDR-11 & MDR-18	500	200	300
MDR-25	400	150	250
HDR-45	310	60	250
Mobile Home Park	Same as the underlying zone	None specified	300 square feet per pad
Senior Citizen Housing Development	Based on the development standards applicable to residential uses in the underlying zone		

Source: City of Ontario Development Code, June 2021

1 Open space requirements only apply to residential development projects consisting of more than three dwelling units.

The Subdivision Chapter of the Development Code provides additional detail on the appropriate types of private and common open space for multiple-family projects. For instance, common open space does not include driveways, sidewalks, parking areas, or service areas, but may include playgrounds, lawn areas, swimming pools, tennis and sport courts, and other outdoor recreational facilities. Private open space typically is accessible only to occupants of a particular unit and often consists of a fenced yard, fenced patio, or balcony. In addition to project-specific requirements, residential developers must also contribute to the City's goal of providing 3 acres of parks per 1,000 residents through payment of a park impact fee. The ratio is higher in Ontario Ranch, where developers are required to provide 2 acres of park space per 1,000 residents.

The City's zoning allows a variance or administrative exception process, where needed, to provide relief from typical residential development standards that preclude the full enjoyment and use of residential property. However, to obtain density bonus allowances, open space requirements must be met. The variance and administrative exception process is more fully described below.

Variance Process

The City has established a variance and administrative exception process to facilitate the resolution of practical difficulties or unnecessary physical hardships that may arise due to the size, shape, or dimensions of a site or the location of existing structures thereon, or from geographic, topographic, or other physical conditions on the site or in the immediate vicinity.

The two primary means of obtaining additional flexibility in residential development standards are:

- *Administrative Exception.* The City may grant an administrative exception of up to 10 percent from any numerical development standard set forth in the Development Code, except for standards for floor-area ratios and residential density. The Zoning Administrator is empowered to approve the exception.

- *Variance.* Variances may be granted for the following development requirements: landscaping, screening, site area, site dimensions, yards and projections into yards, heights of structures, distances between buildings, open space, off-street parking, and loading. The Planning Commission can grant the request after a public hearing.

The Planning Commission or Zoning Administrator, as applicable, may grant a variance or administrative exception provided that the following findings can be made:

1. Special property circumstances and literal interpretation and enforcement of the code would result in practical difficulties or unnecessary physical hardship inconsistent with the objectives of the City's Development Code or Policy Plan.

2. Strict or literal interpretation and enforcement of the specified regulation would deprive the applicant of privileges enjoyed by the owners of other properties classified in the same zoning district.

3. Approval of the administrative exception / variance will not constitute a grant of special privilege inconsistent with the limitations of other properties classified in the same zoning district.

4. Exceptional / extraordinary circumstances or conditions applicable to the site involved or to the intended use of the property do not apply generally to other properties in the same zone.

5. Granting of the administrative exception / variance will not be detrimental to the public health, safety, or welfare or materially injurious to the properties or improvements in the vicinity.

Building Codes and Subdivision Improvements

The City implements and enforces building codes, property maintenance standards, subdivision improvement requirements, and other municipal codes to ensure quality housing and neighborhoods for residents. Although building codes and subdivision improvement requirements do raise construction costs, the public interest is best served when buildings adhere to proper construction and engineering practices and neighborhoods have appropriate infrastructure suitable to their design.

Building Codes

Every three years, the State of California adopts new codes that contain the latest advances in construction practices and engineering concepts. The California Building Standards Commission adopts the California Building Codes based on "model" codes produced by professional organizations. Local agencies must adopt these codes, but may make amendments to address geological, climatic, or topographical conditions provided the modifications are no less restrictive than the state standards.

The new state codes incorporate, by reference, the Model Codes published by the International Code Council (ICC), which recently consolidated multiple regional codes into a single set of codes applicable throughout the United States. The City has adopted the most recent building codes to reflect the latest advances in construction technology and building practices. The following codes are currently being implemented:

- 2019 California Building Code / 2018 International Building Code
- 2019 California Residential Code / 2018 International Residential Code
- 2019 California Electrical Code / 2017 National Electrical Code
- 2019 California Mechanical Code / 2018 Uniform Mechanical Code
- 2019 California Plumbing Code / 2018 Uniform Plumbing Code
- 2019 California Energy Code
- 2019 California Historical Building Code
- 2019 California Green Buildings Standards Code
- 2019 California Fire Code / 2018 International Fire Code

According to the local building official, the City has made some minor modifications to the building codes. Local amendments are minimal and related to administrative procedures. Such amendments do not materially increase the cost of residential construction and are similar to the amendments adopted in jurisdictions throughout the county. The City has not imposed any building codes other than those mentioned previously.

Therefore, the new building codes do not present a potential or actual constraint to the development, maintenance, and improvement of housing.

Subdivision Requirements

The City Subdivision Code requires that all new residential developments incorporate a standard set of subdivision requirements and infrastructure improvements to the property in compliance with City specifications and applicable Policy Plan or Specific Plan provisions. This requirement ensures that the subdivision is served by an adequate level of services that contribute to the long-term sustainability of the development.

The type and dimensions of subdivision improvements depend on a number of factors, including topography, density and intensity of development, project size, and other factors. The following list indicates typical infrastructure improvements that are required in subdivisions:

- Dedication of the ultimate street right-of-way if not currently existing at its ultimate width. Most local streets are a 60-foot right-of-way. Arterial streets start at 88-foot rights-of-way.
- Installation of paving, curb, gutter, and sidewalk along the street frontage at the ultimate right-of-way location.
- Installation of streetlights, street trees, fire hydrants, and other needed improvements across the property frontage.
- Undergrounding of all overhead telephone, cable, and electrical lines (less than 34 kilovolts), in accordance with City ordinances.
- Extension and/or installation of existing underground dry utilities needed to serve the development project (such as gas, telephone, cable, and electrical).
- Extension/installation/relocation of wet utilities (sewer, water, storm drain) needed to serve the site, if any. If no storm drain system exists to serve the site, on-site retention would be required.

- Payment of Development Impact Fees (DIF). These fees are used to fund expansions to public facilities and improvements, such as water, sewer, parks, fire and police, transportation systems, and other improvements. Developers may be eligible for DIF credit if they are installing master-planned facilities to serve their sites.

Permit Approval Process

The City uses a standard development review process to ensure that residential projects are of high-quality construction and design. The time frame for processing proposals depends on the complexity of the project, the need for legislative action, and environmental review.

Table 4-17 and the following text describe the steps to process proposals for residential development.

- *Initial Project Submittal.* The first step in the development review process is the initial submittal of the development application to either the Building Department (for a single-family home) or the Planning Department (for more than two dwellings on a lot or more than four dwellings in total). The initial submittal may be preceded by an initial consultation with the Planning or Building Department as requested by the applicant to determine appropriate submittal requirements.

- *Development Plan Review*. The Building or Planning Department then routes the application to affected departments for their review and comment. The purpose of the review is to ensure that new development or expansion of existing uses or structures occurs in a manner consistent with the Policy Plan and the objectives and standards of the Development Code, and that reasonable conditions are placed on the project to maintain public health, safety, and welfare.

- *Design Review*. While the project is reviewed by the affected City departments, the Planning Department conducts design review. Design review is intended to ensure that the proposed architectural treatment of new buildings and structures, including landscaping, open space, and signs, is consistent with the objective and illustrative design guidelines contained in the Development Code and expectations of the City. If the property is designated in a historic area of the community, additional reviews may be required consistent with state and local law.

- *Environmental Review*. City staff initiates the environmental review process to the extent required by the project. Most standard infill development projects require an initial study and negative declaration or mitigated negative declaration under the California Environmental Quality Act (CEQA). In some cases, an environmental impact report is required for sensitive projects or for specific plans. In these cases, the developer pays a standard fee for the required type of environmental review. The completion of the environmental review is timed to coincide with the forwarding of the application to the Planning Commission.

- *Development Advisory Board (DAB).* The DAB meets to review the project and its conformance with the previous conditions, the Development Code, Municipal Code, and other requirements of the City. The DAB may review the site in relation to location of buildings on adjoining sites, any physical constraint identified on the site, the characteristics of the area in which the site is located, the degree to which the proposed development will complement or improve the quality of development in the vicinity of the proposed project, and the extent to which adverse impacts to surrounding properties will be minimized.

  The DAB has the authority to hear and decide on development plan review applications, substantial modifications to previously approved development plan review applications, environmental assessments associated with any of the above applications, and tentative maps. The DAB may also make recommendations as to the need for variances, conditional use permits, specific plans, etc. Once the review is completed, the DAB makes recommendations to the Planning Commission for appropriate action. To ensure a timely review, the members of the DAB are the same individuals who conducted the initial review of the application.

- *Planning Commission Action.* Planning Commission action is required for single-family tracts, multiple-family projects, specific plans, etc. In most cases, the Planning Commission does not act as a Design Review Board, unless a significant project is proposed or the applicant is appealing recommendations of the Development Advisory Board. The Planning Commission typically approves recommendations of the DAB but may require modifications.

Table 4-17
Permit Processing Procedures

Processing Steps	Residential Products		Time Frame
	Four or Fewer Housing Units	Five or More Housing Units*	
Submit Initial Application	Required	Required	---
Design Review	N/A	Required	Concurrent with project processing
Environmental Clearance	N/A	Required	
City Review & Modifications	Required	Required	30 to 60 days
Developer Makes Modifications	Required	Required	30 to 60 days
Development Advisory Board	N/A	Required	30 days
Planning Commission Action	N/A	Required	30 days
Building Permits Issued	Required	Required	Over the counter
Total	2 to 3 months	5 to 6 months	

Source: City of Ontario, 2012.
* Also applies to more than two units on a single lot

- *Approval Findings and Decision.* A Development Plan shall be acted upon by the Approving Authority based on the information provided in the submitted application, evidence presented in the Planning Department's written report, and testimony provided during the public hearing, only after considering and clearly establishing all of the following findings and giving supporting reasons for each finding. The application shall be denied if one or more of the following findings cannot be clearly established.

  - The proposed development at the proposed location is consistent with the goals, policies, plans, and exhibits of the Vision, Policy Plan, and City Council Priorities components of The Ontario Plan;

  - The proposed development is compatible with those on adjoining sites in relation to location of buildings, with particular attention to privacy, views, any physical constraint identified on the site and the characteristics of the area in which the site is located;

  - The proposed development will complement and / or improve on the quality of existing development in the vicinity of the project and the minimum safeguards necessary to protect the public health, safety, and general welfare have been required of the proposed project;

- The proposed development is consistent with the development standards and design guidelines set forth in the Development Code, or applicable specific plan or PUD.

The City is charged with the responsibility of ensuring that residential projects are decent, safe, and well-designed. While the permit approval process adds to the length of time required to process applications, it does not add any unduly constraints on the development of housing.

The City has not received residential development applications proposing to develop housing at a density lower than the minimum density permitted.

In an effort to streamline affordable housing projects, the City is including Program 22 to comply with the requirements of Senate Bill (SB) 35 by establishing a written policy or procedure and other guidance as appropriate to specify the SB 35 (2017) streamlining approval process and standards for eligible projects, as set forth under Government Code Section 65913.4.

Design Review

Design review is a critical component of Ontario's overall housing strategy. Poor quality design, in the long term, leads to the premature deterioration of housing, a decline in the quality of neighborhoods, and resident opposition or "NIMBYism" ("not in my backyard" mentality). However, to achieve the City's housing goals, providing a level of certainty to the development community is important. Developers need to know how to design their projects and neighborhoods to meet City expectations and avoid adverse public opinion and project denials.

Recognizing the need to balance the City's housing goals, neighborhood stabilization, and revitalization goals, the City adopted Residential Design Guidelines in 2006. The guidelines provide guidance, objective standards, and graphics to illustrate the preferred and discouraged methods of planning, neighborhood design, and construction.

Topics include:

- *Developments and Subdivisions.* Include mixed-use housing, walkable neighborhoods, street networks, and open spaces.
- *Open Space and Landscaping.* Include common open space, common recreation facilities, pathways, parks, and trails.
- *Lots and Buildings.* Include size and dimensions, model variety, building orientation, garage placement, and fences and walls.
- *Building Design*. Include building types, massing and roof form, garage design, accessory structures, and architectural details.

The Development Advisory Board conducts design review for residential projects exceeding four units. To ensure the process does not unduly lengthen the time period for project approval, design review is conducted concurrently with project review. The majority of multiple-family projects are approved within five to six months of project submittal, which includes the processing of environmental documentation. This process allows approvals to be secured without a public hearing.

For large projects requiring more design creativity, the City has adopted a PUD ordinance or Planned Residential Development Overlay to provide for more flexibility in design. This strategy was successfully employed for six blocks in the Downtown. The City also adopted a performance-based parking model that allows parking requirements to be based on the demand for parking rather than traditional, more rigid standards. This process has resulted in hundreds of new homes in Downtown Ontario.

Regulations Affecting Housing Supply

The City does not regulate short-term rentals and does not have inclusionary housing regulations. No other ordinances or regulatory tools in the city affect the cost and supply of housing.

Energy Conservation Opportunities

Rising energy costs, dependence on fossil fuels, and increasing evidence of the adverse impacts of global warming have provoked the need in California and nationwide to improve energy-management strategies. Buildings use 76 percent of all electricity generated in the United States for their operation and generate 40 percent of carbon dioxide, a major component of greenhouse gases (GHGs), which are primarily responsible for global climate change. How we design, build, and operate buildings thus has profound implications for energy use and resulting global warming.

Although the State of California has long supported energy conservation, recent state laws have been enacted to combat GHG emissions and increase energy independence. In 2006, the State Legislature adopted AB 32, the Global Warming Solutions Act of 2006, which created the first comprehensive, state regulatory program to reduce GHG emissions to 80 percent below 1990 levels by 2050. SB 1368 bars California energy providers from entering into long-term contracts with high-polluting power generators in an effort to encourage the development of the state's renewable energy portfolio.

Promoting energy conservation has become a consistent theme in regulations, green building practices, and general business operations. For Ontario, opportunities abound to promote energy-efficient practices in the siting, design, construction, and renovation of housing stock. These practices not only respond to regulatory requirements but also can generate significant community, environmental, and economic benefits.

In 2018, the City received a Transformative Climate Communities grant for its Ontario Together project, which included a wide range of workforce development, displacement avoidance, and community engagement strategies as well as sustainability projects. These projects included a Rooftop Solar Project, which will install 700 kilowatts of solar power on affordable multifamily developments and single-family homes and will provide paid solar installation internships to grow the renewable energy workforce. The project also intends to plant 365 street trees, which can reduce energy costs to adjacent buildings. As of April 2021, 360 street trees had been planted and 24 solar photovoltaic systems had been installed.

Neighborhood Design

Energy management is rarely a driving consideration for local, land use decision-making authorities. In fact, most land use frameworks—general plans, specific plans, zoning ordinances—do not provide sufficient language for these authorities to require developers to incorporate energy-efficient site planning. The Subdivision Map Act makes references to providing passive or natural heating or cooling opportunities, but no prescriptive guidance is provided. Accordingly, such site planning is often the result of individual developers who recognize the economic and marketing value of an energy-efficient community design.

Strategies to reduce energy demand begin with efficient site planning. Sizing and configuring lots to maximize a building's solar orientation (east–west alignment for southern exposure) facilitates optimal use of passive heating and cooling techniques. Infill development reduces potential energy costs of new infrastructure needed to service the site. Placing housing near jobs, services, and other amenities reduces energy consumption related to transportation. Other design strategies with beneficial energy implications include narrowing street widths to reduce the urban heat island effect, installing broad-canopied trees for shade, and clustering compact development to reduce automobile use.

Building Design

Title 24, Part 6, California Energy Efficiency Standards, requires all residential construction to meet minimum energy conservation standards through either a prescriptive or performance-based approach. The former

approach requires each individual component of a building to meet an identified minimum energy requirement. The performance-based approach, on the other hand, allows developers to choose a range of measures, which, in totality, meet specified energy-conservation targets. With either of these options, mandatory components must still be installed, such as minimum insulation; heating, ventilation, and air conditioning (HVAC); and efficient water heating equipment.

In addition to California's Title 24 standards, all residential projects are subject to meeting the state building codes, which also include energy conservation standards. The California Building Standards Commission adopted the California Building Codes in 2008 based on "model" codes produced and updated periodically by various professional organizations. The City of Ontario has adopted these standards, which apply to all new residential buildings constructed after January 1, 2010. The City of Ontario enforces Title 24 as the primary means for ensuring new housing incorporates the latest energy-efficient technologies.

Green Standards Design

In 2010, California's Building Standards Commission adopted the California Green Building Code (CALGreen), making California the first state to adopt a uniform green building code. The City of Ontario has adopted the minimum standards of CALGreen to ensure energy efficiency, water conservation, material conservation and resource efficiency, and environmental quality are considered in all new buildings.

The building industry has developed different "green" building programs. The Building Industry Association sponsors a voluntary program called Green Builder. The program focuses on energy efficiency, water conservation, wood conservation, advanced ventilation, and waste diversion. Certified homes incorporate water-efficient landscaping and fixtures, use high-efficiency insulation and ventilation systems, contain environmentally sound building materials, initiate waste-reduction methods during construction, and exceed Title 24 Building Code energy standards by 15 percent.

Other green building programs have also been sponsored by other agencies. The United States Green Building Council (USGBC) sponsors another building certification program called Leadership in Energy and Environmental Design (LEED). The LEED program is a national rating system for green buildings that focuses on commercial and multiple-family residential projects. The USGBC reviews projects for conformance based on various efficiency, sustainability, materials quality, and design factors, and then issues certifications based on points achieved.

5. RESOURCES

Housing Resources

This section describes the land resources within Ontario that are available to address the City's existing and future housing needs, including its share of the Regional Housing Needs Assessment (RHNA).

Regional Housing Needs

The regional housing needs mandate requires every local government in California to plan for its “fair share” of the region's existing and future housing needs. The California Legislature has stated that housing availability is of vital statewide importance, as is the early attainment of decent housing and a suitable living environment for every Californian. State law, therefore, requires the California Department of Housing and Community Development (HCD) to develop housing needs projections for every region in California. As directed by state law, HCD estimates each region’s existing and future needs every eight years; each eight-year period is called a housing cycle. For Ontario and the rest of the Southern California Association of Governments (SCAG) region, the upcoming housing cycle (the 6th cycle) plans for projected housing needs between 2021 and 2029.

For the 6th cycle, the SCAG region has been allocated more than 1.3 million housing units to be planned for by 2029. This estimate is 300 percent higher than the approximately 400,000 units required in the previous housing planning period (the 5th cycle, which covered 2013-2021). The large regional allocation results from underproduction of housing, rapidly increasing housing prices and rents, and increasing levels of housing overpayment among residents. As a result, local governments across the region must plan to accommodate an unprecedented increase in housing goals.

SCAG is responsible for dividing the 1.3-million-unit target between each of the 191 jurisdictions in the region. Under state law, SCAG must consider specific planning factors in allocating the required housing units between jurisdictions, but it can develop a tailored model for the region. SCAG’s model for the 6th cycle considers the availability of land, adequacy of infrastructure and services, market demand for housing, fair housing, availability of employment and transit, local population growth estimates, and many other housing and planning considerations; the model, however, weights opportunities to promote fair housing, proximity to employment, and transit accessibility more heavily than other factors, so jurisdictions that were closer to jobs centers, had a lower concentration of poverty, and had more access to transit opportunities

were generally allocated more units than those with poor jobs access and no public transit.

In Ontario, the RHNA goal has nearly doubled since the last Housing Element planning period. For the 2013-2021 planning period, Ontario's RHNA was 10,861 units; the allocation increased 92 percent to 20,854 units for the 2021-2029 period. Within this goal, the City must plan for housing production at three different income levels: lower-income housing (includes extremely low, very low, and low income), moderate income, and above moderate income. Table 5-1 summarizes the City's 2021–2029 RHNA. Ontario is required to set aside sufficient land, adopt programs, and provide funding (to the extent feasible) to facilitate and encourage housing production commensurate with that need.

Table 5-1
Ontario Regional Housing Need Allocation, 2021–2029

	Lower Income	*Moderate Income*	*Above Moderate Income*	*Total Capacity*
RHNA Need	8,926	3,329	8,599	20,854

Source: SCAG, 2021.

California law holds local governments responsible for planning for their share of the region' housing needs and ensuring that housing is planned commensurate with the total assigned need for each affordability category. However, state law does not require a city to build housing; that is the responsibility of the building industry. Local governments can obtain credit toward meeting their RHNA target in four ways:

- **Housing Production.** Housing units built and occupied (received a certificate of occupancy) on or after June 30, 2021, when the projection period for the 6th cycle RHNA begins.
- **Planned Production**. Housing units proposed for construction that are likely to be approved and built during the planning period, from July 2021 to October 2029.
- **Available Land.** Designation of vacant and underutilized sites with zoning, development standards, services, and public facilities in place so housing can be built.
- **Alternative Credits**. Qualified projects that involve the rehabilitation, preservation, and conversion of non-affordable units to affordable units, subject to conditions.

The City's housing strategies use the first three options. The following section describes how the City will address its housing planning and production goals for the 2021-2029 RHNA.

Relationship of Zoning and Density to Housing Affordability

This section describes the suitability of residential development standards, namely allowed density and zoning districts, for facilitating housing affordable to different income levels.

Zoning and density standards are correlated to the affordability of housing. In general, higher-density housing projects, like apartment buildings, are more affordable than lower-density projects, like single-family homes. While other factors such as location, the size of the units, and quality of the finish materials also contribute to a project's ultimate affordability, the state has determined that density and zoning standards are suitable proxies for identifying the potential affordability level of a site.

The following sections describe the density thresholds identified for each income category and the current zoning districts that allow the identified densities.

Lower Income

Density

Housing element law requires jurisdictions to provide a requisite analysis showing that zones identified for lower-income households provide sufficient density to encourage such development. The law provides two options for preparing the analysis: (1) describe market demand and trends, financial feasibility, and recent development experience; (2) utilize default density standards deemed adequate to meet the appropriate zoning test. According to state law, the default density standard for Ontario is 30 dwelling units per acre. In 2019 and 2020, two 100-percent affordable housing projects were built in Ontario with densities between 25 and 30 dwelling units per acre:

- *Vista Verde.* Completed in 2020. Consists of 101 affordable units (lower income); built at a density of 26 dwelling units per acre.
- *Emporia Place.* Completed in 2019. Consists of 74 affordable units (lower income); built at a density of 26.7 dwelling units per acre.

Therefore, for the 2021-2029 planning period, the City has determined that the default density adequately demonstrates its capacity to accommodate the lower-income RHNA.

Zoning

Under the current development standards, residential development within the following zoning districts allows for densities of 30 dwelling units per acre or more.

- *Mixed-Use (MU-1)* – 20–75 dwelling units per acre
- *Mixed-Use (MU-2)* – 14-40 dwelling units per acre
  - The City's Development Code allows for stand-alone multifamily residential projects in mixed-use districts.
- *Planned Unit Development (PUDs)* – 25–75 dwelling units per acre
- *High-Density Residential (HDR-45)* – 25.1–45 dwelling units per acre

The City's rezoning program (Program 13) will also create an affordable housing overlay that expands the land use categories that can accommodate at least 30 dwelling units per acre, exempt projects south of Riverside Drive with at least 25 percent of units affordable to lower-incomes from specific plan requirements if no specific plan exists, and revises existing specific plans to allow at least 30 dwelling units per acre on identified sites. Each of these changes will play a key role in fulfilling the City's lower-income RHNA.

Moderate Income

Density

Typically, medium to medium-high multiple-family zoning districts are suitable for facilitating the construction of housing affordable to moderate-income households. To determine the densities needed to accommodate moderate-income housing, nearly 2,000 properties sold or listed on the MLS between September 2020 and September 2021 were analyzed. Of the 2,000 records analyzed, 66 were newer construction (built after 2017) townhomes or condos, most of which were built at densities between 8 and 18 dwelling units per acre. Of those, 10 properties sold for less than $410,000, the moderate-income threshold, indicating the densities were sufficient to produce moderate-income housing. These sales included four new construction homes in the New Haven master-planned community (two two-bedroom units and two three-bedroom units), where projects are typically 18 units per acre or less.

In recognition of increasing home prices, however, the City has determined that a higher density of 25 units per acre would be more conducive to creating moderate-income housing. In support of this, the

Cities of Chino, Fontana, and Rancho Cucamonga indicate that master-planned communities with densities up to 25 dwelling units per acre offer homes that are affordable to moderate-income households. Therefore, the City's land inventory will focus on sites that allow for 25 or more dwelling units per acre to fulfill its moderate-income allocation.

Zoning

The same zoning districts identified as suitable for lower-income housing are suitable for moderate-income housing, as well as the following:

- *Medium-Density Residential (MDR-25)* – 18.1 – 25 dwelling units per acre
- *Specific Plan (SP)* – Sites designated as SP, where no specific plan exists, can facilitate moderate-income housing if the corresponding Policy Plan designation allows densities up to 25 dwelling units per acre. Such Policy Plan designations include:
  - *Medium-Density Residential (MDR)* – 11 to 25 dwelling units per acre
  - *Mixed-Use (MU)* – current and proposed designations for various mixed-use areas allow a range of densities with maximums ranging from 25 to 125 dwelling units per acre.

Above Moderate Income

Density and Zoning

The planned residential development projects in the city (see Table 5-2) include a mix of housing types at various densities. Most, however, are anticipated to develop at market rates that are affordable to above-moderate income households. Therefore, it is assumed that any density and any residentially zoned land can support the development of above-moderate housing.

Housing Production and Planned Production

This section details residential development projects currently in the pipeline.

The City of Ontario has several approved residential projects that are anticipated to be built and receive their certificate of occupancy or final inspection on or after June 30, 2021. As allowed under state housing element law, these approved and pending residential projects will be eligible for credit toward the 6th cycle RHNA.

As described here and listed in Table 5-2, housing pipeline projects represent a mix of residential types, price points, and affordability levels.

- **Mix of Housing Types**. A broad range of housing products is in the development pipeline, including single-family residential projects, condominiums, townhomes, clustered and motor court homes, and apartment projects. Proposed projects are located on vacant land throughout the city, within existing residential neighborhoods, in underutilized mixed-use areas, and on undeveloped land south of Riverside Drive and east of the Cucamonga Channel (the Channel), where the area is transitioning from agricultural uses to residential communities.

- **Project affordability**. A project's affordability is based on the type of residential product approved/entitled in the community and the market sales price or rent charged for recently built projects in the city.

- **Mix of Vacant and Underused Sites**. Similar to the land inventory discussed later, proposed projects are situated on a combination of vacant and underused sites. Many included the subdivision of large lots or the development of a range of products, including multifamily housing, on large lots over 10 acres in size. Further, prior projects that have been built in the city have been within underutilized lots.

- **Mix of Housing Locations**. The City has approved proposals or issued a certificate of occupancy after July 1, 2021, to develop 1,650 units. While the greatest volume of housing development is in the area south of Riverside Drive and east of the Channel, projects have also been approved in the downtown area, along commercial corridors like Holt Boulevard, within the mixed-use areas along the Interstate (I-) 10 corridor, and scattered throughout established neighborhoods.

Only projects that have been approved for development are included in the pipeline projections. Several projects are currently under review that would add thousands of additional units to the city, but these have not been included. Table 5-2, therefore, represents a conservative estimate of the planned projects.

Table 5-2
Residential Projects in the Pipeline

ID	Project Name	Assessor's Parcel Number (APN)	Type*	Total Units	Affordability		
					Lower	Mod.	Above Mod.
1	Misc. Projects Downtown	104837612, 104839431	SF	2	-	-	2
2	Misc. Projects Between Mission Blvd and Riverside Dr	104955121, 105034106, 105034162, 104931214, 104953154	SF	5	-	-	5
3	West Holt Multi-family	101055106	MF	6	-	-	6
4	Mission & Palmetto	101138204	MF	68	-	-	68
5	890 South Magnolia	101137115-16	MF	49	-	-	49
6	Meredith	11031152, -53	MF	464	-	-	464
7	Piemonte	21020440	MF	22	-	-	22
8	Esperanza	21830203-04, 21830301-17, 21830326-57, 21832201-04, 21832312-33, 21832362-65, 21858501-27, 21858638-41, 21872301-11, 21872339-40, 21872349, 21872401-40, 21872442	SF	200	-	-	200
9	Rich-Haven	21801602-03, 21816115, 21826229-30, 21826235-37, 21826239	SF	60	-	-	60
		21801601, 21801604-05, 21809303, 21816115, 21821102, 21826206-07, 21839303-04, 21839308-09	MF	271	-	-	271
10	Subarea 29	107339105-17, 107339129-35, 107339209-12, 107339243-53, 107340214-26, 107340228-30, 107340244-47, 21801501-05, 21801507-16, 21801529-47, 21801549-54, 21801562-64, 21827123, 21833153-54, 21867448-50, 21899125-33, 21899221-27, 21899232-53, 21899331-32, 21899334-42, 21899405-10, 21899477-84, 107339118, 107339126-28, 107339213-15	SF	325	-	-	325
11	The Avenue	21865227	SF	11	-	-	11
12	West Haven	21815111, 21815138	SF	129	-	-	129
13	Harlow Ln	107339216-27, 107340231-38	SF	20	-	-	20
14	Hazel St	107340110-27	SF	18	-	-	18

Source: City of Ontario, 2021.

Notes: The projects included in the table include permits that have been issued but not completed and certificates of occupancy issued on or after 6/30/2021. There are also several projects currently under review that are not included in this table.

* SF = Single-Family, MF = Multifamily

Ontario's 2021-2029 RHNA includes 8,599 units for the above-moderate income allocation (Table 5-1). As shown in Table 5-2, pipeline projects can address 1,650 units of the above-moderate allocation.

The remainder of this chapter will focus on key strategies that the City will undertake to address the remainder of the above-moderate allocation as well as the lower- and moderate-income RHNA.

2021-2029 RHNA Strategies

While the prior section listed residential projects approved for development in the city, this section describes additional strategies proposed to address the remaining RHNA for the 2021-2029 Housing Element.

Housing Opportunity Areas

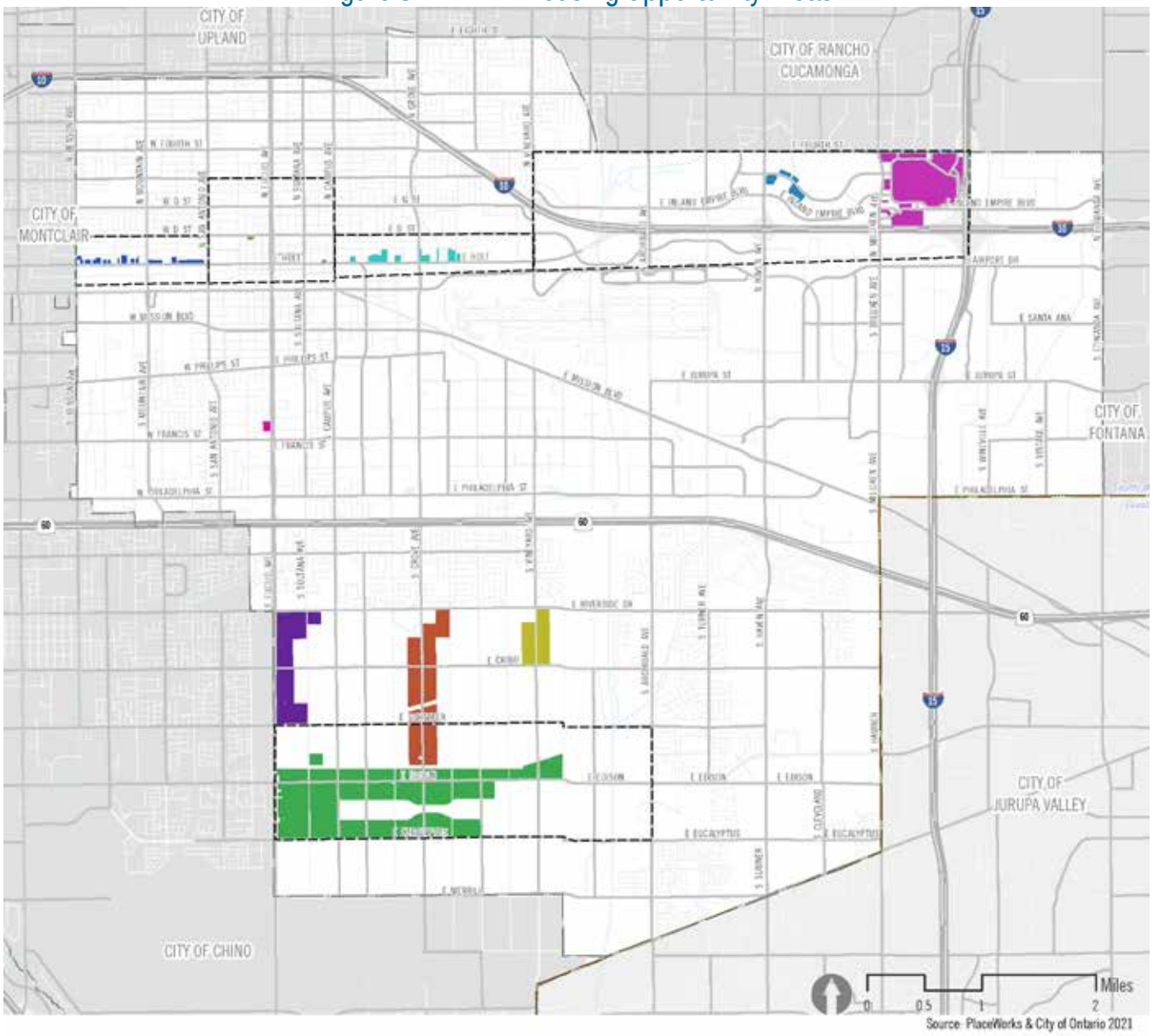
The City is required to identify available sites to accommodate its 2021–2029 RHNA. An analysis of the city's available land and existing zoning districts showed that there was not enough land zoned at the correct densities to facilitate the development of enough housing affordable to lower- and moderate-income households to fulfill the RHNA and a rezoning program (Program 13) was needed. The City evaluated all of its land resources for suitability to develop at densities suitable to lower- and moderate-income housing and developed strategies and programs to meet its obligation.

A detailed list of each site by Assessor's Parcel Number (APN) is included in Appendix B.

The analysis identified 10 areas in which housing growth can be accommodated after the City implements its rezoning program (Program 13), grouped into six key strategies, illustrated in Figure 5-1, *Housing Opportunity Areas*. In addition to the Opportunity Areas, the City used accessory dwelling units (ADUs) as the seventh strategy to fulfill the RHNA. The sites identified in the Opportunity Areas further the City's housing goals and align with regional transportation plans by placing higher-density housing along future transit routes. The RHNA strategies also consider fair and equitable housing goals, development feasibility, and infrastructure availability.

Figure 5-1 shows the identified sites categorized into 10 Housing Opportunity Areas and six strategies based on their location within the city.

Figure 5-1 Housing Opportunity Areas



Source: PlaceWorks & City of Ontario 2021

Housing Opportunity Areas

Strategy 1: Downtown
- Downtown

Strategy 2: Holt Boulevard
- West Holt
- East Holt

Strategy 3: Old Cardenas Market
- Old Cardenas Market

Strategy 4: Ontario Center Specific Plan
- Ontario Center Specific Plan

Strategy 5: The Mills
- The Mills

Strategy 6: The Ontario Ranch
- Great Park Corridor
- Grove Corridor
- Euclid Corridor
- Vineyard / Armstrong Ranch Specific Plan

Underutilized Sites

The City has included non-vacant sites in its land inventory to meet a significant portion of its regional housing need. These sites are underutilized, and many are located in the undeveloped area south of Riverside Drive and east of the Cucamonga Channel, where the primary use is agricultural; other underutilized sites, like those located in the Downtown area, along Holt Boulevard, and at the old Cardenas market, are parking lots or aging and underused commercial properties that are suitable for residential development and are ready to turn over; finally, the land inventory includes the parking lots and several out parcels around the Ontario Mills Mall, reflecting a national trend of repositioning shopping centers as mixed-use communities.

While the city has seen immense growth in the past few decades, the City is continuously expanding the opportunity for new housing development in response to market demand, developer interest, and state housing law. Interest from property owners and local developers is very high, and projects at densities of 50+ units per acre were recently approved. In 2021, it was estimated that building applications under review would add more than 5,000 dwelling units to the city. Several of the approved projects and projects under review include high-density apartments and condos. This indicates a strong market for higher-density housing products in the inland empire.

To demonstrate a realistic capacity throughout its inventory, but particularly on the underutilized sites, the City calculated the total housing capacity on each site using a realistic density below the maximum allowed by the current or proposed zoning.

Strategy 1: Downtown Housing Opportunity Area

The City developed the Downtown District Plan, as described in Program 8, which provides opportunities for high-density, market-rate, and affordable housing in the Euclid Avenue Entertainment District and Holt Boulevard District. Projects under review, like the Hutton C-Block Mixed-Use development that will bring ground-floor commercial with high-density housing and structured parking to the heart of downtown, and recently completed projects, like the Emporia affordable housing project, embody the vision for housing in the downtown.

Downtown is well-served by infrastructure. The City is also working to build OntarioNet, a new fiber-optic internet service throughout the city. The first fiber lines serving Ontario have already been installed in the areas around downtown, and there are no environmental constraints limiting development potential.

The City has identified two sites in addition to the pipeline projects for inclusion in the land inventory, as shown in Figure 5-2.

Figure 5-2 Downtown Housing Opportunity Area



The two sites, numbered in Figure 5-2, are described below.

1. The first site, adjacent to D Street, is zoned for HDR-45, which allows up to 45 dwelling units per acre, satisfying the default density requirements for lower-income housing. This site is currently an underutilized parking lot, which was included in the City's last housing element. In compliance with Assembly Bill (AB) 1397, by-right development will be allowed for any residential project that provides for at least 20 percent of units affordable to lower-income households as described in Program 15. For conservative estimates, the realistic density used to determine the total housing capacity of the site is 25 units per acre.

2. The second site, along Holt Boulevard, is currently designated as Neighborhood Commercial (CN), but it will be part of the City's rezoning program (Program 13) with a proposed designation of MU-1, which allows up to 75 dwelling units per acre and is suitable for lower-income housing. This site includes three parcels with consistent ownership, and it is currently operating a used car sales lot. Car lots provide a unique opportunity for redevelopment because limited demolition is necessary; as a result, developers can often afford to pay higher land costs. Furthermore, this lot is currently occupied by an independent car sales operation, so strategic decisions by major corporations would not be necessary. The housing plan also includes a program to encourage lot consolidation along Holt Boulevard (Program 10) and facilitate the development of housing affordable to lower-income residents. To account for potential non-residential development, only 60 percent of the total land area was assumed suitable for housing. In addition, a realistic density of 35

dwelling units per acre was used to determine the total housing capacity.

On both sites, only 50 percent of the total realistic capacity was estimated to have the potential to accommodate lower incomes.

Using the metrics described above, the Downtown Opportunity Area has a total housing capacity of 40 units, half of which (20 units) have the capacity to accommodate lower-income housing. The balance (20 units) is presumed to have capacity for housing affordable to moderate-income households.

Strategy 2: Holt Boulevard Opportunity Areas (West and East)

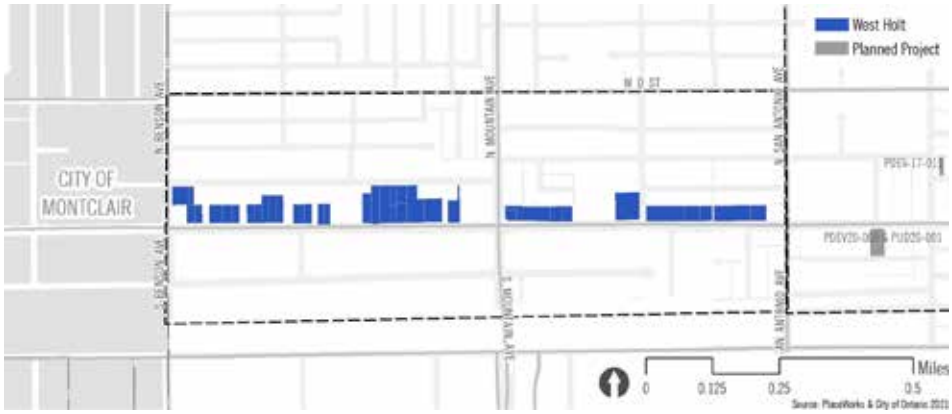
Holt Boulevard is one of the city's original thoroughfares, extending through Ontario and connecting to neighboring communities. It is also an important regional transit corridor. Existing bus lines along Holt Boulevard report some of the highest ridership rates in San Bernardino County. In addition, the San Bernardino County Transportation Authority (SBCTA) plans to provide new bus rapid transit (BRT) service along Holt Boulevard as part of the West Valley Connector Project. Those portions of the project that will serve Holt Boulevard are funded and scheduled for operation in 2023.

Like Downtown, Holt Boulevard is well-served by infrastructure. The development in these areas would constitute urban infill projects on already disturbed land, so there are no environmental constraints limiting development potential.

West Holt Boulevard

The City has identified 36 parcels (18.3 acres) along West Holt Boulevard for inclusion in the land inventory, as shown in Figure 5-3 and described below.

Figure 5-3 West Holt Housing Opportunity Area



Sites along West Holt Boulevard were identified based on proximity to transit, potential for redevelopment, and current zoning.

Approximately 70 percent of the land area identified for lower- and moderate-income housing along West Holt Boulevard is within a 5-minute walk of a planned BRT stop; 100 percent of sites are within a 10-minute walk of a planned BRT stop.

Existing uses include parking lots, aging commercial properties (retail and dining establishments), and used car sales lots. These commercial properties are underperforming and surrounded by residential uses. In general, typical commercial properties are leased on three- to five-year terms. It is unlikely that existing tenants in this area would have lease terms longer than industry standards. Car sales lots, on the other hand, are largely undeveloped, which means the cost and effort required to transition to residential uses are reduced as less site preparation will be necessary.

Existing tenants along West Holt Boulevard are also small independent uses, so redevelopment of these properties would not require strategic decisions by major corporations.

There are 27 parcels (12.8 acres) within the Opportunity Area currently zoned as HDR-45, which satisfies the default density requirements for lower-income housing and is sufficient to support moderate-income housing as well. Several of these parcels were also included in the City's prior housing element (see a detailed list by APN in Appendix B). To further encourage residential development on parcels listed in the last housing element and to comply with AB 1397, by-right development will be allowed for any residential project that includes at least 20 percent of units affordable to lower-income households, as described in Program 15.

Two parcels (1.5 acres), currently zoned as Community Commercial (CC), are part of the City's rezoning program (Program 13). The City proposes changing the designation to MU-2 with an Affordable Housing Overlay (described in Program 13), which will allow a density range of 20-40 dwelling units per acre and is suitable for lower- and moderate-income housing.

Five parcels (4.0 acres) are currently zoned as MDR-25. These will be included in the City's rezoning program (Program 13) with a proposed designation of HDR-45, which allows up to 45 dwelling units per acre and is suitable for both lower- and moderate-income housing. These sites were used to meet the City's moderate-income RHNA in the prior housing element. Like other sites reused from the prior element, by-right development will be allowed for any residential project that includes at least 20 percent of units affordable to lower-income households as described in Program 15.

All but two sites located in the East Holt Opportunity Area have an existing or proposed designation of HDR-45. The HDR-45 zoning designation allows for multifamily residential projects by-right and densities up to 45 dwelling units per acre. To ensure conservative estimates, however, a realistic density of 25 dwelling units per acre is used.

On the two sites with a proposed designation of MU-2, 75 percent of the total land area is assumed suitable for housing to account for the potential development of non-residential uses while also recognizing that 100-percent residential projects are allowed in the zone. Additionally, a realistic density of 30 dwelling units per acre is used to determine the total housing capacity.

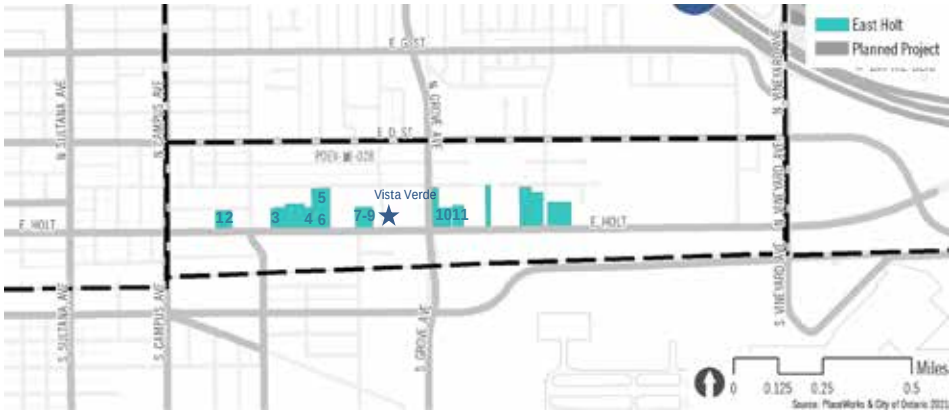
On all sites, only 50 percent of the total realistic capacity was estimated to have the potential to accommodate lower incomes.

Using the metrics described above, the West Holt Opportunity Area has a total housing capacity of 454 units, half of which (227 units) have the capacity to accommodate lower-income housing. The balance (227 units) is presumed to have capacity for housing affordable to moderate-income households.

East Holt

The City has identified 21 parcels (22.2 acres) for inclusion in the land inventory, as shown in Figure 5-4 and described below.

Figure 5-4 East Holt Housing Opportunity Area



Like West Holt Boulevard, sites along East Holt Boulevard were identified based on proximity to transit, potential for redevelopment, and current zoning.

Approximately half of the land area identified for lower- and moderate-income housing in the West Holt Boulevard Opportunity Area is within a 5-minute walk of a planned BRT stop; 100 percent of sites are within a 10-minute walk of a planned BRT stop.

Nine parcels (11 acres) within the Opportunity Area are currently vacant. Of those, five parcels (5.1 acres) are zoned MU-2, which allows 14-40 dwelling units per acre, a density sufficient to support the development of lower- and moderate-income housing. This is evidenced by the Vista Verde affordable housing project, which was developed in the MU-2 district along East Holt Boulevard as a 100-percent affordable housing project, demonstrating that this zone and area can support affordable housing. The remaining four vacant parcels (5.9 acres) are zoned for Business Park (BP) and will be included in the City's rezoning program (Program 13), with a proposed designation of MU-2 with an Affordable Housing Overlay (described in Program 13), which will allow a density range of 20-40 dwelling units per acre.

The balance of the sites identified in the Opportunity Area (11 parcels, 11.2 acres) are currently underutilized and designated as MU-2. Because the current zoning designation allows sufficient density (14-40 dwelling units per acre), redevelopment of these sites could accommodate housing affordable to lower- and moderate-income households without rezoning. The potential for redevelopment on each non-vacant site, numbered by parcel in Figure 5-4, is described below.

1-2. Between Campus Avenue and Allyn Avenue, two parcels (1.5 acres) are identified to have the potential for redevelopment. The first is a used car sales lot, which has potential for

redevelopment because of the low existing floor-area ratio (FAR) (very small building and large parking area) and the age of the building. The demolition required for redevelopment would be minimal. Adjacent to this is a parcel (0.91 acres) where service commercial uses, including a laundromat and automotive shop, have been identified as candidates for redevelopment due to the age of the buildings (50+ years old) nearing the end of a typical lifespan for commercial buildings. Tenants on both sites are independent operators, so redevelopment of these properties would not require strategic decisions by major corporations.

3. Traveling east on Holt Boulevard, another parcel (0.90 acres), just east of the Allyn Avenue intersection, has also been identified to have the potential for redevelopment due to the low existing FAR (large parking area and small building), the age of the structure (48 years old), and because an independent retail use occupies the site.

4-6. Continuing east on Holt Boulevard, on the other side of three vacant sites included in the inventory, sit three parcels (4.5 acres), with potential for redevelopment due to low existing FAR, the age of existing structures, and because the sites are currently used by an independent automotive parts retailer and an independent automotive repair shop, but residential uses border the auto-centric services. Converting these sites to housing would improve the land use compatibility for surrounding neighborhoods and mobile home parks.

7-9. Further east along Holt Boulevard, three sites (1.8 acres) are identified as candidates for redevelopment. The first two properties include an unused parking lot and a boarded-up church. These sites were identified for potential redevelopment because of the age of the structure (nearly 100 years old), the poor state of repair of the building, and because the two sites are not currently being used. An automotive repair shop occupies the third parcel, but it was identified as a candidate for redevelopment because it is adjacent to residential uses and has a low existing FAR.

10-11. East of the Grove Avenue intersection sits two sites (2.4 acres), each with an existing motel. These sites were identified because both are older, underperforming, budget motels that could be converted into permanent supportive housing or demolished and rebuilt with housing affordable to lower- and moderate-income households.

All of the sites in the East Holt Opportunity Area have either an existing or proposed designation of MU-2. The MU-2 zoning designation allows for 100-percent residential projects, but it also provides for various non-residential uses. To account for the potential development of non-residential uses on the identified sites, 75 percent of the land area for each site is considered in estimating the total housing capacity. Seventy-five percent is estimated because 100-percent residential projects are allowed by the zone, and residential projects in the area do not typically include non-residential uses as well. To further ensure conservative estimates, a realistic density of 30 dwelling units per acre is factored into the total housing capacity of 499 units. Of those, 50 percent of units (250 units) have the capacity to accommodate lower-income housing, while the remaining half (249 units) are presumed to have capacity for housing affordable to moderate-income households.

Strategy 3: Old Cardenas Market Housing Opportunity Area

The Old Cardenas Market site consists of three parcels (3.5 acres) that front Euclid Avenue, as shown in Figure 5-5 and described below.

Figure 5-5 Old Cardenas Market Housing Opportunity Area



The site includes the parking lot behind the gas station, the vacant building that previously housed Cardenas Market and its parking area, and the vacant lot north of the market.

Like Downtown and Holt Boulevard, this site is well-served by infrastructure, and there are no environmental constraints limiting development potential.

All three parcels are currently zoned CN but will be included in the City's rezoning program. The two vacant parcels are proposed to change to HDR-45, while the Cardenas Market is proposed as a mixed-use designation that allows for a density range of 20-30+ dwelling units per acre.

Parcels with the proposed HDR-designation estimated capacity using a realistic density of 25 dwelling units per acre.

The mixed-use parcel will allow the gas station and a quick-serve restaurant currently operating to remain while also facilitating redevelopment of the site. In acknowledgment of competing non-residential demands on the land, housing is only estimated on 50 percent of the site. Additionally, a realistic density of 30 dwelling units per acre is applied to determine the total housing capacity.

On all sites, only 50 percent of the total realistic capacity was estimated to have the potential to accommodate lower incomes.

Using the metrics described above, the Old Cardenas Market Opportunity Area has a total capacity of 65 units. Only half (33 units) have the capacity to accommodate lower-income housing. The remaining 32 units are presumed to have capacity for housing affordable to moderate-income households.

Strategy 4: Ontario Center Specific Plan Housing Opportunity Area

The Ontario Center Specific Plan offers a variety of commercial, retail, entertainment, light industrial, and office uses, as well as a mix of housing opportunities, and outlines a detailed infrastructure plan for the area. Originally adopted in 1981, the Specific Plan has been amended numerous times, including the addition of the Piemonte Overlay in 2006. The most recent amendment was adopted in 2017.

Since much of the Specific Plan area has already been developed, the necessary infrastructure to support housing development is already in place. The remaining vacant parcels are prime candidates for development, and no environmental constraints limit development potential.

After conversations with property owners and developers, the City identified four vacant parcels (16.5 acres) as potential sites for lower- and moderate-income housing development, as shown in Figure 5-6.

Figure 5-6 Ontario Center Specific Plan Housing Opportunity Area



An assessment of the housing capacity and potential affordability for each site, numbered by parcel in Figure 5-6, is described below.

1-2. Two of the housing sites (3.6 acres) are regulated by the Piemonte Overlay. In Piemonte, both sites are designated as Office with Residential Development Allowed. While the Piemonte Overlay does not specify allowable densities, it plans for 791 new units, 220 of which could be developed on the two identified housing sites. If 220 units were to develop across the 3.6 acres, the resulting density would be 61 dwelling units per acre, which is sufficient to facilitate the development of lower- and moderate-income housing. Only half of the potential buildout, 110 total units, were projected for housing on these sites. Of those, 55 units were estimated to be affordable to lower-income households, and 55 were counted toward the moderate-income RHNA.

3-4. The remaining two sites (12.9 acres) are governed by the Ontario Center Specific Plan (OCSP). Both sites are designated as Urban Commercial, which allows for a mix of tourist-related commercial uses, high- and medium-rise office buildings, entertainment / recreation clusters, and high-density residential uses above the ground floor. While the specific plan does not specify allowable densities, the sites are included in planning area 11, where the maximum building height of 95 feet is regulated only by the height limits set by the Ontario International Airport. Housing products with densities above 60 dwelling units per acre are regularly developed under similar zoning standards, indicating the types of projects that could develop under the specific plan would meet the density thresholds necessary to facilitate the development of lower- and moderate-income housing.

The specific plan regulates the maximum capacity for Urban Commercial uses based on building square footage rather than dwelling units. As such, the City uses the methodology described to translate the remaining allowable square footage permitted under the current specific plan into an approximate number of units.

Planning area 11 allows a total of 592,700 square feet; it is estimated that 360,455 square feet have already been developed, leaving 232,245 square feet of developable building area. To convert the remaining square footage into potential housing units, the City assumes the residential component would include a range of unit sizes with an average size of 1,000 square feet, inclusive of common areas. Using this factor and reserving approximately 39,000 square feet for ground-floor uses, a total of 193 units are estimated as the total realistic capacity of the two sites.

Of the 193 units, 96 are estimated to be affordable to lower-income households, and 97 are estimated to be affordable to moderate-income households.

Strategy 5: The Mills Housing Opportunity Area

The Ontario Mills Mall and surrounding areas are governed by The California Commerce Center North Specific Plan (The Mills). The specific plan was originally authored in 1992 and has not been amended since. The document envisioned a regional commercial center focused on value-oriented retail and jobs creation that would capitalize on the proximity to the freeways and serve as a local landmark. The Mills has largely achieved this vision, and it remains a high-performing retail hub today (2021), but the economic outlook for retail and office uses in 2021 is vastly different than it was in 1992.

Current trends in the redevelopment of retail centers began with the introduction of online retail, which is currently capturing 20 percent of every retail dollar spent in the US economy. Recent industry reports (Barclay's Bank in October 2020 and Coresight Research in July 2020) find that the current number of retailers will likely be substantially reduced by 2030, with predictions by Coresight that online retail will account for 40 percent of retail sales by 2030. The COVID-19 pandemic has only accelerated the past trends. As retail stores opt to relocate or retail properties become due for major reinvestments / improvements, property owners find few retailers looking to replace existing tenants or find greater value in developing new residential uses. The demand for office space is likewise expected to remain stagnant through the 2021-2029

planning period as more office workers choose to work from home in the wake of the COVID-19 pandemic.

While retail uses, in general, are in decline, the Ontario Mills Mall remains a high-performing shopping center. It is anticipated that much of the existing retail square footage within the mall itself will remain through 2029, while parking areas will intensify with residential uses, and several of the out parcels will redevelop with new uses as existing restaurants, movie theaters, and retailers consolidate locations, relocate, or otherwise reconsider their physical footprint.

Successful shopping center redevelopment efforts, like the Bella Terra Mall in Huntington Beach, show high-performing malls successfully introducing residential uses while retaining and improving their commercial cores.

In addition to this, the Mills area already has the necessary infrastructure in place to support housing development, and no environmental constraints will preclude housing production.

Considering these trends, the City has identified the parking areas and several out parcels around the Ontario Mills Mall as potential redevelopment sites suitable for housing, as shown in Figure 5-7.

Figure 5-7 The Mills Housing Opportunity Area



The existing specific plan does not allow for residential uses, but the City's Policy Plan, last updated in 2010, provides for housing in this area with a density range of 25 to 85 dwelling units per acre. This range would provide sufficient density to allow for the development of housing affordable to lower- and moderate-income households. In addition to establishing the density range, the Policy Plan sets a maximum of 437 units in its buildout table LU-03. As part of its rezoning program (Program 13), the City will update the Policy Plan to increase the

residential development maximum in the Ontario Mills Mixed-Use area, and it will amend the specific plan consistent with the Policy Plan.

There are 35 parcels (195.5 acres) identified for redevelopment. Collectively, this area could yield up to 16,620 units if the entirety were to develop at the maximum density of 85 dwelling units per acre. However, the City's housing strategy recognizes that many retail properties are expected to remain, with development occurring primarily in the parking areas and on several out parcels. As such, only 40 percent of the land area for each site (78.2 acres total) is estimated as suitable for housing, and a realistic density of 40 dwelling units per acre is used to establish the total development potential of 3,128 units.

AB 1397 requires additional justification to include parcels larger than 10 acres in the sites inventory for lower-income housing. Four of the parcels identified in this area (145.0 acres) are larger than 10 acres. The City has included these sites because larger sites with consistent ownership typically create fewer barriers to the introduction of housing in mall redevelopment projects than smaller sites with many competing landowner interests. Redevelopment efforts for the Westminster Mall, in Westminster, CA, for example, have involved a considerable planning effort to balance the various interests of many disparate property owners. Further, proposed redevelopment plans for malls such as Main Place Mall in Santa Ana, CA, incorporate larger parcels.

Only 50 percent of units (1,564) have the capacity to accommodate lower-income housing, while the balance is presumed to be split between moderate-income (782 units) and above moderate-income (782 units).

Strategy 6: The Ontario Ranch Housing Opportunity Area

The area south of Riverside Drive and west of the Cucamonga Channel is largely undeveloped and represents one of the few remaining greenfield opportunities in the Inland Empire. Upon annexation in 1997, the City envisioned the area as an extension of the existing urban fabric. Residential neighborhoods would be balanced by mixed-use, commercial, and public places and organized around a regional-scale park. Twenty-five years later, that vision has begun to take shape with new development east of the Channel. Over the 2021-2029 planning period, development is expected to spread to the western side of the Channel as the infrastructure becomes available. The City's housing strategies for this area promote the creation of mixed-income communities in the areas west of the Channel while also considering the development constraints associated with greenfield development.

Infrastructure Availability

Backbone infrastructure serving the area west of the Channel is planned. In 2020 and 2021, several large industrial projects were approved, and additional projects are under review along the city's southern border between Merrill and Eucalyptus Avenues. These projects are bringing water and sewer infrastructure to this portion of the city. The initial trunk line, expected to develop in 2022, will travel along Merrill Avenue between Euclid and Walker Avenues. From there, additional sewer lines are planned to extend north along Euclid, Bon View, Grove, and Walker Avenues, with the southern-most sites expected to be first served.

Extension of the city's backbone water infrastructure is also planned throughout the western part of the Ranch in conjunction with the approved industrial projects. Water lines, with an anticipated installation date of 2022, will serve the approved industrial projects and introduce backbone infrastructure throughout the area west of the Channel. While water lines will be installed more extensively throughout the area, service is generally anticipated to follow the extension of the sewer lines, as the backbone sewer infrastructure is more complicated and costly to install.

Similarly, new roadways, recycled water lines, storm drains, and dry utilities are expected to expand at pace with the sewer infrastructure as new development is established.

The sites selected and assumptions applied were developed after discussions with the Ontario Metropolitan Utilities Company (OMUC), taking into consideration the cost and phasing needed to ensure that housing could be developed and served by infrastructure during the 2021-2029 planning period.

The City's housing strategy accounts for the need to extend infrastructure throughout the area by applying a reduction factor based on the distance of sites from the initial trunk line and estimated timeline for infrastructure availability. The applicable reduction factors are detailed under each Opportunity Area.

Environmental Constraints

The sites identified in this portion of the city have no topographical, slope, flood, or fire hazards. A small portion of sites in the Great Park Corridor is vulnerable to liquefaction. The California Building Code provides standards on soils and foundations to ensure new development mitigates the risks of liquefaction zones. Projects within the liquefaction zone are under development.

Zoning

The current zoning throughout the area west of the Channel is Specific Plan with an Agriculture Overlay (SP-AG).

The Agriculture Overlay District allows for existing agricultural uses to continue operation on an interim basis until development, consistent with the Policy Plan and zoning district, is slated to occur.

The SP district is intended to accommodate the adoption of specific plans that are consistent with the Policy Plan, but the district itself does not set any density or intensity standards when no specific plan exists. With a few exceptions, most parcels in this part of the city are not yet affected by an existing specific plan. However, the Policy Plan specifies land uses and densities throughout the city, including this area. Because both the zoning district and state law require consistency between the City's Policy Plan and zoning, any proposed specific plan must be consistent with the Policy Plan land uses. Therefore, the City's housing strategies use Policy Plan land use categories, including density standards, to estimate the development capacity and affordability potential for sites throughout this portion of the city.

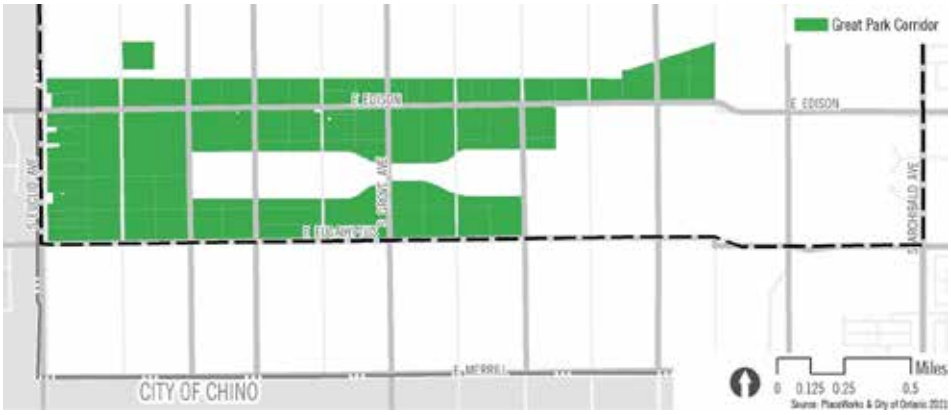
The City's strategy for this area encourages the creation of new mixed-income communities and the integration of affordable housing with new development. As part of this effort, the City will create an Affordable Housing Overlay (AH) Zone. The overlay, described in Program 13, will be applied to all parcels identified in the land inventory south of Riverside Drive. It will establish a minimum density of 20 dwelling units per acre and provide special standards for affordable housing projects where at least 25 percent of the proposed units are affordable to lower-income households. Provisions for affordable projects would exempt them from the specific plan requirement on parcels that are not already affected by a specific plan. Instead, the developer could apply the development standards for a zone that implements the current or proposed Policy Plan designation. In addition, the overlay would increase the maximum density for parcels with a Policy Plan designation of Medium-Density Residential (MDR) from 25 to 30 dwelling units per acre if the project provided 25 percent of units at a rate affordable to lower-income households. The higher density allowed would effectively increase the base density of the designation and would be applied prior to any state density bonus provisions.

With these changes, any site in the Affordable Housing Overlay District with a Policy Plan designation that allows at least 30 dwelling units per acre (including MDR, as revised) will satisfy the default density requirements and be considered suitable for the development of lower-income housing.

Great Park Corridor

Envisioned as the organizing element for new development and imagined as a focal point for the region, the Ontario Great Park is planned to encompass approximately 340 acres between Campus and Haven Avenues, with its western leg terminating in the Great Park Corridor Housing Opportunity Area. The extent of the Opportunity Area are shown in Figure 5-8 and described in the text that follows.

Figure 5-8 Great Park Corridor Housing Opportunity Area



Sites that comprise the Great Park Corridor Opportunity Area were identified based on proximity to open space and transit, potential for redevelopment, and infrastructure availability.

The Great Park Corridor was identified for higher-density housing development because of its proximity to planned open space, which furthers the City's fair housing goals, and because SBCTA has plans to expand a BRT route along Edison Avenue / Ontario Ranch Road. While potential BRT stops have not yet been identified, rapid transit stops are typically located one-half mile to one mile apart. The City currently envisions (subject to coordination with SBCTA) future transit stops placed at Euclid, Bon View, Grove, Walker, and Vineyard Avenues, each approximately half a mile apart. In that case, roughly 55 percent of the land area identified in the Great Park Corridor Opportunity Area will be within a 5-minute walk of a BRT; nearly 100 percent of the sites will fall within a 10-minute walk of the same BRT stops.

The Opportunity Area consists of 77 parcels (600.6 acres) that are identified as suitable for housing development. Areas that fall within Chino Airport safety zones 1-4, where residential development is limited, have been excluded. Parcels where the property owner or developer has already approached the City with development proposals have also been excluded. In addition, parcels smaller than half an acre are excluded without adding further justification that would otherwise be required by state law enacted through AB1397. Such small sites are insignificant in

terms of number (of parcels) and total acreage. All such parcels are only excluded due to size, and none of the parcels would inhibit the development of any parcels listed in the inventory (most are owned by the same owners and would be developed along with larger adjacent parcels). Finally, parcels with multiple Policy Plan land use designations have been divided, so only those portions of the parcel deemed suitable for housing development are included. Housing capacity assumptions have been adjusted to reflect only the portion of the parcel included in the inventory.

Several of these sites continue to house the agricultural operations that once dominated this portion of Ontario, but many sites have already begun to transition to interim uses such as truck parking and open storage. There are approximately 28 existing homes that were built in conjunction with other agricultural structures spread across the 600 acres. Due to the extremely low density of housing and the nature of development anticipated, the existing residential uses are not expected to impede development potential. Land with very similar conditions to the sites identified in this area has recently developed on the eastern side of the Cucamonga Channel, forming new residential neighborhoods. The same trend is expected to continue westward as infrastructure expands.

AB1397 requires additional justification to include parcels larger than 10 acres in the sites inventory for lower-income housing. Ten of the parcels identified in this area (183.4 acres) are larger than 10 acres. The City has included these sites because Ontario has ample recent evidence of large greenfield sites developing as housing. Areas east of the Channel had nearly identical parcel patterns to those in this area. Many properties to the east have already been subdivided and developed as housing, and the undeveloped land east of the Channel is expected to develop likewise. Other large urban greenfield projects, such as Irvine’s Great Park neighborhood, reflect the same pattern of subdividing larger parcels to create mixed-income communities. Several of the communities in Irvine's Great Park neighborhood include multifamily affordable housing, indicating that this process can produce opportunities for lower-income housing. The Affordable Housing Overlay District that will be applied to all parcels in the Opportunity Area (Program 13) also provides incentives to promote housing affordable to lower-income households.

The sites that comprise the Great Park Opportunity Area are located across Eucalyptus Avenue from the industrial projects that are bringing infrastructure to the area, so this Opportunity Area will have the earliest access to water, sewer, and other utilities.

To account for the need to extend infrastructure and to address the nine larger parcels, only 50 percent of the realistic development capacity in this area is estimated to be affordable to lower-income households. The balance of the capacity is split between moderate-income housing and above moderate-income housing. It is assumed that the above moderate-income housing will help create integrated mixed-income communities and combine with non-residential uses to help finance any necessary subdivision and expansion of infrastructure.

As previously discussed, all sites in this area are currently zoned SP-AG, and they will be rezoned to SP-AG-AH for inclusion in the Affordable Housing Overlay District (Program 13). The Agriculture Overlay District will remain in place until the parcel is ready for development consistent with the Policy Plan and Affordable Housing Overlay District. Property owners and developers alike have expressed interest in redeveloping this area, so existing agricultural operations are not expected to limit development potential.

In addition, Policy Plan land use categories are used to establish each site's capacity and affordability potential.

Forty-one sites (299.4 acres) are currently classified as MDR in the Policy Plan, which will be amended to allow up to 30 dwelling units per acre if at least 25 percent of units are affordable to lower incomes, consistent with the Affordable Housing Overlay District. Projects that do not have housing affordable to lower-income households and projects that include less than 25 percent of affordable units will be subject to a maximum density of 25 units per acre. To account for the development of circulation, sidewalks, and other site requirements, the realistic density of 22 dwelling units per acre is used to establish the maximum capacity on all MDR sites.

Eight sites (81.7 acres) are proposed to be classified as Mixed-Use Eucalyptus / Chino Airport Overlay (MU-EU). This land use category is envisioned to accommodate employee-intensive office, entertainment facilities, live / work, and supporting retail uses in a campus environment designed to leverage proximity to the park and maintain compatibility with surrounding residential areas. Stand-alone and mixed-use residential is also permitted outside of the Chino Airport safety zone. As previously discussed, sites within the Chino Airport safety zones 1-4 are not included in the Opportunity Area. This land use category allows residential development with a density range of 25 to 45 dwelling units per acre, which is sufficient to facilitate the development of lower- and moderate-income housing. To account for potential non-residential development, only 40 percent of the land area on each site is estimated to have residential potential. A realistic density of 35 dwelling units per acre is used to establish the total housing capacity on each site.

Twenty-nine parcels (219.5 acres) are proposed to be classified as Mixed-Use Great Park (currently called the NMC West Mixed-Use Area). Areas with this land use classification accommodate a vertical and horizontal mixture of commercial, office, entertainment, and residential uses, all connecting to the Great Park in a pedestrian-oriented atmosphere. These mixed-use areas are envisioned as low-rise (3-5 stories) with some mid-rise (5-10 stories) near the intersection of Euclid and Edison/Ontario Ranch Road. The land use category allows densities up to 65 dwelling units per acre, which is sufficient to facilitate the development of lower- and moderate-income housing. To account for non-residential development, 70 percent of the land area on each site is estimated to have residential potential. Seventy percent is estimated because similar large mixed-use areas on the eastern side of the Channel have developed as primarily residential, and several developers have approached the City with plans to reduce the size of commercial areas in existing specific plans east of the Channel. A realistic density of 35 dwelling units per acre is used to establish the total housing capacity on each site.

Using the metrics described above, the Great Park Corridor Opportunity Area has a total capacity of 13,080 new units, 6,509 of which have the capacity to accommodate lower-income housing, 3,286 are presumed to have capacity for housing affordable to moderate-income households, and 3,286 are presumed to have capacity for housing affordable to above moderate-income households.

Grove Corridor

The Grove Corridor Opportunity Area extends along Grove Avenue north from the Great Park Corridor Opportunity Area and terminating at Riverside Drive. The corridor provides a vital connection between southern Ontario and the city's existing urban fabric. This area is envisioned as a mixed-income residential district with a mixed-use activity node at Chino Avenue and a new community park near Riverside Drive. Housing within the Opportunity Area will benefit from proximity to the Great Park and the new community park. The extents of the Opportunity Area are shown in Figure 5-9 and described below.

Figure 5-9 Grove Corridor Housing Opportunity Area



The sites along the Grove Corridor were identified for higher-density housing development for several reasons, including planning objectives like activating the street and enhancing transit options, development potential, and infrastructure availability.

Bringing a higher concentration of mixed-income residents to the corridor will create energy on the street, distinguishing Grove Avenue as an important community connector. The influx of new residents will also make the corridor a prime candidate for expanded bus service, improving transit options for residents and strengthening the connection between north and south Ontario.

The Opportunity Area consists of 25 parcels (186.8 acres) that are identified as suitable for housing development. Like the Great Park Corridor, several of these sites continue to house the agricultural operations that once dominated this portion of Ontario. Several sites have also already begun to transition to interim uses such as truck parking and open storage. There are approximately six existing homes that were built in conjunction with agricultural operations. Because of the extremely low density of housing and the anticipated type of development, the existing residential uses are not expected to impede development potential. Land with very similar conditions to the sites identified in this area has recently developed on the eastern side of the Cucamonga Channel, forming new residential neighborhoods. The same trend is expected to continue westward as infrastructure expands.

One of the planned sewer lines will travel along Grove Avenue. As service is expanded from the south, the properties identified in this Opportunity Area will have prime access to expanded infrastructure.

To account for the need to extend infrastructure and to address the greater distance from the planned trunk line and other facilities, the percentage of units estimated to be affordable to lower-income households is reduced based on distance from Merrill Avenue and the estimated timing within the planning period when infrastructure is expected to be available. The corridor is divided into two sections.

- **South of Schaefer Avenue.** In this area, OMUC estimated that utilities could be available in three to five years, depending on the rate of development. In recognition of the reduced time during the planning period when development is expected to be feasible, only 40 percent of the realistic development capacity is estimated as affordable to lower incomes.

- **North of Schaefer Avenue.** In this area, OMUC estimated that utilities could be available in four to six years, depending on the rate of development. In recognition of the reduced time during the planning period when development will be feasible, only 25 percent of the realistic development capacity is estimated as affordable to lower incomes.

Throughout the Opportunity Area, the housing capacity that is not counted toward the City's lower-income RHNA is estimated to facilitate the development of above moderate-income housing. It is assumed that the above moderate-income housing will not only help to create integrated mixed-income communities but will also help to finance the expansion of infrastructure.

As previously discussed, all sites in this area are currently zoned SP-AG, and they will be rezoned to SP-AG-AH for inclusion in the Affordable Housing Overlay District (Program 13). The Agriculture Overlay District will remain in place until the parcel is ready for development consistent with the Policy Plan and Affordable Housing Overlay District. Property owners and developers alike have expressed interest in redeveloping this area, so existing agricultural operations are not expected to limit development potential.

In addition, Policy Plan land use categories are used to establish each site's capacity and affordability potential.

There are20-21 parcels (150.8 acres) currently or proposed to be classified as MDR in the Policy Plan. The definition for MDR will be amended to allow up to 30 dwelling units per acre if at least 25 percent of units are affordable to lower incomes, consistent with the Affordable Housing Overlay District. Projects that do not have housing affordable to lower incomes and projects that include less than 25 percent of affordable units will be subject to a maximum density of 25 units per acre. To account for the development of circulation, sidewalks, and other site requirements,

the realistic density of 22 dwelling units per acre is used to establish the maximum capacity on all MDR sites.

Four parcels (36 acres) are proposed to be classified as Mixed-Use Grove in the Policy Plan. This activity center is envisioned as a low-rise (three to five stories) mixture of retail and residential uses that will create identity and place along the corridor and serve the surrounding residents. The land use category allows densities up to 65 dwelling units per acre, which is sufficient to facilitate the development of lower- and moderate-income housing. To account for non-residential development, only 65 percent of the land area on each site is estimated to have residential potential. A realistic density of 35 dwelling units per acre is used to establish the total housing capacity on each site.

Using the metrics described previously, the Grove Corridor Opportunity Area has a total capacity of 4,130 new units, 1,152 of which have the capacity to accommodate lower-income housing, and 2,978 units are presumed to have capacity for housing affordable to above moderate-income households.

Euclid Corridor

The Euclid Corridor Opportunity Area includes the parcels on the city's western border along Euclid Avenue between Schaefer Avenue and Riverside Drive. The extents of the Opportunity Area are shown in Figure 5-10 and described in the text that follows.

Figure 5-10 Euclid Corridor Housing Opportunity Area



The sites along the Euclid Corridor were identified for higher-density housing development to complement the multifamily housing across the street in Chino, fulfill regional transit goals, and because of their development potential as well as infrastructure availability.

SBCTA has plans to expand a BRT route along Euclid Avenue. While potential BRT stops have not yet been identified, rapid transit stops are typically one-half mile to one mile apart. If future transit stops are placed at Riverside Drive, and halfway between Chino and Schaefer Avenues approximately three-quarters of a mile apart, 54 percent of the land area identified in the Euclid Corridor Opportunity Area will be within a 5-minute walk of a BRT; nearly 100 percent of the sites will fall within a 10-minute walk of the same BRT stops.

The Opportunity Area includes 22 parcels (132.2 acres) that are identified as suitable for housing development. Two parcels (10.3 acres) are vacant. Eighteen parcels (110.0 acres) continue to house the agricultural operations that once dominated this portion of Ontario. One parcel (8.8 acres) is principally occupied by the parking area that serves the nearby swap meet and livestock sales yard. The final three parcels (3.1 acres) are underutilized commercial sites fronting Euclid Avenue. These sites were identified for redevelopment because they consist of small buildings operated by independent tenants, and they are surrounded by agricultural and vacant land. It is anticipated that these properties will redevelop concurrent with the rest of the Opportunity Area. There are approximately 12 existing homes that were built primarily in conjunction with agricultural operations. Because of the extremely low density of housing and the anticipated type of development, the existing residential uses are not expected to impede development potential. Land with very similar conditions to the sites identified in this area has recently developed on the eastern side of the Cucamonga Channel.

AB 1397 requires additional justification to include parcels larger than 10 acres in the sites inventory for lower-income housing. Five of the parcels identified in this area (68.3 acres) are larger than 10 acres. The City has included these sites because Ontario has ample recent evidence of large greenfield sites developing with residential uses. Areas east of the Channel had nearly identical parcel patterns to those in this area. Many properties to the east have already been subdivided and developed as housing. The remaining undeveloped land east of the Channel is expected to develop likewise. Other large urban greenfield projects, such as Irvine's Great Park neighborhood, reflect the same pattern of subdividing larger parcels to create mixed-income communities. Several of the communities in Irvine's Great Park neighborhood include multifamily affordable housing, indicating that this process can produce opportunities for lower-income housing. The Affordable Housing Overlay District that will be applied to all parcels in the Opportunity Area (Program 13) also provides incentives to promote housing affordable to lower-income households. The development of the Euclid Corridor Opportunity Area is expected to mirror the trends already established on the eastern side of the Channel, with infrastructure availability determining where projects will develop first.

The Euclid Corridor was identified as suitable for development during the 2021-2029 planning period because one of the planned sewer lines will travel along Euclid Avenue. As service is expanded from the south, the properties identified will have prime access to expanded infrastructure.

To account for the need to extend infrastructure and to address the distance from the planned trunk line and other facilities, the percentage of units estimated to be affordable to lower-income households is reduced based on distance from Merrill Avenue, and the time in the planning period when infrastructure is expected to be available. The corridor is divided into two sections.

- **Adjacent to Schaefer Avenue.** In response to property owner and developer interest, the City is changing the land use immediately south of the Opportunity Area (between Schaefer Avenue and the Great Park Opportunity Area) to allow light industrial, business park, and logistics facilities. Because land for these types of operations is in extremely high demand, it is anticipated that the development of such facilities will bring infrastructure to the Opportunity Area earlier in the planning period than would occur if the area were designated for residential. It is estimated that the seven parcels closest to Schaefer Avenue could have access to infrastructure in three to five years. In recognition of the reduced time during the planning period when development will be feasible, 40 percent of the realistic development capacity is estimated as affordable to lower incomes.
- **North to Riverside Drive.** For the remaining sites in the Opportunity Area, a more conservative estimate of four to six years, depending on the rate of development, is assumed. In recognition of the reduced time during the planning period when development will be feasible, only 25 percent of the realistic development capacity is estimated as affordable to lower incomes.

Throughout the Opportunity Area, the housing capacity that is not counted toward the City's lower-income RHNA is estimated to facilitate the development of above moderate-income housing. It is assumed that the above moderate-income housing will not only help to create integrated mixed-income communities but will also help to finance the expansion of infrastructure.

As previously discussed, all sites in this area are currently zoned SP-AG, and they will be rezoned to SP-AG-AH for inclusion in the Affordable Housing Overlay District (Program 13). The Agriculture Overlay District will remain in place until the parcel is ready for development consistent with the Policy Plan and Affordable Housing Overlay District. Property owners and developers alike have expressed interest in redeveloping this

area, so existing agricultural operations are not expected to limit development potential.

In addition, Policy Plan land use categories are used to establish each site's capacity and affordability potential.

There are 21 parcels (117.2 acres) currently or proposed to be classified as MDR in the Policy Plan. The definition for MDR will be amended to allow up to 30 dwelling units per acre if at least 25 percent of units are affordable to lower incomes, consistent with the Affordable Housing Overlay District. Projects that do not have housing affordable to lower incomes and projects that include less than 25 percent of affordable units will be subject to a maximum density of 25 units per acre. To account for the development of circulation, sidewalks, and other site requirements, the realistic density of 22 dwelling units per acre is used to establish the maximum capacity on all MDR sites.

One parcel (15 acres) is proposed to be classified as Mixed-Use Neighborhood Activity Hub (MU-NH) in the Policy Plan. This activity center is envisioned as a low-rise (three to five stories) mixture of retail and residential uses that will create identity and place along the corridor and serve the surrounding residents. The land use category allows densities up to 75 dwelling units per acre, which is sufficient to facilitate the development of lower- and moderate-income housing. To account for non-residential development, 75 percent of the land area on the site is estimated to have residential potential. Seventy-five percent is estimated because recent projects in mixed-use areas on the eastern side of the Channel have developed as primarily residential, and several developers have approached the City with plans to reduce the size of commercial areas in existing specific plans east of the Channel. In addition, a realistic density of 35 dwelling units per acre is used to establish the total housing capacity on the site.

Using the metrics described, the Euclid Corridor Opportunity Area has a total capacity of 2,960 new units, 731 of which have the capacity to accommodate housing affordable to lower-income households, and 2,229 units are presumed to have capacity for housing affordable to above moderate-income households.

Vineyard Corridor / Armstrong Ranch Specific Plan

The Vineyard Corridor / Armstrong Ranch Opportunity Area includes the parcels on either side of Vineyard Avenue between Chino Avenue and Riverside Drive. The extents of the Opportunity Area are shown in Figure 5-11 and described in the text that follows.

Figure 5-11 Vineyard Corridor / Armstrong Ranch Specific Plan Housing Opportunity Area



The sites along Vineyard Avenue were identified as "overflow" sites to help the City maintain a large inventory of potential sites as development occurs throughout the planning period.

The Opportunity Area includes seven parcels (64.3 acres), all of which are currently used for agricultural purposes. Land with very similar conditions to the sites identified in this area has recently developed on the eastern side of the Cucamonga Channel.

The greatest deterrent to the development of these sites is the availability of infrastructure, which may be available in four to six years, depending on the rate of development. In recognition of the reduced time during the planning period when development will be feasible, only 25 percent of the realistic development capacity is estimated as affordable to lower incomes, while the remaining housing capacity is estimated to facilitate the development of above moderate-income housing. It is assumed that the above moderate-income housing will not only help to create an integrated mixed-income community but will also help to finance the expansion of infrastructure.

The three sites (28.2 acres) on the western side of Vineyard Avenue are currently zoned SP-AG. They will be rezoned to SP-AG-AH for inclusion in the Affordable Housing Overlay District (Program 13). The Agriculture Overlay District will remain in place until the parcel is ready for development consistent with the Policy Plan and Affordable Housing Overlay District. Property owners and developers alike have expressed interest in redeveloping this area, so existing agricultural operations are not expected to limit development potential.

In addition, Policy Plan land use categories are used to establish each site's capacity and affordability potential.

The sites are proposed to be re-classified as MDR in the Policy Plan. As previously noted, the definition for MDR will also be amended to allow up to 30 dwelling units per acre if at least 25 percent of units are affordable to lower incomes, consistent with the Affordable Housing Overlay District. Projects that do not have housing affordable to lower incomes and projects that include less than 25 percent of affordable units, will be subject to a maximum density of 25 units per acre. To account for the development of circulation, sidewalks, and other site requirements, the realistic density of 22 dwelling units per acre is used to establish the maximum capacity on all MDR sites.

The four sites (36.2 acres) on the eastern side of Vineyard Avenue are governed by the Armstrong Ranch Specific Plan. The City will update the Specific Plan as part of its rezoning program (Program 13) to allow at least 30 dwelling units per acre on the sites included in the Opportunity Area. To account for the development of circulation, sidewalks, and other site requirements, the realistic density of 22 dwelling units per acre is used to establish the maximum capacity on these sites.

Using the metrics described, the Vineyard Corridor / Armstrong Ranch Opportunity Area has a total capacity of 1,416 new units, 354 of which have the capacity to accommodate lower-income housing, and 1,062 units are presumed to have capacity for housing affordable to above moderate-income households.

Strategy 7: Accessory Dwelling Units

Accessory dwellings are a part of the strategy for meeting the City's share of its RHNA for housing affordable to low- and moderate-income households. Ontario has many single-family homes on lots that would allow space to build an ADU.

State law has been amended to facilitate and encourage the production of accessory dwellings. In 2016, AB 2299 and SB 1069 required cities to revise their zoning code to conform to the new ADU law. In 2019, SB 68, AB 881, and SB 13 further amended California Government Code Sections 65852.2 and 65852.22, and Health and Safety Code Section 17980.12 pertaining to local regulations for ADUs. In January 2020, the City Council enacted Ordinance 3175 to incorporate recent changes to state law with respect to ADUs.

Ontario has seen an influx in ADU applications, increasing from just 30 units permitted in 2019 to 69 permits issued in 2020. Based on past and current trends, the City expects that 120 to 360 ADUs will be built during the Housing Element period of 2021-2029.

The affordability for ADUs built in Ontario is based on SCAG's ADU survey and affordability assumptions for San Bernardino County. Applying those affordability assumptions to Ontario and the range of production estimates, the City can expect the production of 69 to 207 lower-income ADUs over the Housing Element period. Table 5-3 includes the summary of ADU projection estimates by affordability level. To encourage this level of production, the Housing Plan proposes a program to incentivize the production of ADUs (Program 27).

Table 5-3
Accessory Dwelling Unit Projections, 2021–2029

Household Income Category	*Percent of ADUs Projected*[1]	*Range of ADU Estimates*	
		Conservative Trend[2]	*Maximum Trend*[3]
Lower	57.5%	69	207
Moderate	34.8%	42	125
Above Moderate	7.7%	9	28
ADUS Projected (2021-2029)		120	360

Source: City of Ontario, 2021.

Notes:

1. The methodology for the affordability distribution of ADUs can be accessed online at: https://scag.ca.gov/sites/main/files/file-attachments/adu_affordability_analysis_120120v2.pdf?1606868527
2. The conservative trend assumes 15 dwelling units will be built per year. This estimate is based on half of the reduced number of permits issued in 2019.
3. The maximum trend assumes 45 dwelling units will be built per year. This estimate is based on the average of the permits issued in 2019 and 2020.

Summary of Capacity to Accommodate RHNA Allocation

Table 5-4 summarizes the City's strategy to achieve its 2021-2029 RHNA. It is recognized, however, that these strategies are deemed conservative–the City expects that additional residential and mixed-use projects will occur within specific plan areas and on underutilized sites throughout the city. The City's RHNA strategy reflects the City's policy to support the creation of mixed-income communities by assuming a mix of lower- and moderate-income housing on identified sites in established neighborhoods and a mix of lower-, moderate-, and above moderate-income housing in areas where there is no existing residential component. The following provides a high-level summary of the City's RHNA strategies.

- **Above moderate-income**. In addition to the capacity identified in pipeline projects and the analysis of strategies, the City has entitled additional capacity for several thousand homes that have not been credited toward the RHNA. Areas with development potential that are not included in the inventory include entitled specific plans, the downtown mixed-use district, and mixed-use

areas along the I-10 corridor. Several specific plans were also recently amended to allow more housing at higher densities, a trend the City expects to continue. There is sufficient capacity to accommodate the above moderate-income housing requirement of the RHNA.

- **Moderate-income**. Prior sections contained an analysis of the strategies that will be used to accommodate the moderate- and lower-income RHNA. Sites and densities were demonstrated to be sufficient to accommodate housing affordable to moderate-income households.

- **Lower-income**. Prior sections contained an analysis of the strategies that will be used to accommodate the lower-income RHNA. Sites and densities were demonstrated to be sufficient to accommodate affordable housing. In addition, specific programs were shown for each strategy that would encourage and facilitate housing production and that would also remove any potential constraints to development.

Table 5-4
Availability of Land to Meet RHNA, 2021–2029

Site Area		*Lower Income*	*Moderate Income*	*Above Moderate Income*	*Total Capacity*
2021–2029 RHNA		8,926	3,329	8,599	20,854
	Project Credits	-	-	(1,650)	(1,650)
	Remainder	*8,926*	*3,239*	*6,949*	*19,204*
Strategies					
#1	Downtown	20	20	-	40
#2	West Holt	227	227	-	454
	East Holt	250	249	-	499
#3	Old Cardenas Market	33	32	-	65
#4	Ontario Center Specific Plan	151	152	-	303
#5	Ontario Mills Specific Plan	1,564	782	782	3,128
#6	Great Park Corridor	6,509	3,286	3,286	13,081
	Grove Corridor	1,152	-	2,978	4,130
	Euclid Corridor	731	-	2,229	2,960
	Vineyard Corridor / Armstrong Ranch Specific Plan	354	-	1,062	1,416
#7	Accessory Dwelling Units	69	42	9	120
	Total Capacity	11,060	4,790	10,346	26,196
	Surplus / Buffer	2,134 (24%)	1,461 (44%)	3,397 (40%)	6,992 (34%)
		RHNA met	RHNA met	RHNA met	RHNA met

Source: City of Ontario, 2021.

Administrative and Financial Resources

Funding Sources for Affordable Housing

The City's local housing programs are supported through federal funding and state funding programs that assist first-time homebuyers, build affordable housing, and help special-needs groups, such as seniors and large households, as listed in Table 5-5. In most cases, other entities, including for-profit and nonprofit developers, apply for funds or other program benefits. For example, developers apply directly for Section 202 grants. In general, the City relies on the private sector to develop new affordable units.

Table 5-5
Federal and State Housing Funding Programs

Program Name	*Description*	*Eligible Activities*
Federal Funding Programs		
Community Development Block Grant (CDBG) Program	The Department of Housing and Urban Development (HUD) awards CDBG annually to entitlement jurisdictions and states for general activities, including housing and economic development activities. HUD also offers various other programs that can be used by the City and nonprofit and for-profit agencies for the preservation of low-income housing units, such as Section 202 and Section 108 loan guarantees. The annual appropriation for CDBG is split between states and local jurisdictions called "entitlement communities."	Acquisition Rehabilitation Homebuyer Assistance Economic Development Assistance Homeless Assistance Public Services Infrastructure Replacement
HOME Investment Partnerships Program	The Home Investment Partnerships Program (HOME) was created under the Cranston Gonzalez National Affordable Housing Act enacted in November 1990. HOME funds are awarded annually as formula grants to participating jurisdictions. HUD establishes Home Investment Trust Funds for each grantee, providing a line of credit that the jurisdiction may draw upon as needed. The program's flexibility allows states and local governments to use HOME funds for grants, direct loans, loan guarantees, or other forms of credit enhancement or rental assistance or security deposits.	Acquisition Rehabilitation Homebuyer Assistance Rental Assistance
Housing Choice Voucher (HCV) Rental Assistance (Section 8)	Provides rental assistance payments to owners of market-rate properties on behalf of very low-income tenants.	Rental Assistance
Section 811	Provides grants to nonprofit developers of supportive housing for disabled persons. The grants may be used to construct or rehabilitate group homes, independent living facilities, and intermediate care facilities. The grants may also have a rental assistance component.	Acquisition Rehabilitation New Construction Rental Assistance
Section 203(k)	Provides fixed-rate, low-interest loans to organizations wishing to acquire and rehabilitate property.	Land Acquisition Rehabilitation Refinancing of Existing Debt
Section 202	Grants to private nonprofit developers of supportive housing for very low-income seniors.	New Construction

Table 5-5
Federal and State Housing Funding Programs

Program Name	*Description*	*Eligible Activities*
Low-Income Housing Tax Credits (LIHTC)	In 1986, Congress created the federal LIHTC program to encourage private investment in the acquisition, rehabilitation, and construction of low-income rental housing. Because high housing costs in California make it difficult, even with federal credits, to produce affordable rental housing, the California legislature created a state low-income housing tax credit program to supplement the federal credit. The state credit is essentially identical to the federal credit, the Tax Credit Allocation Committee allocates both, and state credits are only available to projects receiving federal credits. Twenty percent of federal credits are reserved for rural areas and 10 percent for nonprofit sponsors. To compete for the credit, rental housing developments have to reserve units at affordable rents to households at or below 46 percent of area median income. The targeted units must be reserved for the target population for 55 years.	New Construction
Mortgage Credit Certificate Program	Offers income tax credits to first-time homebuyers. The County distributes the credits.	Homebuyer Assistance
Supportive Housing Program (SHP)	Offers grants to agencies who offer supportive housing and services to the homeless.	Transitional Housing Housing for Disabled Persons Supportive Housing Support Services
Community Reinvestment Act	The Community Reinvestment Act (CRA), enacted by Congress in 1977, is intended to encourage depository institutions to help meet the credit needs of the communities in which they operate, including low- and moderate-income neighborhoods, consistent with safe and sound banking operations. The CRA requires that each insured depository institution's record in helping meet the credit needs of its entire community be evaluated periodically. That record is taken into account in considering an institution's application for deposit facilities, including mergers and acquisitions.	New Construction Rehabilitation Acquisition Support Services Supportive Housing Homebuyer Assistance
Emergency Solutions Grant	Awards grants to nonprofits for the provision of shelter support services.	Support Services
Emergency Solutions Grant-CARES (ESG-CV)	One-time funding for programs targeted to homeless or those at-risk for housing to prepare for, respond to, or prevent impacts of the coronavirus pandemic.	Support Services (Homeless Facilities and Program)
Multifamily Housing Program (MHP)	Provides loans for new construction, rehabilitation, and preservation of affordable rental housing. Payments on the loans are deferred for a specified period of time.	New Construction Rehabilitation Preservation
CalHOME	Provides grants to local governments and nonprofit agencies for homebuyer assistance, rehabilitation, and new construction. The agency also finances acquisition, rehabilitation, and replacement of manufactured homes.	Homebuyer Assistance Rehabilitation New Construction

Table 5-5
Federal and State Housing Funding Programs

Program Name	*Description*	*Eligible Activities*
California Self-Help Housing Program	Provides grants for the administration of mutual self-help housing projects.	Homebuyer Assistance New Construction Administrative Costs
Emergency Housing and Assistance Program	Provides grants to support emergency housing.	Shelters Transitional Housing
Affordable Housing and Sustainable Communities Program	Provides funding to support infill development projects with the goal of reducing greenhouse gas emissions.	New Construction Rehabilitation
Veterans Housing and Homeless Prevention Program	Provides funding to buy, construct, rehabilitate or preserve affordable multifamily housing for veterans and their families.	Acquisition Construction Rehabilitation Preservation
Senate Bill 2 – Building Jobs and Homes Act	Provides planning grant funding to jurisdictions for plans and process improvements that will help to accelerate housing production.	Technical Assistance Planning Document Updates
Local Early Action Planning (LEAP) Grants	The (LEAP grants program provides over-the-counter grants complemented with technical assistance to local governments for the preparation and adoption of planning documents, and process improvements that: Accelerate housing production. Facilitate compliance to implement the sixth-cycle Regional Housing Needs Assessment.	Housing element updates Updates to zoning, plans or procedures to increase/accelerate housing production Pre-approved architectural and site plans Establishing State-defined Pro-housing policies *See complete list in LEAP program materials*
No Place Like Home	Through a County application process, provides loans to acquire, develop, preserve, or rehabilitate permanent supportive housing facilities.	Permanent Supportive Housing
Infrastructure Infill Grant	Provides gap financing for infrastructure improvements necessary to support the development of affordable infill housing.	Infrastructure Improvements

Table 5-5
Federal and State Housing Funding Programs

Program Name	*Description*	*Eligible Activities*
Local Housing Trust Fund Program	Provides matching grants to funds provided by Local Housing Trust Funds.	Site Acquisition Site Development Homebuyer Assistance Transitional Housing Emergency Shelter Multifamily Housing
Transit-Oriented Development Program	Supports the development of affordable multifamily rental housing near transit stations through low-interest loans.	New Construction Rehabilitation Infrastructure Improvements
State Funding Programs		
Affordable Housing Partnership Program (AHPP)	Provides lower interest rate CalHFA loans to homebuyers who receive local secondary financing.	Homebuyer Assistance
Self-Help Builder Assistance Program	Provides lower interest rate CalHFA loans to owner-builders who participate in mutual self-help housing projects. Also provides site acquisition, development financing, and construction financing for self-help projects.	Homebuyer Assistance Site Acquisition Site Development Home Construction
California Housing Assistance Program	Provides 3% silent second loans in conjunction with 97% CalHFA first loans to give eligible homebuyers 100% financing.	Homebuyer Assistance
Extra-Credit Teacher Program	Provides $7,500 silent second loan with forgivable interest in conjunction with lower-interest-rate CalHFA first loans to assist eligible teachers in buying homes.	Homebuyer Assistance
Housing Enabled by Local Partnerships	Provides 3% interest rate loans, with repayment terms up to 10 years, to local government entities for locally determined affordable housing priorities.	Wide Range of Eligible Activities
Predevelopment Loan Program	The California Department of Housing and Community Development (HCD) administers the program, which provides funds to pay the initial costs of developing affordable housing developments. Priority is given to applications with matching financing from local agencies or federal programs.	Pre-development
Multifamily Housing Program	HCD conducts the acquisition and rehabilitation component of the Multifamily Housing Program to acquire and rehabilitate existing affordable rental housing. Priority is given to projects currently subject to regulatory restrictions that may be terminated. Assistance is provided through low-interest construction and permanent loans. Eligible applicants include local government agencies, private nonprofit organizations, and for-profit organizations.	Rental Acquisition Rental Rehabilitation
Transitional Housing Program for Emancipated Foster/Probation Youth (THP-Plus)	This program provides funds for housing and services for persons who need support services for transition-age youth.	Supportive Housing Foster Care

Table 5-5
Federal and State Housing Funding Programs

Program Name	*Description*	*Eligible Activities*
Special-Needs Housing Program	Allows local governments to use Mental Health Services Act (MHSA) funds to finance the development of permanent supportive rental housing.	New Construction Supportive Housing
Home Mortgage Purchase Program	CalHFA sells bonds to raise funds for providing below-market-rate loans to qualifying first-time homebuyers.	Homebuyer Assistance

Housing Choice Vouchers

The federal government provides approximately $3 million to the Housing Authority of the County of San Bernardino to administer the Housing Choice Voucher (HCV) program. These funds are used to maintain the affordability of publicly subsidized affordable housing projects in Ontario. This allocation includes funding for approximately 501 Housing Choice Vouchers, and the Family Self-Sufficiency Program. Within Ontario, the approximate number of HCVs have been available: 496 in 2016, 422 in 2017, 527 in 2018, 676 in 2019, and 747 in 2020. As of July 2021, there are 773 vouchers in use for the City of Ontario. This includes 735 in traditional voucher programs and 38 in special voucher programs, such as the Veterans Affairs Supportive Housing. The waitlists, which are for the entire County of San Bernardino remain closed as of July 2021. In March 2021, there were 20,382 tenant-based households on the waitlist and 60,744 total households on the waitlist.

(See Programs 23, 25, 27, and 31)

Community Development Block Grants (CDBG)

The federal government provides funds for a range of housing and community development activities, including acquisition and disposition of real estate or property, public facilities and improvements, relocation, rehabilitation and construction of housing, homeownership assistance, and demolition activities. In addition, these funds can be used to acquire or subsidize at-risk units. The City of Ontario received approximately $1.8 million in funding in 2019–2020.

(See Programs 3, 4, 6, 7, 9, 27, 31, and 33)

HOME Partnership

Ontario received approximately $666,000 in 2019–2020 in federal HOME funds. HOME funds can be used for activities that promote affordable rental housing and lower-income homeownership, including building acquisition, new construction, reconstruction, moderate or substantial rehabilitation, first-time homebuyer assistance, and tenant-based assistance, as well as the preservation of affordable housing.

(See Programs 1, 3, 4, 24, 27, 32, and 33)

Transformative Climate Communities

Ontario received funding through the Transformative Climate Communities (TCC) grant program from the State of California ($33.2 million) for a variety of project types, including housing. The TCC housing component included gap funding of approximately $14 million for the development of a 101-unit affordable housing project known as Vista Verde. The construction of the Vista Verde Apartments begun on June 17, 2019, and was completed in March 2021. Within the project area, 24 solar photovoltaic (PV) systems were installed on the single-family homes, providing approximately 31 kilowatts (kw) in renewable energy capacity. Of the 101 units, 11 will be rented to households making below 30 percent of the area median income (AMI), 37 units will be rented to households at 50 percent AMI, and 42 units will be rented out to households at 60 percent AMI. The affordable housing units will be made available through a lottery process. Applicants who already work and live in Ontario will be given preference.

(See Programs 8 and 10)

Permanent Local Housing Allocation

Ontario received funds that will be used for housing programs and homeless programs. The City is planning to use a portion of the Permanent Local Housing Allocation (PLHA) funds for first-time homebuyer programs in conjunction with reuse funds on hand from the CalHome and BEGIN programs formerly offered. Programs are currently in design development to determine income targeting and benefits.

(See Program 24)

6. PROGRAM EVALUATION

The 2021–2029 Housing Element sets forth goals, policies, and programs to address the community's housing needs. An important step in developing the City's housing strategy is the evaluation of the prior Housing Element in meeting the community's housing needs. This section evaluates progress in meeting the objectives of the 2013–2021 Housing Element.

2013–2021 Housing Element Goals

The 2013–2021 Housing Element defined four general goals to guide the allocation of financial, administrative, and land resources in Ontario. These broad goals and quantified objectives are summarized here.

- **Goal 1:** Encourage a diverse supply of housing types to accommodate a variety of incomes and lifestyles, support household and job growth, and facilitate mobility.
- **Goal 2:** Provide housing opportunities to meet the needs of residents, be affordable to all economic segments, and meet the City's share of the region's need for housing.
- **Goal 3:** Promote and encourage housing opportunity for all, regardless of age, race, sex, ethnicity, ancestry, national origin, marital status, physical condition, or family size.
- **Goal 4:** Promote and encourage the rehabilitation of deteriorated units and the conservation of the currently sound housing stock.

2013–2021 Special Housing Needs Summary of Accomplishments

California Government Code Section 65588 requires that local governments review the effectiveness of the housing element goals, policies, and related actions to meet the community's special housing needs. Special needs are those associated with specific demographic or occupational groups that call for specific program responses, such as preservation of single-room occupancy hotels or the development of units with larger bedroom counts. The statute specifically requires analysis of the special housing needs of people who are elderly or disabled (including developmental disabilities), female-headed households, large families, farmworkers, and people experiencing homelessness. These special-needs groups often spend a disproportionate amount of their income to secure safe and decent housing and are sometimes subject to discrimination based on their specific needs or circumstances.

As shown in Table 6-1, Review of Previous Housing Element, the 2013 - 2021 Housing Element included several programs that addressed the community's special housing needs. Some of the accomplishments are highlighted below:

- In partnership with the Housing Authority of San Bernardino County, the approximate number of Housing Choice Vouchers (HCV) that were used by Ontario residents are: 496 in 2016, 422 in 2017, 527 in 2018, 676 in 2019, and 747 in 2020.
- In 2020, City staff worked with the National Foundation of Affordable housing to assist with the rehabilitation and preservation of the Ontario Townhouses project including an extension of the Project Based Vouchers (PBV) contract for an additional 20 years.
- From 2016-2020, the city's Homeless Continuum of Care implemented programming for homeless residents through Mercy House providing basic needs and services to 4,662 clients. During Fiscal Year 2019-20, funding for the street outreach team was increased from 10 hours per month to 40 hours per week to better deliver services designed to house persons experiencing homelessness.
- The City has provided a range of supportive services for seniors. Between 2013 and 2020, 182 seniors were assisted with fair housing issues, 1,008 seniors were assisted with landlord / tenant mediation, 1,964 seniors were assisted with supportive services, two seniors received housing rehab grants, nine seniors received tenant-based rental assistance, and 782 units of affordable housing units were restricted for seniors.
- The City worked with two different developers on affordable housing developments that were completed in Fiscal Year 2020-21 - Emporia Place (75 units) and Vista Verde (101 units). These two new developments provide family housing for extremely low-, very low-, and low-income households.
- From 2016-2020, the City, in conjunction with Mercy House Living Centers, implemented the HOME Tenant-Based Rental Assistance program to provide rental assistance for chronically homeless individuals and families through rental assistance subsidies, security deposits, and utility deposits.

Table 6-1
Review of Previous Housing Element

Program	Implementation	Result/Effectiveness	Continue/Modify/Delete
Neighborhoods and Housing			
1. Code Enforcement Code compliance is an important tool to ensure that the value, character, and quality of neighborhoods, property, and housing are well maintained. Listed below are the programs implemented by the Code Enforcement program specifically designed to improve the quality of Ontario neighborhoods and eliminate health and safety related to building conditions: · General Code Enforcement: The City utilizes an interdepartmental approach for inspecting properties for compliance with state and local regulations regarding the condition and maintenance of residential buildings and properties. If deficiencies are found, the property owner is notified of the code deficiency and compliance measures required, and the property owner is granted a period of time to correct the matter. To facilitate timely compliance, City staff direct the property owners to City–administered rehabilitation loans and/or other nonprofit housing loan programs, where available. · Community Improvement Team: This team has been specifically designed to proactively implement an intensive code compliance program to address serious code violations within focus areas. As part of this team approach, various City departments work together to bring a myriad of resources to the focus area to arrest neighborhood decline and improve the living conditions within the area. · Systematic Health and Safety Inspection Program: The program is designed to ensure the quality of the rental stock and reduce substandard building conditions. Through this program, all rental housing units over seven	Objectives: Continue code enforcement using a progressive approach of voluntary compliance, citations, and court action if needed. Continue to apply for funding. Responsible Agencies: Housing and Neighborhood Improvement, Police, Fire, Economic Development, Building, and Planning Departments Funding: CDBG, HOME, ORA, and CalHOME funds Timing: Ongoing, inspect properties annually	The Community Improvement Team completed the following: Inspections: 5,305 in 2016, 4,646 in 2017, 5,201 in 2018, 5,283 in 2019, and 3,878 in 2020 Cases closed: 2,076 in 2016, 2,166 in 2017, 1,925 in 2018, 2,145 in 2019, and 1,607 in 2020. The Rental Inspection Program completed the following: Inspections: 4,018 in 2016, 7,477 in 2017, 6,948 in 2018, 5,134 in 2019, and 1,372 in 2020. Abated violations: 1,963 in 2016, 4,190 in 2017, 5,960 in 2018, 4,083 in 2019, and 317 in 2020. The COVID-19 crisis severely hindered Community Improvement Department activities in 2020.	Continue

Table 6-1
Review of Previous Housing Element

Program	Implementation	Result/Effectiveness	Continue/Modify/Delete
years old are inspected on a four-year schedule unless it is necessary to inspect more frequently due to substandard conditions. · Abandoned and Distressed Property Program and Foreclosure Opportunities Response Team (FORT) Program: These programs were established to protect Ontario neighborhoods from becoming blighted through the lack of adequate maintenance and security of abandoned and distressed properties.			
2. Quiet Home Residential neighborhoods located directly west of Ontario International Airport experience high noise levels. In the early 1990s, the Federal Aviation Administration, City of Los Angeles, and City of Ontario created a program to improve the quality of life in noise-impacted neighborhoods and community/airport compatibility. Eligible homes are outfitted with sound insulation to reduce the interior noise levels to 45db CNEL. The second component consists of the voluntary acquisition of eligible properties and reuse of properties in a manner compatible with the airport. Eligibility is restricted to properties located within the noise contour map. Currently, the Los Angeles World Airport is updating the Part 150 Study, which may impact the eligibility area. The study is anticipated to be completed within 2014–2015.	Objectives: Continue to implement program. Responsible Agencies: Ontario Housing Authority Funding: Federal Aviation Administration, Los Angeles World Airport Timing: Ongoing	Since the program began in 1994, 1,599 units have been insulated and 256 properties were acquired. The program has sold 30 parcels for future airport-compatible development. The program was terminated in September 2015 because of updated noise exposure maps (NEM) eligibility noise contour, which eliminated funding for the program.	Delete – program no longer exists, and the noise contours have been modified in such a way that there is not a qualifying area for the funding from the Federal Aviation Administration.
3. Historic Preservation Known as the Original Model Colony, Ontario is rich in local history. The City operates a comprehensive historic preservation program. It is a certified local government, a designation that signifies that the City's program meets state and federal historic preservation standards. The City has six historic districts and is surveying nine additional areas for the potential of	Objectives: Continue to implement program. Responsible Agencies: Planning Department Funding: General Fund, state and federal grants Timing: Ongoing	As of 2020, 7 properties on the Ontario Register were reviewed for historic significance, 4 were removed, and 3 received a Tier Determination. Of the 3 properties that received a Tier Determination, 2 received Local Landmark designation, and 1 received a Local Historic District designation. Additionally, 1 Mills Act Contract (preservation agreement) was approved, and 6 contracts of the Annual Mills Act were completed. Staff continues to	Continue

Table 6-1
Review of Previous Housing Element

Program	Implementation	Result/Effectiveness	Continue/Modify/Delete
historic district designation. It encourages historic preservation efforts through Mills Act contracts, surveys of potentially historic structures, and an adaptive reuse program (for the Emporia District and Downtown). The City also implements an award-winning web-based historical resource management system that catalogs local historical resources and eventually offers interface capacities for the public to search the database.		implement design review for historic properties and as of 2018, completed 237 projects for design review. Staff participated in or coordinated the following community outreach activities: Model Colony Awards program, Historic Plaque program, Historic Preservation Month Photo Contest, development of an ESRI Storymap geographically displaying photographs and information for local historical points of interest, Ontario Showcase/Heritage Celebration, and the Ontario Festival of the Arts.	
4. Housing Rehabilitation Loan and Grants When funding is available, the City offers housing rehabilitation loans and grants to qualified homeowners. Due to the State elimination of redevelopment funding and recent federal funding cutbacks, the City of Ontario is not currently able to provide owner-occupied rehabilitation programs. Should funding become available, the City will re-establish this program and provide associated quantified objectives.	Objectives: Continue to implement program, as funding is available. Responsible Agencies: Housing Department Funding: CDBG, HOME, CalHOME Timing: Ongoing	The City of Ontario designed the Community Improvement Code Abatement Loan Program. In 2019 and 2020, no homes were rehabilitated through this program. Under implementation of the CIT Homeowner Occupied Rehabilitation Loan Program, no homes were rehabilitated from 2016 to 2020. Under implementation of the CIT Emergency Grant Program, the following number of homeowners received assistance: 1 in 2016, 1 in 2017, and 0 from 2018-2020. The City's largest housing rehabilitation program, the CARES Program, continues to remain on hold. Funding for this program had been provided through the Ontario Redevelopment Agency's Low- and Moderate-Income Housing Fund (LMIHF). To date, no replacement funding has been identified and secured. Using Community Development Block Grant (CDBG) funds, the City designed the Conservation Home Improvement Program (CHIP Loan). The program was launched in June 2020 to assist homeowners with exterior home improvements. As of July 2021, two loans were approved, with construction in progress and another two homeowners were proceeding through the eligibility process.	Modify to only include Conservation Home Improvement (CHIP) Loan Program

Table 6-1
Review of Previous Housing Element

Program	*Implementation*	*Result/Effectiveness*	*Continue/Modify/Delete*
5. CARES The City of Ontario implements the comprehensive CARES Neighborhood Revitalization Program within selected focus neighborhoods. The components of this comprehensive, multiagency program include code enforcement, arterial street improvement, relief program, exterior improvement program, and sidewalk or safe routes to school program. The program seeks to stabilize neighborhoods through a comprehensive approach to building community. The program has several components: · Single-Family Improvement Loans. The City offers two low-interest deferred loan programs for homeowners (with a one- to five-year deferment) to make exterior improvements to their home. · Neighborhood Improvements. The City improves streets (e.g., resurfacing, replacing curb and gutter, improving sidewalks and drainage), plants trees and greenways, and enforces codes.	Objectives: Continue program implementation, as funding is available. Responsible Agencies: Housing and Neighborhood Revitalization Agency Funding: CDBG, HOME, General Fund Timing: Ongoing	As of July 2021, the program is on hold. This program was previously funded with LMIHF, HOME, and General Funds. However, limited availability of funding during the 5th cycle planning period hindered the City's ability to implement this program.	Continue and modify – City will seek funding to continue this program and restructure it as needed.
6. Neighborhood Plans Ontario's neighborhoods define the sense of identity and community for residents, the quality of life experienced, and the image and role of Ontario. The City currently implements many programs to improve neighborhoods. However, the City has identified a need to foster a stronger sense of neighborhood identity in the community. While this goal is being achieved in CDBG-eligible areas (CARES program) and in historic areas, efforts need to be expanded to other neighborhoods. During the planning period, the City will begin a public outreach effort to solicit input from neighborhood leaders and residents as to particular needs and goals. This process may result in the establishment of ongoing dialog with the City,	Objectives: Designate focus neighborhoods, outreach plan and process, and initiate survey efforts. Evaluate the potential of creating neighborhood improvement plans. Responsible Agencies: Planning Department, Housing and Neighborhood Revitalization Agency Funding: General Fund Timing: Ongoing	The primary Neighborhood Planning programs implemented from 2016 to 2020 include the HEAL Zone and Transformative Climate Communities (TCC), Zoning Consistency Program, and Active Transportation Program (ATP). Through the HEAL Zone and TCC programs, feedback from community leaders helped inform decision makers on policy and capital improvements. In 2020, over 6,000 people were invited to a variety of virtual workshops from topics including urban forestry to affordable housing and solar installation. Over four stakeholder meetings were attended through zoom. The Zoning Consistency program was completed in 2018. A total of 552 properties were rezoned to either be consistent with existing residential uses or be more	Continue and modify to include that the City will continue to work on a Multimodal Transportation Center (MTC) Needs Assessment and Siting Criteria project. This assessment will assist in determining the optimum location for an MTC on or near the Ontario International Airport connecting future modes of transportation, including light-rail opportunities.

Table 6-1
Review of Previous Housing Element

Program	*Implementation*	*Result/Effectiveness*	*Continue/Modify/Delete*
neighborhood organizations, or the preparation of neighborhood improvement plans.		compatible with adjacent residential development by limiting uses. Members of a local community garden helped to develop language for a new Urban Agriculture section of the Development Code that went into effect January 2016. The City received funding for infrastructure improvements as part of the ATP Cycle 1, Cycle 2, and Cycle 3. The ATP Cycle 1 and Cycle 2 were completed with improvements to pedestrian safety and access around Euclid, Bon View, Corona, Vineyard, and El Camino Elementary Schools. As part of ATP Cycle 3, design and right-of-way (ROW) acquisition was completed for the area around Sultana Elementary and De Anza Middle School. Additionally, the City acquired the Systemic Safety Analysis Report Program (SAARP) Caltrans Grant to examine how to incorporate improved pedestrian, biking, and transit opportunities along the Euclid Avenue corridor. The City also received a GoHuman demonstration grant through the Southern California Association of Governments (SCAG) to provide an opportunity for public input to pedestrian and bicycle improvements being considered in downtown. As part of the Active Transportation Master Plan, community outreach and most of the walk audits around public schools was completed. The City continues to move forward on the Multimodal Transportation Center Needs Assessment and Siting Criteria project that began in 2019 that will centralize multimodal options for residents and employees of and visitors to Ontario. The City is also in the process of updating the City Parks Master Plan and initiated a city-wide parks survey in 2020. As of July 2021, the City anticipates that the City Council will adopt the Master Plan soon.	

Table 6-1
Review of Previous Housing Element

Program	*Implementation*	*Result/Effectiveness*	*Continue/Modify/Delete*
7. Neighborhood Stabilization The Dodd-Frank Wall Street Reform and Consumer Protection Act of 2010 provided an additional $1 billion for the Neighborhood Stabilization Program (NSP) that was originally established under the Housing and Economic Recovery Act of 2008. HUD awarded grants to 270 states and selected local governments to mitigate the negative impact of the nation's economic decline and housing market collapse and to stabilize and revitalize communities/areas hit the hardest. The City of Ontario was provided an allocation of $1,872, 853 in NSP3 funds. The City will utilize these funds (1) to acquire, rehabilitate, and resell single-family homes; (2) to acquire and rehabilitate multiple-family properties; (3) to provide financial assistance; (4) to establish land banks; (5) to demolish blighted structures; (6) to redevelop demolished or vacant properties; and (7) for administration (capped at 10 percent).	Objectives: Designate focus neighborhoods, outreach plan and process, and initiate survey efforts. Evaluate the potential of creating neighborhood improvement plans. Responsible Agencies: Housing and Neighborhood Revitalization Agency Funding: Federal NSP3 funds Timing: Ongoing	Federal NSP3 funds were exhausted in 2013 and all NSP grant funding was closed out in 2018. In 2019, the City Council approved the Neighborhood Preservation Strategy Plan, which designated four focus neighborhoods: Downtown, Nocta, Mission-Mountain, and Fourth-Grove.	Modify to switch from federal NSP to implementing Ontario's 2019 Neighborhood Preservation Strategy Plan
8. Community-Oriented Policing The City of Ontario Police Department uses CDBG funds to implement a community-oriented policing program in designated low- and moderate-income neighborhoods. This partnership involves working with community leaders, businesses, and property owners to address neighborhood issues including code enforcement, crime-free multi-family housing, safe and clean streets, and school interventions. With respect to housing, the Police Department implements the Crime-Free Multifamily Housing Program to control and eliminate crime in apartment buildings. Under this program, the Police Department will provide training to apartment owners, conduct a property inspection to identify and eliminate potential crime hazards, and certify properties where the owner signs a written agreement and commitment to maintain the program.	Objectives: Continue implementation of COPs program; coordinate marketing efforts with the new Quadrennial Inspection Program. Responsible Agencies: Housing and Neighborhood Revitalization Agency, Code Enforcement, and Police Department Funding: General Fund, CDBG Timing: Ongoing	The Community Engagement Team takes a pro-active approach by partnering with building and property owners to prevent, deter, and solve crimes. The Crime-Free Housing and Trespassing program completed the following activities: · In 2016, Code Enforcement presented the Systematic Rental Inspection Program at the Multifamily Crime-Free Training for apartment complex property owners and managers. · In 2018, 80 apartment buildings and 8 businesses were enrolled in the Crime-Free Housing and Trespassing program. 280 individuals were served with trespassing forms. · In 2019, two Crime-Free Multi-Housing classes were hosted by the Ontario Police Department. A total of 13 properties are enrolled in the Crime-Free Multi-Housing Program. A total of 16 properties are enrolled in the Trespassing Enforcement Program	Continue

Table 6-1
Review of Previous Housing Element

Program	Implementation	Result/Effectiveness	Continue/Modify/Delete
		and 527 individuals were served with forbidden trespass forms. · In 2020, no Crime-Free Multi-Housing classes were hosted due to COVID-19. A total of 13 properties are enrolled in the Crime-Free Multi-Housing Program. A total of 16 properties are enrolled in the Trespassing Enforcement Program and 427 individuals were served with forbidden trespass forms. Additionally, during inspections, on-site improvements are identified under the concept of Crime Prevention Through Environmental Design (CPTED). In 2019 and 2020, the Community Engagement Team prepared 3 comprehensive CPTED reports for businesses in the city. These reports outlined positive aspects of the businesses, challenges, and recommendations for improvement.	
Housing Supply and Diversity			
9. Downtown Plan Ontario's Downtown covers 12 blocks along Euclid Boulevard. In 1983, the City adopted the Center City Redevelopment Project area to encourage development of a high-intensity, multiuse central business district and surrounding neighborhoods that maximize the productivity of commercial areas and housing opportunities. The $200 million Town Center Square project will provide a mix of housing, educational, retail, office, and government uses that will stimulate the renewal of Downtown. Although the General Plan redesignates a majority of the area for new housing and mixed uses, a comprehensive planning process is necessary to ensure the sensitive integration of new housing, commercial uses, open space, pedestrian paths, and transportation into the fabric of Downtown.	Objectives: Create a Downtown Plan to facilitate new mixed-use and residential development; continue to acquire property and assemble sites to facilitate new housing. Responsible Agencies: Planning Department Funding: General Fund, Tax Increment Timing: 2015	The objective of the downtown planning effort is to facilitate new mixed-use and residential development and continue to acquire property and assemble sites to facilitate new housing. To facilitate new development and establish new businesses within the downtown area, the HEART (Historic Euclid Avenue Revitalization Team) Initiative was established in 2015. Through improved transit and placemaking efforts that integrate arts and culture, the HEART Initiative is creating an environment that attracts new housing, improves existing housing, and encourages a mix of uses and activities. A strategic plan to diversify land uses and improve mobility and connectivity in the downtown area was approved in 2020. In 2020, new affordable housing development was completed, including a 100% affordable (low and very low income) 101-unit transit-oriented development (TOD) project on Virginia/Holt and 100% affordable (low and very low income) 75-unit project on Vine/Holt. A 153-unit	Continue

Table 6-1
Review of Previous Housing Element

Program	*Implementation*	*Result/Effectiveness*	*Continue/Modify/Delete*
		mixed-use development was in the entitlement phase at the end of 2020. As of July 2021, the City was continuing to review and the project had not been approved by the Planning Commission. The Downtown Plan area is included in a $35 million Transformative Climate Communities (TCC) Grant awarded to the City to increase prosperity and improve transportation and housing within a disadvantaged community. The TCC program includes affordable housing, active transportation improvements, mobility hub, urban greening, carbon farm, solar photovoltaic, and transit improvements. This grant is a collaborative effort with public and community-based organizations. Projects in the Downtown include the planting of approximately 300 right-of-way trees and development of the Vista Verde 101-unit Affordable Housing project.	
10. Mountain and Euclid Corridors Euclid Avenue and Mountain Avenue extend the entire length of Ontario. In recent years, developers have expressed interest in building residential and commercial projects along these corridors. Mountain Avenue has had numerous senior and affordable housing projects built adjacent or near to the corridor, and developers have begun to show interest in Euclid Avenue. Both corridors have commercial property that is proposed for redesignation as residential. To facilitate corridor development, the City will redesignate properties along Euclid Avenue and Mountain Avenue for medium- and high-density residential development as shown on the Official Land Use Plan (LU-01). The City will also develop a lot-consolidation ordinance to incentivize the assemblage of parcels. Incentives may include fee modifications, flexibility in design, expedited permit processing, or others.	Objectives: Redesignate corridors for medium- and high-density residential uses and develop a lot consolidation ordinance to facilitate the assemblage of lots into larger parcels. Responsible Agencies: Planning Department Funding: General Fund Timing: Summer 2014	All sites on the Housing Element Available Land Inventory along corridors Euclid Avenue and Mountain Avenue have been rezoned to medium-density residential, high-density residential, or mixed-use designations, and are consistent with the General Plan. The City continues to monitor the on-going status of development in the Euclid Avenue and Mountain Avenue corridors.	Modify to reflect that rezoning was completed. Continue lot consolidation ordinance. Add that the City will continue to monitor the ongoing status of development in the Euclid Avenue and Mountain Avenue corridors.

Table 6-1
Review of Previous Housing Element

Program	Implementation	Result/Effectiveness	Continue/Modify/Delete
11. Holt Boulevard Holt Boulevard is one of the original corridors paralleling the railroad and extending through Ontario and neighboring communities. With the development and success of commercial uses fronting the freeways, the commercial viability of Holt Boulevard has gradually eroded, leaving a significant number of underutilized uses on small parcels. The General Plan has declared Holt Boulevard as a focus area for mixed uses, both perpendicular to Mountain Avenue, at the base of Downtown, and in the East Holt Boulevard Study Area. To stimulate investment in these areas, the City will adopt a lot consolidation ordinance and incentives to encourage the recycling of land to residential uses. The City will also explore the use of density incentives to encourage mixed-use development, offering higher densities for quality projects of a certain size.	Objectives: Redesignate Holt Boulevard for high-density residential and mixed uses, and develop a lot consolidation ordinance to facilitate the assemblage of lots into larger parcels. Responsible Agencies: Planning Department Funding: General Fund Timing: 2015	All sites on the Housing Element Available Land Inventory along the Holt Boulevard corridor have been rezoned to accommodate higher densities. The City continues to monitor the on-going status of development in the Holt Boulevard area.	Modify to reflect that rezoning was completed. Continue lot consolidation ordinance. Add that the City will continue to monitor the ongoing status of development in the Holt Boulevard area.
12. New Model Colony The New Model Colony covers 8,200 acres of the former San Bernardino Agricultural Preserve. This area is intended to provide a range of housing opportunities for the city's emerging regional and national employment centers. Buildout of this area is contingent on completion of infrastructure, approval of specific plans, and cancellation of Williamson Act contracts. The City has entered into an agreement with a consortium to fund $430 million in infrastructure serving the eastern New Model Colony. Many specific plans for this area have been approved. Some of the original Williamson Act contracts will also expire during the planning period. The General Plan has designated much of the area for medium- and high-density residential and mixed use. Although development is not expected to occur during the planning period, the City will continue to process specific plan applications and work with developers to	Objectives: Continue to review, approve, and implement plans to develop the New Model Colony. Responsible Agencies: Planning Department Funding: General Fund Timing: Ongoing	New Model Colony is now known as Ontario Ranch. City staff continues to review and process applications for development in Ontario Ranch. Within Ontario Ranch, the following number of permits for new single-family and multifamily homes were issued: 482 in 2016, 762 in 2017, 1,063 in 2018, 1,398 in 2019, and 864 in 2020. Completion of infrastructure, approval of specific plans, and cancellation of the Williamson Act contracts remain ongoing as of July 2021. The City continues to coordinate with developers on planned developments.	Continue and modify to update name to Ontario Ranch.

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Program	*Implementation*	*Result/Effectiveness*	*Continue/Modify/Delete*
address outstanding issues, in particular the financing of infrastructure in the western New Model Colony.			
13. Downtown Core Catalyst Project The City of Ontario has embarked on a strategy for a large-scale undertaking that would act as the catalyst for the resurgence of Downtown Ontario. The City of Ontario was awarded one of only 13 prestigious Catalyst awards from the State of California in 2010 for efforts to revitalize downtowns through this strategy. Upon completion of all of the activities included in the Downtown Core Catalyst, 519 housing units will be developed.	Objectives: Continue to implement the programs identified in the Downtown Core Catalyst Project as funding is available. Responsible Agencies: Housing and Neighborhood Revitalization Agency Funding: State and federal Timing: By 2018	The Catalyst program was completed in 2017. During the Catalyst program, 375 of the anticipated 519 housing units were completed in the Downtown area and the City met all data collection and monitoring requirements of the program. This program did not provide funding for development or program implementation and with the loss of redevelopment funds, the remainder of the planned development was unable to be completed during the project term.	Delete
14. Design Review The City implements a design review program to ensure quality housing, maintain property values, stabilize neighborhoods, and improve quality of life. For standard projects, the City's Residential Design Guidelines provide objective standards and graphics to illustrate the preferred methods of planning, neighborhood design, and construction for subdivisions, open space and landscaping, lots and buildings, architecture, and other aspects. For certain infill projects in the Downtown or other focus areas of the community, the City may adopt a PUD ordinance or Planned Residential Development Overlay to provide for more flexibility in design. Specific plans provide another means to address the design of large-scale projects. The General Plan includes a Community Design Element that provides unifying and broader principles of community design.	Objectives: Continue to implement design review process. Responsible Agencies: Planning Department Funding: General Fund Timing: Ongoing	City staff continues to implement a design review process. The City is in the process of updating its The Ontario Plan, including the Policy Plan. The update includes Objective Design and Development Standards for single-family residential, multifamily residential, and mixed-use developments.	Continue and modify to refer to Objective Design and Development Standards that are being developed with the General Plan Update that is currently in process as of July 2021. Update program name to "Senate Bill 2 Implementation"
15. Green Building Green building means creating structures and using materials that are environmentally responsible and resource efficient, considering a building's entire life cycle. To reduce per capita energy use, the City will promote conservation and renewable energy generation techniques in public facilities and private	Objectives: - Promote green building practices in the private sector and explore point-of-sale energy retrofits for residences. - Renewable energy incentive and energy efficiency programs.	The City continues to encourage opportunities in the private sector for point-of-sale retro-fits. The City is in the process of updating its General Plan, including the section on energy discussion. The City continued to trend towards the target of 30% greenhouse gas reduction below Year 2020 business as usual by Year 2020. The City is actively	Continue

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Program	Implementation	Result/Effectiveness	Continue/Modify/Delete
development. The City will require new construction to reduce energy demand by incorporating building and site design strategies. Conservation will be the priority strategy for renovation of existing facilities. The General Plan also includes land planning strategies that impact energy demand reduction, including narrowing street widths, installing broad-canopied trees for shade, and clustering compact development to reduce automobile use.	- Develop a citywide 20-year energy plan. - Support pilot development project as a net-zero-energy community and formulate solar site orientation guidelines. Responsible Agencies: Planning/Building/Public Works Funding: General Fund Timing: Ongoing	participating in the TCC Ontario Shines Program that has resulted in over 24 low-income solar installations. Overall, City consumption of potable water has been reduced by 21% through a combination of water use reduction, transition to recycled water irrigation systems, and drought-tolerant landscaping. The City is continuing to reduce emissions through participation in GGRF Cal Fire Grant that provided additional planting of 150 tress acting as a carbon sink and supporting reductions in the heat island effect.	
16. Land Monitoring Program to Meet the RHNA The City is in the process of updating the Development Code for consistency with the Land Use designations of The Ontario Plan. This program will implement a land monitoring program to ensure that the City has enough land to meet its Regional Housing Needs Allocation, through out the planning period. The City has identified 83 acres to be rezoned to allow development to occur at a density of 25–45 dwelling units per acre. This program will ensure that the proposed sites are rezoned to appropriate densities and identify additional sites to be rezoned if any of the proposed sites cannot be rezoned. All rezoned sites will permit owner-occupied and rental multi-family developments by right and will not require a conditional use permit, a planned unit development permit, or any other discretionary review. All sites will accommodate a minimum of 20 units per acre and at least 16 units per site, per state law requirements. In addition, the City will ensure that at least 50% of its lower- income RHNA shortfall is accommodated on sites designated for exclusively residential uses.	Objectives: Ensure there is a sufficient supply of multi-family zoned land to meet the housing needs identified in the Regional Housing Needs Allocation. Responsible Agencies: Planning Funding: General Fund Timing: Within the first three years of the planning period.	The Development Code was updated for consistency with Land Use Designations in 2018 or 2019. The rezoning required to meet the 5th cycle Regional Housing Needs Allocation (RHNA) was completed. City staff monitors entitlement applications to ensure that the Available Land Inventory is maintained and verifies that development of identified sites complies with the minimum density indicated in the Available Land Inventory or identifies alternate sites to meet the City's RHNA needs. Safeguards have been incorporated into the City's Discretionary Permit Application, which includes an affidavit regarding compliance with the Available Land Inventory.	Continue and update, include No-Net Loss and, if necessary, another rezone program.

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Governmental Regulations/Constraints			
17. Incentives The City of Ontario offers several different types of incentives to facilitate housing production, including: · Financial Incentives: The City makes available financial incentives that meet certain criteria. For instance, impact fee reductions are allowed for projects built in the Downtown. The City is financially assisting a variety of nonprofit organizations to provide senior housing, housing for homeless people, and other services. Density bonuses allowed for qualified projects work as a financial incentive by increasing the revenue stream of projects. The City also has established its Community Housing Development Organization (CHDO) program to leverage the nonprofit sector resources with available HOME CHDO funding. The intent of the CHDO funding is to work with nonprofit CHDOs to help preserve, enhance, and improve existing neighborhoods through acquisition, rehabilitation, and/or new housing construction activities. Finally, the City continues to grant low-cost leases (e.g., $1 per year leases) to qualified organizations to provide senior housing and homeless housing. These types of financial incentives will be provided to allow the City to meet its community development and housing objectives. · Regulatory Incentives: The regulatory incentive program is intended to realize improved value, a rich palette of amenities, landmarks, and identifiable places. While the underlying land use designations still apply, the City may offer various incentives through a discretionary permit. Special incentives may be granted for mixed-use developments, residential	Objectives: Offer financial and regulatory incentives for residential projects that meet City housing and affordable housing goals. Responsible Agencies: Housing and Neighborhood Revitalization Agency Funding: General Fund Timing: Ongoing and at least annual outreach to developers of affordable housing, including non-profit.	The City continues to offer financial incentives for affordable housing projects where feasible and as funding is available. Housing incentives have also been included in the comprehensive Development Code update, which was adopted in 2016.	Continue

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infill projects near transit facilities, the replacement of underperforming commercial uses with new residential use, the improvement and/or intensification of existing, mid-block residential uses, or lot consolidation and development of desired projects. The menu of incentives may include density transfers, modifications in development standards, increased residential density, and other incentives to be negotiated on a case-by-case basis.			
18. Land Acquisition Land acquisition for residential development is perhaps one of the greatest challenges to creating affordable housing. Over the past five years, the City of Ontario has seen increasing land prices. To facilitate the development of affordable housing, the City has actively purchased land and made it available at a low cost (typically a $1 per year lease) to affordable housing developers and nonprofit agencies to create affordable senior housing, emergency shelters, affordable attached ownership projects, and other affordable housing projects. As situations merit and projects are proposed that meet the City's housing goals and the public interest, the City of Ontario will continue to acquire residential land that can be leased or sold at below-market rates for the production of affordable housing.	Objectives: Continue to approve financial incentives for residential projects that meet City housing and affordable housing goals. Responsible Agencies: Ontario Housing Authority Funding: General Fund, NSP3, and other funding as available Timing: Ongoing	City staff continues to implement programs as funds become available. The City has acquired some sites for affordable housing development and then sold those properties to qualified affordable housing developers, including sites for Emporia Place Phase I, Emporia Place Phase II, and Vista Verde.	Continue
19. Planned Unit Development (PUD) Within an established suburban fabric, there are considerable challenges to creating affordable housing. As development standards and lot standards change over time, it is not uncommon to have irregularly shaped and nonconforming parcels that are simply not conducive to redevelopment. The City has adopted a Planned Unit Development Ordinance that permits a variety of housing types in every residential zone. The City may conditionally permit attached and	Objectives: Continue to utilize the PUD to create tailored development standards to facilitate new housing. Responsible Agencies: Planning Department Funding: General Fund Timing: Ongoing, 2010	The PUD continues to be a viable tool to implement new multifamily housing. Building permits for multifamily homes by year include 2 in 2014, 0 in 2015, 98 in 2016, 81 in 2017, 246 in 2018, 458 in 2019, and 188 in 2020, for a total of 1,173.	Continue

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detached single-family residences, town homes, patio homes, zero lot line, and any other type of housing product permitted by the regulations of the underlying zone. The PUD is a tool that has been successfully used for Town Square to encourage and facilitate innovative design, variety, and flexibility in the types of housing products, including the provision of affordable housing, that would otherwise not be allowed or possible through standards in the underlying zoning districts.			
20. Mixed-Use and High-Density Residential Zone and Standards The General Plan directs significant housing growth to mixed-use areas. These areas include the Downtown, Euclid Avenue, the I-10 Corridor, the New Model Colony, and Holt Boulevard. These mixed-use areas each have a distinct mix of land uses and density ranges (see Policy Plan Land Use Exhibit LU-11, Land Use Designation Summary Table). To facilitate the development of quality housing and exemplary design, the City will create mixed-use zoning and development standards allowing up to 125 units per acre and a high-density residential zone and standards allowing 25 to 45 units per acre. The parameters of the ordinance have yet to be designed; however, the intent of the ordinance is to facilitate high-density housing. In both these zones, high-density residential and mixed use will be allowed by right.	Objectives: Develop new mixed-use and high-density residential development zone and standards to implement the General Plan. Allow residential uses by right in both zones. Responsible Agencies: Planning Department Funding: General Fund Timing: 2014	New General Plan land use designations were adopted in 2010. The 2016 comprehensive update to the Development Code implements the General Plan land use designations and allows residential uses by right within the High-Density Residential and Mixed-Use zones. The City continues its efforts in processing zone changes to bring alignment with the adopted General Plan. In 2020, no additional parcels were rezoned to High-Density Residential or Mixed-Use zones.	Continue and modify to refer to Objective Design and Development Standards that are being developed with the General Plan Update that is currently in process, as of July 2021.

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Housing Assistance			
21. Public Housing The Housing Authority of the County of San Bernardino administers the Housing Voucher rental program for the City of Ontario. Funded by the US Department of Housing and Urban Development, the Housing Voucher program extends rental subsidies to very low-income households by offering the tenant a voucher that pays the difference between the current fair market rent (FMR) established by the Housing Authority and 30 percent of the tenant's income. A tenant has the option to choose housing that costs more than the FMR, if the tenant pays the extra rent above the payment standard. The Housing Authority also implements the scattered site program, Family Self-Sufficiency program, Section 8 project-based assistance, and HUD-assisted multiple-family housing units. This program serves up to 600 individuals and families in the City of Ontario.	Objectives: Continue to assist up to 600 households under the public housing program and seek additional vouchers as available. Responsible Agencies: Housing Authority of the County of San Bernardino Funding: US Department of Housing and Urban Development Timing: Ongoing	Public housing programs in Ontario are administered through the Housing Authority of the County of San Bernardino (HACSB). Within Ontario, the approximate number of Housing Choice Vouchers have been available: 496 in 2016, 422 in 2017, 527 in 2018, 676 in 2019, and 747 in 2020.	Continue, add mobility objectives and commitment to facilitating the movement of voucher holders to areas of high opportunity and resources.
22. Homeownership The City has a broad-based homeownership program for residents. The City uses a combination of funds (BEGIN, HOME, CalHome, and other available funding) to provide down payment assistance to homebuyers seeking to purchase homes in Ontario. The City of Ontario also works in conjunction with Neighborhood Partnership Housing Services (NPHS), a nonprofit organization, and the Inland Fair Housing and Mediation Board (IFHMB) to further the City's homeownership goals through homebuyer education, counseling, and down payment assistance.	Objectives: Implement down payment assistance programs citywide. Responsible Agencies: Housing and Neighborhood Revitalization Funding: HCD, BEGIN, CalHOME Timing: Ongoing	In 2016, the City secured $1 million in CalHome Mortgage Assistance Program funds to offer down payment assistance to qualified low-income families, assisting a total of one household. The CalHome Mortgage Assistance program ended in 2017. City staff continue tracking the use of loan funds paid off in a reuse account for use on eligible projects. The City is planning to use a portion of the Permanent Local Housing Allocation (PLHA) funds for first-time homebuyer programs in conjunction with reuse funds on hand from the CalHome and BEGIN programs formerly offered. Programs are currently in design development to determine income targeting and benefits.	Continue and modify

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23. Preservation of At-Risk Housing The City maintains more than 1,500 units of rental housing affordable to seniors, families, and individuals earning lower incomes. The City is committed to preserving its stock of affordable housing, some of which is at risk of conversion and/or needs significant renovation and improvement. The City remains committed to preserving its affordable housing and will monitor the status of the affordable housing projects, provide technical assistance, and consider appropriate actions should these projects be at imminent risk of conversion.	Objectives: Monitor the status of at-risk projects and, if they are at imminent risk of conversion, provide technical assistance and/or financial assistance to preserve the properties as deemed feasible. Responsible Agencies: Ontario Housing Authority Funding: Federal government Timing: Ongoing	The 2013-2021 Housing Element reported the existence of one development with affordable units that were at risk of converting to market rate within 10 years of the start of the planning period. That development, the Ontario Townhouses project, a project-based Section 8 voucher property, was preserved in 2020. City staff worked with the National Foundation for Affordable Housing to assist with the rehabilitation of the Ontario Townhouses project, a project-based Section 8 voucher property, including an extension of the Project Based Vouchers (PBV) contract for an additional 20 years. The project was completed during early 2020. As of September 2021, there are a total of 3,539 assisted, multifamily rental units in the city, of which, 460 units were "at-risk" of conversion to market rate. To address the preservation of public housing for very low- and low-income persons, the City maintains contact with owners of at-risk units as the use restriction expiration date approaches to communicate with the owner the importance of the units to the supply of affordable housing in Ontario, as well as its desire to preserve the units as affordable. The City will make every effort in using local incentives that can be offered to property owners to preserve any at-risk units.	Continue
24. Jack Galvin Accord The City of Ontario has more than 2,100 mobile homes, which provide affordable market-rate housing for lower-income families, seniors, and individuals. In 1990, the City Council adopted an ordinance to regulate mobile home space rents but later repealed that ordinance per state law. Subsequently, in working with mobile home park owners and tenants, the City drafted the Jack Galvin Mobile Home Park Accord, which was accepted by park owners. The accord places limits on the allowable increases based on the Consumer Price Index; allows for additional adjustments for changes utilities, taxes, and capital improvements; provides a process for requesting rent	Objectives: Continue to implement the Jack Galvin Accord and monitor the effectiveness of the accord. Responsible Agencies: Housing and Neighborhood Revitalization Funding: General Fund Timing: Ongoing	City staff administered the Accord that covers 1,697 mobile home units in 10 mobile home parks throughout Ontario. City staff distributed the annual rent adjustments allowed as part of the Accord and designed to limit rental increases within the participating mobile home parks. The Accord was approved for a 5-year extension on November 15, 2019, with an expiration date of January 5, 2025.	Continue

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reductions for service reductions; and allows for rent adjustments for resale. The term of the agreement was adopted in 1999, and per extensions continues in effect today. The City will continue to implement and enforce this ordinance.			
Special-Needs Housing			
25. Fair Housing Ontario is committed to furthering fair housing opportunities so that people in all walks of life have the opportunity to find suitable housing in the community. To that end, the City contracts with a fair housing service provider to provide landlord/tenant education, conduct testing of the rental and ownership market, and investigate and mediate housing complaints where needed. The City periodically prepares the required federal planning reports, including the Analysis of Impediments to Fair Housing Choice (AI), to document the City's progress in improving and maintaining fair housing opportunities. As part of the AI update, the City will review its Municipal Code, local government regulations, and other practices such as the definition of a family. Recommendations will be made to eliminate potential constraints and further fair housing in Ontario.	Objectives: - Continue to contract with local fair housing providers to provide educational, outreach, advocacy, and mediation services. - Conduct AI concurrently with the development of the Consolidated Plan, and review and change potential impediments, including the definition of a family. - Provide fair housing information at City Hall, the Ontario Senior Center, and the Ontario Housing Authority. Responsible Agencies: Ontario Housing Authority Funding: CDBG Timing: Ongoing	The City of Ontario has worked in conjunction with the Inland Fair Housing and Mediation Board to affirmatively further fair housing opportunities in this community. The Inland Fair Housing and Mediation Board "actively supports and promotes freedom of residence through education, advocacy, and litigation to the end that all persons have the opportunity to secure the housing they desire and can afford, without regard to their race, color, religion, gender, sexual orientation, national origin, familial status, marital status, disability, ancestry, age, source of income or other characteristics protected by law." The definition of the family has been updated to one or more persons living together in a dwelling unit, with common access to, and common use of all living, kitchen, and eating areas within the dwelling unit. In addition, the City has provided fair housing information at City Hall, the Ontario Senior Center, and the Ontario Housing Authority.	Continue and update to comply with Assembly Bill 686. Modify to remove reference to definition of family.
26. Homeless Continuum of Care The City implements a Homeless Services Continuum of Care to prevent homelessness and assist people in becoming self-sufficient. Working together with homeless service providers, the City has developed a full-service homeless continuum of care consisting of a homeless outreach service center, transitional housing, permanent housing, and supportive housing services. The City funds other programs that assist homeless people utilizing Emergency Solutions Grant funds.	Objectives: Continue to fund Mercy House to implement the Continuum of Care program for homeless residents and other programs as funding is available. Responsible Agencies: Housing and Neighborhood Revitalization Funding: Federal funds and private financing Timing: Ongoing	The City's Continuum of Care implements programming for homeless residents. The Mercy House Ontario Access Center has provided basic needs and services to the following number of (unduplicated) clients: 1,385 in 2016, 1,041 in 2017, 809 in 2018, 683 in 2019, and 744 in 2020. The Assisi House and Aftercare Services Program has provided transitional housing and aftercare services to the following number of (unduplicated) clients: 47 in 2016, 59 in 2017, 38 in 2018, 59 in 2019, and 50 in 2020.	Continue

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The City also actively participates in regional homeless efforts, including the Interagency Council on Homelessness, which is a countywide effort of governmental and nonprofit organizations working to end homelessness within the County of San Bernardino.		HOME Tenant-Based Rental Assistance (TBRA) has provided tenant-based rental assistance to the following number of households: 15 in 2016, 17 in 2017, 23 in 2018, 25 in 2019, and 34 in 2020. Through HUD's Supportive Housing Program, Project Gateway has helped secure permanent housing with wrap-around services for chronically homeless individuals with disabilities and their families. The following number of households have been served: 13 in 2016, 12 in 2017, 12 in 2018, 12 in 2019, and 13 in 2020. In cooperation with Ontario Housing Authority, Mercy House, and Mercy House CHDO, a total of 76 permanent housing units continue to be provided for priority occupancy to participants in the CoC. Ontario has created new programs to assist in the delivery of services designed to house persons experiencing homelessness within the city. · In Fiscal Year 2019-20, the funding for the street outreach team was increased from 10 hours per month to 40 hours per week. · The Extreme Weather Motel Voucher Program assisted 11 persons with a total of 58 bed nights in 2019, and 14 persons in 2020. The Program was adapted to begin the COVID-19 motel voucher program in March 2020, serving 57 households from March 2020 to September 2020. The Emergency Motel Voucher Program was implemented in November 2020 to provide shelter to unhoused individuals and families. During Fiscal Year 2020-21, 92 households were served by the Emergency Motel Voucher Program. All individuals assisted are provided with the opportunity for case management focused on connecting the individuals to housing. · The LMIHF Utility Assistance Program assists persons experiencing homelessness with $0 income to participate in the existing HOME TBRA program operated as part of the CoC. This program was	

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		canceled in March 2020 in an effort to focus resources on housing unsheltered persons during the COVID-19 pandemic. · The City partnered with a local school district to identify homeless families and assist these families with rental subsidies through the HOME TBRA Program. · The City facilitated monthly meetings with Ontario focused homeless providers and governmental agencies to coordinate services to transition individuals/families from homelessness into a stable housing program. · The COVID-19 Rapid Re-Housing Program finds housing solutions for persons at-risk of homelessness during the pandemic. During 2020, 2 households received assistance.	
27. Senior Housing The City is actively working with nonprofit housing groups to build senior housing projects in the community. In addition to facilitating housing construction, the City also provides a range of supportive services for seniors. These include fair housing services, housing rehabilitation grants, preservation of subsidized senior housing, low-cost transportation services, and a range of other services tailored to meet the unique needs of Ontario's senior population.	Objectives: Continue to provide a full range of housing support services. Responsible Agencies: Housing and Neighborhood Revitalization Funding: State and federal funds Timing: Ongoing	The City continues to monitor 762 units of affordable senior housing. The City continued to work with non-profit housing groups to build senior housing projects in the community. The City provided a range of supportive services for seniors. Between 2013 and 2020, 182 seniors were assisted with fair housing issues, 1,008 seniors were assisted with landlord/tenant mediation, 1,964 seniors were assisted with support services, 2 seniors received housing rehab grants, 9 seniors received tenant-based rental assistance, and 782 units of affordable housing were restricted for seniors.	Continue
28. Housing for People with Disabilities The City enforces state and federal accessibility laws to facilitate the improvement of housing for disabled people. The City also prepares a Transition Plan to comply with state and federal accessibility laws. The City has adopted a reasonable accommodation process and administratively allows modifications to land use, building codes, and the permitting process to facilitate the reasonable accommodations without going through a standard variance process. However,	Objectives: - Continue to assist with the development of housing for persons with disabilities, including those with developmental disabilities. - Update the definition of family to comply with state law. Responsible Agencies: Building and Planning Department	The City enforces state and federal accessibility laws to facilitate the improvement of housing for persons with disabilities and encourages reasonable accessibility accommodations. The definition of the family has been updated to one or more persons living together in a dwelling unit, with common access to, and common use of all living, kitchen, and eating areas within the dwelling unit. The City's Tenant-Based Rental Assistance (TBRA) Program has served 17 disabled households since inception in 2014. For the next cycle, the definition of a	Continue and modify to remove reference to definition of family. Add reference to Inland Regional Center.

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given the large number of people with disabilities, the growing need for housing opportunities, and changing legal context for housing planning, additional efforts are needed. Many homes were built before the advent of modern accessibility standards and thus many homes remain inaccessible to people with disabilities and persons with developmental disabilities. To address this issue, the City will evaluate the feasibility and appropriateness of modifying building standards to encourage visitability concepts in new housing. Additionally, to ensure compliance with state law, the City will update its definition of "family" to state "One or more persons living together in a dwelling unit, with common access to, and common use of all living, kitchen, and eating areas within the dwelling unit."	Funding: General Fund Timing: Ongoing, update the definition of family within one year of adoption of the Housing Element.	family will be changed to one or more persons living together in a dwelling unit, with common access to, and common use of all living, kitchen, and eating areas within the dwelling unit. This program will continue to assist with the development of housing for persons with disabilities, including those with developmental disabilities.	
29. Family Housing Ontario has a large number of family households, specifically large families with five or more members. The City has a multifaceted program for increasing and maintaining the supply of family housing. The Housing Authority of San Bernardino County allocates housing choice vouchers to lower-income families in Ontario, many of whom are large families. Another key effort is the City's program to acquire, rehabilitate, and preserve existing affordable housing units that accommodate families and large families. Over the past five years, the City and the Housing Authority have preserved the vast majority of publicly subsidized affordable units for families. Finally, the City funds through its Community Development Block Program programs such as child care, after-school programs, food programs, and other services targeted for lower-income households, including large families.	Objectives: Continue program implementation. Responsible Agencies: Housing and Neighborhood Revitalization, Housing Authority of the County of San Bernardino Funding: General Fund, CDBG Timing: Ongoing	The City continues to monitor 1,228 units of affordable family housing. In addition, Ontario worked with two different developers to construct two affordable housing developments with construction that were completed during Fiscal Year 2020-21 - Emporia Place (75 units) and Vista Verde (101 units). These two new developments will provide for extremely low-, very low-, and low-income units for families.	Continue

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30. Extremely Low-Income Households The City offers programs to address the housing needs of extremely low-income (ELI) households. As funding is available, the City provides a number of incentives to encourage the production of ELI housing. The City offers fee reductions for ELI housing, supports grant applications to increase the supply of affordable housing, works with nonprofit organizations to build affordable housing, and provides land writedowns.	Objectives: - Work with nonprofits and/or for-profit developers to build housing for ELI households through supporting grants and funding applications. - Offer fee reductions and land writedowns for new affordable housing for low-income, very low-income, and ELI households. Responsible Agencies: Planning Department, Housing and Neighborhood Revitalization Funding: CDBG, HOME, federal and state grants Timing: Annually	The City continues to provide housing assistance to extremely low-income households. The City has restricted the following number of housing units for extremely low-income occupants: 12 in 2016, 12 in 2017, 12 in 2018, 20 in 2019, and 20 in 2020. Under implementation of Project Gateway, the following number of housing units were occupied by extremely low-income households: 8 in 2016, 10 in 2017, 10 in 2018, 6 in 2019, and 13 in 2020. The HOME Tenant Based Rental Assistance (TBRA) has assisted the following total number of households: 9 in 2016, 11 in 2017, 14 in 2018, 13 in 2019, and 34 in 2020. The CoC Permanent Housing (excluding Project Gateway and HOME TBRA) has assisted the following number of households: 6 in 2016, 6 in 2017, 6 in 2018, 2 in 2019, and 2 in 2020. The Assisi House and Aftercare Services program has served the following number of (unduplicated) persons: 47 persons in 2016, 29 in 2017, 38 in 2018, 59 in 2019, and 50 in 2020. The Ontario Access Center has served the following number of (unduplicated) persons: 1,385 in 2016, 1,039 in 2017, 808 in 2018, 683 in 2019, and 744 in 2020. Foothill Family Shelter has assisted the following number of (unduplicated) persons: 12 in 2016, 26 in 2017, and 7 in 2018. Services for Victims of Domestic Violence and Their Children has assisted the following number of (unduplicated) persons: 54 in 2016, 25 in 2017, 74 in 2018, 52 in 2019, and 86 in 2020. The Family Stabilization Program at SOVA Program Center has assisted the following number of	Continue

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Program	*Implementation*	*Result/Effectiveness*	*Continue/Modify/Delete*
		(unduplicated) persons: 2,444 in 2016, 2,589 in 2017, 2,503 in 2018, 1,890 in 2019, and 2,776 in 2020. Fair Housing services has assisted the following number of (unduplicated) households: 101 in 2016, 71 in 2017, 106 in 2018, 105 in 2019, and 126 in 2020. Landlord-Tenant Mediation services has assisted the following number of (unduplicated) households: 863 in 2016, 740 in 2017, 718 in 2018, 539 in 2019, and 892 in 2020. Senior Services has assisted the following number of (unduplicated) persons: 142 in 2016, 133 in 2017, 166 in 2018, 122 in 2019, and 157 in 2020. Child Care Subsidies has assisted the following number of (unduplicated) persons: 18 in 2016, 17 in 2017, 6 in 2018, 14 in 2019, and 56 in 2020.	
31. Special-Needs Housing In implementing affordable housing programs, the City will work with housing providers to ensure that special housing needs are addressed for seniors, large families, female-headed households, single-parent households with children, persons with disabilities and developmental disabilities, homeless individuals and families, and farmworker families. The City will seek to meet these special housing needs through a combination of regulatory incentives, zoning standards, new housing construction programs, housing rehabilitation, homebuyer assistance programs, and supportive services programs. In addition, the City may seek funding under the federal Housing Opportunities for Persons with AIDS, California Child Care Facilities Finance Program, and other state and federal programs designated specifically for special needs groups such as seniors, persons with disabilities, and persons at risk for homelessness.	Objectives: Collaborate with affordable housing developers and secure funding, if feasible, to assist with the development of special needs housing projects. Responsible Agencies: Planning Department, Housing and Neighborhood Revitalization Funding: CDBG, HOME, federal and state grants Timing: Annually	In conjunction with public agencies and community organizations, the following number of Supportive Housing Program project-based vouchers are available each year for chronically homeless with disabilities and their families: 12 in 2016, 12 in 2017, 12 in 2018, 12 in 2019, and 13 in 2020. The City, in conjunction with Mercy House Living Centers, implemented the HOME Tenant-Based Rental Assistance to provide rental assistance and assistance with security deposits and utility deposits to chronically homeless individuals and households. Each year, the following number of homeless households have received assistance for permanent housing: 15 in 2016, 17 in 2017, 23 in 2018, 25 in 2019, and 34 in 2020. The City continues to pursue funding under the federal Housing Opportunities for Persons with AIDS, California Child Care Facilities Finance Program, and other state and federal programs designated specifically for special-needs groups such as seniors, persons with disabilities, and persons at risk for homelessness.	Continue

7 HOUSING ELEMENT OUTREACH

The City of Ontario conducted a housing element outreach program that included a combination of public meetings, consultations, and surveys.

2020-2024 Consolidated Plan

The community outreach process for the preparation of the 2020-2024 Consolidated Plan and 2020-2021 One-Year Action Plan offered numerous opportunities for public input, comment, and review. The City hosted and coordinated a public hearing, three community forums, resident surveying, and stakeholder consultations. The culmination of public input provided the City with priority areas to help address housing needs and homelessness.

Public Outreach

A public hearing was held on February 3, 2020, to provide the public an overview of the process and components of a Consolidated Plan and for the public to submit comments and input on the Community Needs Assessment Survey. Bilingual staff was available for translation. Display advertisements and legal advertisements to promote the public hearing were published on January 9 and January 17, 2020, in the local newspaper *Inland Valley Daily*.

Three community forums were held on February 19, 2020, at Veterans Memorial Park Community Center, February 25, 2020, at Dorothy Quesada Community Center, and February 28, 2020, at De Anza Park Community and Teen Center. Residents were provided with the Community Needs Assessment Survey and information about the Consolidated Plan. Attendees were invited to participate in an engagement activity where residents selected their highest priority in select categories among activities eligible for Community Development Block Grant (CDBG), HOME, and Emergency Solutions Grant (ESG) funding.

The City held a community fair on February 29, 2020, with over 500 residents in attendance. At the Housing department booth, attendees were invited to complete the Community Needs Assessment Survey and participate in the engagement activity presented at the community forums.

Stakeholder Consultations

The City consulted with 18 stakeholder groups representing public and private entities, service providers, or community organizations. Table 7-1 provides more information on the stakeholder consultation process, including the type of stakeholder, specific housing topics discussed, and anticipated outcomes of the consultation.

Table 7-1
Stakeholder Consultations

Agency/Group/ Organization	*What section of the 2020-2024 Consolidated Plan was addressed by Consultation?*	*How was the Stakeholder consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?*
Ontario Housing Authority	Housing Need Assessment Public Housing Needs	Invited to participate in community meetings/public hearings and a copy of the executive summary was provided for feedback and comments. Coordination in providing affordable housing.
Neighborhood Partnership Housing Services, Inc.	Housing Need Assessment	Invited to participate in community meetings/public hearings and a copy of the executive summary was provided for feedback and comments. Coordination with first-time homebuyer and owner-occupied rehabilitation loan programs, and other programs and services relating to homebuyer education, financial literacy, and homeowner assistance.
AOF/Golden State Community Development Corp.	Housing Need Assessment	Invited to participate in community meetings/public hearings and a copy of the executive summary was provided for feedback and comments. Coordination with a possible Community Housing Development Organization (CHDO).
Mercy Housing Living Centers	Homelessness Strategy Homeless Needs – Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth	Invited to participate in community meetings/public hearings and a copy of the executive summary was provided for feedback and comments. Coordination in providing homeless services and permanent supportive housing.
Inland Fair Housing and Mediation Board	Housing Need Assessment Non-Homeless Special Needs Fair Housing Strategy	Invited to participate in community meetings/public hearings and a copy of the executive summary was provided for feedback and comments. Coordination in providing increased services for senior citizens, fair housing services, landlord/tenant mediation services, fair housing education, testing, and enforcement, first-time homebuyer education, and financial literacy programs.
County of San Bernardino Office of Homeless Services	Homelessness Strategy Homeless Needs – Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth	Invited to participate in community meetings/public hearings and a copy of the executive summary was provided for feedback and comments. Coordination in providing homeless services in the region, HMIS services, Continuum of Care coordination, and coordinated assessment system.
Ontario-Montclair YMCA	Non-Housing Community Development Strategy	Invited to participate in community meetings/public hearings and a copy of the executive summary was provided for feedback and comments. Coordination of childcare for affordable housing residents.
Ontario-Montclair School District	Homeless Needs - Families with children	Invited to participate in community meetings/public hearings and a copy of the executive summary was provided for feedback and comments. Identification and coordination of services for homeless families within the school district.

Table 7-1
Stakeholder Consultations

Agency/Group/ Organization	*What section of the 2020-2024 Consolidated Plan was addressed by Consultation?*	*How was the Stakeholder consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?*
Ontario Senior Center	Non-Homeless Special Needs	Invited to participate in community meetings/public hearings. Coordination of Homeowner Energy Assistance Program (HEAP) services and social services for senior residents within affordable senior housing projects.
Rolling Start, Inc.	Non-Homeless Special Needs	Invited to participate in community meetings/public hearings and a copy of the executive summary was provided for feedback and comments. Coordination of Section 504 outreach and identifying potential participants for affirmative marketing outreach for affordable housing units.
San Bernardino County Department of Behavioral Health	Housing Need Assessment Homelessness Strategy Homeless Needs – Chronically homeless	Invited to participate in community meetings/public hearings and a copy of the executive summary was provided for feedback and comments. Coordination of Project Gateway (Shelter Plus Care vouchers) and proactively working together to secure additional resources to serve Ontario residents.
Foothill AIDS Project	Housing Need Assessment Homelessness Strategy	Invited to participate in community meetings/public hearings and a copy of the executive summary was provided for feedback and comments. Coordination and identification of potential participants for affirmative marketing outreach for affordable housing units.
County of San Bernardino Children and Family Services	Non-Housing Community Development Strategy	Invited to participate in community meetings/public hearings and a copy of the executive summary was provided for feedback and comments. Coordination for potential bridge housing resources.
Inland Valley Hope Partners	Homelessness Strategy Homeless Needs – Chronically homeless Homeless Needs - Families with children	Invited to participate in community meetings/public hearings and a copy of the executive summary was provided for feedback and comments. Coordination in providing services for the homeless and those at-risk of homelessness and identification of potential participants for affirmative marketing outreach for affordable housing units.
House of Ruth, Inc.	Homelessness Strategy Homeless Needs - Families with children	Invited to participate in community meetings/public hearings and a copy of the executive summary was provided for feedback and comments. Coordination of providing services for victims of domestic violence and potential identification of participants for affirmative marketing outreach for affordable housing units.
State of California Housing and Community Development	Housing Need Assessment	The City reviews all possible leveraging resources and will investigate opportunities to use various programs that will fund identified community needs (Affordable Housing and Sustainable Communities (AHSC), Veteran Housing and Homeless Prevention (VHHP), Emergency Housing and Assistance Program Capital Development (EHAP-CD), and others). Actively support efforts to create permanent affordable housing funding sources.
Foothill Family Shelter	Homelessness Strategy Homeless Needs - Families with children	Invited to participate in community meetings/public hearings and a copy of the executive summary was provided for feedback and comments. Coordination in providing homeless services, transitional housing, and identification of potential participants for affirmative marketing outreach for affordable housing units.
Housing Authority of the County of San Bernardino	Public Housing Needs	Requested review of public housing needs section and a copy of the executive summary was provided for feedback and comments. Implement permanent supportive housing programs and work together to secure state and federal resources for the region.

Summary of Priority Needs

The Community Needs Assessment Survey, in concert with the feedback at meetings and consultations, highlight the City's clear and detailed need for investment in affordable housing for both owner-occupied and renter-occupied households, programs for homeless persons, and homelessness prevention. Table 7-2 summarizes the city's housing needs, including level of priority, identified throughout the outreach process.

Table 7-2
Summary of Priority Needs

Need	*Priority Level*	*Description*	*Basis for Priority Level*
Affordable housing- rental assistance	High	Housing Choice Vouchers (Section 8) extend rental subsidies to very low-income households by offering the tenant a voucher that pays the difference between the current fair-market rent (FMR) established by the Housing Authority and 30 percent of the tenant's income.	Rental assistance programs are a high priority because they are a way to meet the pressing need for affordable housing. (See Program 23.)
Affordable housing- production of new units	High	Projects to produce new affordable housing units may be targeted to owner-occupied or renter-occupied housing types.	Production of new units is a high priority because they are a way to meet the pressing need for affordable housing. (See Programs 8, 9, 10, 11, 15, and 32)
Affordable housing- rehab of existing units	Medium	Rehabilitation of existing units could be targeted to owner-occupied or renter-occupied households. The programs would preserve the existing housing stock.	Rehab of existing units is important because preservation and maintenance are critical to maintain quality housing conditions. Nearly 60% of existing units were built prior to 1979, indicating a potential need for rehab. (See Programs 1, 3, 31, and 33)
Affordable housing – acquisition of existing units	High	The acquisition or preservation of existing units may assist in creating new affordable housing units or ensuring the continued affordability of units preserved.	Acquisition of existing units is a high priority because they are a cost-effective way to meet the pressing need for affordable housing (See Programs 16, 25, and 26)
Homelessness- outreach	High	The City has developed a Continuum of Care in Ontario that serves all segments of the homeless population and those at risk of homelessness. Outreach programs provide basic needs to homeless individuals and families and also provide appropriate referrals to services needed by specific populations, such as those with chronic substance abuse, victims of domestic violence, veterans, and persons with HIV/AIDS.	Outreach services are a high priority because they can provide the necessary first step toward the goal of transitioning someone from homelessness to stable housing. (See Programs 27, 28, 32 and 33)
Homelessness- emergency/ transitional shelter	High	The City has developed a Continuum of Care in Ontario that serves all segments of the homeless population and those at risk of homelessness. Emergency shelter and transitional housing programs provide temporary housing for homeless individuals and families.	An emergency/transitional shelter is a high priority because it can provide a temporary roof as someone works toward the goal of transitioning from homelessness to stable, permanent housing. (See Programs 17, 20, 27, 28, and 33)
Homelessness- rapid re-housing	High	The City has developed a Continuum of Care in Ontario that serves all segments of the homeless population and those at risk of homelessness.	Rapid re-housing is a high priority because it can provide a temporary roof as someone works toward the goal of transitioning from homelessness to stable, permanent housing. Ontario will continue to work with its partners at the Housing Authority for the County of San Bernardino and the County of San Bernardino

Table 7-2
Summary of Priority Needs

Need	*Priority Level*	*Description*	*Basis for Priority Level*
		Rapid re-housing programs provide a needed resource to quickly move those living on the streets or in shelters into permanent housing.	Department of Behavioral Health to provide rapid re-housing services. (See Programs 17, 20, 27, 28, and 33)
Homelessness- prevention	High	The City has developed a Continuum of Care in Ontario that serves all segments of the homeless population and those at risk of homelessness. Prevention services can often be the link to keep a household in their current housing and diminish the growth of the homeless population.	Services that keep someone who is at risk of becoming homeless in their home is a high priority because it meets a pressing need and is more cost-effective than providing housing for someone once they've become homeless. (See Programs 17, 20, 27, 28, and 33)

Assessment of Fair Housing

The City of Ontario's outreach process for the Consolidation Plan also included outreach for fair housing. A broad array of outreach was conducted, such as community forums, focus groups, and public hearings to ensure that the analysis contained in the Fair Housing Assessment truly reflects conditions in a community and that the goals and strategies are targeted and feasible.

Stakeholder Consultations and Surveys

In preparation of the Fair Housing Assessment, the City reached out to a wide array of stakeholders to hear directly about fair housing issues affecting residents. Stakeholders included Spanish-speaking groups, tenants, homeowners, fair housing organizations, civil rights and advocacy groups, organizations serving people with disabilities (including physical disabilities and people with HIV/AIDs), organizations serving domestic violence survivors, social services providers, and homeless providers. All community meetings had translation services available in Spanish. In addition, all meetings were held in locations accessible to people with mobility issues.

Fair housing surveys were conducted in-person both in English and Spanish at the community meetings and community fair. The majority of respondents were members of protected classes. Of the 73 respondents, 21 found housing discrimination to be an issue in Ontario, and 14 directly experienced discrimination. Survey respondents cited race as the reason for discrimination, followed by color, familial status, national origin, and disability.

Contributing Factors to Fair Housing Issues

The 2020 Assessment of Fair Housing Choice identified the following contributing factors to fair housing issues:

- Lack of meaningful language access for individuals with limited English proficiency (See Programs 24 and 27)
- Lack of affordable housing in moderate- and high-resource areas of the city (See Programs 13 and 23)
- Lack of investment/community revitalization strategies in low-resource areas of the city (See Programs 4, 10, and 27)
- Availability of rentals that accept HCV in moderate- and high-resource areas of the city (See Program 23 and 31)
- Displacement of residents in moderate- and/or high-resource areas of the city because of economic pressure (See Programs 23, 27, and 32)
- Concentration of affordable housing in low-resource areas of the city (See Programs 13 and 23)
- Lack of access to opportunity due to high housing cost (See Programs 11 and 27)
- Instances of private discrimination (See Programs 20 and 27)
- Lack of accessible affordable housing appropriate for persons with disabilities (See Programs 3, 27, 30, and 33)
- Availability of affordable housing units in a range of sizes (See Programs 23 and 31)
- Age of housing stock in northwest area of the city (See Programs 1, 3, 16, 31, and 33)
- Cost of home repairs (See Programs 1, 3, 16, 29, 31, and 33)
- Availability of affordable housing in the form of accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs) (See Programs 20, 27)
- Lack of meaningful language access for individuals with limited English proficiency to learn about rehabilitation options (Program 27)

- Lack of investment/community revitalization strategies in low-resource areas of the city that would improve health outcomes for residents (See Programs 1, 4, 6, 10, and 27)
- Lack of investment/community revitalization strategies in low-resource areas of the City to improve economic outcomes for residents (See Programs 1, 4, 6, 10, and 27)

Fair Housing Goals and Priorities

The following goals and strategies will serve as an effective basis for affirmatively furthering fair housing by reducing patterns of segregation, mitigating displacement, addressing disproportionate housing needs, and increasing access to opportunity for members of protected classes.

Goal 1: Increase the supply of affordable housing in high opportunity areas.

Ontario has a significant portion of its residents who are rent-burdened and facing severe housing problems. Additionally, publicly supported affordable housing accounts for slightly less than 3 percent of the total housing stock, and Ontario and its environs are experiencing rapidly rising housing costs. Members of protected classes, particularly Hispanic and Black residents, experience these problems most acutely. These indicate a need to expand the supply of affordable housing. The following strategies address Goal 1.

- Explore the creation of new funding sources of affordable housing.
- Using best practices from other jurisdictions, explore policies and programs that increase the supply of affordable housing, such as linkage fees, inclusionary housing, public land set-aside, community land trusts, transit-oriented development, expedited permitting and review, and reduced building permit fees for nonprofit developers.
- Explore opportunities to provide low-interest loans to single-family homeowners and grants to homeowners with household incomes of up to 120 percent of the Area Median Income to develop ADUs with affordability restriction on their property.
- Align zoning codes to conform to recent California affordable housing legislation.

(See Programs 1, 6, 16, 24, and 27)

Goal 2: Increase community integration for persons with disabilities.

There is a lack of permanent supportive housing for non-elderly persons with disabilities in Ontario. By prioritizing HOME funding for such projects, which should ideally set aside 10 to 25 percent of units for persons with disabilities who need supportive services, the City can help make development proposals more competitive for Low-Income Housing Tax Credit (LIHTC) and Mental Health Services Act assistance. The following strategy addresses Goal 2.

- Prioritize HOME funding for developments that include permanent supportive housing for non-elderly persons with disabilities.

(See Programs 3, 16, 27, and 33)

Goal 3: Ensure equal access to housing for persons with protected characteristics, who are disproportionately likely to be lower-income and to experience homelessness.

Although California law provides strong legal tools to combat source of income discrimination, some landlords violate these laws, as they do housing discrimination laws more generally. Targeted education efforts would help to reduce the incidence of unlawful source of income discrimination. Attendees at community stakeholder meetings were unaware that landlords are required to accept vouchers and third-party checks and would benefit from fair housing education. The following strategies address Goal 3.

- Conduct fair housing training for landlords and tenants on California's Source of Income Discrimination protections to reduce the number of voucher holders turned away.

(See Program 23 and 27)

Homelessness

The 2020 San Bernardino County Homeless Count identified 102 homeless persons residing in Ontario, including 74 persons unsheltered and 28 homeless individuals living in emergency shelters or transitional housing.

Neighborhood Preservation Strategy Plan

In 2019, the City developed the Neighborhood Preservation Strategy Plan (NPSP) to focus on improving the overall quality of life in neighborhoods and develop a nexus between the conditions of the neighborhood and the solutions to improve it. The NPSP focused on four target neighborhoods

where the NPSP could significantly address neighborhood conditions: Downtown, Nocta, Mission-Mountain, and Fourth-Grove neighborhoods. Each of these neighborhoods were identified based on demographics, land use data, and Community Improvement active cases, including outcomes from Systematic Health and Safety Inspection Program inspections, select My Ontario app reports, and calls for police service data. In reviewing the base conditions of these neighborhoods, the City determined that:

- All target neighborhoods have a lower median income than the city as a whole.
- Three of the four target neighborhoods have a higher proportion of renter-occupied households than owner-occupied households.
- The majority of the target neighborhoods have both renter-occupied and owner-occupied households that are experiencing housing cost burden at a rate higher than the city as a whole, where households are paying more than 30 percent of their income for housing costs.
- Two of the four target neighborhoods have a higher proportion of housing stock built prior to 1980 than the city as a whole.
- My Ontario App has the highest number of reports for debris in the public right-of-way among all reports evaluated for all four target neighborhoods.

To strengthen and improve quality of life in the four target neighborhoods, the City identified six strategic components to address over a three-year span: community engagement, neighborhood fairs, new resident marketing initiatives, establishment of the Neighborhood Action Team, evaluation of opportunities for affordable homeownership, and evaluation of community resources and infrastructure.

Strengthening community engagement is a primary objective of the NPSP. Community engagement strengthening efforts can be divided into three main components: capitalizing on existing community outreach and engagement, creating new events for engagement opportunities, and non-event based ongoing engagement in a variety of mediums. To accomplish this, the City will undertake the following actions.

- The Community Improvement Department will work in collaboration with the Neighborhood Action Team to identify existing events, workshops, and meetings that impact the four target neighborhoods. These include Integrated Waste quarterly clean-up days, Ontario Night Out, Neighborhood Watch meetings, Crime-Free Multi-Housing meetings, Community Life

and Culture events (Culture Fest, Arts Festival, etc.), Downtown Strategic Plan workshops, and Community Health Workers monthly community engagement forums.

- One neighborhood fair is planned to be held annually within targeted neighborhoods. This event will bring together various City, County, and School District agencies, along with business owners, the Ontario Chamber of Commerce, the Ontario Hispanic Chamber of Commerce, and community organizations for a one-day event designed to bring services and information to the residents within their neighborhood.
- The City will purchase and fund a new mobile recreation program, including the purchase of a customized vehicle, related supplies, and staffing for 1,500 hours of operation per year.
- The City will develop an initial community survey that will be distributed at workshops, meetings, and engagement events to residents within the target neighborhoods to identify the opinions and needs of those residents, with the purpose of developing more focused engagement and programs / projects within each target neighborhood.

(See Program 6)

Neighborhood fairs are a key strategy to educate neighborhood residents about city programs available to them, develop relationships between the City and residents, and obtain feedback from residents through day-of activities and surveys. The City will hold at least one “block-party” style neighborhood fair over the course of the three years. The City will partner with other public sector agencies that impact community life within the target neighborhoods, such as San Bernardino County Department of Public Health, San Bernardino County Workforce Development Department, Ontario-Montclair School District, and Chaffey Joint Union School District, private local business owners, including the Ontario Chamber of Commerce, Ontario Hispanic Chamber of Commerce, and community organizations and non-profit agencies that work in the community, such as Habitat for Humanity, Neighborhood Partnership Housing Services, Boy Scouts and Girl Scouts, Inland Fair Housing and Mediation Board, Neighborhood Partnership Housing Services, Rotary Club, and Kiwanis.

(See Program 6)

The Neighborhood Action Team is the implementing entity for this strategy. The core team will include staff members from Housing Department, Community Improvement Department, Ontario Police Department, Community Life and Culture, Public Works, Ontario Municipal Utilities Company, Information Technology, Management Services, Ontario Fire Department, San Bernardino County Department of Public Health, Ontario-Montclair School District, and Chaffey Joint Union School District. In addition to the monthly meetings and solutions or other options to address "flash point" properties or blocks, the Neighborhood Action Team will implement community clean-up programs to address property maintenance issues within the targeted neighborhoods. These include Property Clean-Up Programs, Neighbors Helping Neighbors Program, and Community Clean-Up Days.

(See Program 6)

An important component of this strategy will be identifying possible means to create opportunities to expand homeownership within the target neighborhoods and throughout Ontario. Housing Department staff, along with strategic community partners, have evaluated homeownership models, from down-payment assistance programs to innovative in-fill development opportunities that would promote more affordable homeowner housing. Each target neighborhood has undeveloped land that may be suitable for housing and during the course of the strategy, undeveloped lots will be evaluated to determine possible housing options for affordable homeownership. Homeownership models may include small-lot development and community land trusts. In addition, opportunities for funding down-payment assistance loans to assist lower-income households purchase their first home from the State of California or other federal resources will be explored to develop new homeownership assistance programs. To educate residents of the four target neighborhoods of tools available through the city, the NPSP includes developing educational material to distribute to new homeowners and renters within the target neighborhoods. Again, this will be a multi-agency effort to provide residents with information that would be helpful to new residents in the community.

The final component of the NPSP will be to implement a small commercial façade improvement program within Downtown Ontario.

(See Program 6)

8. HOUSING GOALS AND POLICIES

The City of Ontario aspires to be the premier city of the Inland Empire. Building from the Ontario International Airport, the Ontario Ranch, the City's rich cultural and historic heritage, and transportation and economic assets, the City seeks to define a prosperous future through design. How we design our housing, neighborhoods, and community, and how we provide public services are critical to the achievement of that vision.

The City's vision is underpinned by four principles supporting Ontario as a unified and prosperous community:

- A dynamic balance that enables our community to confront the continued dynamic growth of the region and technological change with confidence and a sense of opportunity.
- A prosperous economy that sustains the reality of prosperity across our entire community that positively impacts all the people of Ontario.
- Distinctive development that integrates our varied and diverse focal points, districts, villages, and neighborhoods to provide a feeling of coherence without sacrificing uniqueness.
- Recognized leadership in local governance that stimulates excellence and serves to unify the people.

The Housing Element plays a critical role in achieving this vision. Housing Ontario residents and the workforce, creating quality neighborhoods of distinctive design, assisting residents with special needs, and responsibly accommodating growth and community development are fundamental to achieving the City's long-term vision of prosperity.

The Housing Plan sets forth goals and policies to achieve this end. This includes goals and policies for housing and neighborhood quality, housing diversity and supply, removal of governmental constraints, housing assistance, and special needs. Within this framework, this chapter proposes both existing and new programs to implement these goals and policies.

Table 8-1 at the end of the chapter lists the programs, key planning objectives, funding sources, implementing agency, time frame for implementation, and quantified program objectives, where feasible.

Goal 1: Neighborhoods and Housing

Ontario's neighborhoods determine our quality of life and reflect the value we place in our community. Neighborhoods differ in lot sizes, housing types, history, purpose, and environment. Whether rural residential, suburban, historic, or urban, Ontario's neighborhoods should provide a nurturing environment for all residents to enjoy their lives. Residential neighborhoods should provide quality housing, ample parks and recreational opportunities, tree-lined streets and sidewalks for walking, safety and security, and public facilities and services.

As an established community, Ontario is committed to improving its older neighborhoods. This goal may be achieved through redevelopment, housing rehabilitation, code enforcement, and neighborhood improvement projects. Ontario will facilitate the development of new neighborhoods consistent with their unique purpose, such as the Ontario Ranch, the Ontario Airport Metro Center, and other areas. Taken together, Ontario is committed to creating and strengthening neighborhoods to promote a high quality of life for residents.

Goal H1: Stable neighborhoods of quality housing, ample community services and public facilities, well-maintained infrastructure, and public safety that foster a positive sense of identity.

Policies

H1-1 **Housing Rehabilitation.** We support the rehabilitation, maintenance, and improvement of single-family, multiple-family, and mobile homes through code compliance, removal of blight where necessary, and provision of rehabilitation assistance where feasible.

H1-2 **Neighborhood Conditions.** We direct efforts to improve the long-term sustainability of neighborhoods through comprehensive planning, provision of neighborhood amenities, rehabilitation and maintenance of housing, and community building efforts.

H1-3 **Community Amenities**. We shall provide adequate public services, infrastructure, open space, parking and traffic management, pedestrian, bicycle, and equestrian routes, and public safety for neighborhoods consistent with City master plans and neighborhood plans.

H1-4 **Historical Preservation.** We support the preservation and enhancement of residential structures, properties, street designs, lot configurations, and other reminders of Ontario's past that are considered to be local historical or cultural resources.

H1-5 **Neighborhood Identity**. We strengthen neighborhood identity through creating parks and recreational outlets, sponsoring neighborhood events, and encouraging resident participation in the planning and improvement of their neighborhoods.

Goal 2: Housing Supply and Diversity

Bolstered by its International Airport, burgeoning employment sector, the Ontario Ranch, and unparalleled transportation access, Ontario aspires to be the urban center of the Inland Empire. Housing diversity is critical to achieving this goal. Ontario is committed to ensuring the provision of the widest range of housing choices for the varied lifestyles of its residents and future workforce. This includes single-family and multiple-family housing, mixed- and multi-use housing, senior housing, live-work units, and other types of housing opportunities.

Housing production is to be encouraged in a responsible manner that furthers citywide and neighborhood goals. New housing will be creatively designed, sustainable, and accessible. Residential and mixed-use growth is strategically directed to the Downtown, corridors, Ontario Airport Metro Center area, Ontario Ranch, and other areas. By encouraging an adequate supply and diversity of housing, Ontario will accommodate its changing housing needs, support economic prosperity, foster an inclusive community, and become the urban center of the Inland Empire.

Goal H2: Diversity of types of quality housing that are affordable to a range of household income levels, accommodate changing demographics, and support and reinforce the economic sustainability of Ontario.

Policies

H2-1 **Corridor Housing.** We revitalize transportation corridors by encouraging the production of higher-density residential and mixed uses that are architecturally, functionally, and aesthetically suited to corridors.

H2-2 **Historic Downtown**. We foster a vibrant historic downtown by facilitating a wide range of housing types and affordability levels for households of all ages, housing preferences, and income levels.

H2-3 **Ontario Airport Metro Center**. We foster a vibrant, urban, intense, and highly amenitized community in the Ontario Airport Metro Center area through a mix of residential, entertainment, retail, and office-oriented uses.

H2-4 **Ontario Ranch**. We support a premier lifestyle community in the Ontario Ranch, distinguished by diverse housing, highest design quality, and cohesive and highly amenitized neighborhoods.

H2-5 **Housing Design**. We require architectural excellence through adherence to City design guidelines, thoughtful site planning, environmentally sustainable practices, and other best practices.

H2-6 **Infill Development.** We support the revitalization of neighborhoods through the construction of higher-density residential developments on underutilized residential and commercial sites.

Goal 3: Governmental Regulations

The City is committed to facilitating and encouraging the production, maintenance, and improvement of housing in a responsible manner; however, various factors may limit the City's ability to address its housing needs, such as governmental regulations or environmental considerations. Market factors may also affect the feasibility of building housing or the affordability of housing in the community. Moreover, housing goals may at times conflict with the need to promote other important City goals, including open space or the provision of jobs for the region.

Whereas City land use policy and municipal codes provide a regulatory framework for addressing housing, existing regulations cannot address every situation. To facilitate the type of development desired and to realize the greatest community benefits, the City's regulatory framework must be flexible and incentive based. The development review process must be time sensitive, predictable, and thorough. The review process must support long-term community benefits, rather than just short-term gain. Finally, the regulatory framework must contain a broad range of incentives to stimulate desired development and private investment and realize the community features that improve quality of life.

Goal H3: A City regulatory environment that balances the need for creativity and excellence in residential design, flexibility and predictability in the project approval process, and the provision of an adequate supply and prices of housing.

Policies

H3-1 **Incentives**. We maintain incentive programs that can be offered to projects that provide benefits to the community such as exceptional design quality, economic advantages, environmental sustainability, or other benefits that would otherwise be unrealized.

H3-2 **Flexible Standards**. We allow flexibility in the application of residential and mixed-use development standards to gain benefits such as exceptional design quality, economic advantages, sustainability, or other benefits that would otherwise be unrealized.

H3-3 **Development Review**. We maintain a residential development review process that provides certainty and transparency for project stakeholders and the public, yet allows for the appropriate review to facilitate quality housing development.

H3-4 **Financial Incentives**. We consider financial incentives to facilitate and encourage the production, rehabilitation, or improvement of housing, or the provision of services where such activity furthers housing and community-wide goals.

Goal 4: Housing Assistance

Ontario recognizes the importance of an adequate supply of affordable housing and its importance to the quality of life of residents. Residential developments in the Ontario Ranch and Ontario Airport Metro Center area will provide quality housing opportunities to attract and retain Ontario's workforce and support citywide economic development goals. Lower- and moderate-income residents will require homeownership and rental assistance to secure and maintain housing.

Housing prices and rents in Ontario and across the region continue to lead to lower homeownership rates, longer commutes, increased traffic congestion, higher cost burdens, and overcrowding in neighborhoods. Working with partners and the state and federal governments, the City of Ontario is committed to providing a range of housing types and prices affordable to all economic segments of the city and assisting residents and

the workforce to secure and maintain housing that is affordable and appropriate to their needs.

Goal H4: Increased opportunities for low- and moderate-income households and families to afford and maintain quality ownership and rental housing opportunities, including move-up opportunities. Inclusive communities, racial equity, fair housing choice, and access to opportunity.

Policies

H4-1 **Preservation of Affordable Apartments**. We strive to facilitate the preservation of the affordability of publicly assisted apartments for lower-income households through financial assistance, technical assistance, rehabilitation, and collaborative partnerships.

H4-2 **Homeownership Opportunities**. We increase and expand homeownership rates for lower- and moderate-income households by offering financial assistance, low-interest loans, and educational resources, and by working in collaboration with partnerships.

H4-3 **Rental Assistance**. We support the provision of rental assistance for individuals and families earning extremely low, very low, and low income with funding from the state and federal government.

H4-4 **Mixed-Income Housing**. We encourage the integration of affordable housing in the Ontario Ranch, Ontario Airport Metro Center area, and existing neighborhoods.

H4-5 **Collaborative Partnerships**. We support collaborative partnerships of nonprofit organizations, affordable housing developers, major employers, and for-profit developers to produce affordable housing.

H4-6 **Fair Housing**. We further fair housing by prohibiting discrimination in the housing market, lifting barriers that restrict access to housing, and providing education, support, and enforcement services to address discriminatory practices.

Goal 5: Special Needs

The City is home to a large number of people with special housing needs. These special needs may be related to occupation, income, family characteristics, disability, veteran status, or other characteristics. Special needs groups include, but are not limited to, seniors, large families with children, people with disabilities, single-parent families, college students, veterans, and people who are homeless. Though each group is markedly different, they share the challenge of finding suitable and affordable housing.

Ontario aspires to be the premier city the Inland Empire. As such, the city's population will become increasingly diverse, with people of many cultures, backgrounds, family types, ages, and experiences. The housing needs of Ontario's residents will be equally diverse. Recognizing the contributions of this diversity to the community, Ontario has the opportunity to demonstrate leadership in addressing the housing and support needs of all residents. Ontario is thus committed to creating a community that allows people to live in the city for their entire life, regardless of their special needs.

Goal H5: A full range of housing types and community services that meet the special housing needs for all individuals and families in Ontario, regardless of income level, age, or other status.

Policies

H5-1 **Senior Housing.** We support the development of accessible and affordable senior housing and provide financial assistance for seniors to maintain and improve their homes.

H5-2 **Family Housing.** We support the development of larger rental apartments that are appropriate for families with children, including, as feasible, the provision of services, recreation, and other amenities.

H5-3 **Disabled People.** We increase the supply of permanent, affordable, and accessible housing for people with disabilities, and provide assistance to allow them to maintain and improve their homes.

H5-4 **Homeless People.** We partner with nonprofit partners to provide emergency shelters, transitional housing, permanent supportive housing, and supportive services for people who are homeless.

H5-5 **Supportive Services.** We financially support organizations, as feasible, that provide support services that meet the needs of those with special needs and further the greatest level of independence.

H5-6 **Partnerships.** We collaborate with nonprofit organizations, private developers, employers, government agencies, and other interested parties to develop affordable housing and provide support services.

9. HOUSING PROGRAMS

Neighborhoods and Housing

1. Code Enforcement

Code compliance is an important tool to ensure that the value, character, and quality of neighborhoods, property, and housing are well maintained. Listed below are the programs implemented by the Code Enforcement program specifically designed to improve the quality of Ontario neighborhoods and eliminate health and safety related to building conditions:

- General Code Enforcement: The City uses an interdepartmental approach for inspecting properties for compliance with state and local regulations regarding the condition and maintenance of residential buildings and properties. If deficiencies are found, the property owner is notified of the code deficiency and compliance measures required, and the property owner is granted a period of time to correct the matter. To facilitate timely compliance, City staff direct the property owners to City–administered rehabilitation loans and/or other nonprofit housing loan programs, where available.

- Community Improvement Team: This team has been specifically designed to proactively implement an intensive code compliance program to address serious code violations within focus areas. As part of this team approach, various City departments work together to bring a myriad of resources to the focus area to arrest neighborhood decline and improve the living conditions within the area.

- Systematic Health and Safety Inspection Program: The program is designed to ensure the quality of the rental stock and reduce substandard building conditions. Through this program, all rental housing units over seven years old are inspected on a four-year schedule unless it is necessary to inspect more frequently due to substandard conditions.

- Abandoned and Distressed Property Program and Foreclosure Opportunities Response Team (FORT) Program: These programs were established to protect Ontario neighborhoods from becoming blighted through the lack of adequate maintenance and security of abandoned and distressed properties.

The City will focus efforts throughout the city, with a particular emphasis on areas to the north and northwest of the Ontario International Airport.

Implementation

- *Objectives*: Continue code enforcement using a progressive approach of voluntary compliance, citations, and court action if needed. Continue to apply for funding.
- *Responsible Agencies*: Housing and Neighborhood Preservation Departments, Police, Fire, Economic Development, Building, and Planning Departments.
- *Funding:* Community Development Block Grant (CDBG), HOME, and CalHOME funds.
- *Timing:* Ongoing; inspect properties annually.

2. Historic Preservation

Known as the Original Model Colony, Ontario is rich in local history. The City operates a comprehensive historic preservation program. It is a certified local government, a designation that signifies that the City's program meets state and federal historic preservation standards. The City has eight historic districts and is surveying nine additional areas for the potential of historic district designation. It encourages historic preservation efforts through Mills Act contracts, surveys of potentially historic structures, and an adaptive reuse program (for the Emporia District and Downtown).

Implementation

- *Objectives*: Continue to implement program.
- *Responsible Agencies*: Planning Department
- *Funding*: General Fund, state and federal grants
- *Timing*: Ongoing

3. Housing Rehabilitation Loan and Grants

When funding is available, the City offers housing rehabilitation loans and grants to qualified homeowners to pay for accessibility improvements, emergency repairs, home renovations, and other services that improve the homes and lives of Ontario residents, including seniors and persons with disabilities. The City launched the Conservation Home Improvement Program (CHIP) loan in 2020 with Community Development Block Grant (CDBG) funding provided through the

Department of Housing and Urban Development (HUD). CHIP offers rehabilitation loans to qualifying owner-occupied households to make energy and/or water conservation improvements to the exterior of properties. As of 2021, the City approved two CHIP loans that have progressed to construction and are reviewing two additional applications. The City will continue to implement CHIP as funding is available and seek other sources of funding to support rehabilitation loans and grant programs.

Implementation

- *Objectives:* Support 30 rehabilitated units through CHIP and/or future rehabilitation programs.
- *Responsible Agencies:* Housing Department
- *Funding*: CDBG, HOME, CalHOME
- *Timing*: Ongoing

4. CARES

The City of Ontario has previously implemented the comprehensive CARES Neighborhood Revitalization Program within selected focus neighborhoods. The components of this comprehensive, multi-agency program have included code enforcement, arterial street improvement, relief program, exterior improvement program, and sidewalk or safe routes to school program. The program sought to stabilize neighborhoods through a comprehensive approach to building community. The program is currently on hold because of limited availability of funds. The City will seek funding opportunities to continue the program and restructure it as needed, depending on the requirements of the funding program. If funding can be secured to continue the CARES program, the City will focus efforts throughout the city, with a particular emphasis on areas to the north and northwest of the Ontario International Airport.

Implementation

- *Objectives*: Seek funding to continue program implementation, as funding is available, and restructure as needed.
- *Responsible Agencies*: Housing and Neighborhood Preservation Departments *Funding*: CDBG, HOME, General Fund
- *Timing*: Ongoing

5. Neighborhood Plans

Ontario's neighborhoods define the sense of identity and community for residents, the quality of life experienced, and the image and role of Ontario. The City currently implements many programs to improve neighborhoods; however; the City has identified a need to foster a stronger sense of neighborhood identity in the community. While this goal is being achieved in CDBG-eligible areas (CARES program) and in historic areas, efforts need to be expanded to other neighborhoods. During the planning period, the City will begin a public outreach effort to solicit input from neighborhood leaders and residents as to particular needs and goals. This process may result in the establishment of ongoing dialog with the City, neighborhood organizations, or the preparation of neighborhood improvement plans. In addition, the City will continue the Multimodal Transportation Center (MTC) Needs Assessment and Siting Criteria project. This assessment will assist in determining the optimum location for an MTC on or near the Ontario International Airport connecting future modes of transportation, including light-rail opportunities.

Implementation

- *Objectives*: Designate focus neighborhoods, outreach plan and process, and initiate survey efforts. Evaluate the potential of creating neighborhood improvement plans.
- *Responsible Agencies*: Planning, Housing, and Community Improvement Departments.
- *Funding*: General Fund
- *Timing*: Ongoing

6. Neighborhood Stabilization

In July 2019, the City adopted the Neighborhood Preservation Strategy Plan (NPSP) to develop community partnerships between the City, its residents, business owners, community organizations, and neighborhoods. The NPSP identified four initial target neighborhoods (Downtown, Nocta, Mission-Mountain, Fourth Grove) based on baseline demographic information related to economic, education, housing, languages, and families that will be the focus of the NPSP efforts. The NPSP has been designed to meet objectives over a three-year span within the four target neighborhoods. Components of the strategy include community engagement, neighborhood fairs, new resident marketing initiatives, establishment of the Neighborhood Action Team, evaluation of opportunities for affordable homeownership, and evaluation of community resources and infrastructure.

Implementation

- *Objectives*: Implement the key components of the NPSP to strengthen the four target neighborhoods, improving neighborhood conditions and resident quality of life: community engagement, neighborhood fairs, neighborhood action team, homeownership opportunities, community education materials, and economic development activities.

  - The Housing and Community Improvement Departments will report on the progress of the NPSP at the end of each fiscal year for the life of the program.

  - Community Engagement: The Housing and Community Improvement Departments will collaborate with the Neighborhood Action team to attend existing events in the target neighborhoods (e.g., Integrated Waste quarterly clean-up days, Ontario Night Out, Neighborhood Watch meetings, Crime-Free Multi-Housing meetings, Community Life and Culture events [Culture Fest, Arts Festival, etc.], Downtown Strategic Plan workshops, Community Health Workers monthly community engagement forums). The City will develop an ongoing community engagement plan through distributing an initial community survey in the first year that will inform focused engagement plan, programs, and projects within each of the target neighborhoods.

  - Neighborhood Fairs: Conduct at least one neighborhood fair each year over the three-year term of the NPSP.

  - Neighborhood Action Team: The Neighborhood Action Team will be composed of staff from Housing and Community Improvement Departments, Ontario Police Department, Community Life and Culture, Public Works, Ontario Municipal Utilities Company, Information Technology, Administrative Services, Ontario Fire Department, San Bernardino County Department of Public Health, Ontario-Montclair School District, and Chaffey Joint Union School District. The Neighborhood Action Team will meet monthly to evaluate upcoming planned community engagement opportunities, discuss partnerships and updates, and strategize solutions for the target neighborhoods. The Neighborhood Action Team will also implement community clean-up programs, including the Property Clean-Up Program (grant fund program with up to $3,000 per property for exterior improvements), Neighbors Helping Neighbors Program (partnership opportunity with local housing

nonprofits and community volunteer groups), and Community Clean-Up Days (a minimum of two clean-up days per program year).

- Homeownership Opportunities: Housing Department staff will evaluate homeownership model programs to promote homeownership in each of the target neighborhoods. Homeownership models may include small-lot development, community land trusts, and opportunities for funding down payment assistance loans.

- Community Education Materials: Housing and Community Improvement Department staff will develop a packet of materials (available physically and online through the City's website) to be distributed to new homeowners and renters within the target neighborhoods. In addition to resident information packages, develop a business user's guide to inform local business owners of Ontario Municipal Code and Ontario Development Code requirements. The business user's guide would be developed in coordination with the Economic Development Agency, the Community Development Agency, and Ontario Municipal Utilities Company.

- Economic Development Activities: For the initial year of NPSP, the Housing and Economic Development Agency will implement a small commercial façade program for qualifying businesses within the 100-600 blocks of North Euclid Avenue. The commercial façade program will support four businesses.

· *Responsible Agencies*: Housing and Community Improvement Departments, Economic Development Agency

· *Funding:* CDBG

· *Timing*: Within three years of Housing Element adoption

7. Community-Oriented Policing

The City of Ontario Police Department uses CDBG funds to implement a community-oriented policing program in designated low- and moderate-income neighborhoods. This partnership involves working with community leaders, businesses, and property owners to address neighborhood issues, including code enforcement, crime-free multifamily housing, safe and clean streets, and school interventions. With respect to housing, the Police Department implements the Crime-Free Multifamily Housing Program to control and eliminate crime in apartment buildings. Under this program, the Police Department will provide training to apartment owners, conduct a property inspection to identify and eliminate potential crime hazards, and certify properties where the owner signs a written agreement and commitment to maintain the program.

Implementation

- *Objectives*: Continue implementation of Community-Oriented Policing (COPs) program; coordinate marketing efforts with the new Quadrennial Inspection Program.
- *Responsible Agencies*: Housing and Community Improvement Departments, and Ontario Police Department
- *Funding*: General Fund, CDBG
- *Timing*: Ongoing

Housing Supply and Diversity

8. Downtown Plan

Ontario's Downtown covers 12 blocks along Euclid Boulevard. The City developed a Downtown District Plan that encompasses four downtown districts that create sub-zones within the Mixed-Use (MU-1) zoning district: Euclid Avenue Entertainment District (LUA-1), Arts District North and South (LUA-2S and LUA-2N), Holt Boulevard District (LUA-3), and Civic Center District (LUA-4). The Downtown District Plan vision provides opportunities for high-density, market-rate and affordable housing in the Euclid Avenue Entertainment District and Holt Boulevard District, offering convenient access to downtown amenities, local commercial centers, public services, open space, and public transportation. The Downtown Plan area is included in a $35 million Transformative Climate Communities (TCC) Grant awarded to the City to increase prosperity and improve transportation and housing within a disadvantaged community. The TCC program includes affordable

housing, active transportation improvements, mobility hub, urban greening, carbon farm, solar photovoltaic, and transit improvements. This grant is a collaborative effort with public and community-based organizations.

Implementation

- *Objectives*: Adopt the Downtown District Plan to facilitate new mixed-use and residential development; continue to acquire property and assemble sites to facilitate new housing.
- *Responsible Agencies*: Planning Department
- *Funding*: General Fund, Tax Increment, Transformative Climate Communities (TCC)
- *Timing*: Within one year of Housing Element adoption

9. Mountain and Euclid Corridors

Euclid Avenue and Mountain Avenue extend the entire length of Ontario. In recent years, developers have expressed interest in building residential and commercial projects along these corridors. Mountain Avenue has had numerous senior and affordable housing projects built adjacent to or near the corridor, and developers have begun to show interest in Euclid Avenue. Both corridors have commercial property that is proposed for redesignation as residential. To facilitate corridor development, the City previously rezoned properties along Euclid Avenue and Mountain Avenue for medium- and high-density residential development, as shown on the Official Land Use Plan (LU-01). During the planning period, the City will develop a lot-consolidation ordinance to incentivize the assemblage of parcels. Incentives may include fee modifications, flexibility in design, expedited permit processing, or others. The City will continue to monitor the ongoing status of development in the Euclid Avenue and Mountain Avenue corridors.

Implementation

- *Objectives*: Develop a lot consolidation ordinance to facilitate the assemblage of lots into larger parcels. Continue to monitor the ongoing status of development in the Euclid Avenue and Mountain Avenue corridors.
- *Responsible Agencies*: Planning Department
- *Funding*: General Fund
- *Timing*: Within two years of Housing Element adoption

10. Holt Boulevard

Holt Boulevard is one of the original corridors paralleling the railroad and extending through Ontario and neighboring communities. With the development and success of commercial uses fronting the freeways, the commercial viability of Holt Boulevard has gradually eroded, leaving a significant number of underutilized uses on small parcels. The Policy Plan has declared Holt Boulevard as a focus area for mixed uses, both perpendicular to Mountain Avenue, at the base of Downtown, and in the East Holt Boulevard Study Area. Sites along Holt Boulevard have been previously rezoned to accommodate higher densities. To stimulate investment in these areas, the City will adopt a lot consolidation ordinance and incentives to encourage the recycling of land to residential uses. The City will continue to monitor the ongoing status of development in the Holt Boulevard area. The Holt Boulevard area is included in a $35 million Transformative Climate Communities (TCC) grant awarded to the City to increase prosperity and improve transportation and housing within a disadvantaged community. The TCC program includes affordable housing, active transportation improvements, mobility hub, urban greening, carbon farm, solar photovoltaic, and transit improvements. This grant is a collaborative effort with public and community-based organizations and includes the development of the 101-unit Vista Verde Affordable Housing project.

Implementation

- *Objectives*: Develop a lot consolidation ordinance to facilitate the assemblage of lots into larger parcels. Continue to monitor the ongoing status of development in the Holt Boulevard area.
- *Responsible Agencies*: Planning Department
- *Funding*: General Fund
- *Timing*: Within two years of Housing Element adoption, ongoing monitoring of development

11. Ontario Ranch

Ontario Ranch covers 8,200 acres of the former San Bernardino Agricultural Preserve. This area is intended to provide a range of housing opportunities for the City's emerging regional and national employment centers. Buildout of this area is contingent on completion of infrastructure, approval of specific plans, and cancellation of Williamson Act contracts. The City has entered into an agreement with a consortium to fund $430 million in infrastructure serving the eastern Ontario Ranch. Many specific plans for this area have been approved. Some of the original Williamson Act contracts will also expire during the planning

period. The Policy Plan has designated much of the area for medium- and high-density residential and mixed-use. Within western Ontario Ranch (largely undeveloped), the Policy Plan lays groundwork to promote a mixed-income community, with low-density, medium-density, high-density, and mixed-use well integrated with one another. Ontario Ranch offers important opportunity to integrate housing affordable to all income levels, especially lower-income households. The City will continue to process specific plan applications and work with developers to address outstanding issues, in particular the financing of infrastructure in western Ontario Ranch. In addition, the City will meet with potential developers to explore opportunities to integrate affordable housing in new developments.

Implementation

- *Objectives*: Continue to review, approve, and implement plans to develop Ontario Ranch, and meet with potential developers to encourage the development of affordable housing.
- *Responsible Agencies*: Planning Department
- *Funding*: General Fund
- *Timing*: Ongoing

12. Green Building

Green building means creating structures and using materials that are environmentally responsible and resource efficient, considering a building's entire life cycle. To reduce per-capita energy use, the City will promote conservation and renewable energy generation techniques in public facilities and private development. The City will require new construction to reduce energy demand by incorporating building and site design strategies. Conservation will be the priority strategy for renovation of existing facilities. The Policy Plan also includes land planning strategies that impact energy demand reduction, including narrowing street widths, installing broad-canopied trees for shade, and clustering compact development to reduce automobile use.

Implementation

- *Objectives:*
  - Promote green building practices in the private sector and explore point-of-sale energy retrofits for residences.
  - Renewable energy incentive and energy-efficiency programs.

- Develop a citywide 20-year energy plan.

- Support pilot development project as a net-zero-energy community and formulate solar site orientation guidelines.

- *Responsible Agencies*: Planning Department, Building Department, Public Works

- *Funding*: General Fund

- *Timing*: Ongoing

13. 2021–2029 Regional Housing Need

To meet state law requirements (California Government Code Sections 65583(c)(1)(A) and 65583(c)(1)(B)) to address the 2021-2029 Regional Housing Needs Allocation (RHNA) and to ensure a sufficient selection of sites are available for higher-density development, the City shall amend the Policy Plan and the Development Code, as needed, to provide adequate sites for 8,333 lower-income units and 2,735 moderate-income units (11,068 total units). The City will increase maximum density to at least 30 dwelling units per acre (du/ac) on a minimum of 270-370 acres depending on the mix of densities employed. Sites for lower-income units must allow at least 30 du/ac and are subject to the requirements of California Government Code Section 65583.2(h), including allowing owner-occupied and rental multifamily housing "by right" without discretionary review if 20 percent or more of the units in a project proposed on the site are affordable to those with lower incomes. The sites rezoned to accommodate lower-income RHNA must be able to accommodate a minimum of 16 units per site. At least half (50 percent) of the sites rezoned to accommodate lower-income RHNA shall be designated/zoned for residential uses only, except that all of the very low- and low-income housing need may be accommodated on sites designated for mixed uses if those sites allow 100-percent residential use and require that residential uses occupy 50 percent of the total floor area of a mixed-use project. The applications can be subject to design review as long as the project does not trigger the California Environmental Quality Act review process.

An **Affordable Housing Overlay** zone will be created and applied to all parcels in the sites inventory that are zoned MU-2 along Holt Boulevard and parcels in the area south of Riverside Drive. The Overlay establishes a minimum density of 20 dwelling units per acre for all development and provides for special standards for affordable housing projects where at least 25% of proposed units are restricted for lower income households, including:

- No specific plan shall be required unless the parcels are already affected by an adopted specific plan
- The project can apply the development standards for the zone that implements the current or proposed Policy Plan designation
- For parcels with a Policy Plan designation of MDR, the maximum density shall increase from 25 to 30 units per acre (before application of state density bonus provisions)
- For mixed-use projects, at least 75 percent of the project area must be dedicated to residential uses, and densities shall be consistent with the applicable Policy Plan designation.

The following **specific plans** will be updated to require properties within these Specific Plan areas that are also included in the sites inventory include a minimum density of 20 du/ac and allow at least 30 du/ac:

- The Ontario Mills Specific Plan
- The Armstrong Ranch Specific Plan

The City will also update the policy plan designations and associated tables as necessary to reflect the intent of the overlay zone, and the changes to the specific plans.

Implementation

- *Objectives:* Accommodate Ontario's share of the 2021-2029 RHNA.
- *Responsible Agencies*: Planning Department
- *Funding*: General Fund
- *Timing*: Specific sites will be rezoned prior to February 12, 2025

14. Land Monitoring Program to Meet the RHNA

The City is in the process of updating the Development Code for consistency with the Land Use designations of its Policy Plan. This program will implement a land monitoring program to ensure that the city has enough land to meet its RHNA throughout the planning period.

California Government Code Section 65863 stipulates that a jurisdiction must ensure that its Housing Element inventory can accommodate its share of the RHNA by income level throughout the planning period. If a jurisdiction approves a housing project at a lower density or with fewer units by income category than identified in the Housing Element, it must

quantify at the time of approval the remaining unmet housing need at each income level and determine whether there is sufficient capacity to meet that need. If not, the city must "identify and make available" additional adequate sites to accommodate the jurisdiction's share of housing need by income level within 180 days of approving the reduced-density project. The City will evaluate residential development proposals for consistency with goals and policies of the Policy Plan and the 2021-2029 Housing Element sites inventory and make written findings that the density reduction is consistent with the Policy Plan and that the remaining sites identified in the Housing Element are adequate to accommodate the RHNA by income level. If a proposed reduction of residential density will result in the residential sites inventory failing to accommodate the RHNA by income level, the City will identify and make available additional adequate sites to accommodate its share of housing need by income level within 180 days of approving the reduced-density project.

Implementation

- *Objectives:* Ensure there is a sufficient supply of multifamily zoned land to meet the housing needs identified in the RHNA.
- *Responsible Agencies:* Planning Department
- *Funding:* General Fund
- *Timing:* Throughout the 2021-2029 planning period.

15. Residential By-Right for Developments with 20-Percent Affordable

To comply with Assembly Bill (AB) 1397, sites with Assessor's Parcel Numbers (APNs) listed in Table 9-1-in the land inventory in this 6th cycle Housing Element shall be allowed to be developed for residential use by-right, in accordance with Government Code Section 65583.2(c). This by-right (without discretionary review) requirement is only for housing developments in which at least 20 percent of the units are affordable to lower-income households. The application of the requirement should not be used to further constrain the development of housing. As such, housing developments that do not contain the requisite 20 percent would still be allowed to be developed according to the underlying (base) zoning.

Table 9-1
Assessor's Parcel Numbers

104857602	104857601	101050176	101054306	101055234	101055233	101055232	101052217
101052206	101054301	101054327	101054304	101054305	101055216	101054302	101054313
101054314	101055237	104860414	104860415	101049116	101049102	101049103	101050207

Implementation

- *Objectives:* Comply with California Government Code Section 65583.2(c)
- *Responsible Agencies:* Planning Department
- *Funding:* General Fund
- *Timing:* Continuously during the planning period.

Governmental Constraints

16. Incentives

The City of Ontario offers several different types of incentives to facilitate housing production, including:

- **Financial Incentives:** The City makes available financial incentives that meet certain criteria. For instance, impact fee reductions are allowed for projects built in the Downtown. The City is financially assisting a variety of nonprofit organizations to provide senior housing, housing for homeless people, and other services. Density bonuses allowed for qualified projects work as a financial incentive by increasing the revenue stream of projects. The City also has established its Community Housing Development Organization (CHDO) program to leverage the nonprofit sector resources with available HOME CHDO funding. The intent of the CHDO funding is to work with nonprofit CHDOs to help preserve, enhance, and improve existing neighborhoods through acquisition, rehabilitation, and/or new housing construction activities. Finally, the City continues to grant low-cost leases (e.g., $1 per-year leases) to qualified organizations to provide senior housing and homeless housing. These types of financial incentives will be provided to allow the City to meet its community development and housing objectives.

- **Regulatory Incentives:** The regulatory incentive program is intended to realize improved value, a rich palette of amenities, landmarks, and identifiable places. While the underlying land use designations still apply, the City may offer various incentives through a discretionary permit. Special incentives may be granted for mixed-use developments; residential infill projects near transit facilities; the replacement of underperforming commercial uses with new residential uses; the improvement and/or intensification of existing, mid-block residential uses; or lot consolidation and development of desired projects. The menu of incentives may include density transfers, modifications in development standards, increased residential density, and other incentives to be negotiated on a case-by-case basis.

Implementation

- *Objectives*: Offer financial and regulatory incentives for residential projects that meet City housing and affordable housing goals.
- *Responsible Agencies*: Housing Department
- *Funding*: General Fund
- *Timing*: Ongoing and at least annual outreach to developers of affordable housing, including nonprofit.

17. Land Acquisition

Land acquisition for residential development is perhaps one of the greatest challenges to creating affordable housing. Over the past five years, the City of Ontario has seen increasing land prices. To facilitate the development of affordable housing, the City has actively purchased land and made it available at a low cost (typically a $1 per-year lease) to affordable housing developers and nonprofit agencies to create affordable senior housing, emergency shelters, affordable attached ownership projects, and other affordable housing projects. As situations merit and projects are proposed that meet the City's housing goals and the public interest, the City will continue to acquire residential land that can be leased or sold at below-market rates for the production of affordable housing.

Implementation

- *Objectives*: Continue to approve financial incentives for residential projects that meet City housing and affordable housing goals.

- *Responsible Agencies*: Ontario Housing Authority
- *Funding*: General Fund, and other funding as available
- *Timing*: Ongoing

18. Planned Unit Development

Within an established suburban fabric, there are considerable challenges to creating affordable housing. As development standards and lot standards change over time, it is not uncommon to have irregularly shaped and nonconforming parcels that are simply not conducive to redevelopment. The City has adopted a Planned Unit Development (PUD) Ordinance that permits a variety of housing types in every residential zone. The City may conditionally permit attached and detached single-family residences, town homes, patio homes, zero lot line, and any other type of housing product permitted by the regulations of the underlying zone. The PUD is a tool that has been successfully used for Town Square to encourage and facilitate innovative design, variety, and flexibility in the types of housing products, including the provision of affordable housing, that would otherwise not be allowed or possible through standards in the underlying zoning districts.

Implementation

- *Objectives*: Continue to use the PUD Ordinance to create tailored development standards to facilitate new housing.
- *Responsible Agencies*: Planning Department
- *Funding*: General Fund
- *Timing*: Ongoing

19. Mixed-Use and High-Density Residential Zone and Standards

The Policy Plan directs significant housing growth to mixed-use areas. These areas include the Downtown, Euclid Avenue, the Interstate (I-) 10 Corridor, Ontario Ranch, and Holt Boulevard. These mixed-use areas each have a distinct mix of land uses and density ranges (see Policy Plan Land Use Exhibit LU-11, Land Use Designation Summary Table). The City will continue its efforts in processing Development Code changes to align with the updated Policy Plan following the Ontario Plan update, which is in progress as of 2021. This includes reviewing the Euclid Francis Mixed-Use Area land use designation that has an assumed build-out of 156 units based on 50 percent of the area developed at 30 du/ac, which exceeds the allowed density range for the corresponding zoning district, Mixed Use-11 (allows a maximum of 25 units per acre). Additionally, as

a part of The Ontario Plan, the City will develop Objective Design and Development Standards for multifamily residential and mixed-use developments to replace subjective standards/policies as required by California Government Code Section 65589 (see Program 21, Senate Bill 2 Implementation).

Implementation

- *Objectives*: Process necessary changes to the Development Code to ensure consistency with land use designations for mixed-use and multifamily residential in the updated Policy Plan, including adopting Objective Design and Development Standards with The Ontario Plan.
- *Responsible Agencies*: Planning Department
- *Funding*: General Fund
- *Timing*: Complete by December 31, 2023

20. Development Code Amendments

To comply with state law, address identified constraints to residential development and remove barriers to housing for special-needs groups, including, but not limited to, low-, very low-, and extremely low-income households, the City will amend its Development Code, as described herein:

- **Density Bonuses.** Within two years of Housing Element adoption, pursuant to California Government Code Section 65915 et seq., amend the Development Code to update the density bonus ordinance to address recent updates to state law. If additional changes to state law occur during the planning period, the density bonus ordinance will be updated to comply with those changes.
- **Accessory Dwelling Units (ADUs).** The City adopted updates to the ADU ordinance as a part of the Development Code update in 2020 to comply with state law. During the planning period, the City will implement the ADU ordinance and update it to comply with any new state requirements.
- **Specific Plan Requirements.** The City will amend its Development Code to eliminate the Specific Plan requirement in the Ontario Ranch for residential development projects that include a minimum of 25-percent affordable units.

- **Transitional and Supportive Housing.** Allow transitional and supportive housing as a residential use in all zones allowing residential uses, subject only to those restrictions that apply to other residential uses of the same type in the same zone and without any discretionary action. Additionally, permit supportive housing by right in any nonresidential or mixed-use zone that permits multifamily (AB 2162, Government Code Section 65583(c)(3)).

- **Employee Housing.** Treat employee housing that serves six or fewer persons as a single-family structure and permitted in the same manner as other single-family structures of the same type in the same zone (Health and Safety Code Section 17021.5). The Development Code will also be amended to treat employee housing consisting of no more than 12 units or 36 beds as an agricultural use and permitted in the same manner as other agricultural uses in the same zone (Section 17021.6) in zones where agricultural uses are permitted, specifically removing minimum lot size of 10 acres. Review Development Code for compliance with Section 17021.8, which requires a streamlined ministerial process for qualifying agricultural employee housing on land designated as Agricultural in the City's Policy Plan.

- **Single-Room Occupancy Units.** Allow single-room occupancy (SRO) housing in one or more zones without a use permit or administrative use permit, as other residential uses are regulated in the City's Development Code (Government Code Section 65583(c)(1)). Review location requirements for SRO facilities to expand affordable housing opportunities for extremely low-income households.

- **Emergency Shelter Parking.** The City's zoning permits an emergency shelter by right in the IL zone and conditionally permits an emergency shelter in the MDR-11, MDR-18, MDR-25, CC, LUA-3, IG, and IH zones. Emergency shelters are also permitted by right in the Emergency Shelter Overlay, subject to the base zone standards and consistent with Government Code Section 65583(4)(A). The City will review and revise parking requirements for emergency shelters to ensure that parking standards are sufficient to accommodate all staff, provided standards do not require more parking for emergency shelters than other residential or commercial uses within the same zone, per California Government Code Section 65583(a)(4).

- **Low-Barrier Navigation Centers.** Allow low-barrier navigation centers, a type of emergency shelter with wrap-around services, by right in zones that allow for mixed-use and nonresidential zones permitting multifamily uses, per California Government Code Section 65662.

- **Residential Care Facilities.** Define residential care facilities. Allow for residential care facilities with seven or more persons and subject them to the same restrictions that apply to other residential uses of the same type in the same zone.

- **Boarding, Lodging, and Rooming Houses.** Review and amend Development Code standards for Boarding, Lodging, or Rooming House to remove the restrictions that the homes cannot be occupied by more than one federal, state, or youth authority parolee and add requirement that homes shall be required to sign a "Crime-Free Lease Addendum" to their rental or lease agreement, in order to prevent discrimination based on criminal history, complying with California Code of Regulations, Title 2, Section 12264-12271.

Implementation

- *Objectives*: Comply with state law, address identified constraints to residential development, and remove barriers to housing for special-needs groups

- *Responsible Agencies:* Planning Department

- *Funding*: General Fund

- *Timing*: Within two years of Housing Element adoption, evaluation of potential constraints ongoing

21. Senate Bill 2 Implementation

As a part of the City's Senate Bill (SB) 2 grant workplan, the City plans to develop Objective Design and Development Standards (ODDS) for residential projects: mixed use, multifamily, and single-family developments. As the City's current Development Code does not have standards for Mixed-Use areas and detached developments at multifamily densities, the project will include developing comprehensive numerical development standards for these uses, such as setbacks, building heights, lot coverage, etc. This will also include the elimination of subjective development standards / policies, which shall be replaced with objective design standards, as required by Government Code Section 65589.

The City will review existing standards and guidelines in the Development Code, Downtown Design Guidelines, and applicable Specific Plans that incorporate residential development and assess the potentially needed amendments to create ODDS for all types of housing development. The City will also prepare a compliance checklist and style sheet for applicants to provide a clear list of minimum design requirements and architectural examples to illustrate design requirements.

Implementation

- *Objectives*: Complete tasks associated with SB 2 grant workplan, including preparing and adopting ODDS to replace subjective standards / policies for all types of residential development, and making supplemental compliance checklist and style sheet available for applicant use.
- *Responsible Agencies*: Planning Department
- *Funding:* SB 2
- *Timing*: Complete by December 31, 2023

22. Streamline Housing Development Process

Establish a written policy or procedure and other guidance as appropriate to specify the SB 35 (2017) streamlining approval process and standards for eligible projects, as set forth under Government Code Section 65913.4.

Implementation

- *Objectives*: Establish written policy or procedure and other guidance as appropriate to specify SB 35 streamlining approval process.
- *Responsible Agencies*: Planning Department
- *Funding*: General Fund
- *Timing*: Within two years of Housing Element adoption

Housing Assistance

23. Public Housing

The Housing Authority of the County of San Bernardino administers the Housing Voucher rental program for the City of Ontario. Funded by HUD, the Housing Voucher program extends rental subsidies to very

low-income households by offering the tenant a voucher that pays the difference between the current fair-market rent (FMR) established by the Housing Authority, and 30 percent of the tenant's income. A tenant has the option to choose housing that costs more than the FMR, if the tenant pays the extra rent above the payment standard. The Housing Authority also implements the Family Self-Sufficiency program, Section 8 project-based assistance, and HUD-assisted multiple-family housing units. As of 2021, program serves nearly 800 individuals and families in the City of Ontario. The City will work with the Housing Authority of San Bernardino to provide biannual training to landlords regarding fair-housing requirements, including the requirement that they accept vouchers, and encourage them to market available units at their rental properties in high-resource areas to voucher holders to increase mobility from low- to high-resource areas.

Implementation

- *Objectives*: Continue to assist up to 800 households under the public housing program and seek additional vouchers as available. Hold biannual trainings to educate landlords on fair-housing requirements to expand the use of Housing Choice Vouchers to moderate- and high-resource areas of the city.
- *Responsible Agencies*: Housing Authority of the County of San Bernardino
- *Funding*: US Department of Housing and Urban Development
- *Timing*: Ongoing

24. Homeownership

The City has a broad-based homeownership program for residents. The City uses a combination of funds (BEGIN, HOME, CalHome, and other available funding) to provide down payment assistance to homebuyers seeking to purchase homes in Ontario. The City also works in conjunction with Neighborhood Partnership Housing Services (NPHS), a nonprofit organization, and the Inland Fair Housing and Mediation Board (IFHMB) to further the City's homeownership goals through homebuyer education, counseling, and down payment assistance. The City is planning to use a portion of the Permanent Local Housing Allocation (PLHA) funds for first-time homebuyer programs in conjunction with reuse funds on hand from the CalHome and BEGIN programs formerly offered. Programs are currently in design development to determine income targeting and benefits. Materials to promote the first-time homebuyer program will be offered in English and Spanish to reduce language barriers.

Implementation

- *Objectives*: Implement down payment assistance programs citywide, assisting at least 20 households with first-time homebuyer loans.
- *Responsible Agencies*: Housing Department
- *Funding*: California Department of Housing and Community Development (HCD), BEGIN, CalHOME, PLHA
- *Timing*: Ongoing

25. Preservation of At-Risk Housing

As of 2020, the City maintains 1,910 units of rental housing affordable to seniors, families, and individuals earning lower incomes, with 807 units at risk of conversion during the planning period. To address the preservation of public housing for very low- and low-income persons, the City maintains contact with owners of at-risk units as the use restriction expiration date approaches to communicate with the owner the importance of the units to the supply of affordable housing in Ontario, as well as its desire to preserve the units as affordable. The City will make every effort in using local incentives that can be offered to property owners to preserve any at-risk units.

Implementation

- **Objectives**:
  - Monitor the status of the 807 units that are at-risk to maintain at least 1,910 units. For the 807 units at imminent risk of conversion during the planning period, provide technical assistance and/or financial assistance to preserve the properties as deemed feasible.
  - Meet with the owners (or their representatives) of the subsidized rental housing developments that are facing unexpected risk to the affordable units in a timely fashion, to discuss their plans for maintaining, converting, or selling their properties. If any of the owners indicate that the affordability of the units is at risk of conversion to market-rate housing or that the owner intends to sell the property, the City will seek to facilitate the acquisition of the property by another for-profit or nonprofit entity to preserve the rental units as affordable housing. The City will not take part directly in negotiations regarding the property but will apply for state or federal funding on behalf of an interested nonprofit entity, if

necessary, to protect the affordability of the rental units. The City will request that the property owners provide evidence that they have complied with state and federal regulations regarding notice to tenants and other procedural matters related to conversion, and the City will contact HUD, if necessary, to verify compliance with notice requirements.

- Work with the Housing Authority to ensure that low-income tenants displaced as a result of a conversion receive priority for federal housing vouchers.

- Ensure that tenants are adequately notified throughout the preservation / acquisition process as to the status of their housing units, impacts of the ownership change or preservation process on occupancy and rents, their rights and responsibilities as tenants, and who to contact with questions or concerns. The City will work with the responsible entity (whether the existing property owner, the Housing Authority, a nonprofit entity, or a new for-profit entity) to distribute information and conduct tenant meetings, as needed, to keep residents informed of the preservation process, tenant options, and what to expect once the process has been completed.

· *Responsible Agencies*: Ontario Housing Authority

· *Funding*: Federal government

· *Timing*: Ongoing

26. Jack Galvin Accord

The City of Ontario has more than 2,100 mobile homes, which provide affordable market-rate housing for lower-income families, seniors, and individuals. In 1990, the City Council adopted an ordinance to regulate mobile home space rents but later repealed that ordinance per state law. Subsequently, in working with mobile home park owners and tenants, the City drafted the Jack Galvin Mobile Home Park Accord, which was accepted by park owners. The accord places limits on the allowable increases based on the Consumer Price Index; allows for additional adjustments for changes in utilities, taxes, and capital improvements; provides a process for requesting rent reductions for service reductions; and allows for rent adjustments for resale. The agreement was adopted in 1999, and per extensions, continues in effect today. The most recent extension was approved for a five-year term on November 15, 2019, with an expiration date of January 5, 2025. The City will continue to implement and enforce this ordinance.

Implementation

- *Objectives*: Continue to implement the Jack Galvin Accord and monitor the effectiveness of the accord.
- *Responsible Agencies*: Housing and Neighborhood Preservation Agency
- *Funding*: General Fund
- *Timing*: Ongoing

Special-Needs Housing

27. Fair Housing

Ontario is committed to furthering fair housing opportunities so that people in all walks of life have the opportunity to find suitable housing in the community. To that end, the City contracts with a fair-housing service provider to provide landlord/tenant education, conduct testing of the rental and ownership market, and investigate and mediate housing complaints where needed. The City periodically prepares the required federal planning reports, including the Analysis of Impediments to Fair Housing Choice (AI), to document the City's progress in improving and maintaining fair housing opportunities. Recommendations will be made to eliminate potential constraints and further fair housing in Ontario. The City adopted an updated Assessment of Fair Housing (AFH) in 2020. This Housing Element incorporates the goals and priorities of the Ontario 2020 AFH. The goals of the Ontario 2020 AFH include:

Goal 1: Increase the supply of affordable housing in high-opportunity areas.

Goal 2: Increase community integration for persons with disabilities.

Goal 3: Ensure equal access to housing for persons with protected characteristics, who are disproportionately likely to be lower-income and to experience homelessness.

To further comply with AB 686, the City will implement actions to Affirmatively Furthering Fair Housing (AFFH). The ongoing and additional actions the City will take to address AFFH shall take actions to address significant disparities in housing needs and in access to opportunity for all persons regardless of race, color, religion, sex, gender, sexual orientation, marital status, national origin, ancestry, familial status, source of income, or disability, and other characteristic protected by the California Fair Employment and Housing Act (Part 2.8,

commencing with Section 12900, of Division 3 of Title 2), Section 65008, and any other state and federal fair housing and planning law.

Implementation

- *Objectives:*

  - Continue to contract with local fair housing providers to provide educational, outreach, advocacy, and mediation services. Through the partnership, develop a method to track fair housing issues to identify patterns in the City.

  - Conduct AI concurrently with the development of the Consolidated Plan, and review and change potential impediments.

  - Provide fair housing information at City Hall, the Ontario Senior Center, and the Ontario Housing Authority. Fair Housing information shall be provided in multiple languages, including Spanish, to reduce barriers to education due to primary language.

  - Implement Goal 1 of the 2020 Ontario AFH to increase the supply of affordable housing by committing to (1) explore the creation of new funding sources of affordable housing; (2) use best practices from other jurisdictions, explore policies and programs that increase the supply of affordable housing, such as linkage fees, inclusionary housing, public land set-aside, community land trusts, transit-oriented development, and expedited permitting and review; (3) explore opportunities to provide low-interest loans to single-family homeowners and grants to homeowners with household incomes of up to 120 percent of the Area Median Income to develop ADUs with affordability restriction on their property; and (4) align Development Codes to conform to recent California affordable housing legislation.

  - Implement Goal 2 of the 2020 Ontario AFH to increase community integration for persons with disabilities by committing to (1) prioritize HOME funding for such projects, which should ideally set aside 10 to 25 percent of units for persons with disabilities who need supportive services, the City can help make development proposals more competitive for low-income housing tax credit (LIHTC) and Mental Health Services Act assistance.

- Implement Goal 3 of the 2020 Ontario AFH to ensure equal access to housing for persons with protected characteristics, who are disproportionately likely to be lower-income and to experience homelessness by committing to conduct fair housing training for landlords and tenants on California's Source of Income Discrimination protections to reduce the number of voucher holders turned away.

- Partner with San Bernardino County to promote the CalWorks program to provide assistance for eligible low-income families with children to meet basic needs and enter, or re-enter, the workforce, particularly for residents of northwest Ontario that have lower access to job centers compared to residents in southwest Ontario.

- Meet biannually with Omnitrans to assess if any new unmet transit needs have developed and, if so, will provide technical assistance in applying for state and federal funding for expansions.

- As described in Program 20, Development Code Amendments, review and amend Development Code standards for Boarding, Lodging, and Rooming Houses to remove the restrictions that the homes cannot be occupied by more than one federal, state, or youth authority parolee and add requirement that homes shall require to sign a "Crime-Free Lease Addendum" to their rental or lease agreement, in order to prevent discrimination based on criminal history, complying with California Code of Regulations, Title 2, Section 12264-12271.

- The City shall promote accessory dwelling units (including junior accessory dwelling units) (ADUs/JADUs) as an affordable housing option in high-resource areas and an economic mobility opportunity in Ontario through the following actions.

    - Consider a program to waive, reduce, or defer connection or impact fees for ADUs that agree to affordability covenants for a set period of time.

    - Continue to provide information such as Frequently Asked Questions (FAQ) on the City's website. Expand information on the City's website to provide educational materials and additional guidance, including permitting procedures and construction resources.

- Assess the feasibility of establishing a loan program to help homeowners finance the construction of ADUs. The City shall consider incentives to encourage homeowners to deed restrict ADUs for lower-income households.

- Actively market ADU guidance and materials in areas with high access to resources to encourage the development of new affordable housing in areas of opportunity as a strategy to enhance mobility and reduce displacement of low-income households seeking affordable housing options.

- Develop and implement a monitoring program. The program will track ADU approvals and affordability. The City will use this monitoring program to track progress in ADU development and adjust or expand the focus of its education and outreach efforts through the 2021-2029 planning period. The City will evaluate ADU production and affordability two years into the planning period (2023) and if it is determined these units are not meeting the lower-income housing need, the City will consider other housing sites that are available to accommodate the unmet portion of the lower-income RHNA.

- *Responsible Agencies*: Housing and Planning Departments, Ontario Housing Authority
- *Funding*: General Fund, CDBG
- *Timing*: Ongoing

28. Homeless Continuum of Care

The City implements a Homeless Services Continuum of Care to prevent homelessness and assist people in becoming self-sufficient. Working together with homeless service providers, the City has developed a full-service homeless continuum of care consisting of a homeless outreach service center, transitional housing, permanent housing, and supportive housing services. The City funds other programs that assist homeless people using Emergency Solutions Grant funds.

The City also actively participates in regional homeless efforts, including the Interagency Council on Homelessness, which is a countywide effort of governmental and nonprofit organizations working to end homelessness within the County of San Bernardino.

Implementation

- *Objectives*: Continue to fund Mercy House to implement the Continuum of Care program for homeless residents and other programs as funding is available.
- *Responsible Agencies*: Housing Department
- *Funding*: Federal funds and private financing
- *Timing*: Ongoing

29. Senior Housing

The City is actively working with nonprofit housing groups to build senior housing projects in the community. In addition to facilitating housing construction, the City also provides a range of supportive services for seniors. These include fair housing services, housing rehabilitation grants, preservation of subsidized senior housing, low-cost transportation services, and a range of other services tailored to meet the unique needs of Ontario's senior population.

Implementation

- *Objectives*: Continue to provide a full range of housing support services.
- *Responsible Agencies*: Housing Department
- *Funding*: State and federal funds
- *Timing*: Ongoing

30. Housing for People with Disabilities

The City enforces state and federal accessibility laws to facilitate the improvement of housing for disabled people. The City also prepares a Transition Plan to comply with state and federal accessibility laws. The City has adopted a reasonable accommodation process and administratively allows modifications to land use, building codes, and the permitting process to facilitate the reasonable accommodations without going through a standard variance process. However, given the large number of people with disabilities, the growing need for housing opportunities, and changing legal context for housing planning, additional efforts are needed. Many homes were built before the advent of modern accessibility standards and thus many homes remain inaccessible to people with disabilities and persons with developmental disabilities. To address this issue, the City will evaluate the feasibility and

appropriateness of modifying building standards to encourage visitability concepts in new housing.

The City partners with the Inland Regional Center, one of 21 regional centers in California that provide point-of-entry services for people with developmental disabilities. The City will continue to partner with the Inland Regional Center to provide services to its residents with disabilities.

Implementation

- *Objectives*: Continue to assist with the development of housing for persons with disabilities, including those with developmental disabilities.
- *Responsible Agencies*: Building and Planning Department
- *Funding*: General Fund
- *Timing*: Ongoing

31. Family Housing

Ontario has a large number of family households, specifically large families with five or more members. The City has a multifaceted program for increasing and maintaining the supply of family housing. The Housing Authority of San Bernardino County allocates housing choice vouchers to lower-income families in Ontario, many of whom are large families. Another key effort is the City's program to acquire, rehabilitate, and preserve existing affordable housing units that accommodate families and large families, with a focus on expanding affordable housing units in high resources areas of the City. Over the past five years, the City and the Housing Authority have preserved the vast majority of publicly subsidized affordable units for families. Finally, the City funds through its CDBG programs such as childcare, after-school programs, food programs, and other services targeted for lower-income households, including large families.

Implementation

- *Objectives*: Continue program implementation.
- *Responsible Agencies*: Housing Department, Housing Authority of the County of San Bernardino
- *Funding*: General Fund, CDBG
- *Timing*: Ongoing

32. Extremely Low-Income Households

The City offers programs to address the housing needs of extremely low-income (ELI) households. As funding is available, the City provides a number of incentives to encourage the production of ELI housing. The City offers fee reductions for ELI housing, supports grant applications to increase the supply of affordable housing, works with nonprofit organizations to build affordable housing, and provides land writedowns.

Implementation

- **Objectives:**
  - Work with nonprofits and/or for-profit developers to build housing for ELI households through supporting grants and funding applications.
  - Offer fee reductions and land writedowns for new affordable housing for low-income, very low-income, and ELI households.
- *Responsible Agencies*: Housing and Planning Departments.
- *Funding*: CDBG, HOME, federal and state grants
- *Timing*: Annually

33. Special-Needs Housing

In implementing affordable housing programs, the City will work with housing providers to ensure that special housing needs are addressed for seniors, large families, female-headed households, single-parent households with children, persons with disabilities and developmental disabilities, homeless individuals and families, and farmworker families. The City will seek to meet these special housing needs through a combination of regulatory incentives, zoning standards, new housing construction programs, housing rehabilitation, homebuyer assistance programs, and supportive services programs. In addition, the City may seek funding under the federal Housing Opportunities for Persons with AIDS, California Child Care Facilities Finance Program, and other state and federal programs designated specifically for special-needs groups such as seniors, persons with disabilities, and persons at risk for homelessness.

Implementation

- *Objectives:* Collaborate with affordable housing developers and secure funding, if feasible, to assist with the development of special-needs housing projects.
- *Responsible Agencies*: Housing and Planning Departments
- *Funding*: CDBG, HOME, federal and state grants
- *Timing:* Annually

34. Infrastructure Provision and Financing

The City will seek opportunities minimize infrastructure costs for residential development by identifying infrastructure needs and available sources of funding for infrastructure improvements. The City will analyze existing and potential infrastructure financing measures for their ability to meet infrastructure needs without an adverse impact to housing costs and identify and apply for state or United States Department of Agriculture (USDA) infrastructure funding programs to support improvement efforts. The City shall monitor the cost of infrastructure and associated fees on development to determine whether they impact the production of housing and will develop a strategy to reduce costs for developers, if needed. The City will focus the implementation of this program in areas of concentrated poverty, including northwest Ontario.

Implementation

- *Objectives:* Seek opportunities to minimize infrastructure costs for residential development, such as identifying available sources of funding for infrastructure improvements.
- *Responsible Agencies*: Planning Department, Ontario Municipal Utilities Company
- *Funding*: General Fund, federal and state grants
- *Timing:* Ongoing

Quantified Objectives

Identifying quantified objectives refers to the number of new units that may potentially be constructed over the planning period, the number of existing units that can be expected to be rehabilitated, and the conservation of existing affordable housing stock. This information is presented in Table 9-2.

Table 9-2
Quantified Objectives for the 2021–2029 Housing Element

Housing Program	*Quantified Objectives by Income Group*					*Totals*
	Extremely Low Income	*Very Low Income*	*Low Income*	*Moderate Income*	*Above Moderate*	
New Construction	2,820	2,820	3,286	3,329	8,599[1]	20,854[1]
Rehabilitation[2]	10	10	10	0	0	30
Housing Conservation[3]	269	269	269	0	0	807

Source: City of Ontario 2021

1 This total is based on the 6th Cycle RHNA identified for the City by SCAG.

2 See Program 3.

3 A total of 807 units have been identified as at-risk during the planning period. See Program 25 for additional details.

APPENDIX A: LIST OF QUALIFIED ENTITIES

County	Organization	code	Address	City	ST	Zip	Phone Number	Contact Person	E-Mail Address	FAX Number	Type of Organization	Confirm	Date Revised	List Added
FRESNO	Fresno Housing Authority	3	P.O. Box 11985	Fresno	CA	93776	(559) 443-8475	Edward Stacy	ned@pacbell.net	(559) 445-8981	Local, regional, national nonprofit org.		6/14/17	12/16/98
ALL COUNTIES	American Baptist Homes of the West	2	6120 Stoneridge Mall Road, 3rd Flr.	Pleasanton	CA	94588	(925) 924-7162	Ancel Romero		(925) 924-7233	Local, regional, national public agency	X	8/14/14	12/22/98
ALAMEDA	Housing Authority of City of Alameda	2	701 Atlantic Ave	Alameda	CA	94501	(510) 747-4300	Denise Connors	dconnors@alamedahsg.org	(510) 522-7848	Local, regional, national nonprofit org.	X	8/14/14	12/23/98
ALAMEDA	Housing Authority of the City of Livermore	2	3203 Leahy Way	Livermore	CA	94550	(925) 447-3600	Jon D. Hovey	jhyhsg@prodigy.net	(925) 447-0942	Local, regional, national nonprofit org.	X	8/14/14	12/23/98
ALAMEDA	Housing Authority of County of Alameda	3	22941 Atherton St	Hayward	CA	94541	(510) 538-8876		obassak@aol.com	(510) 727-8554	Local, regional, national nonprofit org.			12/23/98
ALL COUNTIES	USA Properties Fund		7530 Santa Monica Blvd, Suite 1	West Hollywood	CA	90046	(323) 650-8771	Jesse Slansky		(323) 650-4745	Local, regional, national public agency	X	12/13/13	12/23/98
CONTRA COSTA	Rubicon Programs, Inc.	3	2500 Bissell Ave	Richmond	CA	90804	(510) 235-1516	Tom Matthews	TomM@Rubiconprgms.org	(510) 235-2025	Local, regional, national nonprofit org.		6/5/17	12/23/98
KERN	Golden Empire Affordable Housing, Inc	3	3600 CheSte r Ave. Ste. B	Bakersfield	CA	93301	(805) 633-1533	Gary Kammer		(805) 633-1617	Local, regional, national nonprofit org.		6/14/17	12/23/98
LAKE	Lake County Housing Services Dept	3	255 N. Forbes St.	Lakeport	CA	95453	(707) 263-2510	Linda Hedstrom	linda_h@co.lake.ca.us	(707) 263-2751	Local, regional, national nonprofit org.		6/14/17	12/23/98
LOS ANGELES	West Hollywood Community Housing Corp.	2	7530 Santa Monica Blvd, Suite 1	West Hollywood	CA	90046	(323) 650-8771	Robin Conerly	robin@whchc.org	(323) 650-4745	Local, regional, public agency	X	8/14/14	12/23/98
LOS ANGELES	City of Pomona Housing Authority	3	505 South Garey Ave	Pomona	CA	91766	(909) 620-2368	Benita DeFrank, Neighborhood Services Director		(909) 620-3702	Local, regional, national nonprofit org.	X	6/14/17	12/23/98
LOS ANGELES	Hollywood Community Housing Corp.	3	1726 N. Whitley Ave	Hollywood	CA	90028	(323) 469-0710	Christina V. Duncan		(323) 469-1899	Local, regional, national nonprofit org.	X		12/23/98
LOS ANGELES	Hope - Net	3	760 S. Westmoreland Ave	Los Angeles	CA	90005	(213) 389-9949	Canoace Whalen	hope-net@pacbell.net	(213) 389-0098	Local, regional, national nonprofit org.	X		12/23/98
LOS ANGELES	Skid Row Housing Trust	3	1317 E. 7th St	Los Angeles	CA	90021	(213) 683-0522	Jim Bonar		(213) 683-0781	Local, regional, national nonprofit org.	X		12/23/98
LOS ANGELES	The Long Beach Housing Development Co.	3	333 W. Ocean Blvd., 2nd Flr	Long Beach	CA	90802	(562) 570-6926	Diana V. McNeel		(562)570-6746	Local, regional, national nonprofit org.	X		12/23/98
MARIN	Housing Authority of the County of Marin	2	4020 Civic Center Drive	San Rafael	CA	94903	(415) 491-2530	Anna Semenova	ASemenova@marinhousing.org	(415) 491-2530	Local, regional, national nonprofit org.	X	2/26/14	12/23/98
MARIN	Canal Community Alliance	3	91 Larkspur St	San Rafael	CA	94901	(415) 454-2640	Tom Wilson	canalca@aol.com	(415) 454-3967	Local, regional, national nonprofit org.	X		12/23/98
ORANGE	Neighborhood Housing Services of Orange County Inc.	3	350 Hillcrest	La Habra	CA	90631	(562) 694-2051	Diane Ste wart	nhs@aol.com	(562) 694-2052	Local, regional, national nonprofit org.	X		12/23/98
SAN DIEGO	Housing Development Partners of San Diego	2	1122 Broadway, Suite 300	San Diego	CA	92101	(619) 578-7555	Dottie Pierce	dottiep@sdhc.org	(619) 578-7360	Local, regional, national nonprofit org.	X	2/26/14	12/23/98
SAN DIEGO	San Diego Housing Commission	2	1122 Broadway, Suite 300	San Diego	CA	92101	(619) 578-7555	Dottie Pierce	dottiep@sdhc.org	(619) 578-7360	Local, regional, national nonprofit org.	X	8/14/14	12/23/98
SAN DIEGO COUNTY	Housing Development Partners of San Diego		1122 Broadway, Suite 300	San Diego	CA	92101	(619) 578-7590	Dottie Pierce	dottiep@sdhc.org	(619) 578-7356	Local, regional, national nonprofit org.	X	2/26/14	12/23/98
SAN FRANCISCO	Tenderloin Neighborhood Development Corp.	3	201 Eddy St	San Francisco	CA	94102	(415) 776-2151	Don Falk	tndc@ix-netcom.com	(415) 776-3952	Local, regional, national nonprofit org.	X		12/23/98
SAN JOAQUIN	Stockton Shelter for the Homeless	3	P.O. Box 4803	Stockton	CA	95204	(209) 465-3612	Bill Mendelson		(209) 943-4806	Local, regional, national nonprofit org.	X		12/23/98
SANTA CLARA	Cambrian Center, Inc.	3	2360 Samaritan Place	San Jose	CA	95124	(408) 559-0330	Dale J. Harrington	dale2360@ix.netcom.com	(408) 377-0478	Local, regional, national nonprofit org.	X		12/23/98
SANTA CLARA	Charities Housing Development Corp.	3	195 East San Fernando St	San Jose	CA	95112	(408) 282-1125	Chris Block	chblock@aol.com	(408) 282-1130	Local, regional, national nonprofit org.	X		12/23/98
SANTA CLARA	Palo Alto Senior Housing Project, Inc.	3	455 E. Charleston Rd	Palo Alto	CA	94306	(650) 494-1944	Genie Dee	gxdee@california.com	(650) 493-7437	Local, regional, national nonprofit org.	X		12/23/98
SONOMA	Burbank Housing Development Corp.	3	3432 Mendocino Ave	Santa Rosa	CA	95403	(707) 526-9782	John Lowry	burbank@sonic.net	(707) 526-9811	Local, regional, national nonprofit org.	X		12/23/98
ALAMEDA	Affordable Housing Associates	3	1250 Addison St., Ste. G	Berkeley	CA	94702		Susan Friedlow		(510) 649-0312	Local, regional, national nonprofit org.		5/9/17	12/24/98
ALL COUNTIES	Resources for Community Development	4	2220 Oxford St	Berkeley	CA	94704	(510) 841-4410	Dan Sawislak	dsawislak@rcdhousing.org	(510) 548-3502	Local, regional, national nonprofit org.	X	6/5/17	12/24/98
ALPINE	Amador-Tuolumne Community Action Agency	3	935 South State Highway 49	Jackson	CA	95642	(209) 223-1485 Ext. 22	Raj Rambob	rrambob@atcaa.org	(209) 223-4178	Local, regional, national public agency	X	5/24/17	12/24/98
CALAVERAS	ACLC, Inc	3	315 N San Joaquin St	Stockton	CA	95202	(209) 466-6811			(209) 466-3465	Local, regional, national nonprofit org.	X	9/27/10	12/24/98
COLUSA	Eskaton Properties Inc.	3	5105 Manzanita Ave	Carmichael	CA	95608	(916) 334-0810	Courtney Tatum, Kathy Sailor (either one)	courtney.tatum@eskaton.org	(916) 338-1248	Local, regional, national nonprofit org.	X	5/24/17	12/24/98
CONTRA COSTA	ACLC, Inc		315 N San Joaquin St	Stockton	CA	95202	(209) 466-6811			(209) 466-3465	Local, regional, national nonprofit org.	X	9/27/10	12/24/98
CONTRA COSTA	East Bay NHS	3	2320 Cutting Blvd	Richmond	CA	94804	(510) 237-6459			(510) 237-6482	Local, regional, national nonprofit org.	X	9/27/10	12/24/98
CONTRA COSTA	Affordable Housing Associates		1250 Addison St., Ste. G	Berkeley	CA	94702	(510) 649-6500	Susan Friedlow		(510) 649-0312	Local, regional, national nonprofit org.		5/24/17	12/24/98
CONTRA COSTA	Eskaton Properties Inc.		5105 Manzanita Ave	Carmichael	CA	95608	(916) 334-0810	Courtney Tatum, Kathy Sailor (either one)	courtney.tatum@eskaton.org	(916) 338-1248	Local, regional, national nonprofit org.	X	5/24/17	12/24/98
EL DORADO	Eskaton Properties Inc.		5105 Manzanita Ave	Carmichael	CA	95608	(916) 334-0810	Courtney Tatum, Kathy Sailor (either one)	courtney.tatum@eskaton.org	(916) 338-1248	Local, regional, national nonprofit org.	X	5/24/17	12/24/98
FRESNO	ACLC, Inc		315 N San Joaquin St	Stockton	CA	95202	(209) 466-6811			(209) 466-3465	Local, regional, national nonprofit org.	X	9/27/10	12/24/98
FRESNO	Better Opportunities Builder, Inc.	2	P.O. Box 11863	Fresno	CA	93775	(559) 443-8400	Tracewell Hanrahan	nandersen@bobinc.org	(559) 443-8495	Local, regional, national nonprofit org.	X	8/14/14	12/24/98
GLENN	Eskaton Properties Inc.		5105 Manzanita Ave	Carmichael	CA	95608	(916) 334-0810	Courtney Tatum, Kathy Sailor (either one)	courtney.tatum@eskaton.org	(916) 338-1248	Local, regional, national nonprofit org.	X	5/24/17	12/24/98
KERN	Self-Help Enterprises		8445 W. Elowin Court/P.O. Box 6520	Visalia	CA	93290	(559) 802-1620	Thomas J. Collishaw	tomc@selfhelpenterprises.org	(559) 651-3634	Local, regional, national nonprofit org.	X	4/10/18	12/24/98
KINGS	Self-Help Enterprises		8445 W. Elowin Court/P.O. Box 6520	Visalia	CA	93290	(559) 802-1620	Thomas J. Collishaw	tomc@selfhelpenterprises.org	(559) 651-3634	Local, regional, national nonprofit org.	X	4/10/18	12/24/98
LASSEN	Eskaton Properties Inc.		5105 Manzanita Ave	Carmichael	CA	95608	(916) 334-0810	Courtney Tatum, Kathy Sailor (either one)	courtney.tatum@eskaton.org	(916) 338-1248	Local, regional, national nonprofit org.	X	5/24/17	12/24/98
LOS ANGELES	Housing Authority of the City of Los Angeles	3	2500 Wilshire Blvd, PHA	Los Angeles	CA	90057	(213) 252-4269	Larry Goins			Local, regional, national public agency	X	3/3/11	12/24/98
LOS ANGELES	Century Housing Corporation	2	1000 Corporate Pointe	Culver City	CA	90230	(310) 642-2007	Ronald A. Griffith		(310) 258-0710	Local, regional, national public agency	X	8/14/14	12/24/98
MADERA	ACLC, Inc		315 N San Joaquin St	Stockton	CA	95202	(209) 466-6811			(209) 466-3465	Local, regional, national nonprofit org.	X	9/27/10	12/24/98
MADERA	Self-Help Enterprises		8445 W. Elowin Court/P.O. Box 6520	Visalia	CA	93290	(559) 802-1620	Thomas J. Collishaw	tomc@selfhelpenterprises.org	(559) 651-3634	Local, regional, national nonprofit org.	X	4/10/18	12/24/98
MARIN	Affordable Housing Foundation		P.O. Box 26516	San Francisco	CA	94126	(415) 387-7834	Eric Tang	ettoanmach@aol.com	(415) 752-9902	Local, regional, national nonprofit org.	X		12/24/98
MARIN	Affordable Housing Foundation	3	P.O. Box 26516	San Francisco	CA	94126	(415) 387-7834	Eric Tang	ettoanmach@aol.com	(415) 752-9902	Local, regional, national nonprofit org.	X		12/24/98

County	Organization	code	Address	City	ST	Zip	Phone Number	Contact Person	E-Mail Address	FAX Number	Type of Organization	Confirm	Date Revised	List Added
MARIPOSA	Self-Help Enterprises		8445 W. Elowin Court/P.O. Box 6520	Visalia	CA	93290	(559) 802-1620	Thomas J. Collishaw	tomc@selfhelpenterprises.org	(559) 651-3634	Local, regional, national nonprofit org.	X	4/10/18	12/24/98
MERCED	ACLC, Inc		315 N San Joaquin St	Stockton	CA	95202	(209) 466-6811			(209) 466-3465	Local, regional, national nonprofit org.	X	9/27/10	12/24/98
MERCED	Eskaton Properties Inc.		5105 Manzanita Ave.	Carmichael	CA	95608	(916) 334-0810	Courtney Tatum, Kathy Sailor (either one)	courtney.tatum@eskaton.org	(916) 338-1248	Local, regional, national nonprofit org.	X	5/24/17	12/24/98
MERCED	Self-Help Enterprises		8445 W. Elowin Court/P.O. Box 6520	Visalia	CA	93290	(559) 802-1620	Thomas J. Collishaw	tomc@selfhelpenterprises.org	(559) 651-3634	Local, regional, national nonprofit org.	X	4/10/18	12/24/98
MONTEREY	Mid-Peninsula Housing Coalition	3	303 Vintage Park Drive, #250	Foster City	CA	94404	(650) 356-2900			(650) 357-9766	Local, regional, national public agency	X	8/14/14	12/24/98
MONTEREY	Affordable Housing Foundation		P.O. Box 26516	San Francisco	CA	94126	(415) 387-7834	Eric Tang	etloanmach@aol.com	(415) 752-9902	Local, regional, national nonprofit org.	X		12/24/98
MONTEREY	South County Housing, Inc.		7455 Carmel St	Gilroy	CA	95020	(408) 842-9181	Jan Lindenthal	jan@scounty.com	(408) 842-0277	Local, regional, national nonprofit org.	X		12/24/98
NAPA	Affordable Housing Foundation		P.O. Box 26516	San Francisco	CA	94126	(415) 387-7834	Eric Tang	etloanmach@aol.com	(415) 752-9902	Local, regional, national nonprofit org.	X		12/24/98
ORANGE	Century Housing Corporation		1000 Corporate Pointe	Culver City	CA	90230	(310) 642-2007	Ronald A. Griffith		(310) 258-0710	Local, regional, national public agency	X	8/14/14	12/24/98
ORANGE	Civic Center Barrio Housing Corp.		1665 E. 4th St, Ste. 210	Santa Ana	CA	92701	(714) 835-0406	Helen Brown	ccbhc@msn.com	(714) 835-7354	Local, regional, national public agency	X		12/24/98
PLACER	ACLC, Inc		315 N San Joaquin St	Stockton	CA	95202	(209) 466-6811			(209) 466-3465	Local, regional, national nonprofit org.	X	9/27/10	12/24/98
PLACER	Eskaton Properties Inc.		5105 Manzanita Ave	Carmichael	CA	95608	(916) 334-0810	Courtney Tatum, Kathy Sailor (either one)	courtney.tatum@eskaton.org	(916) 338-1248	Local, regional, national nonprofit org.	X	5/24/17	12/24/98
PLACER	Affordable Housing Foundation		P.O. Box 26516	San Francisco	CA	94126	(415) 387-7834	Eric Tang	etloanmach@aol.com	(415) 752-9902	Local, regional, national nonprofit org.	X		12/24/98
RIVERSIDE	St. Vincent de Paul Village	2	3350 E St	San Diego	CA	92102	(619) 687-1029	Bill Bolstad		(619) 687-1010	Local, regional, national nonprofit org.	X	8/14/14	12/24/98
RIVERSIDE	Neighborhood Housing Services of the Inland Empire, Inc.	3	1390 North D St	San Bernardino	CA	92405	(909) 884-6891	Edward Moncrief	edward@nhsie.org	(909) 884-6893		X		12/24/98
SACRAMENTO	ACLC, Inc		315 N San Joaquin St	Stockton	CA	95202	(209) 466-6811			(209) 466-3465	Local, regional, national nonprofit org.	X	9/27/10	12/24/98
SACRAMENTO	Eskaton Properties Inc.		5105 Manzanita Ave	Carmichael	CA	95608	(916) 334-0810	Courtney Tatum, Kathy Sailor (either one)	courtney.tatum@eskaton.org	(916) 338-1248	Local, regional, national nonprofit org.	X	5/24/17	12/24/98
SACRAMENTO	Affordable Housing Foundation		P.O. Box 26516	San Francisco	CA	94126	(415) 387-7834	Eric Tang	etloanmach@aol.com	(415) 752-9902	Local, regional, national nonprofit org.	X		12/24/98
SAN BENITO	South County Housing, Inc.		7455 Carmel St.	Gilroy	CA	95020	(408) 842-9181	Jan Lindenthal	jan@scounty.com	(408) 842-0277	Local, regional, national nonprofit org.	X		12/24/98
SAN BERNARDINO	Century Housing Corporation		1000 Corporate Pointe	Culver City	CA	90230	(310) 642-2007	Ronald A. Griffith		(310) 258-0710	Local, regional, national public agency	X	8/14/14	12/24/98
SAN BERNARDINO	Neighborhood Housing Services of the Inland Empire, Inc.		1390 North D St	San Bernardino	CA	92405	(909) 884-6891	Edward Moncrief	edward@nhsie.org	(909) 884-6893		X		12/24/98
SAN DIEGO	St. Vincent de Paul Village		3350 E St	San Diego	CA	92102	(619) 687-1029	Harvey Mandel	hmandel@neighbor.org	(619) 687-1010	Local, regional, national nonprofit org.	X	8/14/14	12/24/98
SAN DIEGO	Civic Center Barrio Housing Corp	3	1665 E. 4th St, Ste. 210	Santa Ana	CA	92701	(714) 835-0406	Helen Brown	ccbhc@msn.com	(714) 835-7354	Local, regional, national public agency	X		12/24/98
SAN FRANCISCO	Affordable Housing Foundation		P.O. Box 26516	San Francisco	CA	94126	(415) 387-7834	Eric Tang	etloanmach@aol.com	(415) 752-9902	Local, regional, national nonprofit org.	X		12/24/98
SAN JOAQUIN	ACLC, Inc		315 N San Joaquin St	Stockton	CA	95202	(209) 466-6811			(209) 466-3465	Local, regional, national nonprofit org.	X	9/27/10	12/24/98
SAN JOAQUIN	Eskaton Properties Inc.		5105 Manzanita Ave	Carmichael	CA	95608	(916) 334-0810	Courtney Tatum, Kathy Sailor (either one)	courtney.tatum@eskaton.org	(916) 338-1248	Local, regional, national nonprofit org.	X	5/24/17	12/24/98
SAN MATEO	Mid-Peninsula Housing Coalition		303 Vintage Park Drive, #250	Foster City	CA	94404	(650) 356-2900			(650) 357-9766	Local, regional, national public agency	X	8/14/14	12/24/98
SAN MATEO	Affordable Housing Foundation		P.O. Box 26516	San Francisco	CA	94126	(415) 387-7834	Eric Tang	etloanmach@aol.com	(415) 752-9902	Local, regional, national nonprofit org.	X		12/24/98
SAN MATEO	Palo Alto Housing Corp	3	725 Alma St	Palo Alto	CA	94301	(650) 321-9709	Marlene H. Prendergast		(650) 321-4341	Local, regional, national nonprofit org.	X		12/24/98
SANTA CLARA	Mid-Peninsula Housing Coalition		303 Vintage Park Drive, #250	Foster City	CA	94404	(650) 356-2900			(650) 357-9766	Local, regional, national public agency	X	8/14/14	12/24/98
SANTA CLARA	Affordable Housing Foundation		P.O. Box 26516	San Francisco	CA	94126	(415) 387-7834	Eric Tang	etloanmach@aol.com	(415) 752-9902	Local, regional, national nonprofit org.	X		12/24/98
SANTA CLARA	Palo Alto Housing Corp		725 Alma St	Palo Alto	CA	94301	(650) 321-9709	Marlene H. Prendergast		(650) 321-4341	Local, regional, national nonprofit org.	X		12/24/98
SANTA CLARA	South County Housing, Inc	3	7455 Carmel St	Gilroy	CA	95020	(408) 842-9181	Jan Lindenthal	jan@scounty.com	(408) 842-0277	Local, regional, national nonprofit org.	X		12/24/98
SANTA CRUZ	Mid-Peninsula Housing Coalition		303 Vintage Park Drive, #250	Foster City	CA	94404	(650) 356-2900			(650) 357-9766	Local, regional, national public agency	X	8/14/14	12/24/98
SANTA CRUZ	Affordable Housing Foundation		P.O. Box 26516	San Francisco	CA	94126	(415) 387-7834	Eric Tang	etloanmach@aol.com	(415) 752-9902	Local, regional, national nonprofit org.	X		12/24/98
SANTA CRUZ	South County Housing, Inc		7455 Carmel St	Gilroy	CA	95020	(408) 842-9181	Jan Lindenthal	jan@scounty.com	(408) 842-0277	Local, regional, national nonprofit org.	X		12/24/98
SISKIYOU	Eskaton Properties Inc.		5105 Manzanita Ave	Carmichael	CA	95608	(916) 334-0810	Courtney Tatum, Kathy Sailor (either one)	courtney.tatum@eskaton.org	(916) 338-1248	Local, regional, national nonprofit org.	X	5/24/17	12/24/98
SOLANO	ACLC, Inc		315 N San Joaquin St	Stockton	CA	95202	(209) 466-6811			(209) 466-3465	Local, regional, national nonprofit org.	X	9/27/10	12/24/98
SOLANO	Mid-Peninsula Housing Coalition		303 Vintage Park Drive, #250	Foster City	CA	94404	(650) 356-2900			(650) 357-9766	Local, regional, national public agency	X	8/14/14	12/24/98
SOLANO	Affordable Housing Associates		1250 Addison St., Ste. G	Berkeley	CA	94702	(510) 649-8500	Susan Friedlow		(510) 649-0312	Local, regional, national nonprofit org.		5/24/17	12/24/98
SOLANO	Affordable Housing Foundation		P.O. Box 26516	San Francisco	CA	94126	(415) 387-7834	Eric Tang	etloanmach@aol.com	(415) 752-9902	Local, regional, national nonprofit org.	X		12/24/98
SONOMA	Affordable Housing Foundation		P.O. Box 26516	San Francisco	CA	94126	(415) 387-7834	Eric Tang	etloanmach@aol.com	(415) 752-9902	Local, regional, national nonprofit org.	X		12/24/98
STANISLAUS	ACLC, Inc		315 N San Joaquin St	Stockton	CA	95202	(209) 466-6811			(209) 466-3465	Local, regional, national nonprofit org.	X	9/27/10	12/24/98
STANISLAUS	Self-Help Enterprises		8445 W. Elowin Court/P.O. Box 6520	Visalia	CA	93290	(559) 802-1620	Thomas J. Collishaw	tomc@selfhelpenterprises.org	(559) 651-3634	Local, regional, national nonprofit org.	X	4/10/18	12/24/98
TULARE	Self-Help Enterprises		8445 W. Elowin Court/P.O. Box 6520	Visalia	CA	93290	(559) 802-1620	Thomas J. Collishaw	tomc@selfhelpenterprises.org	(559) 651-3634	Local, regional, national nonprofit org.	X	4/10/18	12/24/98
TUOLUMNE	ACLC, Inc		315 N San Joaquin St	Stockton	CA	95202	(209) 466-6811			(209) 466-3465	Local, regional, national nonprofit org.	X	9/27/10	12/24/98
VENTURA	Century Housing Corporation		1000 Corporate Pointe	Culver City	CA	90230	(310) 642-2007	Ronald A. Griffith		(310) 258-0710	Local, regional, national public agency	X	8/14/14	12/24/98
YOLO	ACLC, Inc		315 N San Joaquin St	Stockton	CA	95202	(209) 466-6811			(209) 466-3465	Local, regional, national nonprofit org.	X	9/27/10	12/24/98
YOLO	Eskaton Properties Inc.		5105 Manzanita Ave	Carmichael	CA	95608	(916) 334-0810	Courtney Tatum, Kathy Sailor (either one)	courtney.tatum@eskaton.org	(916) 338-1248	Local, regional, national nonprofit org.	X	5/24/17	12/24/98

County	Organization	code	Address	City	ST	Zip	Phone Number	Contact Person	E-Mail Address	FAX Number	Type of Organization	Confirm	Date Revised	List Added
ALL COUNTIES	BRIDGE Housing Corporation	3	345 Spear Strett, Suite 700	San Francisco	CA	94105	(415) 989-1111	Brad Wiblin		(415) 495-4898	Local, regional, national public agency	X	12/24/10	12/28/98
AMADOR	Rural California Housing Corp	3	3120 Freeboard Drive, Suite 201	West Sacramento	CA	95691	(916) 414-4436				Local, regional, national public agency	X	8/14/14	12/28/98
CALAVERAS	Rural California Housing Corp		3120 Freeboard Drive, Suite 201	West Sacramento	CA	95691	(916) 414-4436				Local, regional, national public agency	X	8/14/14	12/28/98
COLUSA	Rural California Housing Corp		3120 Freeboard Drive, Suite 201	West Sacramento	CA	95691	(916) 414-4436				Local, regional, national public agency	X	8/14/14	12/28/98
COLUSA	Rural California Housing Corp		3120 Freeboard Drive, Suite 201	West Sacramento	CA	95691	(916) 414-4436				Local, regional, national public agency	X	8/14/14	12/28/98
CONTRA COSTA	Rural California Housing Corp		3120 Freeboard Drive, Suite 201	West Sacramento	CA	95691	(916) 414-4436				Local, regional, national public agency	X	8/14/14	12/28/98
EL DORADO	Rural California Housing Corp		3120 Freeboard Drive, Suite 201	West Sacramento	CA	95691	(916) 414-4436				Local, regional, national public agency	X	8/14/14	12/28/98
GLENN	Rural California Housing Corp		3120 Freeboard Drive, Suite 201	West Sacramento	CA	95691	(916) 414-4436				Local, regional, national public agency	X	8/14/14	12/28/98
LOS ANGELES	FAME Corporation	2	1968 W. Adams Blvd.	Los Angeles	CA	90018	(323) 730-7727	Sandra Hernandez	sandrah@famecorporations.org	(323) 737-5717	Local, regional, national nonprofit org.	X	8/14/14	12/28/98
NAPA	Rural California Housing Corp		3120 Freeboard Drive, Suite 201	West Sacramento	CA	95691	(916) 414-4436				Local, regional, national public agency	X	8/14/14	12/28/98
NEVADA	Rural California Housing Corp		3120 Freeboard Drive, Suite 201	West Sacramento	CA	95691	(916) 414-4436				Local, regional, national public agency	X	8/14/14	12/28/98
PLACER	Rural California Housing Corp		3120 Freeboard Drive, Suite 201	West Sacramento	CA	95691	(916) 414-4436				Local, regional, national public agency	X	8/14/14	12/28/98
SACRAMENTO	Rural California Housing Corp		3120 Freeboard Drive, Suite 201	West Sacramento	CA	95691	(916) 414-4436				Local, regional, national public agency	X	8/14/14	12/28/98
SAN JOAQUIN	Rural California Housing Corp		3120 Freeboard Drive, Suite 201	West Sacramento	CA	95691	(916) 414-4436				Local, regional, national public agency	X	8/14/14	12/28/98
SHASTA	Rural California Housing Corp		3120 Freeboard Drive, Suite 201	West Sacramento	CA	95691	(916) 414-4436				Local, regional, national public agency	X	8/14/14	12/28/98
SUTTER	Rural California Housing Corp		3120 Freeboard Drive, Suite 201	West Sacramento	CA	95691	(916) 414-4436				Local, regional, national public agency	X	8/14/14	12/28/98
TEHAMA	Rural California Housing Corp		3120 Freeboard Drive, Suite 201	West Sacramento	CA	95691	(916) 414-4436				Local, regional, national public agency	X	8/14/14	12/28/98
YOLO	Rural California Housing Corp		3120 Freeboard Drive, Suite 201	West Sacramento	CA	95691	(916) 414-4436				Local, regional, national public agency	X	8/14/14	12/28/98
YUBA	Rural California Housing Corp		3120 Freeboard Drive, Suite 201	West Sacramento	CA	95691	(916) 414-4436				Local, regional, national public agency	X	8/14/14	12/28/98
RIVERSIDE	BUILD Leadership Development Inc.		1280 Bison, Ste. B9-200	Newport Beach	CA	92660	(949) 720-7044	Tracy Green	tlg-build@msn.com	(949) 720-7434	Local, regional, national nonprofit org.	X		12/29/98
SACRAMENTO	Sacramento Valley Organizing Community	3	3263 1st Ave	Sacramento	CA	95817	(916) 457-0245	Larry Ferlazzo	scork@pacbell.net	(916) 457-0207	Local, regional, national nonprofit org.	X		12/29/98
SAN BERNARDINO	BUILD Leadership Development Inc.		1280 Bison, Ste. B9-200	Newport Beach	CA	92660	(949) 720-7044	Tracy Green	tlg-build@msn.com	(949) 720-7434	Local, regional, national nonprofit org.	X		12/29/98
SAN FRANCISCO	BUILD Leadership Development Inc.		1280 Bison, Ste. B9-200	Newport Beach	CA	92660	(949) 720-7044	Tracy Green	tlg-build@msn.com	(949) 720-7434	Local, regional, national nonprofit org.	X		12/29/98
SOLANO	Sacramento Valley Organizing Community		3263 1st Ave	Sacramento	CA	95817	(916) 457-0245	Larry Ferlazzo	scork@pacbell.net	(916) 457-0207	Local, regional, national nonprofit org.	X		12/29/98
YOLO	Sacramento Valley Organizing Community		3263 1st Ave	Sacramento	CA	95817	(916) 457-0245	Larry Ferlazzo	scork@pacbell.net	(916) 457-0207	Local, regional, national nonprofit org.	X		12/29/98
ALL COUNTIES	Foundation for Affordable Housing, Inc.	2	384 Forest Ave., Suite 14	Laguna Beach	CA	92651	(949) 443-9101	Darrin Willard		(949) 443-9133	Local, regional, national nonprofit org.	X	8/14/14	12/30/98
BUTTE	Community Housing Improvement Program, Inc		1001 Willow St	Chico	CA	95928	(530) 891-6931	Kris Zappettini	chip@sunset.net	(530) 891-8547	Local, regional, national nonprofit org.	X	8/14/14	12/30/98
GLENN	Community Housing Improvement Program, Inc		1001 Willow St	Chico	CA	95928	(530) 891-6931	Kris Zappettini	chip@sunset.net	(530) 891-8547	Local, regional, national nonprofit org.	X	8/14/14	12/30/98
LASSEN	Community Housing Improvement Program, Inc	2	1001 Willow St	Chico	CA	95928	(530) 891-6931	Kris Zappettini	chip@sunset.net	(530) 891-8547	Local, regional, national nonprofit org.	X	8/14/14	12/30/98
PLUMAS	Community Housing Improvement Program, Inc		1001 Willow St	Chico	CA	95928	(530) 891-6931	Kris Zappettini	chip@sunset.net	(530) 891-8547	Local, regional, national nonprofit org.	X	8/14/14	12/30/98
SHASTA	Community Housing Improvement Program, Inc		1001 Willow St	Chico	CA	95928	(530) 891-6931	Kris Zappettini	chip@sunset.net	(530) 891-8547	Local, regional, national nonprofit org.	X	8/14/14	12/30/98
SUTTER	Community Housing Improvement Program, Inc		1001 Willow St	Chico	CA	95928	(530) 891-6931	Kris Zappettini	chip@sunset.net	(530) 891-8547	Local, regional, national nonprofit org.	X	8/14/14	12/30/98
TEHAMA	Community Housing Improvement Program, Inc		1001 Willow St	Chico	CA	95928	(530) 891-6931	Kris Zappettini	chip@sunset.net	(530) 891-8547	Local, regional, national nonprofit org.	X	8/14/14	12/30/98
ALAMEDA	East Bay Asian Local Development Corporation	3	310 Eighth Street, Ste. 200	Oakland	CA	94607		Lynette Jung Lee	ljungle@ebaldc.com	(510) 763-4143	Local, regional, national nonprofit org.		5/9/17	1/5/99
CONTRA COSTA	East Bay Asian Local Development Corporation		310 Eighth Street, Suite 200	Oakland	CA	94607	(510) 287-5353			(510) 763-4143	Local, regional, national nonprofit org.		6/5/17	1/5/99
FRESNO	Fresno Co. Economic Opportunities Commission	3	3120 W. Nielsen Ave., Ste. 102	Fresno	CA	93706	(559) 485-3733	George Egawa	egcnlsn@pacbell.com	(559) 485-3737	Local, regional, national nonprofit org.		6/14/17	1/5/99
SOLANO	Fairfield Redevelopment Agency, Planning Department	3	1000 WebSter St., 2nd Floor	Fairfield	CA	94533	(707) 428-7688	Lark Solis	lsolis@ci.fairfield.ca	(707) 428-7621	Local, regional, national nonprofit org.	X		1/5/99
EL DORADO	El Dorado County Housing Authority	3	937 Spring St	Placerville	CA	95667	(530) 621-6167	Joyce Aldrich	jaldrich@innercite.com		Local, regional, national nonprofit org.		6/14/17	1/6/99
LOS ANGELES	American Family Housing	2	15161 Jackson St	Midway City	CA	92655	(714) 897-3221	Donna Gallup	info@compuall.net	(714) 893-6858	Local, regional, national nonprofit org.	X	1/5/17	1/6/99
SAN FRANCISCO	Bernal Heights Neighborhood Center	3	515 Cortland Ave	San Francisco	CA	94110	(415) 206-2140	Housing Director		(415) 648-0793	Local, regional, national nonprofit org.	X		1/6/99
SAN FRANCISCO	Mission Housing Development Corp	3	474 Valencia St, Ste. 280	San Francisco	CA	94103	(415) 864-6432	Philip Dockow		(415) 864-0378	Local, regional, national nonprofit org.	X		1/8/99
STANISLAUS	Modesto Redevelopment Agency	3	940 11th St	Modesto	CA	95355	(209) 577-5247	Bill Cooper	bcooper@ci.modesto.ca.us	(209) 544-3982	Local, regional, national nonprofit org.	X		1/8/99
SAN FRANCISCO	Chinatown Community Development Center	3	1525 Grant Ave	San Francisco	CA	94133	(415) 984-1450	Joanne Lee	cchd@hooked.net	(415) 984-1494	Local, regional, national nonprofit org.	X		1/11/99
ALL COUNTIES	The Trinity Housing Foundation	2	836 Avalon Ave	Lafayette	CA	94549	(925) 385-0754	Bill Leone	bleone@apr.com	(925) 215-2403	Local, regional, national public agency	X	2/26/14	1/12/99
LOS ANGELES	The Long Beach Housing Development Co.		836 Avalon Ave	Lafayette	CA	94549	(925) 385-0754	Bill Leone	bleone@apr.com	(925) 215-2403	Local, regional, national public agency	X	6/14/12	1/12/99
LOS ANGELES	PICO Union Housing Corporation	2	1038 Venice Blvd.	Los Angeles	CA	90015	(213) 747-2790	Jesus Torres	torres@puhc.org	(213) 743-3819	Local, regional, national nonprofit org.	X	8/14/14	1/12/99
VENTURA	A Community of Friends		836 Avalon Ave	Lafayette	CA	94549	(925) 385-0754	Bill Leone	bleone@apr.com	(925) 215-2403	Local, regional, national public agency	X	6/14/12	1/12/99
LOS ANGELES	Korean Youth & Community Center, Inc. (KYCC)	3	680 S. Wilton Place	Los Angeles	CA	90005	(213) 365-7400	Jimmy Lee		(213) 353-1280	Local, regional, national nonprofit org.	X		1/19/99
CONTRA COSTA	Pacific Community Services, Inc.	3	329 Railroad Ave, P.O. Box 1397	Pittsburg	CA	94565	(925) 439-1056	Tom LaFleur	tomlf@earthlink.net	(925) 439-0831	Local, regional, national nonprofit org.	X	6/5/17	1/21/99

County	Organization	code	Address	City	ST	Zip	Phone Number	Contact Person	E-Mail Address	FAX Number	Type of Organization	Confirm	Date Revised	List Added
IMPERIAL	Coachella Valley Housing Coalition	3	45-701 Monroe St, Ste. G., Plaza I	Indio	CA	92201	(760) 347-3157	Emilia Mojica	Emojica@cvhc.org	(760) 342-6466	Local, regional, national nonprofit org.	X	6/14/17	1/21/99
RIVERSIDE	Coachella Valley Housing Coalition		45-701 Monroe St, Ste. G., Plaza I	Indio	CA	92201	(760) 347-3157	Emilia Mojica	Emojica@cvhc.org	(760) 342-6466	Local, regional, national nonprofit org.	X	6/14/17	1/21/99
SAN BERNARDINO	Coachella Valley Housing Coalition		45-701 Monroe St, Ste. G., Plaza I	Indio	CA	92201	(760) 347-3157	Emilia Mojica	Emojica@cvhc.org	(760) 342-6466	Local, regional, national nonprofit org.	X	6/14/17	1/21/99
SAN DIEGO	Coachella Valley Housing Coalition		45-701 Monroe St, Ste. G., Plaza I	Indio	CA	92201	(760) 347-3157	Emilia Mojica	Emojica@cvhc.org	(760) 342-6466	Local, regional, national nonprofit org.	X	6/14/17	1/21/99
SOLANO	Pacific Community Services, Inc.		329 Railroad Ave, P.O. Box 1397	Pittsburg	CA	94565	(925) 439-1056	Tom LaFleur	Pacomserv@aol.cn	(925) 439-0831	Local, regional, national nonprofit org.	X		1/21/99
SONOMA	Pacific Community Services, Inc.		329 Railroad Ave, P.O. Box 1397	Pittsburg	CA	94565	(925) 439-1056	Tom LaFleur	pacomserv@aol.com	(925) 439-0831	Local, regional, national nonprofit org.	X		1/21/99
ALAMEDA	Community and Economic Development Agency	3	250 Frank H. Ogawa Plaza Ste. 5313	Oakland	CA	94612	(510) 238-3502	Jefferey P. Levin	jplevin@oaklandnet.com	(510) 238-3691	Local, regional, national nonprofit org.		5/9/17	1/27/99
ALAMEDA	Bay Area Community Services	3	629 Oakland Ave	Oakland	CA	94611	(510) 499-0365	Daniel Cooperman	dcooperman@bayareacs.org	(510) 569-4589	Local, regional, national nonprofit org.	X	5/9/17	1/28/99
ALL COUNTIES	National Community Renaissance	3	9421 Haven Avenue	Rancho Cucamonga	CA	91730	(909) 204-3508	Tracey Williams	twilliams@nationalcore.org	(909) 483-6524	Local, regional, national public agency	X	5/24/17	5/17/99
ALL COUNTIES	Community Housing Assistance Program, Inc.	2	3803 E. Casselle Ave	Orange	CA	92869		Ken Robertson	chapahg1@aol.com	(714) 744-6850	Local, regional, national public agency	X	8/14/14	5/18/99
CONTRA COSTA	Community Housing Development Corp.	3	1535 Fred Jackson Way ste A	Richmond	CA	94801	(510) 412-9290	Donald Gilmore	Dgilmore@chdcnr.com	(510) 215-9276	Local, regional, national nonprofit org.	X	5/24/17	5/19/99
DEL NORTE	Redwood Community Action Agency	2	904 G St.	Eureka	CA	95501	(707) 269-2021	Bill Rodstrom	planning@rcaa.org		Local, regional, national nonprofit org.	X	8/14/14	5/19/99
HUMBOLDT	Redwood Community Action Agency		904 G St	Eureka	CA	95501	(707) 269-2021	Bill Rodstrom	planning@rcaa.org		Local, regional, national nonprofit org.	X	8/14/14	5/19/99
LOS ANGELES	Long Beach Affordable Housing Coalition, Inc	3	5855 Naples Plaza, Suite 209	Long Beach	CA	90803	(562) 434-3333	H. Kim Huntley		(562) 434-3330	Local, regional, national public agency	x	9/26/08	5/19/99
MONTEREY	Peoples' Self-Help Housing Corp.		3533 Empleo St	San Luis Obispo	CA	93401	(805) 540-2452	John Fowler	admin@pshhc.org	(805) 544-1901	Local, regional, national nonprofit org.	X	8/14/14	5/19/99
ORANGE	Long Beach Affordable Housing Coalition, Inc		5855 Naples Plaza, Suite 209	Long Beach	CA	90803	(562) 434-3333	H. Kim Huntley		(562) 434-3330	Local, regional, national public agency	x	9/26/08	5/19/99
SAN BENITO	Peoples' Self-Help Housing Corp	2	3533 Empleo St.	San Luis Obispo	CA	93401	(805) 540-2452	John Fowler	http://www.pshh.org/	(805) 544-1901	Local, regional, national nonprofit org.	X	8/14/14	5/19/99
SAN DIEGO	Long Beach Affordable Housing Coalition, Inc.		5855 Naples Plaza, Suite 209	Long Beach	CA	90803	(562) 434-3333	H. Kim Huntley		(562) 434-3330	Local, regional, national public agency	x	9/26/08	5/19/99
SAN DIEGO	Bayview CDC	3	5100 Federal Blvd, 2nd Floor	San Diego	CA	92105	(619) 262-8403	Stasi Williams		(619) 262-7836	Local, regional, national nonprofit org.	X		5/19/99
SAN LUIS OBISPO	Peoples' Self-Help Housing Corp.		3533 Empleo St.	San Luis Obispo	CA	93401	(805) 540-2452	John Fowler	admin@pshhc.org	(805) 544-1901	Local, regional, national nonprofit org.	X	8/14/14	5/19/99
SANTA BARBARA	Long Beach Affordable Housing Coalition, Inc.		5855 Naples Plaza, Suite 209	Long Beach	CA	90803	(562) 434-3333	H. Kim Huntley		(562) 434-3330	Local, regional, national public agency	x	9/26/08	5/19/99
SANTA BARBARA	Peoples' Self-Help Housing Corp.		3533 Empleo St.	San Luis Obispo	CA	93401	(805) 540-2452	John Fowler	admin@pshhc.org	(805) 544-1901	Local, regional, national nonprofit org.	X	8/14/14	5/19/99
VENTURA	Long Beach Affordable Housing Coalition, Inc		5855 Naples Plaza, Suite 209	Long Beach	CA	90803	(562) 434-3333	H. Kim Huntley		(562) 434-3330	Local, regional, national public agency	X	9/26/08	5/19/99
VENTURA	Peoples' Self-Help Housing Corp.		3533 Empleo St.	San Luis Obispo	CA	93401	(805) 540-2452	John Fowler	admin@pshhc.org	(805) 544-1901	Local, regional, national nonprofit org.	X	8/14/14	5/19/99
ALL COUNTIES	DML & Associates Foundation	3	6043 Tampa Ave, Ste. 101A	Tarzana	CA	91356	(818) 708-2710	Myron Lieberman		(818) 708-1944	Local, regional, national nonprofit org.		5/23/17	5/21/99
ALL COUNTIES	EAH, Inc.	3	22 Pelican Way	San Rafael	CA	94901	(415) 599-2712	Scott Johnson	scott.johnson@eahhousing.org	(415) 453-3683	Local, regional, national public agency	X	5/23/18	5/21/99
ALAMEDA	Satellite Affordable Housing Associates	2	1835 Alcatraz Ave.	Berkeley	CA	94703	(510) 647-0700	Susan Friedland	Susanfriedland@sahahomes.org	(510) 647-0820	Local, regional, national nonprofit org.	X	2/26/14	6/10/99
CONTRA COSTA	Anka Behavioral Health	3	1850 Gateway Blvd., Suite 900	Concord	CA	94520	(925) 825-4700			(925) 825-2610	Local, regional, national nonprofit org.	X	9/27/10	6/10/99
CONTRA COSTA	Anka Behavioral Health		1850 Gateway Blvd., Suite 900	Concord	CA	94520	(925) 825-4700			(925) 825-2610	Local, regional, national nonprofit org.	X	9/27/10	6/10/99
CONTRA COSTA	Satellite Housing Inc.		2526 Martin Luther King., Jr Way	Berkeley	CA	94704	(510) 647-0700	Susan Friedland	staff@sathomes.org	(510) 647-0820	Local, regional, national nonprofit org.	X	2/26/14	6/10/99
KERN	Housing Corporation of America		31423 Coast Highway, Ste. 7100	Laguna Beach	CA	92677	(323) 726-9672	Carol Cromar	hcaccromar@dsstretonline.com		Local, regional, national public agency		6/14/17	6/10/99
LOS ANGELES	Housing Corporation of America		31423 Coast Highway, Ste. 7100	Laguna Beach	CA	92677	(323) 726-9672	Carol Cromar	hcaccromar@dsstretonline.com		Local, regional, national public agency		6/14/17	6/10/99
NAPA	Housing Corporation of America		31423 Coast Highway, Ste. 7100	Laguna Beach	CA	92677	(323) 726-9672	Carol Cromar	hcaccromar@dsstretonline.com		Local, regional, national public agency		6/14/17	6/10/99
ORANGE	Housing Corporation of America		31423 Coast Highway, Ste. 7100	Laguna Beach	CA	92677	(323) 726-9672	Carol Cromar	hcaccromar@dsstretonline.com		Local, regional, national public agency		6/14/17	6/10/99
RIVERSIDE	Anka Behavioral Health		1850 Gateway Blvd., Suite 900	Concord	CA	94520	(925) 825-4700		zzcheap@aol.com	(925) 825-2610	Local, regional, national nonprofit org.	X	9/27/10	6/10/99
RIVERSIDE	Housing Corporation of America		31423 Coast Highway, Ste. 7100	Laguna Beach	CA	92677	(323) 726-9672	Carol Cromar	hcaccromar@dsstretonline.com		Local, regional, national public agency		6/14/17	6/10/99
SACRAMENTO	Satellite Housing Inc.		2526 Martin Luther King., Jr Way	Berkeley	CA	94704	(510) 647-0700	Susan Friedland,	staff@sathomes.org	(510) 647-0820	Local, regional, national nonprofit org.	X	2/26/14	6/10/99
SACRAMENTO	Housing Corporation of America		31423 Coast Highway, Ste. 7100	Laguna Beach	CA	92677	(323) 726-9672	Carol Cromar	hcaccromar@dsstretonline.com		Local, regional, national public agency		6/14/17	6/10/99
SAN BERNARDINO	Housing Corporation of America		31423 Coast Highway, Ste. 7100	Laguna Beach	CA	92677	(323) 726-9672	Carol Cromar	hcaccromar@dsstretonline.com		Local, regional, national public agency		6/14/17	6/10/99
SAN DIEGO	Housing Corporation of America		31423 Coast Highway, Ste. 7100	Laguna Beach	CA	92677	(323) 726-9672	Carol Cromar	hcaccromar@dsstretonline.com		Local, regional, national public agency		6/14/17	6/10/99
SAN FRANCISCO	Satellite Housing Inc.		2526 Martin Luther King., Jr Way	Berkeley	CA	94704	(510) 647-0700	Susan Friedland,	staff@sathomes.org	(510) 647-0820	Local, regional, national nonprofit org.	X	2/26/14	6/10/99
SAN FRANCISCO	Housing Corporation of America		31423 Coast Highway, Ste. 7100	Laguna Beach	CA	92677	(323) 726-9672	Carol Cromar	hcaccromar@dsstretonline.com		Local, regional, national public agency		6/14/17	6/10/99
SAN JOAQUIN	Housing Corporation of America		31423 Coast Highway, Ste. 7100	Laguna Beach	CA	92677	(323) 726-9672	Carol Cromar	hcaccromar@dsstretonline.com		Local, regional, national public agency		6/14/17	6/10/99
SAN MATEO	Housing Corporation of America		31423 Coast Highway, Ste. 7100	Laguna Beach	CA	92677	(323) 726-9672	Carol Cromar	hcaccromar@dsstretonline.com		Local, regional, national public agency		6/14/17	6/10/99
SANTA BARBARA	Housing Corporation of America		31423 Coast Highway, Ste. 7100	Laguna Beach	CA	92677	(323) 726-9672	Carol Cromar	hcaccromar@dsstretonline.com		Local, regional, national public agency		6/14/17	6/10/99
SANTA CLARA	Satellite Housing Inc.		2526 Martin Luther King., Jr Way	Berkeley	CA	94704	(510) 647-0700	Susan Friedland,	staff@sathomes.org	(510) 647-0820	Local, regional, national nonprofit org.	X	2/26/14	6/10/99
SOLANO	Anka Behavioral Health		1850 Gateway Blvd., Suite 900	Concord	CA	94520	(925) 825-4700		zzcheap@aol.com	(925) 825-2610	Local, regional, national nonprofit org.	X	9/27/10	6/10/99
SOLANO	Housing Corporation of America		31423 Coast Highway, Ste. 7100	Laguna Beach	CA	92677	(323) 726-9672	Carol Cromar	hcaccromar@dsstretonline.com		Local, regional, national public agency		6/14/17	6/10/99
STANISLAUS	Housing Authority of the County of Stanislaus	3	P.O. Box 581918	Modesto	CA	95358	(209) 523-0705	Rich Chubon	Rchubon@stancoha.net	(209) 522-8637	Local, regional, national nonprofit org.	X		6/10/99

County	Organization	code	Address	City	ST	Zip	Phone Number	Contact Person	E-Mail Address	FAX Number	Type of Organization	Confirm	Date Revised	List Added
VENTURA	Housing Corporation of America		31423 Coast Highway, Ste. 7100	Laguna Beach	CA	92677	(323) 726-9672	Carol Cromar	hcaccromar@dessretonline.com		Local, regional, national public agency		6/14/17	6/10/99
LOS ANGELES	Abode Communities	2	701 E. Third St., Ste. 400	Los Angeles	CA	90015	(213) 629-2702	Holly Benson		(213) 627-6407	Local, regional, national public agency	X	8/14/14	3/9/00
ALL COUNTIES	University River Village	3	7901 La Riviera Drive	Sacramento	CA	95826	(916) 381-2001	Kaci Walsh		(916) 381-7321	Local, regional, national public agency		5/10/17	6/1/00
ALL COUNTIES	National Affordable Housing Trust	3	2335 North Bank Drive	Columbus	OH	43220	(614) 451-9929	Robert Snow	rsnow@nahtt.org	(614) 451-3370	Local, regional, national public agency		5/24/17	6/1/00
SAN DIEGO	San Diego Co. Dept. of Housing & Cmty Development	3	3989 Ruffin Road	San Diego	CA	92123	(858) 694-4805	Alfredo Ybarra	aybarra@co.san-diego.ca.us	(858) 694-4871	Local, regional, national nonprofit org.	X		9/19/00
ALL COUNTIES	California Housing Partnership Corporation	2	369 Pine Street, Suite 300	San Francisco	CA	94104	(415) 433-6804	Matt Schwartz	mschwartz@chp.net	(415) 433-6805	Local, regional, public agency	X	8/14/14	10/23/00
ALL COUNTIES	Solari Enterprises, Inc.	3	1544 W. Yale Ave	Orange	CA	92867	(714) 282-2520	Bruce Solari	bsolari@solari-ent.com	(714) 282-2521	Profit-motivated individual or organization		5/24/17	12/29/00
LOS ANGELES	Southern California Presbyterian Homes	2	516 Burchett St	Glendale	CA	91203	(818) 247-0420	Jacqueline A Seegobm		(818) 247-0420	Local, regional, national public agency	X	8/14/14	12/29/00
RIVERSIDE	Southern California Presbyterian Homes		516 Burchett St	Glendale	CA	91203	(818) 247-0420	Jacqueline A Seegobm		(818) 247-0420	Local, regional, national public agency	X	8/14/14	12/29/00
SAN BERNARDINO	Southern California Presbyterian Homes		516 Burchett St	Glendale	CA	91203	(818) 247-0420	Jacqueline A Seegobm		(818) 247-0420	Local, regional, national public agency	X	8/14/14	12/29/00
ALL COUNTIES	Mercy Housing, Inc.	3	1999 Broadway, Suite 1000	Denver	CO	80202	303-830-3300	Janet Gaf	info@mercyhousing.org	(303) 830-3301	Local, regional, national public agency		5/24/17	1/17/01
ALL COUNTIES	California Community Reinvestment Corp.	2	100 West Broadway Ste. 1000	Glendale	CA	91210	818-844-4951	David Saltzman	david.saltzman@e-ccrc.org	(818) 550-9806	Local, regional, national nonprofit org.	X	5/23/17	1/18/01
FRESNO	The East Los Angeles Community Union (TELACU)	2	1248 Goodrich Blvd.	Los Angeles	CA	90022	(323) 838-8556	Jasmine Borrego	frmreception@telacu.com	(323) 838-0548	Local, regional, national public agency	X	8/14/14	1/29/01
KERN	The East Los Angeles Community Union (TELACU)		1248 Goodrich Blvd.	Los Angeles	CA	90022	(323) 838-8556	Jasmine Borrego	frmreception@telacu.com	(323) 838-0548	Local, regional, national public agency	X	8/14/14	1/29/01
LOS ANGELES	The East Los Angeles Community Union (TELACU)		1248 Goodrich Blvd.	Los Angeles	CA	90022	(323) 838-8556	Jasmine Borrego	frmreception@telacu.com	(323) 838-0548	Local, regional, national public agency	X	8/14/14	1/29/01
RIVERSIDE	The East Los Angeles Community Union (TELACU)		1248 Goodrich Blvd.	Los Angeles	CA	90022	(323) 838-8556	Jasmine Borrego	frmreception@telacu.com	(323) 838-0548	Local, regional, national public agency	X	8/14/14	1/29/01
SAN BERNARDINO	The East Los Angeles Community Union (TELACU)		1248 Goodrich Blvd.	Los Angeles	CA	90022	(323) 838-8556	Jasmine Borrego	frmreception@telacu.com	(323) 838-0548	Local, regional, national public agency	X	8/14/14	1/29/01
SAN DIEGO	The East Los Angeles Community Union (TELACU)		1248 Goodrich Blvd.	Los Angeles	CA	90022	(323) 838-8556	Jasmine Borrego	frmreception@telacu.com	(323) 838-0548	Local, regional, national public agency	X	8/14/14	1/29/01
ALAMEDA	Christian Church Homes of Northern California, Inc.	3	303 Hegenberger Road, Ste. 201	Oakland	CA	94621	(510) 632-6712	William F. Pickel	bpickel@cchnc.org	(510) 632-6755	Local, regional, national public agency		5/9/17	2/6/01
ALL COUNTIES	Goldrich & Kest Industries, LLC	2	5150 Overland Avenue	Culver City	CA	90230	(310) 204-2050	Carole Glodney	Carole@Gkind.com	(310) 280-5767	Profit-motivated individual or organization	X	8/14/14	4/25/01
LOS ANGELES	LTSC Community Development Corporation	2	231 East Third Street, Ste. G 106	Los Angeles	CA	90013	(213) 473-1606	Takao Suzuki	tsuzuki@ltsc.org	(213) 473-1681	Local, regional, national nonprofit org.	X	8/14/14	4/25/01
ALL COUNTIES	East Los Angeles Community Corporation	3	530 South Boyle Avenue	Los Angeles	CA	90033	(323) 269-4214	Ernesto Espinoza		(323) 261-1065	Local, regional, national nonprofit org.	X	12/24/10	7/13/01
LOS ANGELES	Nexus for Affordable Housing	2	1572 N. Main Street	Orange	CA	92867	(714) 282-2520	Bruce Solari	bruce@solari-ent.com	(714) 282-2521	Local, regional, national nonprofit org.	X	8/14/14	7/13/01
ORANGE	Nexus for Affordable Housing		1572 N. Main Street	Orange	CA	92867	(714) 282-2520	Bruce Solari	bruce@solari-ent.com	(714) 282-2521	Local, regional, national nonprofit org.	X	8/14/14	7/13/01
RIVERSIDE	Nexus for Affordable Housing		1572 N. Main Street	Orange	CA	92867	(714) 282-2520	Bruce Solari	bruce@solari-ent.com	(714) 282-2521	Local, regional, national nonprofit org.	X	8/14/14	7/13/01
SAN BERNARDINO	Nexus for Affordable Housing		1572 N. Main Street	Orange	CA	92867	(714) 282-2520	Bruce Solari	bruce@solari-ent.com	(714) 282-2521	Local, regional, national nonprofit org.	X	8/14/14	7/13/01
SAN DIEGO	Nexus for Affordable Housing		1572 N. Main Street	Orange	CA	92867	(714) 282-2520	Bruce Solari	bruce@solari-ent.com	(714) 282-2521	Local, regional, national nonprofit org.	X	8/14/14	7/13/01
SANTA BARBARA	Nexus for Affordable Housing		1572 N. Main Street	Orange	CA	92867	(714) 282-2520	Bruce Solari	bruce@solari-ent.com	(714) 282-2521	Local, regional, national nonprofit org.	X	8/14/14	7/13/01
VENTURA	Nexus for Affordable Housing		1572 N. Main Street	Orange	CA	92867	(714) 282-2520	Bruce Solari	bruce@solari-ent.com	(714) 282-2521	Local, regional, national nonprofit org.	X	8/14/14	7/13/01
SACRAMENTO	Norwood Family Housing	3	630 I Street, Second Floor	Sacramento	CA	95814	(916) 440-1328	Darren Bobrowsky	dbobrowsky@shra.org	(916) 442-6736	Local, regional, national nonprofit org.	X		1/9/02
ALL COUNTIES	Bayside Communities	3	1990 North California Blvd., Ste. 1070	Walnut Creek	CA	94596	(925) 482-9406	Basil Rallis	brallis@baysidecommunities.com	(510) 891-9004	Profit-motivated individual or organization	X	5/10/17	9/10/02
ALL COUNTIES	Newport Development, LLC	3	9 Cushing, Ste. 200	Irvine	CA	92618	(949) 923-7812	Warren Allen	wallen@newportpartners.com	(949) 585-0449	Profit-motivated individual or organization	X	5/24/17	9/10/02
ALL COUNTIES	Mercy Housing California	3	1360 Mission St., Suite 300	San Francisco	CA	94103	213-743-5830	Ed Holder	eholder@mercyhousing.org	(415) 553-6373	Local, regional, national nonprofit org.	X	5/24/17	12/9/02
ALL COUNTIES	KDF Communities, LLC	3	1301 Dove St., Suite 720	Newport Beach	CA	92660	(949) 622-1888	John Bernard		(949) 851-1819	Profit-motivated individual or organization		5/23/17	12/13/02
SONOMA	Divine Senior Apartments	3	P.O. Box 148	Occidental	CA	95465	(707) 874-3538	Richard W. Blanz		(707) 874-3538	Local, regional, national nonprofit org.	X		5/29/03
ALL COUNTIES	California Human Development Corporation	2	3315 Airway Drive	Santa Rosa	CA	95403	(707) 521-4788	John M. Way	CaliforniaHumanDevelopment.org	(707) 523-3776	Local, regional, national nonprofit org.	X	8/14/14	6/30/03
ALL COUNTIES	Reiner Communities LLC	3	100 Spectrum Center Dr. Suite 830	Irvine	CA	92618	(949) 753-0555	Dylan Feliciano	df@reinerllc.com		Profit-motivated individual or organization	X	5/16/17	6/30/03
ALL COUNTIES	Petaluma Ecumenical Properties Inc.		1400 Caulfield Lane	Petaluma	CA	94954	(707) 762-2336	Vera R. Ciammetti	gen@pephousing.org	(707) 762-4657	Local, regional, national nonprofit org.		5/10/17	8/19/03
ALL COUNTIES	The John Stewert Company	3	1388 Sutter St., 11th Floor	San Francisco	CA	94109	(415) 345-4400	Margaret Miller	mmiller@jsw.net	(415) 614-9175	State-wide, for-profit	X	5/24/17	8/19/03
ALL COUNTIES	William G. Ayyad, Inc.	3	9252 Chesepeake Dr., Suite 100	San Diego	CA	92123	(858) 244-0900 *4	Rebecca Ayyad	rayyad@sutgi.net	(858) 244-0909	Profit-motivated individual or organization		5/24/17	8/19/03
MENDOCINO	CDC of Mendocino County	2	1076 North State Street	Ukiah	CA	95482	(707) 463-5462	Todd Crabtree	crabtret@cdchousing.org	(707) 463-4188	Public housing authority		2/26/14	8/25/03
SONOMA	Sonoma County Community Development Commission	2	1440 Guerneville Road	Santa Rosa	CA	95403	(707) 565-7901	Nick Stewart	Nick.Stewart@sonoma-county.org				8/14/14	9/8/03
ALL COUNTIES	Linc Housing Corporation	2	100 Pine Avenue, # 500	Long Beach	CA	90802	(562) 684-1100	Sid Paul		(562) 684-1137			8/14/14	9/15/03
LOS ANGELES	Francis R. Hardy, Jr.	3	2735 W. 94th Street	Inglewood	CA	90305	(323) 756-6533	Francis R. Hardy, Jr.		(323) 756-6533				9/18/03
ALL COUNTIES	Domus Development, LLC	2	594 Howard St., Ste 204	San Francisco	CA	94105	(415) 856-0010	Meea Kang		(415) 856-0264		X	8/14/14	2/4/04
ALL COUNTIES	BUILD Leadership Development, Inc.	3	P.O. Box 9414	Newport Beach	CA	92658	(877) 644-9422	Tracy Green		(949) 719-9711	Local, regional, national nonprofit org.		5/16/17	2/4/04
ALL COUNTIES	Skyline Real Estate Development & Acquisitions, Inc.	3	P.O. Box 7613	Newport Beach	CA	92658	(949) 293-4705	Lynn Miller	skylinerealestate@cox.net	(949) 719-9711	Profit-motivated individual or organization		5/24/17	2/4/04
LOS ANGELES	A Community of Friends		9 Cushing, Ste. 200	Irvine	CA	92618	(415) 856-0010	Meea Kang	meea@domusd.com	(415) 856-0264		X	8/27/13	2/4/04
ALL COUNTIES	MBK Management Corporation	3	23586 Calabasas Road, Ste. 100	Calabasas	CA	91302	(818) 444-2100 ext. 25	Jessica Robbins	jrobbins@mbkmgmt.com	(818) 337-7578		X	5/23/17	3/4/04

County	Organization	code	Address	City	ST	Zip	Phone Number	Contact Person	E-Mail Address	FAX Number	Type of Organization	Confirm	Date Revised	List Added
ALL COUNTIES	Cabouchon Properties, LLC	3	Pier 9, Suite 114	San Francisco	CA	94111	(415) 433-2000	Susan Terrado		(415) 433-2000			5/23/17	4/28/04
ALL COUNTIES	Maximus Properties, LLC	3	23586 Calabasas Road, Ste. 103	Calabasas	CA	91302	(818)449-4004	Jeffrey S. McGuire	jmcguire@remax.net	(818) 449-4004			5/23/17	4/28/04
ALL COUNTIES	Squier Properties, LLC	3	1157 Lake Street	Venice	CA	90291	(310) 418-6389	Scott Richards√	gsquier@earthlink.net	(310) 418-6389	Profit-motivated individual or organization		5/24/17	4/28/04
LOS ANGELES	Many Mansions, Inc.	3	1459 E. Thousand Oaks Blvd.,Ste.C	Thousand Oaks	CA	91362	(805) 496-4948	Neil McGuffin	danhardy@west.net	(805) 496-4948	Local, regional, national nonprofit org.	X		4/28/04
LOS ANGELES	Winnetka King, LLC	3	23586 Calabasas Road, Ste. 100	Los Angeles	CA	91302	(818) 222-2800	Rick Macaya		(818) 222-2800				4/28/04
SANTA BARBARA	Many Mansions, Inc.		1459 E. Thousand Oaks Blvd.,Ste.C	Thousand Oaks	CA	91362	(805) 496-4948	Neil McGuffin		(805) 496-4948				4/28/04
VENTURA	Many Mansions, Inc.		1459 E. Thousand Oaks Blvd.,Ste.C	Thousand Oaks	CA	91362	(805) 496-4948	Neil McGuffin	danhardy@west.net	(805) 496-4948	Local, regional, national nonprofit org.	X		4/28/04
ALL COUNTIES	Creative Housing Coalition	3	4612 Alta Canyada Road	La Canada	CA	91011	(805) 736-9342	Jane Anderson		(805) 736-9342			5/23/17	5/19/04
ALL COUNTIES	Fallbrook Capital Corporation	3	6700 Fallbrook Avenue, #111	West Hills	CA	91307	(818) 712-6931	Brandt Blaken		(818) 712-6931			5/23/17	6/1/04
LOS ANGELES	Los Angeles Housing & Community Invest Dept	2	1200 W.7th Street, 9th Floor	Los Angeles	CA	90017	(213) 808-8654	Franklin Campos	fcampos@lahd.lacity.org	(213) 808-8999		X	8/14/14	3/15/05
ALL COUNTIES	West Bay Housing Corporation	3	1390 Market Street, Ste. 405	San Francisco	CA	94102	(415) 618-0012	Bill Pickel		(415) 618-0228		X	9/25/12	4/6/05
SAN DIEGO	A Community of Friends		1390 Market Street, Ste. 405	San Francisco	CA	94102	(415) 618-0012	Bill Pickel		(415) 618-0228		X	9/25/12	4/6/05
ALAMEDA	Northern California Land Trust, Inc.	2	3122 Shattuck Avenue	Berkeley	CA	94705	(510) 548-7878	Erin Coyle	erin.coyle@nclt.org	(510) 548-7562		X	8/14/14	6/10/05
CONTRA COSTA	Northern California Land Trust, Inc.		3122 Shattuck Avenue	Berkeley	CA	94705	(510) 548-7878			(510) 548-7562		X	8/14/14	6/10/05
LOS ANGELES	Orange Housing Development Corporation	3	414 E. Chapman Avenue	Orange	CA	92866	(714) 288-7600	Todd Cottle		(714) 242-2092		X		6/10/05
MARIN	Northern California Land Trust, Inc.		3122 Shattuck Avenue	Berkeley	CA	94705	(510) 548-7878			(510) 548-7562		X	8/14/14	6/10/05
ORANGE	Orange Housing Development Corporation		414 E. Chapman Avenue	Orange	CA	92866	(714) 288-7600	Todd Cottle		(714) 242-2092		X		6/10/05
RIVERSIDE	Orange Housing Development Corporation		414 E. Chapman Avenue	Orange	CA	92866	(714) 288-7600x 25	Todd Cottle		(714) 242-2092		X		6/10/05
SAN BERNARDINO	Orange Housing Development Corporation		414 E. Chapman Avenue	Orange	CA	92866	(714) 288-7600	Todd Cottle		(714) 242-2092		X		6/10/05
SAN DIEGO	Orange Housing Development Corporation		414 E. Chapman Avenue	Orange	CA	92866	(714) 288-7600	Todd Cottle		(714) 242-2092		X		6/10/05
SAN FRANCISCO	Northern California Land Trust, Inc.		3122 Shattuck Avenue	Berkeley	CA	94705	(510) 548-7878			(510) 548-7562		X	8/14/14	6/10/05
SAN MATEO	Northern California Land Trust, Inc.		3122 Shattuck Avenue	Berkeley	CA	94705	(510) 548-7878			(510) 548-7562		X	8/14/14	6/10/05
ORANGE	Riverside Chartable Corporation	2	3803 E. Casselle Ave	Orange	CA	92869	(714) 628-1650	Kenneth S. Robertson		(714) 628-1657			8/14/14	9/2/05
LOS ANGELES	Home and Community	3	2425 Riverside Place	Los Angeles	CA	90039	(213) 910-9738	Sabrina Williams		(213) 913-5819				11/28/05
ALL COUNTIES	Wakeland Housing & Development Corporation	3	1230 Columbia St. Ste. 950	San Diego	CA	92101	(619) 326-6215	Tim Wray		(619) 235-5386		X	5/24/17	12/27/05
LOS ANGELES	Hart Community Homes	3	2807 E. Lincoln Ave	Anaheim	CA	92086	(714) 630-1007	William Hart		(714) 630-3714		X		12/27/05
ORANGE	Hart Community Homes		2807 E. Lincoln Ave	Anaheim	CA	92086	(714) 630-1007	William Hart		(714) 630-3714		X		12/27/05
KERN	Keller & Company	3	4309 Argos Drive	San Diego	CA	92116		Chad Keller		(619) 795-7151			6/14/17	2/8/06
KERN	Poker Flats LLC	3	1726 Webster	Los Angeles	CA	90026		Jennifer B. Luria		(323) 661-2936			6/14/17	2/8/06
LOS ANGELES	Keller & Company		4309 Argos Drive	San Diego	CA	92116		Chad Keller		(619) 795-7151				2/8/06
LOS ANGELES	Poker Flats LLC		1726 Webster	Los Angeles	CA	90026		Jennifer B. Luria		(323) 661-2936				2/8/06
ORANGE	Keller & Company		4309 Argos Drive	San Diego	CA	92116		Chad Keller		(619) 795-7151				2/8/06
ORANGE	Poker Flats LLC		1726 Webster	Los Angeles	CA	90026		Jennifer B. Luria		(323) 661-2936				2/8/06
RIVERSIDE	Keller & Company		4309 Argos Drive	San Diego	CA	92116		Chad Keller		(619) 795-7151				2/8/06
RIVERSIDE	Poker Flats LLC		1726 Webster	Los Angeles	CA	90026		Jennifer B. Luria		(323) 661-2936				2/8/06
SAN BERNARDINO	Keller & Company		4309 Argos Drive	San Diego	CA	92116		Chad Keller		(619) 795-7151				2/8/06
SAN BERNARDINO	Poker Flats LLC		1726 Webster	Los Angeles	CA	90026		Jennifer B. Luria		(323) 661-2936				2/8/06
SAN DIEGO	Keller & Company		4309 Argos Drive	San Diego	CA	92116		Chad Keller		(619) 795-7151				2/8/06
SAN DIEGO	Poker Flats LLC		1726 Webster	Los Angeles	CA	90026		Jennifer B. Luria		(323) 661-2936				2/8/06
ALL COUNTIES	Hampstead Development Group, Inc.	3	3413 30th Street	San Diego	CA	92104	(619) 543-4200	Chris Foster		(619) 543-4220		X	8/24/11	5/5/06
KERN	Housing Authority of the County of Kern	2	601 24th Street	Bakersfield	CA	93301	(661) 631-8500	Stephen M. Pelz		(661) 631-9500			8/14/14	5/5/06
SANTA CRUZ	Housing Authority of the County of Santa Cruz	2	2931 Mission Street	Santa Cruz	CA	95060	(831) 454-5901	Ken Cole					8/14/14	5/5/06
LOS ANGELES	Coalition for Economic Survival	3	514 Shatto Place, Suite 270	Los Angeles	CA	90020	(213) 252-4411	Alison Dickson		(213) 252-4422		X		6/8/06
ORANGE	Coalition for Economic Survival		514 Shatto Place, Suite 270	Los Angeles	CA	90020	(213) 252-4411	Alison Dickson		(213) 252-4422		X		6/8/06
RIVERSIDE	Coalition for Economic Survival		514 Shatto Place, Suite 270	Los Angeles	CA	90020	(213) 252-4411	Alison Dickson		(213) 252-4422		X		6/8/06
SAN BERNARDINO	Coalition for Economic Survival		514 Shatto Place, Suite 270	Los Angeles	CA	90020	(213) 252-4411	Alison Dickson		(213) 252-4422		X		6/8/06
VENTURA	Coalition for Economic Survival		514 Shatto Place, Suite 270	Los Angeles	CA	90020	(213) 252-4411	Alison Dickson		(213) 252-4422		X		6/8/06
ALL COUNTIES	A. F. Evans Development, Inc.		4305 Univeristy Ave. Suite 550	San Diego	CA	92105	(619) 282-6647	Anne Wilson		(619) 282-4145		X	1/26/12	10/11/06
ALL COUNTIES	California Coalition for Rural Housing	3	717 K Street, Suite 400	Sacramento	CA	95814	(916) 443-4448	Alicia Sebastian	alicia@calruralhousing.org	(916) 447-0458		X	5/23/17	10/11/06

County	Organization	code	Address	City	ST	Zip	Phone Number	Contact Person	E-Mail Address	FAX Number	Type of Organization	Confirm	Date Revised	List Added
ALL COUNTIES	Chelsea Investment Corporation	3	725 South Coast Highway 101	Encinitas	CA	92024	(760) 456-6000	Jim Schmid		(760) 456-6001			5/23/17	10/11/06
ALL COUNTIES	Corporation for Better Housing	3	15303 Ventura Blvd., Suite 1100	Sherman Oaks	CA	91403	(818) 905-2430	Mary Silverstein		(818) 905-2440			5/23/17	10/11/06
ALL COUNTIES	Community HousingWorks	2	2815 Camino Del Rio South, Ste. 350	San Diego	CA	92108	(619) 858-9031	Daniel Marcus	dmarcus@chworks.org	(619) 282-4145	Local, regional, national nonprofit organization	X	5/7/18	10/11/06
IMPERIAL	Calexico Community Action Council Inc.	3	2306 M.L. King	Calexico	CA	92231	(760) 357-2995	Steve F. Rivera		(760) 357-2923			6/14/17	10/11/06
LOS ANGELES	Clifford Beers Housing, Inc.	3	1200 Wilshire Blvd. Ste. 205	Los Angeles	CA	90017		James Bonar		(213) 316-0111		X		5/3/07
ALL COUNTIES	USA Properties Fund	3	2440 Professional Drive	Roseville	CA	95661	(916) 773-5866	Geoffrey C. Brown		(916) 773-5866			5/24/17	7/12/07
CONTRA COSTA	City of Walnut Creek	2	1666 N. Main Street	Walnut Creek	CA	94596	(925) 943-5899	Laura Simpson	Simpson@walnut-creek.org	(925) 256-3500		X	2/26/14	9/11/07
ALL COUNTIES	Bank of America, N.A.	3	555 California St., 6th Floor	San Francisco	CA	94104	(415) 953-2631	Gabriel Speyer		(415) 622-1671			5/16/17	12/4/07
ALL COUNTIES	Fairfield Residential LLC	3	5510 Morehouse Drive, Suite 200	San Diego	CA	92121	(858) 824-6406	Paul Kudirka	pkudirka@ffres.com	(858) 635-8606			5/23/17	12/4/07
MONTEREY	CHISPA Inc.	3	295 Main Street, Suite 100	Salinas	CA	93901	(831) 757-6251	Normond V. Kolpin		(831) 757-7537				5/29/08
ALL COUNTIES	Allied Pacific Development, LLC	3	169 Saxony Road, Suite 103	Encinitas	CA	92024	(760) 557-1480			(760) 557-1480		X		5/27/10
ALL COUNTIES	Belveron Real Estate Partners, LLC	3	268 Bush St., #3534	San Francisco	CA	94104	(415) 273-6801			(415) 520-5688		X		5/27/10
DEL NORTE	Humboldt Bay Housing Development Corporation	2	PO Box 4655	Arcata	CA	95518	(707) 826-7312	Bonnie Hughes	bhughes@housinghumboldt.org	(707) 826-7319		X	8/14/14	5/27/10
HUMBOLDT	Humboldt Bay Housing Development Corporation (DBA Housing Humboldt)		PO Box 4655	Arcata	CA	95518	(707) 826-7312	Elizabeth Matsumoto	lmatsumoto@housinghumboldt.org	(707) 826-7319	Local, regional non-profit	X	8/14/14	5/27/10
ALL COUNTIES	Richman Group of California, LLC.	3	21520 Yorba Linda Blvd, Suite G-548	Yorba Linda	CA	92887	(714) 837-6138	Pamela Mikus	MikusP@therichmangroup.com			X		5/28/10
ALL COUNTIES	Renaissance Housing Communities	3	110 Pacific Avenue, Suite 292	San Francisco	CA	94111	(415)0419-4027	David Silver		(415) 789-448		X		8/9/10
ALAMEDA	Alameda County Allied Housing Program	3	224 W. Winton Avenue, Room 108	Hayward	CA	94541	(510) 670-5404	Linda Gardiner	linda.gardiner@ac.gov.org	(510) 670-6378	Local, regional, national nonprofit org.		5/9/17	9/27/10
ALL COUNTIES	Mesa Realty Advisors	3	56 Cbana Blanca	Henderson	NV	89012	(310) 213-5310	Rick W. Toney				X	9/25/12	9/27/10
CONTRA COSTA	Alameda County Allied Housing Program		224 W. Winton Avenue, Room 108	Hayward	CA	94541	(510) 670-5404			(510) 670-6378	Local, regional, national nonprofit org.	X	9/27/10	9/27/10
LOS ANGELES	CSI Support & Development Services	3	201 E. Huntington Drive	Monrovia	CA	91016	(626) 599-8464	Isa Woods		(626) 599-8463		X		9/27/10
ORANGE	A Community of Friends		56 Cbana Blanca	Henderson	NV	89012	(310) 213-5310	Rick W. Toney				X	9/25/12	9/27/10
ORANGE	CSI Support & Development Services		201 E. Huntington Drive	Monrovia	CA	91016	(626) 599-8464	Isa Woods		(626) 599-8463		X		9/27/10
RIVERSIDE	CSI Support & Development Services		201 E. Huntington Drive	Monrovia	CA	91016	(626) 599-8464	Isa Woods		(626) 599-8463		X		9/27/10
SAN BERNARDINO	CSI Support & Development Services		201 E. Huntington Drive	Monrovia	CA	91016	(626) 599-8464	Isa Woods		(626) 599-8463		X		9/27/10
ALL COUNTIES	California Commercial Investment Group	3	4530 E. Thousand Oaks Blvd., Ste. 100	Westlake Village	CA	91362	(805) 495-8400			(805) 495-5471		X	8/14/14	12/24/10
ALL COUNTIES	Dawson Holdings, Inc.	2	300 Turney Street, 2nd Floor	Sausalito	CA	94965	(801) 244-6658	Tim Fluetsch		(801) 733-6116		X	8/14/14	12/24/10
ALL COUNTIES	WNC Community Preservation Partners, LLC	3	17782 Sky Park Circle	Irvine	CA	92620	(714) 662-5565			(714) 662-4412		X		3/3/11
AMADOR	Mutual Housing California	2	8001 Fruitridge Road, Suite A	Sacramento	CA	95820	(916) 453-8400	Rachel Isskow	rachel@mutualhousing.com	(916) 453-8401	Local, regional, national public agency	x	4/21/16	3/3/11
SOLANO	Mutual Housing California	2	8001 Fruitridge Road, Suite A	Sacramento	CA	95820	(916) 453-8400	Holly Wunder Stiles	holly@mutualhousing.com			x	8/14/14	3/3/11
ALAMEDA	ROEM Development Corporation	3	1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
BUTTE	ROEM Development Corporation		1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600 Ext 17	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
CONTRA COSTA	ROEM Development Corporation		1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600 Ext 17	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
EL DORADO	ROEM Development Corporation		1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600 Ext 17	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
FRESNO	ROEM Development Corporation		1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600 Ext 17	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
IMPERIAL	ROEM Development Corporation		1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600 Ext 17	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
KERN	ROEM Development Corporation		1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600 Ext 17	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
KINGS	ROEM Development Corporation		1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600 Ext 17	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
LOS ANGELES	ROEM Development Corporation		1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600 Ext 17	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
MADERA	ROEM Development Corporation		1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600 Ext 17	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
MENDOCINO	ROEM Development Corporation		1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600 Ext 17	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
MERCED	ROEM Development Corporation		1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600 Ext 17	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
MONTEREY	ROEM Development Corporation		1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600 Ext 17	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
ORANGE	ROEM Development Corporation		1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600 Ext 17	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
PLACER	ROEM Development Corporation		1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600 Ext 17	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
RIVERSIDE	ROEM Development Corporation		1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600 Ext 17	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
SACRAMENTO	ROEM Development Corporation		1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600 Ext 17	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
SAN BENITO	ROEM Development Corporation		1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600 Ext 17	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
SAN BERNARDINO	ROEM Development Corporation		1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600 Ext 17	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
SAN DIEGO	ROEM Development Corporation		1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600 Ext 17	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11

County	Organization	code	Address	City	ST	Zip	Phone Number	Contact Person	E-Mail Address	FAX Number	Type of Organization	Confirm	Date Revised	List Added
SAN FRANCISCO	ROEM Development Corporation		1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600 Ext 17	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
SAN JOAQUIN	ROEM Development Corporation		1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600 Ext 17	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
SAN LUIS OBISPO	ROEM Development Corporation		1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600 Ext 17	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
SAN MATEO	ROEM Development Corporation		1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600 Ext 17	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
SANTA BARBARA	ROEM Development Corporation		1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600 Ext 17	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
SANTA CLARA	ROEM Development Corporation		1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600 Ext 17	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
SANTA CRUZ	ROEM Development Corporation		1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600 Ext 17	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
STANISLAUS	ROEM Development Corporation		1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600 Ext 17	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
TULARE	ROEM Development Corporation		1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600 Ext 17	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
VENTURA	ROEM Development Corporation		1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600 Ext 17	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
KERN	Abbey Road Inc.		15305 Rayen Street	North Hills	CA	91343	(818) 332-8008	Jonathon Dilworth		(818) 332-8101			6/14/17	3/28/12
LOS ANGELES	Abbey Road Inc.		15305 Rayen Street	North Hills	CA	91343	(818) 332-8008	Jonathon Dilworth		(818) 332-8101		X	6/14/17	3/28/12
NAPA	SWJ Housing	3	PO Box 815	Sebastopol	CA	95473	(707) 823-9884	Scott Johnson		(707) 634-1422		X	8/14/14	3/28/12
ORANGE	City of Newport Beach	3	100 Civic Center Drive	Newport Beach	CA	92660	(949) 644-3221	Melinda Whelan				X	8/14/14	3/28/12
ORANGE	Abbey Road Inc.		15305 Rayen Street	North Hills	CA	91343	(818) 332-8008	Jonathon Dilworth		(818) 332-8101		X	6/14/17	3/28/12
SAN BERNARDINO	Abbey Road Inc.		15305 Rayen Street	North Hills	CA	91343	(818) 332-8008	Jonathon Dilworth		(818) 332-8101		X	6/14/17	3/28/12
SOLANO	SWJ Housing	3	PO Box 815	Sebastopol	CA	95473	(707) 823-9884	Scott Johnson		(707) 634-1422		X	8/14/14	3/28/12
SONOMA	SWJ Housing	3	PO Box 815	Sebastopol	CA	95473	(707) 823-9884	Scott Johnson		(707) 634-1422		X	8/14/14	3/28/12
VENTURA	Abbey Road Inc.		15305 Rayen Street	North Hills	CA	91343	(818) 332-8008	Jonathon Dilworth		(818) 332-8101		X	6/14/17	3/28/12
ALL COUNTIES	Preservation Partners Development	2	21515 Hawthorne Blvd. Suite 125	Torrance	CA	90503	(310) 802-6681	Chuck Treatch	Chuck@preservationpartners.org	(310) 802-6680	A California limited partnership, for-profit	X	8/14/14	1/16/13
ALL COUNTIES	Berkadia	2	823 Colby Drive	Davis	CA	95616	(916) 769-7768	Al R Inouye	AlInouye@inouyeapartments.com			X	8/1/16	2/26/14
ORANGE	Jamboree Housing Corporation		17701 Cowan Ave, #200	Irvine	CA	92614	(949) 214-2395	Roger Kinoshita	rkinoshita@jamboreehousing.com	(949)214-2395	Local, region, national, nonprofit org		4/22/16	4/22/16
ALL COUNTIES	American Community Developers, Inc.		20250 Harper Avenue	Detroit	MI	48225	(313) 884-0722	Derek M. Skrzynski	derek@acdmail.com	(313) 884-0722	Profit-motivated individual or organization	X	9/2/16	9/2/16
ALL COUNTIES	Highland Property Development, LLC		250 W. Colorado Bv. Suite 210	Arcadia	CA	91007	(626) 698-6357	Paul Patierno	p.patierno@highlandcompanies.com	(626) 698-6365	Profit-motivated individual or organization			9/27/16
ALL COUNTIES	GAL Affordable LP		250 W. Colorado Bv. Suite 210	Arcadia	CA	91007	(626) 698-6357	Paul Patierno		(626) 698-6365	Profit-motivated individual or organization			10/24/16
ALL COUNTIES	Eden Housing, Inc.		22645 Grand Street	Hayward	CA	94541	(510) 582-1460	Andrea Osgood	aosgood@edenhousing.org	(510) 582-6523	Local, regional, national nonprofit org.	X		11/8/16
LOS ANGELES	Innovative Housing Opportunities, Inc.		19772 Macarthur Bv., Ste. 110	Irvine	CA	92612	(949) 863-9740	Patricia Whitaker		(949) 863-9746	Local, regional, national nonprofit org.	X		4/6/17
ORANGE	Innovative Housing Opportunities, Inc.		19772 Macarthur Bv., Ste. 110	Irvine	CA	92612	(949) 863-9740	Patricia Whitaker		(949) 863-9746	Local, regional, national nonprofit org.	X		4/6/17
RIVERSIDE	Innovative Housing Opportunities, Inc.		19772 Macarthur Bv., Ste. 110	Irvine	CA	92612	(949) 863-9740	Patricia Whitaker		(949) 863-9746	Local, regional, national nonprofit org.	X		4/6/17
SAN BERNARDINO	Innovative Housing Opportunities, Inc.		19772 Macarthur Bv., Ste. 110	Irvine	CA	92612	(949) 863-9740	Patricia Whitaker		(949) 863-9746	Local, regional, national nonprofit org.	X		4/6/17
VENTURA	Innovative Housing Opportunities, Inc.		19772 Macarthur Bv., Ste. 110	Irvine	CA	92612	(949) 863-9740	Patricia Whitaker		(949) 863-9746	Local, regional, national nonprofit org.	X		4/6/17
SAN DIEGO	Innovative Housing Opportunities, Inc.		19772 Macarthur Bv., Ste. 110	Irvine	CA	92612	(949) 863-9740	Patricia Whitaker		(949) 863-9746	Local, regional, national nonprofit org.	X		4/7/17
ALL COUNTIES	Lincoln Avenue Capitol, LLC		680 5th Avenue, 17th Floor	New York	NY	10019	(646) 585-5524	Andrew Mika	andrew@lincolnavecap.com		Profit-motivated individual or organization	X	8/30/19	5/3/17
LOS ANGELES	Community Development Commission		700 W. Main Street	Los Angeles	CA	91801	(626) 586-1812	Larry Newnam	larry.newnam@lacdc.org	(626) 943-3815	Loca., regional, national public agency		11/6/17	8/17/17
FRESNO	Self-Help Enterprises		8445 W. Elowin Court/P.O. Box 6520	Visalia	CA	93290	(559) 802-1620	Thomas J. Collishaw	tomc@selfhelpenterprises.org	(559) 651-3634	Local, regional, national nonprofit org.		4/10/18	4/10/18
ALL COUNTIES	Colrich Multifamily Investments, LLC		444 West Beach St.	San Diego	CA	92101	(858) 490-2300	Danny Gabriel	dannyg@colrich.com	(858) 490-0264	Profit-motivated individual or organization			4/16/18
ALL COUNTIES	Standard Property Company, INC. (DBA Standard Communities)		1901 Avenue of the Stars, Suite 395	Los Angeles	CA	90067	(310) 553-5711	Brad Martinson	bmartinson@standard-companies.com	(310) 551-1666	Profit-motivated individual or organization			6/4/18
ALL COUNTIES	Jonathon Rose Companies		551 Fifth Ave, 23rd Floor	New York	NY	10176	(917) 542-3600	Nathan Taft	nathan@rosecompanies.com	(917) 542-3601	Profit-motivated individual or organization			6/27/18
ALL COUNTIES	JEMCOR Development Partners		1700 El Camino Real Suite #400	Sna Mateo	CA	94402	(415) 941-5847	Michael McDermott	mmcdermott@jemcorpartners.com		Profit-motivated individual or organization			8/8/18
ALL COUNTIES	Catalyst Housing Group, LLC		21 Ward Street, Suite 2	Larkspur	CA	94939	(415) 205-4702	Jordan Moss	Jordan@CatalystHousing.com		Profit-motivated individual or organization			12/11/18
LOS ANGELES	Los Angeles County Development Authority		700 W. Main Street	Alhambra	CA	91801	(626) 586-1816	KeAndra Cylear-Dodds	keandra.cylear-dodds@lacda.org		Local, regional, national public agency			4/18/19
ALL COUNTIES	Veritas Urban Properties LLC		2050 Hancock Street, Suite B	San Diego	CA	92110	(619) 746-5191	Gilman Bishop	gbishop@bishopventures.com		Profit-motivated individual or organization			4/24/19
LOS ANGELES	Santa Fe Art Colony Tenants Association		2415 S. Sante Fe Avenue, Unit 2	Los Angeles	CA	90058	(310) 663-6665	Sylvia Tidwell	sylvia@sylviatidwell.net		Tenants' Association			5/2/19
SANTA CLARA	Silicon Valley at Home		350 West Julian Street, Building 5	San Jose	CA	95110	(669) 254-1009	Mathew Reed	mathew@siliconvalleyathome.org		Local, regional, national nonprofit org.			7/10/19
LOS ANGELES	San Gabriel Valley Habitat for Humanity, Inc.		400 S Irwindale Ave	Azusa	CA	91702	(626) 709-3277	Mark Van Lue	mvanlue@sgvhabitat.org		Local, regional, national nonprofit org.			8/12/2019

APPENDIX B: HOUSING ELEMENT SITES INVENTORY (PARCEL LIST)

Table B-1: Housing Element Sites Inventory - Sites Already Suitably Zoned

Opp Area	Site Address/Intersection	APN	Consol-dated Sites	Current GP	Current Zone	Min Density (du/ac)	Max Density (du/ac)	Parcel Size (Acres)	Existing Use/Vacancy	Infrast Available	Publicly-Owned	Site Status	Identified in Last/Last 2 Cycle(s)	Lower	Mod	Abov Mod	Total	Notes
Downtown	315 W D ST	104857601		HDR	HDR-45	25	45	0.70	Parking lot	Yes	NO	Available	Prior/Non-vacant	9	9	-	18	
Downtown	325 N PALM AVE	104857602		HDR	HDR-45	25	45	0.47	Parking lot	Yes	NO	Available	Prior/Non-vacant	6	6	-	12	
West Holt	900 W HOLT BLVD	101050176		HDR	HDR-45	25	45	1.48	Auto sales	Yes	NO	Available	Prior/Non-vacant	18	18	-	37	
West Holt	1034 W HOLT BLVD	101050206	J	HDR	HDR-45	25	45	0.34	Auto sales	Yes	NO	Available	No	4	4	-	9	
West Holt	1020 W HOLT BLVD	101050207	J	HDR	HDR-45	25	45	0.43	Auto sales	Yes	NO	Available	Prior/Non-vacant	5	5	-	11	
West Holt	1134 W HOLT BLVD	101052206		HDR	HDR-45	25	45	0.67	Strip retail	Yes	NO	Available	Prior/Non-vacant	8	8	-	17	
West Holt	1156 W HOLT BLVD	101052217		HDR	HDR-45	25	45	0.95	Auto sales	Yes	NO	Available	Prior/Non-vacant	12	12	-	24	
West Holt	1206 W HOLT BLVD	101054302	C	HDR	HDR-45	25	45	0.47	Parking lot	Yes	NO	Available	Prior/Non-vacant	6	6	-	12	
West Holt	W OF 1206 W HOLT BLVD	101054303		HDR	HDR-45	25	45	0.25	Auto sales	Yes	NO	Available	Prior/Non-vacant	3	3	-	6	
West Holt	1240 W HOLT BLVD	101054304		HDR	HDR-45	25	45	0.87	Auto sales	Yes	NO	Available	Prior/Non-vacant	11	11	-	22	
West Holt	1258 W HOLT BLVD	101054306		HDR	HDR-45	25	45	0.56	Automotive	Yes	NO	Available	Prior/Non-vacant	7	7	-	14	
West Holt	1328 W HOLT BLVD	101054310	E	HDR	HDR-45	25	45	0.30	Auto sales	Yes	NO	Available	Not Used	4	4	-	7	
West Holt	1328 W HOLT BLVD	101054311	E	HDR	HDR-45	25	45	0.28	Auto sales	Yes	NO	Available	Not Used	3	3	-	7	
West Holt	1350 W HOLT BLVD	101054313	F	HDR	HDR-45	25	45	0.35	Building supply	Yes	NO	Available	Prior/Non-vacant	4	4	-	9	
West Holt	1360 W HOLT BLVD	101054314	F	HDR	HDR-45	25	45	0.44	Building supply	Yes	NO	Available	Prior/Non-vacant	6	6	-	11	
West Holt	W OF SWC STONERIDGE CT & MOUNTAIN AVE	101054326	C	HDR	HDR-45	25	45	0.26	Parking lot	Yes	NO	Available	Not Used	3	3	-	7	
West Holt	1203 W STONERIDGE CT	101054327	C	HDR	HDR-45	25	45	0.42	Parking lot	Yes	NO	Available	Prior/Non-vacant	5	5	-	11	
West Holt	1424 W HOLT BLVD	101055204	G	HDR	HDR-45	25	45	0.31	Automotive	Yes	NO	Available	Not Used	4	4	-	8	
West Holt	1426 W HOLT BLVD	101055205	G	HDR	HDR-45	25	45	0.31	Automotive	Yes	NO	Available	Not Used	4	4	-	8	
West Holt	1448 W HOLT BLVD	101055207	H	HDR	HDR-45	25	45	0.31	Auto sales	Yes	NO	Available	Not Used	4	4	-	8	
West Holt	1528 HOLT BLVD	101055212	I	HDR	HDR-45	25	45	0.32	Retail	Yes	NO	Available	Not Used	4	4	-	8	
West Holt	1538 HOLT BLVD	101055213	I	HDR	HDR-45	25	45	0.32	Retail	Yes	NO	Available	Not Used	4	4	-	8	
West Holt	120 N BENSON AVE	101055216	D	HDR	HDR-45	25	45	0.68	Retail	Yes	NO	Available	Prior/Non-vacant	8	8	-	17	
West Holt	1535 W STONERIDGE CT	101055217	D	HDR	HDR-45	25	45	0.21	Retail	Yes	NO	Available	Not Used	3	3	-	5	
West Holt	1420 W HOLT BLVD	101055232	A	HDR	HDR-45	25	45	0.46	Parking lot	Yes	NO	Available	Prior/Non-vacant	6	6	-	12	
West Holt	1414 W HOLT BLVD	101055233	A	HDR	HDR-45	25	45	0.46	Building supply	Yes	NO	Available	Prior/Non-vacant	6	6	-	12	
West Holt	1414 W HOLT BLVD	101055234	A	HDR	HDR-45	25	45	0.42	Building supply	Yes	NO	Available	Prior/Non-vacant	5	5	-	11	
West Holt	1502 W HOLT BLVD	101055237	H	HDR	HDR-45	25	45	0.39	Auto sales	Yes	NO	Available	Prior/Non-vacant	5	5	-	10	
West Holt	1512 W HOLT BLVD	101055238		HDR	HDR-45	25	45	0.56	Auto sales	Yes	NO	Available	Prior/Non-vacant	7	7	-	14	
East Holt	1323 E HOLT BLVD	11006104		MU-HE	MU-2	14	40	0.99	Vacant	Yes	NO	Available	Not Used	11	11	-	22	Note 1
East Holt	1207 E HOLT BLVD	11006110		MU-HE	MU-2	14	40	1.11	Vacant	Yes	NO	Available	Not Used	13	13	-	25	Note 1
East Holt	1217 E HOLT BLVD	11006121		MU-HE	MU-2	14	40	1.19	Hotel	Yes	NO	Available	Not Used	13	13	-	27	Note 1
East Holt	1241 E HOLT BLVD	11006125		MU-HE	MU-2	14	40	1.20	Hotel	Yes	NO	Available	Not Used	14	14	-	27	Note 1
East Holt	1111 E HOLT BLVD	104847115		MU-HE	MU-2	14	40	0.52	Automotive / Open Storage	Yes	NO	Available	Not Used	6	6	-	12	Note 1
East Holt	1101 E HOLT BLVD	104847122	B	MU-HE	MU-2	14	40	0.83	Parking Lot	Yes	NO	Available	Not Used	9	9	-	19	Note 1
East Holt	1101 E HOLT BLVD	104847123	B	MU-HE	MU-2	14	40	0.48	Vacant Church	Yes	NO	Available	Not Used	5	5	-	11	Note 1
East Holt	1031 E HOLT BLVD	104848102		MU-HE	MU-2	14	40	1.83	Automotive repair	Yes	NO	Available	Not Used	21	21	-	41	Note 1
East Holt	1015 E HOLT BLVD	104848103		MU-HE	MU-2	14	40	0.78	Auto parts store	Yes	NO	Available	Not Used	9	9	-	17	Note 1
East Holt	E OF NEC HOLT BLVD & ALLYN AVE	104848106		MU-HE	MU-2	14	40	0.63	Vacant	Yes	NO	Available	Not Used	7	7	-	14	Note 1
East Holt	935 E HOLT BLVD	104848107		MU-HE	MU-2	14	40	0.90	Independent Convenience Store	Yes	NO	Available	Not Used	10	10	-	20	Note 1

East Holt	1025 E HOLT BLVD	104848122	MU-HE	MU-2	14	40	1.90	Automotive repair	Yes	NO	Available	Not Used	21	21	-	43	Note 1
East Holt	957 E HOLT BLVD	104848128	MU-HE	MU-2	14	40	1.18	Vacant	Yes	NO	Available	Not Used	13	13	-	27	Note 1
East Holt	957 E HOLT BLVD	104848129	MU-HE	MU-2	14	40	1.18	Vacant	Yes	NO	Available	Not Used	13	13	-	26	Note 1
East Holt	803 E HOLT AVE	104851212	MU-HE	MU-2	14	40	0.61	Car Sales	Yes	NO	Available	Not Used	7	7	-	14	Note 1
East Holt	813 E HOLT BLVD	104851213	MU-HE	MU-2	14	40	0.91	Laundromat / Automotive	Yes	NO	Available	Not Used	10	10	-	21	Note 1
Ontario Ctr SP	SWC CONCOURS ST & MERCEDES LN	21020404	MU-OC	SP	see notes	see notes	8.44	Vacant	Yes	NO	Available	Not Used	63	63	-	126	Note 2
Ontario Ctr SP	888 HAVEN AVE	21020407	MU-OC	SP	see notes	see notes	4.47	Vacant	Yes	NO	Available	Not Used	33	33	-	67	Note 2
Ontario Ctr SP	NWC CONCOURS ST & DUESENBERG DR	21053115	MU-OC	SP	see notes	see notes	2.28	Vacant	Yes	NO	Available	Not Used	34	34	-	68	Note 3
Ontario Ctr SP	NEC CONCOURS ST & DUESENBERG DR	21053116	MU-OC	SP	see notes	see notes	1.36	Vacant	Yes	NO	Available	Not Used	20	20	-	41	Note 3

Notes:
Note 1: Percent of acreage estimated to accommodate housing (reduction factors for mixed-use)- 75%
Note 2: Specific Plan does not set density standards, however the types of projects allowed by zoning can accommodate products with 60+ du/ac. The Policy Plan Category allows for densities up to 125 du/ac
Note 3: Specific Plan/ Piemonte Overlay does not set density standards, however the types of projects allowed by zoning can accommodate products with 60+ du/ac. The Policy Plan Category allows for densities up to 125 du/ac

Opportunity Area	Site Address/Intersection	APN	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Parcel Size (Acres)	Current General Plan	Current Zoning	Proposed General Plan (GP) Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/ Nonvacant	Description of Existing Uses	Notes
Downtown	111 N MIRAMONTE AVE	104852414	1	1	1	0	0.13	NC	CN	MU-DT	MU-1	25	75	3	Nonvacant	Auto sales	Notes 1, 4
Downtown	617 E HOLT BLVD	104852415	1	1	1	0	0.13	NC	CN	MU-DT	MU-1	25	75	3	Nonvacant	Auto sales	Notes 1, 4
Downtown	609 E HOLT BLVD	104852416	2	1	3	0	0.26	NC	CN	MU-DT	MU-1	25	75	6	Nonvacant	Auto sales	Notes 1, 4
West Holt	828 W HOLT BLVD	101049102	4	2	3	3	0.53	MDR	MDR-25	HDR	HDR-45	25	45	13	Nonvacant	Auto sales	
West Holt	830 W HOLT BLVD	101049103	10	6	16	0	1.29	MDR	MDR-25	HDR	HDR-45	25	45	32	Nonvacant	Auto sales	
West Holt	802 W HOLT BLVD	101049116	3	2	5	0	0.43	MDR	MDR-25	HDR	HDR-45	25	45	11	Nonvacant	Automotive	
West Holt	1050 W HOLT BLVD	101050208	8	5	13	0	1.18	GC	CC	MU-HW	MU-2-AH	20	40	27	Nonvacant	Auto sales	Note 5
West Holt	1050 W HOLT BLVD	101050209	2	1	3	0	0.28	GC	CC	MU-HW	MU-2-AH	20	40	6	Nonvacant	Auto sales	Note 5
West Holt	724 W HOLT BLVD	104860414	4	2	6	0	0.52	MDR	MDR-25	HDR	HDR-45	25	45	13	Nonvacant	Restaurant	
West Holt	740 W HOLT AVE	104860415	10	6	16	0	1.27	MDR	MDR-25	HDR	HDR-45	25	45	32	Nonvacant	Auto sales	
East Holt	NWC HOLT BLVD & IMPERIAL AVE	11007102	15	9	23	0	2.07	BP	BP	MU-HE	MU-2-AH	20	40	47	Vacant	Vacant	Note 5
East Holt	1381 E HOLT BLVD	11007106	13	8	21	0	1.83	BP	BP	MU-HE	MU-2-AH	20	40	41	Vacant	Vacant	Note 5
East Holt	1387 E HOLT BLVD	11007107	4	2	6	0	0.55	BP	BP	MU-HE	MU-2-AH	20	40	12	Vacant	Vacant	Note 5
East Holt	1405 E HOLT BLVD	11007210	10	6	17	0	1.48	BP	BP	MU-HE	MU-2-AH	20	40	33	Vacant	Vacant	Note 5
Old Cardenas Market	N OF NEC MAPLE ST & EUCLID AVE	105027201	5	3	8	0	0.63	NC	CN	HDR	HDR-45	25	45	16	Vacant	Vacant	
Old Cardenas Market	1652 EUCLID AVE	105027220	5	3	8	0	0.63	NC	CN	HDR	HDR-45	25	45	16	Vacant	Vacant	
Old Cardenas Market	1714 S EUCLID AVE	105028401	11	6	17	0	2.23	NC	CN	MU-EF	MU*	20	30	33	Nonvacant	Vacant Grocery	Note 6
Ontario Mills SP	1050 N ONTARIO MILLS DR	23801402	6	4	5	5	1.28	MU-OM	SP	MU-OM	SP - City to ammend California Commerce Center North Specific Plan (The Mills)	25	85	20	Nonvacant	Automotive	Note 7
Ontario Mills SP	990 N ONTARIO MILLS DR	23801403	9	5	7	7	1.81	MU-OM	SP	MU-OM	SP - City to ammend California Commerce Center North Specific Plan (The Mills)	25	85	29	Nonvacant	Retail	Note 7
Ontario Mills SP	960 N ONTARIO MILLS DR	23801404	6	4	5	5	1.28	MU-OM	SP	MU-OM	SP - City to ammend California Commerce Center North Specific Plan (The Mills)	25	85	20	Nonvacant	Restaurant	Note 7
Ontario Mills SP	4900 E FOURTH ST	23801405	94	55	74	74	18.62	MU-OM	SP	MU-OM	SP - City to ammend California Commerce Center North Specific Plan (The Mills)	25	85	298	Nonvacant	Movie theater	Note 7
Ontario Mills SP	980 N ONTARIO MILLS DR	23801406	6	4	5	5	1.24	MU-OM	SP	MU-OM	SP - City to ammend California Commerce Center North Specific Plan (The Mills)	25	85	20	Nonvacant	Retail	Note 7
Ontario Mills SP	880 N ROCHESTER AVE	23801407	7	4	5	5	1.29	MU-OM	SP	MU-OM	SP - City to ammend California Commerce Center North Specific Plan (The Mills)	25	85	21	Nonvacant	Retail	Note 7
Ontario Mills SP	4421 ONTARIO MILLS PKWY	23801410	17	10	13	13	3.33	MU-OM	SP	MU-OM	SP - City to ammend California Commerce Center North Specific Plan (The Mills)	25	85	53	Nonvacant	Retail	Note 7
Ontario Mills SP	950 N ONTARIO MILLS DR	23801418	7	4	5	5	1.37	MU-OM	SP	MU-OM	SP - City to ammend California Commerce Center North Specific Plan (The Mills)	25	85	22	Nonvacant	Restaurant	Note 7
Ontario Mills SP	4549 MILLS CIR	23801419	74	43	59	59	14.67	MU-OM	SP	MU-OM	SP - City to ammend California Commerce Center North Specific Plan (The Mills)	25	85	235	Nonvacant	Movie theater & mall parking lot	Note 7
Ontario Mills SP	4364 E MILLS CIR	23801420	4	2	3	3	0.81	MU-OM	SP	MU-OM	SP - City to ammend California Commerce Center North Specific Plan (The Mills)	25	85	13	Nonvacant	Retail	Note 7
Ontario Mills SP	4340 MILLS CIRCLE DR	23801423	3	2	3	3	0.65	MU-OM	SP	MU-OM	SP - City to ammend California Commerce Center North Specific Plan (The Mills)	25	85	10	Nonvacant	Restaurant	Note 7

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Ontario Mills SP	4453 MILLS CIRCLE CIR	23801428	4	2	3	3	0.84	MU-OM	SP	MU-OM	SP - City to ammend California Commerce Center North Specific Plan (The Mills)	25	85	13	Nonvacant	Restaurant	Note 7
Ontario Mills SP	4485 MILLS CIRCLE DR	23801429	7	4	6	6	1.44	MU-OM	SP	MU-OM	SP - City to ammend California Commerce Center North Specific Plan (The Mills)	25	85	23	Nonvacant	Restaurant	Note 7
Ontario Mills SP	4551 EAST MILLS CIRCLE 0	23801430	10	6	8	8	1.92	MU-OM	SP	MU-OM	SP - City to ammend California Commerce Center North Specific Plan (The Mills)	25	85	31	Nonvacant	Restaurant	Note 7
Ontario Mills SP	4567 MILLS CIR	23801431	3	2	2	2	0.60	MU-OM	SP	MU-OM	SP - City to ammend California Commerce Center North Specific Plan (The Mills)	25	85	10	Nonvacant	Automotive	Note 7
Ontario Mills SP	4583 MILLS CIR	23801432	4	2	3	3	0.79	MU-OM	SP	MU-OM	SP - City to ammend California Commerce Center North Specific Plan (The Mills)	25	85	13	Nonvacant	Automotive	Note 7
Ontario Mills SP	4605 MILLS CIR	23801433	4	2	3	3	0.74	MU-OM	SP	MU-OM	SP - City to ammend California Commerce Center North Specific Plan (The Mills)	25	85	12	Nonvacant	Restaurant	Note 7
Ontario Mills SP	4649 ONTARIO MILLS DR	23801434	5	3	4	4	0.90	MU-OM	SP	MU-OM	SP - City to ammend California Commerce Center North Specific Plan (The Mills)	25	85	14	Nonvacant	Restaurant	Note 7
Ontario Mills SP	1 E MILLS CIR	23801436	486	285	385	385	96.34	MU-OM	SP	MU-OM	SP - City to ammend California Commerce Center North Specific Plan (The Mills)	25	85	1541	Nonvacant	Ontario Mills Mall & parking lot	Note 7
Ontario Mills SP	4534 MILLS CIR	23801437	6	4	5	5	1.21	MU-OM	SP	MU-OM	SP - City to ammend California Commerce Center North Specific Plan (The Mills)	25	85	19	Nonvacant	Ontario Mills Mall & parking lot	Note 7
Ontario Mills SP	4449 MILLS CIR	23801438	7	4	5	5	1.37	MU-OM	SP	MU-OM	SP - City to ammend California Commerce Center North Specific Plan (The Mills)	25	85	22	Nonvacant	Ontario Mills Mall & parking lot	Note 7
Ontario Mills SP	1 MILLS CIR	23801439	6	3	5	5	1.15	MU-OM	SP	MU-OM	SP - City to ammend California Commerce Center North Specific Plan (The Mills)	25	85	18	Nonvacant	Ontario Mills Mall & parking lot	Note 7
Ontario Mills SP	4380 MILLS CIR	23801440	9	5	7	7	1.73	MU-OM	SP	MU-OM	SP - City to ammend California Commerce Center North Specific Plan (The Mills)	25	85	28	Nonvacant	Ontario Mills Mall & parking lot	Note 7
Ontario Mills SP	4380 MILLS CIR	23801441	2	1	1	1	0.31	MU-OM	SP	MU-OM	SP - City to ammend California Commerce Center North Specific Plan (The Mills)	25	85	5	Nonvacant	Ontario Mills Mall & parking lot	Note 7
Ontario Mills SP	4423 EAST MILLS CIRCLE 0	23801445	7	4	6	6	1.38	MU-OM	SP	MU-OM	SP - City to ammend California Commerce Center North Specific Plan (The Mills)	25	85	22	Nonvacant	Restaurant	Note 7
Ontario Mills SP	4320 MILLS CIR	23801446	15	9	12	12	2.94	MU-OM	SP	MU-OM	SP - City to ammend California Commerce Center North Specific Plan (The Mills)	25	85	47	Nonvacant	Retail	Note 7
Ontario Mills SP	4403 E MILLS CIR	23801454	12	7	10	10	2.45	MU-OM	SP	MU-OM	SP - City to ammend California Commerce Center North Specific Plan (The Mills)	25	85	39	Nonvacant	Restaurant	Note 7
Ontario Mills SP	4413 E MILLS CIR	23801455	12	7	10	10	2.40	MU-OM	SP	MU-OM	SP - City to ammend California Commerce Center North Specific Plan (The Mills)	25	85	38	Nonvacant	Restaurant	Note 7
Ontario Mills SP	4351 ONTARIO MILLS PKWY	23804113	5	3	4	4	1.01	MU-OM	SP	MU-OM	SP - City to ammend California Commerce Center North Specific Plan (The Mills)	25	85	16	Nonvacant	Restaurant	Note 7
Ontario Mills SP	4371 ONTARIO MILLS PKWY	23804127	5	3	4	4	1.03	MU-OM	SP	MU-OM	SP - City to ammend California Commerce Center North Specific Plan (The Mills)	25	85	16	Nonvacant	Restaurant	Note 7

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Ontario Mills SP	4400 ONTARIO MILLS PKWY	23804129	13	8	10	10	2.57	MU-OM	SP	MU-OM	SP - City to ammend California Commerce Center North Specific Plan (The Mills)	25	85	41	Nonvacant	Retail	Note 7
Ontario Mills SP	4440 ONTARIO MILLS PKWY	23804130	78	46	62	62	15.38	MU-OM	SP	MU-OM	SP - City to ammend California Commerce Center North Specific Plan (The Mills)	25	85	246	Nonvacant	Retail	Note 7
Ontario Mills SP	ONTARIO MILLS PKWY & INLAND EMPIRE BLVD (T-INTERSECTION)	23804132	23	13	18	18	4.53	MU-OM	SP	MU-OM	SP - City to ammend California Commerce Center North Specific Plan (The Mills)	25	85	72	Nonvacant	Retail	Note 7
Ontario Mills SP	4750 MILLS CIR	23826101	24	14	19	19	4.75	MU-OM	SP	MU-OM	SP - City to ammend California Commerce Center North Specific Plan (The Mills)	25	85	76	Nonvacant	Ontario Mills Mall & parking lot	Note 7
Ontario Mills SP	4449 MILLS CIR	23826102	7	4	6	6	1.42	MU-OM	SP	MU-OM	SP - City to ammend California Commerce Center North Specific Plan (The Mills)	25	85	23	Nonvacant	Ontario Mills Mall & parking lot	Note 7
Great Park Corridor	8270 EDISON AVE	21631109	50	29	40	40	7.33	MDR	SP-AG	MDR	SP-AG-AH	20	30	159	Nonvacant	Agriculture	Note 2
Great Park Corridor	NWC EDISON AVE & WALKER AVE	21631208	49	29	39	39	7.08	MDR	SP-AG	MDR	SP-AG-AH	20	30	156	Nonvacant	Agriculture	Note 2
Great Park Corridor	8314 EDISON AVE	21631209	23	13	19	19	3.45	MDR	SP-AG	MDR	SP-AG-AH	20	30	74	Nonvacant	Agriculture	Note 2
Great Park Corridor	8354 EDISON AVE	21631210	26	15	21	21	3.77	MDR	SP-AG	MDR	SP-AG-AH	20	30	83	Nonvacant	Agriculture	Note 2
Great Park Corridor	NEC EDISON AVE & WALKER AVE	21631301	48	28	38	38	6.96	MDR	SP-AG	MDR	SP-AG-AH	20	30	153	Vacant	Vacant	Note 2
Great Park Corridor	NWC EDISON AVE & BAKER AVE	21631309	48	28	38	38	6.94	MDR	SP-AG	MDR	SP-AG-AH	20	30	153	Nonvacant	Agriculture	Note 2
Great Park Corridor	NEC EDISON AVE & BAKER AVE	21631401	47	28	37	37	6.82	MDR	SP-AG	MDR	SP-AG-AH	20	30	150	Nonvacant	Agriculture	Note 2
Great Park Corridor	N OF NWC EDISON AVE & VINEYARD AVE	21631408	7	4	6	6	1.06	MDR	SP-AG	MDR	SP-AG-AH	20	30	23	Nonvacant	Agriculture	Note 2
Great Park Corridor	NWC EDISON AVE & VINEYARD AVE	21631409	63	37	50	50	9.04	MDR	SP-AG	MDR	SP-AG-AH	20	30	199	Nonvacant	Agriculture	
Great Park Corridor	8311 EDISON AVE	21632108	106	62	85	85	15.46	MDR	SP-AG	MDR	SP-AG-AH	20	30	338	Nonvacant	Agriculture	Note 2
Great Park Corridor	S OF SEC EDISON AVE & PARCO AVE	21632203	20	12	16	16	2.87	MDR	SP-AG	MDR	SP-AG-AH	20	30	63	Nonvacant	Agriculture	Note 2
Great Park Corridor	8335 EDISON AVE	21632204	62	37	50	50	9.08	MDR	SP-AG	MDR	SP-AG-AH	20	30	199	Nonvacant	Agriculture	
Great Park Corridor	S OF SEC EDISON AVE & WALKER AVE	21632303	21	12	17	17	3.03	MDR	SP-AG	MDR	SP-AG-AH	20	30	67	Nonvacant	Agriculture	Note 2
Great Park Corridor	8535 EDISON 0	21632304	61	36	49	49	8.87	MDR	SP-AG	MDR	SP-AG-AH	20	30	195	Nonvacant	Agriculture	
Great Park Corridor	NEC EDISON AVE & VINEYARD AVE	21818101	63	37	50	50	9.03	MDR	SP-AG	MDR	SP-AG-AH	20	30	199	Nonvacant	Agriculture	
Great Park Corridor	N OF NEC EDISON AVE & VINEYARD AVE	21818102	28	16	22	22	4.05	MDR	SP-AG	MDR	SP-AG-AH	20	30	89	Nonvacant	Agriculture	Note 2
Great Park Corridor	9064 EDISON AVE	21818111	37	22	29	29	5.31	MDR	SP-AG	MDR	SP-AG-AH	20	30	117	Nonvacant	Agriculture	Note 2
Great Park Corridor	9060 EDISON AVE	21818112	50	29	40	40	7.29	MDR	SP-AG	MDR	SP-AG-AH	20	30	159	Nonvacant	Agriculture	
Great Park Corridor	NWC EDISON AVE & BON VIEW AVE	105330101	54	32	43	43	7.86	MDR	SP-AG	MDR	SP-AG-AH	20	30	173	Nonvacant	Agriculture	Note 2
Great Park Corridor	NWC EDISON AVE & CAMPUS AVE	105330102	56	33	44	44	8.05	MDR	SP-AG	MDR	SP-AG-AH	20	30	177	Nonvacant	Agriculture	Note 2
Great Park Corridor	NWC EDISON AVE & CUCAMONGA AVE	105331101	54	32	43	43	7.79	MDR	SP-AG	MDR	SP-AG-AH	20	30	171	Nonvacant	Agriculture	Note 2
Great Park Corridor	13905 BON VIEW AVE	105331102	54	32	43	43	7.78	MDR	SP-AG	MDR	SP-AG-AH	20	30	171	Nonvacant	Agriculture	Note 2
Great Park Corridor	7914 EDISON AVE	105332102	30	18	24	24	4.36	MDR	SP-AG	MDR	SP-AG-AH	20	30	96	Nonvacant	Agriculture	
Great Park Corridor	N OF NEC EDISON AVE & CUCAMONGA AVE	105332103	23	14	18	18	3.34	MDR	SP-AG	MDR	SP-AG-AH	20	30	74	Nonvacant	Agriculture	Note 2
Great Park Corridor	SEC EDISON AVE & CUCAMONGA AVE	105333101	53	31	42	42	7.63	MDR	SP-AG	MDR	SP-AG-AH	20	30	168	Nonvacant	Agriculture	
Great Park Corridor	E OF NEC EDISON AVE & CUCAMONGA AVE	105333103	8	5	6	6	1.14	MDR	SP-AG	MDR	SP-AG-AH	20	30	25	Nonvacant	Agriculture	
Great Park Corridor	S OF SEC EDISON AVE & CUCAMONGA AVE	105334101	23	14	18	18	3.35	MDR	SP-AG	MDR	SP-AG-AH	20	30	74	Nonvacant	Agriculture	Note 2
Great Park Corridor	14213 BON VIEW AVE	105335101	19	11	16	16	2.97	MDR	SP-AG	MDR	SP-AG-AH	20	30	63	Nonvacant	Agriculture	Note 2
Great Park Corridor	S OF SWC EDISON AVE & CUCAMONGA AVE	105335102	21	12	17	17	3.07	MDR	SP-AG	MDR	SP-AG-AH	20	30	67	Nonvacant	Agriculture	Note 2
Great Park Corridor	7721 EDISON AVE	105336101	62	36	50	50	9.02	MDR	SP-AG	MDR	SP-AG-AH	20	30	197	Nonvacant	Agriculture	

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Great Park Corridor	SWC EDISON AVE & CUCAMONGA AVE	105336102	62	36	49	49	8.95	MDR	SP-AG	MDR	SP-AG-AH	20	30	197	Nonvacant	Agriculture	
Great Park Corridor	7587 EDISON AVE	105337101	162	95	130	130	23.60	MDR	SP-AG	MDR	SP-AG-AH	20	30	517	Nonvacant	Agriculture	Note 2
Great Park Corridor	N OF NEC EUCALYPTUS AVE & CAMPUS AVE	105353101	21	12	17	17	3.02	MDR	SP-AG	MDR	SP-AG-AH	20	30	66	Nonvacant	Agriculture	Note 2
Great Park Corridor	14366 BON VIEW AVE	105353104	20	12	16	16	2.89	MDR	SP-AG	MDR	SP-AG-AH	20	30	64	Nonvacant	Agriculture	Note 2
Great Park Corridor	14450 BON VIEW AVE	105354101	38	22	30	30	5.52	MDR	SP-AG	MDR	SP-AG-AH	20	30	121	Nonvacant	Agriculture	Note 2
Great Park Corridor	14451 BON VIEW AVE	105357101	62	37	50	50	9.10	MDR	SP-AG	MDR	SP-AG-AH	20	30	199	Nonvacant	Agriculture	
Great Park Corridor	NEC EUCALYPTUS AVE & BON VIEW AVE	105357102	63	37	50	50	9.10	MDR	SP-AG	MDR	SP-AG-AH	20	30	200	Nonvacant	Agriculture	
Great Park Corridor	7556 EUCALYPTUS AVE	105358103	63	37	50	50	9.14	MDR	SP-AG	MDR	SP-AG-AH	20	30	201	Nonvacant	Agriculture	
Great Park Corridor	14330 BON VIEW 0	105358104	62	36	50	50	9.03	MDR	SP-AG	MDR	SP-AG-AH	20	30	198	Nonvacant	Agriculture	
Great Park Corridor	7330 EDISON AVE	105320101	150	88	138	138	23.54	MDR	SP-AG	MDR	SP-AG-AH	20	30	515	Nonvacant	Agriculture	Note 2
Great Park Corridor	14350 WALKER AVE	21632210a	81	48	65	65	11.80	MDR	SP-AG	MDR	SP-AG-AH	20	30	259	Nonvacant	Agriculture	Note 3
Great Park Corridor	14474 GROVE AVE	21632101	38	22	31	31	8.78	MDR	SP-AG	MU-BC	SP-AG-AH	25	45	122	Nonvacant	Agriculture	Note 7
Great Park Corridor	14361 GROVE AVE	21632102	32	19	26	26	7.47	MDR	SP-AG	MU-BC	SP-AG-AH	25	45	104	Nonvacant	Agriculture	Notes 2, 7
Great Park Corridor	N OF NWC EUCALYPTUS AVE & PARCO AVE	21632106	25	15	20	20	5.71	MDR	SP-AG	MU-BC	SP-AG-AH	25	45	80	Nonvacant	Agriculture	Notes 2, 7
Great Park Corridor	NWC EUCALYPTUS AVE & PARCO AVE	21632107	40	24	32	32	9.14	MDR	SP-AG	MU-BC	SP-AG-AH	25	45	128	Nonvacant	Agriculture	Note 7
Great Park Corridor	NEC EUCALYPTUS AVE & PARCO AVE	21632201	40	24	32	32	9.08	MDR	SP-AG	MU-BC	SP-AG-AH	25	45	127	Nonvacant	Agriculture	Notes 2, 7
Great Park Corridor	N OF NEC EUCALYPTUS AVE & PARCO AVE	21632202	13	8	11	11	3.06	MDR	SP-AG	MU-BC	SP-AG-AH	25	45	43	Nonvacant	Agriculture	Notes 2, 7
Great Park Corridor	14400 S GROVE AVE	105355101	118	69	93	93	26.67	MDR	SP-AG	MU-BC	SP-AG-AH	25	45	373	Nonvacant	Agriculture	Notes 2, 7
Great Park Corridor	14350 WALKER AVE	21632210b	52	31	41	41	11.80	MDR	SP-AG	MU-BC	SP-AG-AH	25	45	165	Nonvacant	Agriculture	Notes 3, 7
Great Park Corridor	E OF NEC EDISON AVE & GROVE AVE	21631101	29	17	23	23	3.69	GC	SP-AG	MU-GP	SP-AG-AH	20	65	90	Nonvacant	Agriculture	Notes 2, 8
Great Park Corridor	14049 GROVE AVE	21631102	29	17	23	23	3.72	GC	SP-AG	MU-GP	SP-AG-AH	20	65	91	Nonvacant	Agriculture	Notes 2, 8
Great Park Corridor	8185 EDISON AVE	21632103	120	70	96	96	15.67	GC	SP-AG	MU-GP	SP-AG-AH	20	65	382	Nonvacant	Agriculture	Notes 2, 8
Great Park Corridor	7244 EDISON AVE	105328101	65	38	51	51	8.37	MDR	SP-AG	MU-GP	SP-AG-AH	20	65	205	Nonvacant	Agriculture	Notes 2, 8
Great Park Corridor	7218 EDISON AVE	105328102	16	9	13	13	2.06	OC	SP-AG	MU-GP	SP-AG-AH	20	65	50	Nonvacant	Open storage	Note 8
Great Park Corridor	NWC EDISON AVE & EUCLID AVE	105328103	21	12	17	17	2.73	OC	SP-AG	MU-GP	SP-AG-AH	20	65	67	Nonvacant	Vacant w/ concrete pad & fence	Note 8
Great Park Corridor	N OF NWC EDISON AVE & EUCLID AVE	105328108	40	24	32	32	5.23	OC	SP-AG	MU-GP	SP-AG-AH	20	65	128	Nonvacant	Agriculture	Notes 2, 8
Great Park Corridor	14050 GROVE AVE	105332101	55	32	44	44	7.13	GC	SP-AG	MU-GP	SP-AG-AH	20	65	175	Nonvacant	Open storage	Notes 2, 8
Great Park Corridor	8061 EDISON AVE	105333104	65	38	52	52	8.48	GC	SP-AG	MU-GP	SP-AG-AH	20	65	208	Nonvacant	Agriculture	Note 8
Great Park Corridor	S OF SWC EDISON AVE & GROVE AVE	105334102	43	25	34	34	5.62	GC	SP-AG	MU-GP	SP-AG-AH	20	65	138	Nonvacant	Agriculture	Notes 2, 8
Great Park Corridor	7325 EDISON AVE	105339101	281	165	223	223	36.45	MU-GP	SP-AG	MU-GP	SP-AG-AH	20	65	892	Nonvacant	Agriculture	Note 8
Great Park Corridor	7225 EDISON AVE	105341101	142	83	112	112	18.35	MU-GP	SP-AG	MU-GP	SP-AG-AH	20	65	450	Nonvacant	Agriculture	Note 8
Great Park Corridor	14251 EUCLID AVE	105342101	50	29	39	39	6.45	MU-GP	SP-AG	MU-GP	SP-AG-AH	20	65	158	Nonvacant	Agriculture	Note 8
Great Park Corridor	14211 S EUCLID 0	105342102	42	25	33	33	5.42	MU-GP	SP-AG	MU-GP	SP-AG-AH	20	65	133	Nonvacant	Open storage	Note 8
Great Park Corridor	14187 EUCLID AVE	105342104	44	26	35	35	5.71	MU-GP	SP-AG	MU-GP	SP-AG-AH	20	65	140	Nonvacant	Agriculture	Note 8
Great Park Corridor	S OF SEC EDISON AVE & EUCLID AVE	105342107	5	3	4	4	0.61	MU-GP	SP-AG	MU-GP	SP-AG-AH	20	65	15	Nonvacant	Open storage	Note 8
Great Park Corridor	14107 EUCLID AVE	105342108	9	5	7	7	1.18	MU-GP	SP-AG	MU-GP	SP-AG-AH	20	65	29	Nonvacant	Truck rental / open storage	Note 8
Great Park Corridor	7145 EDISON AVE	105342109	27	16	22	22	3.54	MU-GP	SP-AG	MU-GP	SP-AG-AH	20	65	87	Nonvacant	Open storage	Note 8
Great Park Corridor	14393 S EUCLID AVE	105351101	46	27	36	36	5.92	MU-GP	SP-AG	MU-GP	SP-AG-AH	20	65	145	Nonvacant	Truck wash	Note 8
Great Park Corridor	N OF NEC EUCALYPTUS AVE & EDISON AVE	105351105	45	26	36	36	5.84	MU-GP	SP-AG	MU-GP	SP-AG-AH	20	65	143	Nonvacant	Agriculture	Note 8

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Great Park Corridor	N OF NWC EUCALYPTUS AVE & SULTANA AVE	105351106	73	43	58	58	9.49	MU-GP	SP-AG	MU-GP	SP-AG-AH	20	65	233	Nonvacant	Agriculture	Note 8
Great Park Corridor	14389 SULTANA AVE	105352101	73	43	58	58	9.49	MU-GP	SP-AG	MU-GP	SP-AG-AH	20	65	232	Nonvacant	Agriculture	Note 8
Great Park Corridor	N OF NWC EUCALYPTUS AVE & CAMPUS AVE	105352102	72	42	57	57	9.36	MU-GP	SP-AG	MU-GP	SP-AG-AH	20	65	229	Nonvacant	Agriculture	Note 8
Great Park Corridor	7511 EUCALYPTUS AVE	105359101	69	41	56	56	9.17	MU-GP	SP-AG	MU-GP	SP-AG-AH	20	65	223	Nonvacant	Agriculture	Note 8
Great Park Corridor	7388 EUCALYPTUS AVE	105359102	69	40	55	55	9.01	MU-GP	SP-AG	MU-GP	SP-AG-AH	20	65	220	Nonvacant	Agriculture	Note 8
Great Park Corridor	7280 EUCALYPTUS 0	105360101	70	41	55	55	9.02	MU-GP	SP-AG	MU-GP	SP-AG-AH	20	65	221	Nonvacant	Agriculture	Note 8
Great Park Corridor	NEC EUCALYPTUS AVE & EDISON AVE	105360102	43	25	34	34	5.58	MU-GP	SP-AG	MU-GP	SP-AG-AH	20	65	137	Nonvacant	Agriculture	Note 8
Great Park Corridor	14437 EUCLID AVE	105360103	22	13	17	17	2.82	MU-GP	SP-AG	MU-GP	SP-AG-AH	20	65	69	Nonvacant	Agriculture	Note 8
Great Park Corridor	14411 EUCLID AVE	105360104	26	15	20	20	3.33	MU-GP	SP-AG	MU-GP	SP-AG-AH	20	65	82	Nonvacant	Truck wash	Note 8
Grove Corridor	N OF NEC CHINO AVE & GROVE AVE	21617102	16	10	0	79	4.76	LMDR	SP-AG	MDR	SP-AG-AH	20	30	105	Nonvacant	Agriculture	
Grove Corridor	S OF SEC RIVERSIDE DR & GROVE AVE	21617103	33	19	0	157	9.51	MDR	SP-AG	MDR	SP-AG-AH	20	30	209	Nonvacant	Agriculture	
Grove Corridor	SWC RIVERSIDE DR & PARCO AVE	21617105	32	19	0	151	9.18	MDR	SP-AG	MDR	SP-AG-AH	20	30	202	Nonvacant	Agriculture	
Grove Corridor	0 COMET AVE	21617106	33	20	0	159	9.62	MDR	SP-AG	MDR	SP-AG-AH	20	30	212	Nonvacant	Agriculture	
Grove Corridor	N OF NEC CHINO AVE & GROVE AVE	21617111	16	10	0	79	4.76	LMDR	SP-AG	MDR	SP-AG-AH	20	30	105	Nonvacant	Agriculture	
Grove Corridor	13605 GROVE AVE	21621101	30	18	0	147	8.92	LMDR	SP-AG	MDR	SP-AG-AH	20	30	195	Nonvacant	Open storage	
Grove Corridor	13403 GROVE AVE	21621104	33	19	0	157	9.50	LMDR	SP-AG	MDR	SP-AG-AH	20	30	209	Nonvacant	Agriculture	
Grove Corridor	N OF NEC EDISON AVE & GROVE AVE	21631103	48	28	0	114	8.64	LMDR	SP-AG	MDR	SP-AG-AH	20	30	190	Nonvacant	Agriculture	Note 2
Grove Corridor	13817 GROVE AVE	21631104	53	31	0	126	9.52	LMDR	SP-AG	MDR	SP-AG-AH	20	30	209	Nonvacant	Agriculture	
Grove Corridor	13715 GROVE AVE	21631105	50	29	0	120	9.06	LMDR	SP-AG	MDR	SP-AG-AH	20	30	199	Nonvacant	Agriculture	
Grove Corridor	N OF NWC CHINO AVE & GROVE AVE	105217102	33	19	0	157	9.51	LMDR	SP-AG	MDR	SP-AG-AH	20	30	209	Nonvacant	Agriculture	
Grove Corridor	S OF SEC CHINO AVE & GROVE AVE	105247102	33	19	0	157	9.51	LMDR	SP-AG	MDR	SP-AG-AH	20	30	209	Vacant	Vacant	
Grove Corridor	13524 S GROVE AVE	105248102	24	14	0	114	6.94	LMDR	SP-AG	MDR	SP-AG-AH	20	30	153	Nonvacant	Agriculture & open storage	Note 2
Grove Corridor	13608 GROVE AVE	105249105	15	9	0	73	4.43	NC	SP-AG	MDR	SP-AG-AH	20	30	96	Nonvacant	Open storage	Note 3
Grove Corridor	8010 SCHAEFER AVE	105249106	14	8	0	70	4.25	NC	SP-AG	MDR	SP-AG-AH	20	30	92	Nonvacant	Open storage	Note 4
Grove Corridor	8025 E SCHAEFER AVE	105315104	26	15	0	61	4.63	LMDR	SP-AG	MDR	SP-AG-AH	20	30	102	Nonvacant	Open storage	
Grove Corridor	8087 E SCHAEFER AVE	105315105	22	13	0	52	3.92	LMDR	SP-AG	MDR	SP-AG-AH	20	30	86	Nonvacant	Open storage	
Grove Corridor	13814 GROVE AVE	105316102	53	31	0	125	9.50	LMDR	SP-AG	MDR	SP-AG-AH	20	30	209	Nonvacant	Building supply	
Grove Corridor	13908 GROVE AVE	105317103	24	14	0	56	4.28	LMDR	SP-AG	MDR	SP-AG-AH	20	30	94	Nonvacant	Open storage	
Grove Corridor	13960 GROVE AVE	105317105	20	12	0	48	3.61	LMDR	SP-AG	MDR	SP-AG-AH	20	30	79	Nonvacant	Agriculture	Note 2
Grove Corridor	13519 S GROVE AVE	21621124	23	14	0	112	6.77	LMDR	SP-AG	MDR	SP-AG-AH	20	30	149	Nonvacant	Open storage	Note 2
Grove Corridor	8146 CHINO AVE	21617101	32	19	0	155	9.09	LMDR	SP-AG	MU-GR	SP-AG-AH	20	65	206	Nonvacant	Agriculture	Note 9
Grove Corridor	8113 CHINO AVE	21621105	32	19	0	153	8.96	LMDR	SP-AG	MU-GR	SP-AG-AH	20	65	204	Nonvacant	Agriculture	Note 9
Grove Corridor	8074 CHINO AVE	105218101	31	18	0	153	8.94	LMDR	SP-AG	MU-GR	SP-AG-AH	20	65	202	Nonvacant	Agriculture	Note 9
Grove Corridor	8089 CHINO AVE	105246103	-1	0	0	205	8.99	LMDR	SP-AG	MU-GR	SP-AG-AH	20	65	204	Nonvacant	Agriculture	Note 9
Euclid Corridor	7247 RIVERSIDE DR	105207105	5	3	0	31	1.90	MDR	SP-AG	MDR	SP-AG-AH	20	30	40	Nonvacant	Agriculture	
Euclid Corridor	SEC RIVERSIDE DR & EUCLIDE AVE	105207107	62	36	0	295	14.98	GC	SP-AG	MU-ER	SP-AG-AH	20	75	393	Nonvacant	Agriculture	Note 10
Euclid Corridor	E OF SEC RIVERSIDE DR & EUCLIDE AVE	105207108	25	15	0	121	7.32	MDR	SP-AG	MDR	SP-AG-AH	20	30	161	Nonvacant	Agriculture	
Euclid Corridor	E OF SEC RIVERSIDE DR & EUCLIDE AVE	105207109	16	9	0	76	4.61	MDR	SP-AG	MDR	SP-AG-AH	20	30	101	Nonvacant	Agriculture	
Euclid Corridor	7297 RIVERSIDE DR	105207110	7	4	0	38	2.30	MDR	SP-AG	MDR	SP-AG-AH	20	30	49	Nonvacant	Agriculture	
Euclid Corridor	S OF SWC RIVERSIDE DR & SULTANA AVE	105208104	33	19	0	157	9.50	MDR	SP-AG	MDR	SP-AG-AH	20	30	209	Nonvacant	Agriculture	
Euclid Corridor	7325 RIVERSIDE DR	105210101	27	16	0	145	8.81	MDR	SP-AG	MDR	SP-AG-AH	20	30	189	Nonvacant	Parking, vacant field w/ unused ag bldg	

Opportunity Area	Site Address/Intersection	APN	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Parcel Size (Acres)	Current General Plan	Current Zoning	Proposed General Plan (GP) Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/ Nonvacant	Description of Existing Uses	Notes
Euclid Corridor	7192 CHINO AVE	105226101	18	10	0	84	5.07	MDR	SP-AG	MDR	SP-AG-AH	20	30	112	Nonvacant	Agriculture	
Euclid Corridor	N OF NEC CHINO AVE & EUCLID AVE	105226102	20	12	0	96	5.84	MDR	SP-AG	MDR	SP-AG-AH	20	30	128	Nonvacant	Agriculture	
Euclid Corridor	13165 EUCLID AVE	105226106	40	24	0	192	11.65	MDR	SP-AG	MDR	SP-AG-AH	20	30	256	Nonvacant	Agriculture	
Euclid Corridor	13647 EUCLID AVE	105238101	54	32	0	258	15.65	MDR	SP-AG	MDR	SP-AG-AH	20	30	344	Nonvacant	Agriculture	
Euclid Corridor	N OF NEC SCHAEFER AVE & EUCLID AVE	105238102	3	2	0	16	0.97	MDR	SP-AG	MDR	SP-AG-AH	20	30	20	Nonvacant	Agriculture	
Euclid Corridor	13583 EUCLID AVE	105238104	14	8	0	66	3.98	MDR	SP-AG	MDR	SP-AG-AH	20	30	87	Vacant	Vacant	
Euclid Corridor	13573 EUCLID AVE	105238105	2	1	0	11	0.64	MDR	SP-AG	MDR	SP-AG-AH	20	30	14	Nonvacant	Agriculture	
Euclid Corridor	13555 EUCLID AVE	105238106	2	1	0	12	0.71	MDR	SP-AG	MDR	SP-AG-AH	20	30	15	Nonvacant	Agriculture	
Euclid Corridor	13545 EUCLID AVE	105238108	3	2	0	13	0.81	MDR	SP-AG	MDR	SP-AG-AH	20	30	18	Nonvacant	Building supply	
Euclid Corridor	N OF NWC SCHAEFER AVE & SULTANA AVE	105238111	22	13	0	105	6.34	MDR	SP-AG	MDR	SP-AG-AH	20	30	140	Vacant	Vacant	
Euclid Corridor	N OF NWC SCHAEFER AVE & SULTANA AVE	105238112	10	6	0	47	2.82	MDR	SP-AG	MDR	SP-AG-AH	20	30	62	Nonvacant	Agriculture	
Euclid Corridor	13525 S EUCLID AVE	105238113	5	3	0	22	1.35	MDR	SP-AG	MDR	SP-AG-AH	20	30	30	Nonvacant	Veterinarian	
Euclid Corridor	13529 EUCLID AVE	105238116	3	2	0	15	0.90	MDR	SP-AG	MDR	SP-AG-AH	20	30	20	Nonvacant	Auto rentals	
Euclid Corridor	7220 CHINO AVE	105238110	51	30	0	244	14.76	MDR	SP-AG	MDR	SP-AG-AH	20	30	325	Nonvacant	Agriculture	Note 2
Euclid Corridor	7110 CHINO AVE	105238114	38	23	0	186	11.27	MDR	SP-AG	MDR	SP-AG-AH	20	30	247	Nonvacant	Agriculture	
Vineyard / Armstrong Ranch Specific Plan	S OF SWC RIVERSIDE DR & VINEYARD AVE	21617406	33	19	0	157	9.50	LDR	SP-AG	MDR	SP-AG-AH	20	30	209	Nonvacant	Agriculture	
Vineyard / Armstrong Ranch Specific Plan	N OF NWC CHINO AVE & VINEYARD AVE	21617407	33	19	0	157	9.51	LDR	SP-AG	MDR	SP-AG-AH	20	30	209	Nonvacant	Agriculture	
Vineyard / Armstrong Ranch Specific Plan	NWC CHINO AVE & VINEYARD AVE	21617408	32	19	0	151	9.15	LDR	SP-AG	MDR	SP-AG-AH	20	30	201	Nonvacant	Agriculture	
Vineyard / Armstrong Ranch Specific Plan	NEC CHINO AVE & VINEYARD AVE	21810101	31	18	0	149	9.05	LDR	SP	MDR	SP- City to ammend Armstrong Ranch Specific Plan	20	30	199	Nonvacant	Agriculture	
Vineyard / Armstrong Ranch Specific Plan	N OF NEC CHINO AVE & VINEYARD AVE	21810102	31	18	0	149	9.05	LDR	SP	MDR	SP- City to ammend Armstrong Ranch Specific Plan	20	30	199	Nonvacant	Agriculture	
Vineyard / Armstrong Ranch Specific Plan	S OF SEC RIVERSIDE DR & VINEYARD AVE	21810103	31	18	0	149	9.05	LDR	SP	MDR	SP- City to ammend Armstrong Ranch Specific Plan	20	30	199	Nonvacant	Agriculture	
Vineyard / Armstrong Ranch Specific Plan	SEC RIVERSIDE DR & VINEYARD AVE	21810104	31	18	0	149	9.05	LDR	SP	MDR	SP- City to ammend Armstrong Ranch Specific Plan	20	30	199	Nonvacant	Agriculture	

Notes:
Note 1: Lot Consolidation Proposed: Site A
Note 2: This parcel has multiple land use designations. Only the portion of the parcel that allows residential uses were included in the acreage in this table and used to calculate capacity.
Note 3: This parcel has been split in the inventory to reflect multiple proposed land uses. Only the portions of the parcel that allow residential uses were included in the acreage in this table and used to calculate capacity.
Note 4: Percent of acreage estimated to accommodate housing (reduction factors for mixed-use): 60%
Note 5: Percent of acreage estimated to accommodate housing (reduction factors for mixed-use): 75%
Note 6: Percent of acreage estimated to accommodate housing (reduction factors for mixed-use): 50%
Note 7: Percent of acreage estimated to accommodate housing (reduction factors for mixed-use): 40%
Note 8: Percent of acreage estimated to accommodate housing (reduction factors for mixed-use): 70%
Note 9: Percent of acreage estimated to accommodate housing (reduction factors for mixed-use): 65%
Note 10: Percent of acreage estimated to accommodate housing (reduction factors for mixed-use): 75%

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RESOLUTION NO. PC21-095

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ONTARIO, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVE FILE NO. PZC-21-002, A ZONE CHANGE TO MODIFY THE ZONING MAP TO ESTABLISH AN AH (AFFORDABLE HOUSING) ZONING OVERLAY DISTRICT, AND MAKING FINDINGS IN SUPPORT THEREOF.

WHEREAS, the City of Ontario ("Applicant") has filed an Application for the approval of a Zone Change, File No. PZC-21-002, as described in the title of this Resolution (hereinafter referred to as "Application" or "Project"); and

WHEREAS, the Application proposes to establish an Affordable Housing Overlay District to facilitate housing opportunities within the City through the implementation of required rezone programs pursuant to the City's adopted Housing Element where required for compliance with State Housing Element law; and

WHEREAS, the Affordable Housing Overlay District applies to sites identified in the housing inventory, part of the City's Housing Element, located (1) south of Riverside Drive, (2) along East Holt Boulevard between the Cucamonga Creek Channel and Corona Avenue, and (3) areas designated as MU-2 at the northeast corner of West Holt Boulevard and Mountain Avenue; and

WHEREAS, a related General Plan Amendment (File No. PGPA21-004) is being processed concurrently with this application for the Housing Element update to the Policy Plan (General Plan) component of The Ontario Plan addressing State mandates and the 6th Cycle Regional Housing Needs Allocation (“RHNA”) and this application also proposes to modify the Policy Plan Land Use Plan (Exhibit LU-01) to establish an Affordable Housing Overlay; and

WHEREAS, a related Development Code Amendment (File No. PDCA21-001) is being processed concurrently with this application to establish density standards applicable to the Affordable Housing Overlay District; and

WHEREAS, the Project has been reviewed for consistency with the Housing Element of the Policy Plan component of The Ontario Plan, as State Housing Element law (as prescribed in Government Code Sections 65580 through 65589.8) requires that development projects must be consistent with the Housing Element, if upon consideration of all its aspects, it is found to further the purposes, principals, goals, and policies of the Housing Element; and

WHEREAS, the Project is located within the Airport Influence Area of Ontario International Airport, which encompasses lands within parts of San Bernardino, Riverside, and Los Angeles Counties, and is subject to, and must be consistent with, the policies

and criteria set forth in the Ontario International Airport Land Use Compatibility Plan ("ALUCP"), which applies only to jurisdictions within San Bernardino County, and addresses the noise, safety, airspace protection, and overflight impacts of current and future airport activity; and

WHEREAS, the Application is a project pursuant to the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) ("CEQA") and an initial study has been prepared to determine possible environmental impacts; and

WHEREAS, Ontario Development Code Table 2.02-1 (Review Matrix) grants the Planning Commission the responsibility and authority to review and make recommendation to City Council on the subject Application; and

WHEREAS, City of Ontario Development Code Division 2.03 (Public Hearings) prescribes the manner in which public notification shall be provided and hearing procedures to be followed, and all such notifications and procedures have been completed; and

WHEREAS, on December 20, 2021, the Planning Commission of the City of Ontario conducted a hearing to consider the Project, and concluded said hearing on that date; and

WHEREAS, as the first action on the Project, on December 20, 2021, the Planning Commission recommended City Council approval of a resolution adopting an Addendum to a previous Environmental Impact Report prepared pursuant to CEQA, the State CEQA Guidelines and the City of Ontario Local CEQA Guidelines, which indicated that all potential environmental impacts from the Project were less than significant or could be mitigated to a level of less than significance; and

WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred.

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

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

(1) The environmental impacts of this project were reviewed in conjunction with an Addendum to The Ontario Plan Environmental Impact Report — State Clearinghouse

No. 2008101140 ("Certified EIR"), which was certified by the Ontario City Council on January 27, 2010, in conjunction with File No. PGPA06-001; and

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

(3) The City's "Guidelines for the Implementation of the California Environmental Quality Act (CEQA)" provide for the use of a single environmental assessment in situations where the impacts of subsequent projects are adequately analyzed. This Application introduces no new significant environmental impacts; and

(4) The Addendum contains a complete and accurate reporting of the environmental impacts associated with the Project, and reflects the independent judgment of the Planning Commission; and

(5) There is no substantial evidence in the administrative record supporting a fair argument that the project may result in significant environmental impacts; and

(6) The proposed project will introduce no new significant environmental impacts beyond those previously analyzed in the Certified EIR, and all mitigation measures previously adopted by the Certified EIR, are incorporated herein by this reference.

SECTION 2: ***Additional Environmental Review Not Required.*** Based on the Addendum, all related information presented to the Planning Commission, and the specific findings set forth in Section 1, above, the Planning Commission finds that the preparation of a subsequent or supplemental Certified EIR is not required for the Project, as the Project:

(1) Does not constitute substantial changes to the Certified EIR that will require major revisions to the Certified EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and

(2) Does not constitute substantial changes with respect to the circumstances under which the Certified EIR was prepared, that will require major revisions to the Certified EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of the previously identified significant effects; and

(3) Does not contain new information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the Certified EIR was certified/adopted, that shows any of the following:

(a) The project will have one or more significant effects not discussed in the Certified EIR; or

(b) Significant effects previously examined will be substantially more severe than shown in the Certified EIR; or

(c) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the Project, but the City declined to adopt such measures; or

(d) Mitigation measures or alternatives considerably different from those analyzed in the Certified EIR would substantially reduce one or more significant effects on the environment, but which the City declined to adopt.

SECTION 3: ***Housing Element Compliance.*** Pursuant to the requirements of California Government Code Chapter 3, Article 10.6, commencing with Section 65580, as the recommending body for the Project, the Planning Commission finds that based upon the facts and information contained in the Application and supporting documentation, at the time of Project implementation, the project is consistent with the Housing Element of the Policy Plan (General Plan) component of The Ontario Plan, as the project site is not one of the properties in the Available Land Inventory contained in Table A-3 (Available Land by Planning Area) of the Housing Element Technical Report Appendix.

SECTION 4: ***Ontario International Airport Land Use Compatibility Plan ("ALUCP") Compliance.*** The California State Aeronautics Act (Public Utilities Code Section 21670 et seq.) requires that an Airport Land Use Compatibility Plan be prepared for all public use airports in the State; and requires that local land use plans and individual development proposals must be consistent with the policies set forth in the adopted Airport Land Use Compatibility Plan. On April 19, 2011, the City Council of the City of Ontario approved and adopted the ALUCP, establishing the Airport Influence Area for Ontario International Airport (hereinafter referred to as "ONT"), which encompasses lands within parts of San Bernardino, Riverside, and Los Angeles Counties, and limits future land uses and development within the Airport Influence Area, as they relate to noise, safety, airspace protection, and overflight impacts of current and future airport activity. As the recommending body for the Project, the Planning Commission has reviewed and considered the facts and information contained in the Application and supporting documentation against the ALUCP compatibility factors, including [1] Safety Criteria (ALUCP Table 2-2) and Safety Zones (ALUCP Map 2-2), [2] Noise Criteria (ALUCP Table 2-3) and Noise Impact Zones (ALUCP Map 2-3), [3] Airspace protection Zones (ALUCP Map 2-4), and [4] Overflight Notification Zones (ALUCP Map 2-5). As a result, the PLANNING COMMISSION, therefore, finds and determines that the Project, when implemented in conjunction with the conditions of approval, will be consistent with the policies and criteria set forth within the ALUCP.

SECTION 5: ***Concluding Facts and Reasons.*** Based upon the substantial evidence presented to the Planning Commission during the above-referenced hearing, and upon the specific findings set forth in Section 1 through 4, above, the Planning Commission hereby concludes as follows:

(1) *The proposed Zone Change is consistent with the goals, policies, plans and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan as follows:*

Land Use Element:

- Goal LU1: A community that has a spectrum of housing types and price ranges that match the jobs in the City and that make it possible for people to live and work in Ontario and maintain a quality of life.

  - LU1-6: *Complete Community*. We incorporate a variety of land uses and building types in our land use planning efforts that result in a complete community where residents at all stages of life, employers, workers and visitors have a wide spectrum of choices of where they can live, work, shop and recreate within Ontario.

Compliance: The proposed Zone Change reflects the existing uses of the properties or closely coordinates with land use designations in the surrounding area and provides opportunities for choice in living environments.

- Goal LU2: Compatibility between a wide range of uses.

  - LU2-1: *Land Use Decisions*. We minimize adverse impacts on adjacent properties when considering land use and zoning requests.

Compliance: The proposed Zone Change reflects the existing uses of the properties or closely coordinates with land use designations in the surrounding area and will not create adverse impacts on adjacent properties.

- Goal LU5: Integrated airport systems and facilities that minimize negative impacts to the community and maximize economic benefits.

  - LU5-7: *ALUCP Consistency with Land Use Regulations*. We comply with state law that requires general plans, specific plans and all new development be consistent with the policies and criteria set forth within an Airport Land Use Compatibility Plan for any public use airport.

Compliance: The proposed Zone Change is consistent with the adopted Airport Land Use Compatibility Plan for both Ontario International Airport and Chino Airport.

Housing Element:

- Goal H2: Diversity of types of quality housing that are affordable to a range of household income levels, accommodate changing demographics, and support and reinforce the economic sustainability of Ontario.

  - H2-1: Corridor Housing. We revitalize transportation corridors by encouraging the production of higher density residential and mixed-uses that are architecturally, functionally and aesthetically suited to corridors.

Compliance: The proposed Zone Change supports higher density residential and mixed-use development that is functionally and aesthetically suited along transportation corridors.

  - H2-4: New Model Colony. We support a premier lifestyle community in the New Model Colony distinguished by diverse housing, highest design quality, and cohesive and highly amenitized neighborhoods.

Compliance: The proposed Zone Change is consistent with the policy to support a diverse housing type throughout Ontario.

  - H2-6: Infill Development. We support the revitalization of neighborhoods through the construction of higher-density residential developments on underutilized residential and commercial sites.

Compliance: The proposed Zone Change supports the revitalization of neighborhoods through the infill development of higher-density residential and mixed-use developments on underutilized properties.

- Goal H3: A City regulatory environment that balances the need for creativity and excellence in residential design, flexibility and predictability in the project approval process, and the provision of an adequate supply and prices of housing.

  - H3-2: Flexible Standards. We allow flexibility in the application of residential and mixed-use development standards in order to gain benefits such as exceptional design quality, economic advantages, sustainability, or other benefits that would otherwise be unrealized.

Compliance: The proposed Zone Change supports flexibility in the application of development standards to achieve a variety of residential development on higher density residential and mixed-use properties.

- Goal H5: A full range of housing types and community services that meet the special housing needs for all individuals and families in Ontario, regardless of income level, age or other status.

  - H5-2: Family Housing. We support the development of larger rental apartments that are appropriate for families with children, including, as feasible, the provision of services, recreation and other amenities.

Compliance: The proposed Zone Change supports the development of larger rental apartments on higher density residential and mixed-use properties to meet the housing needs of all individuals and families in Ontario.

(2) *The proposed Zone Change would not be detrimental to the public interest, health, safety, convenience, or general welfare of the City.* The proposed zoning designation is compatible with the zoning and land uses in the surrounding areas.

(3) *The proposed Zone Change will not adversely affect the harmonious relationship with adjacent properties and land uses.* The allowed uses of the properties will be similar to other properties in the areas.

(4) *The subject site is physically suitable, including, but not limited to, parcel sizes, shapes, access, and availability of utilities, for the request and anticipated development.* The sites identified for the AH Overlay District are of adequate size to accommodate a variety of residential development and are physically suitable for the anticipated future development.

SECTION 6: ***Planning Commission Action.*** Based upon the findings and conclusions set forth in Sections 1 through 5, above, the Planning Commission hereby RECOMMENDS THE CITY COUNCIL APPROVES the herein described Application, as detailed in "Attachment A: Affordable Housing Overlay" and "Attachment B: Affordable Housing Overlay and Current Zoning" attached hereto and incorporated herein by this reference.

SECTION 7: ***Custodian of Records.*** The documents and materials that constitute the record of proceedings on which these findings have been based are located at the City of Ontario City Hall, 303 East "B" Street, Ontario, California 91764. The custodian for these records is the City Clerk of the City of Ontario.

SECTION 8: ***Certification to Adoption.*** The Secretary shall certify to the adoption of the Resolution.

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The Secretary Pro Tempore for the Planning Commission of the City of Ontario shall certify as to the adoption of this Resolution.

I hereby certify that the foregoing Resolution was duly and regularly introduced, passed and adopted by the Planning Commission of the City of Ontario at a special meeting thereof held on the 20th day of December 2021, and the foregoing is a full, true and correct copy of said Resolution, and has not been amended or repealed.

Richard Gage
Planning Commission Chairman

ATTEST:

Rudy Zeledon
Planning Director and
Secretary to the Planning Commission

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

I, Gwen Berendsen, Secretary Pro Tempore of the Planning Commission of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. PC21-095, was duly passed and adopted by the Planning Commission of the City of Ontario at their special meeting held on December 20, 2021, by the following roll call vote, to wit:

AYES: Anderson, Dean, DeDiemar, Gage, Lampkin, Willoughby

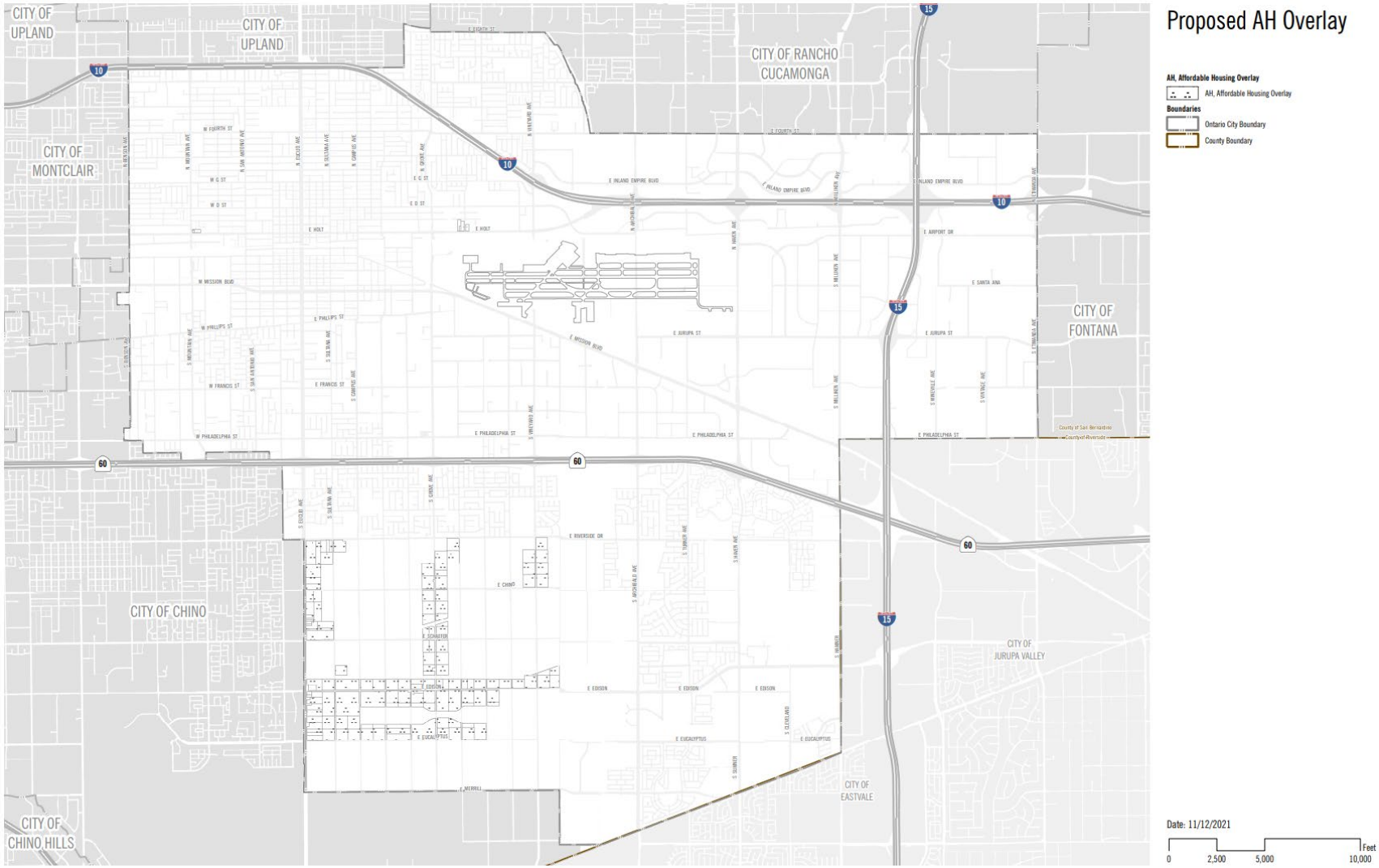
NOES: None

ABSENT: Ricci

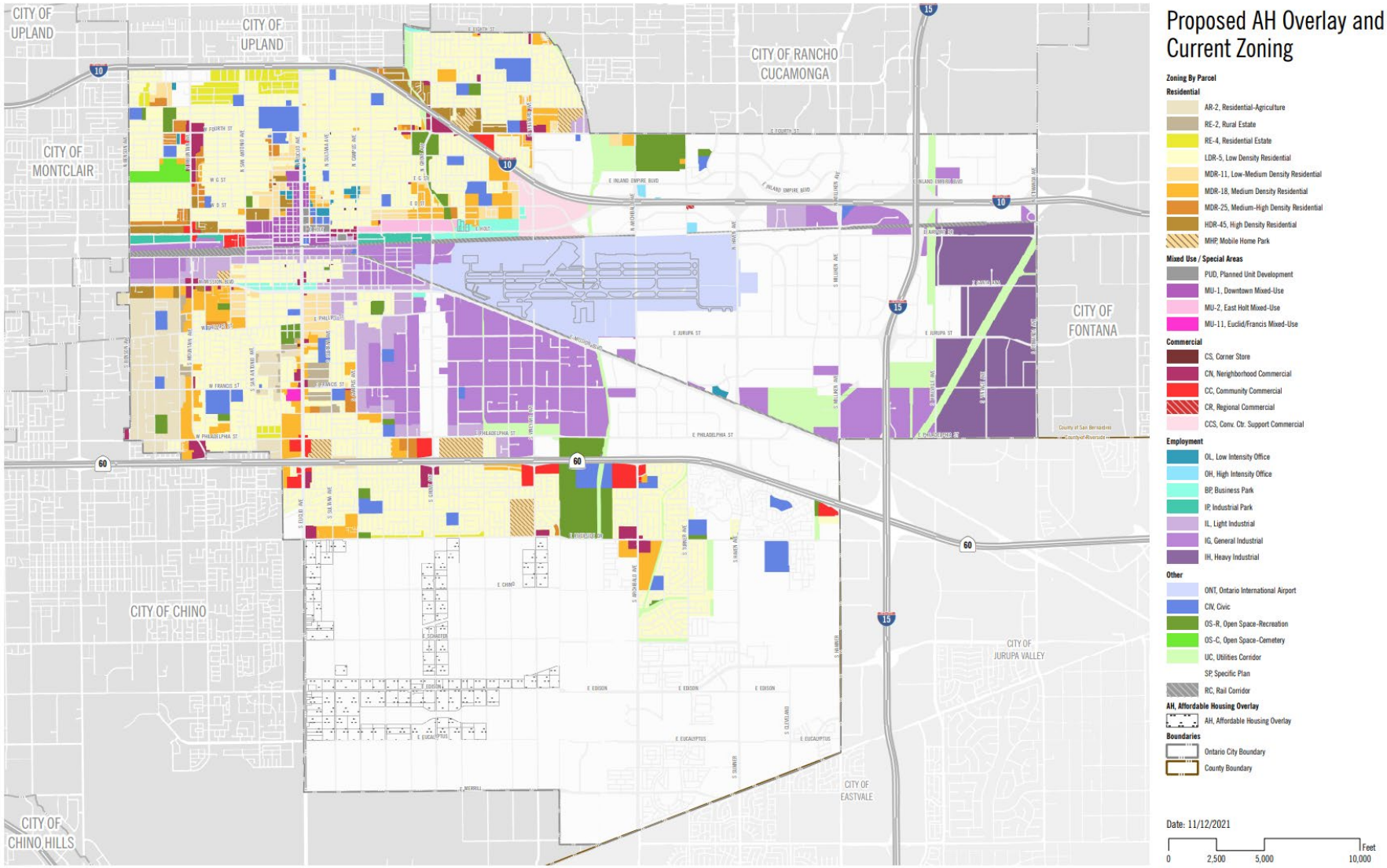
ABSTAIN: None

Gwen Berendsen
Secretary Pro Tempore

Attachment A: Affordable Housing Overlay



Attachment B: Affordable Housing Overlay and Current Zoning



RESOLUTION NO. PC21-096

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ONTARIO, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVES FILE NO. PDCA21-001, A DEVELOPMENT CODE AMENDMENT REVISING SECTION 6.01.035 FOR THE PURPOSE OF ADDING PROVISIONS TO ESTABLISH AN AH (AFFORDABLE HOUSING) OVERLAY DISTRICT, AND MAKING FINDINGS IN SUPPORT THEREOF.

WHEREAS, the City of Ontario ("Applicant") has initiated a Development Code Amendment, File No. PDCA21-001, as described in the title of this Resolution (hereinafter referred to as "Application" or "Project"); and

WHEREAS, the Application is of Citywide impact, affecting approximately 50 square miles (31,789 acres) of land, which is generally bordered by Benson Avenue and Euclid Avenue on the west; Interstate 10 Freeway, Eighth Street, and Fourth Street on the north; Etiwanda Avenue and Hamner Avenue on the east; and Merrill Avenue and the San Bernardino County/Riverside County boundary on the south; and

WHEREAS, certain minor changes are proposed to the City of Ontario Development Code, as follows:

- Section 6.01.035 (Overlay Zoning Districts) is to be amended, adding Subparagraph C.6 to establish an Affordable Housing Overlay District,

- The purpose of the Affordable Housing Overlay District is to facilitate housing opportunities within the City through the implementation of required rezone programs pursuant to the City's adopted Housing Element where required for compliance with State Housing Element law,

- The Affordable Housing Overlay District applies to sites identified in the housing inventory, part of the City's Housing Element, located 1) south of Riverside Drive, 2) along East Holt Boulevard between the Cucamonga Creek Channel and Corona Avenue, and 3) areas designated as MU-2 at the northeast corner of West Holt Boulevard and Mountain Avenue; and

WHEREAS, the Development Code (Ontario Municipal Code Title 9) provides the legislative framework for the implementation of The Ontario Plan, which states long-term principles, goals, and policies for guiding the growth and development of the City in a manner that achieves Ontario's vision, and promotes and protects the public health, safety, comfort, convenience, prosperity, and welfare of its citizens; and

WHEREAS, a related General Plan Amendment (File No. PGPA21-004) is being processed concurrently with this application for the Housing Element update to the Policy

Plan (General Plan) component of The Ontario Plan addressing State mandates and the 6th Cycle Regional Housing Needs Allocation (RHNA) and this application also proposes to modify the Policy Plan Land Use Plan (Exhibit LU-01) to establish an Affordable Housing Overlay; and

WHEREAS, a related Zone Change (File No. PZC-21-002) is being processed concurrently with this application to establish an Affordable Housing Overlay District; and

WHEREAS, the Project has been reviewed for consistency with the Housing Element of the Policy Plan component of The Ontario Plan, as State Housing Element law (as prescribed in Government Code Sections 65580 through 65589.8) requires that projects must be consistent with the Housing Element, if upon consideration of all its aspects, it is found to further the purposes, principals, goals, and policies of the Housing Element; and

WHEREAS, the Project is within the Airport Influence Area of Ontario International Airport, which encompasses lands within parts of San Bernardino, Riverside, and Los Angeles Counties, and is subject to, and must be consistent with, the policies and criteria set forth in the Ontario International Airport Land Use Compatibility Plan ("ALUCP"), which applies only to jurisdictions within San Bernardino County, and addresses the noise, safety, airspace protection, and overflight impacts of current and future airport activity; and

WHEREAS, the Application is a project pursuant to the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) ("CEQA"); and

WHEREAS, Ontario Development Code Table 2.02-1 (Review Matrix) assigns the Planning Commission the responsibility and authority to review and make recommendation to the City Council on the subject Application; and

WHEREAS, City of Ontario Development Code Division 2.03 (Public Hearings) prescribes the manner in which public notification shall be provided and hearing procedures to be followed, and all such notifications and procedures have been completed; and

WHEREAS, on December 20, 2021, the Planning Commission of the City of Ontario conducted a hearing to consider the Project, and concluded said hearing on that date; and

WHEREAS, as the first action on the Project, on December 20, 2021, the Planning Commission recommended approval of a Resolution recommending City Council adopt an Addendum to the Environmental Impact Report (State Clearinghouse No. 2008101140) adopted by City Council on January 27, 2010 for File No. PGPA06-001.

The Addendum finds that the proposed project introduces no new significant environmental impacts, and all previously adopted mitigation measures are incorporated into the Project by reference; and

WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred.

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

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

(1) The environmental impacts of this project were reviewed in conjunction with an Addendum to The Ontario Plan Environmental Impact Report — State Clearinghouse No. 2008101140 ("Certified EIR"), which was certified by the Ontario City Council on January 27, 2010, in conjunction with File No. PGPA06-001; and

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

(3) The City's "Guidelines for the Implementation of the California Environmental Quality Act (CEQA)" provide for the use of a single environmental assessment in situations where the impacts of subsequent projects are adequately analyzed. This Application introduces no new significant environmental impacts; and

(4) The Addendum contains a complete and accurate reporting of the environmental impacts associated with the Project, and reflects the independent judgment of the Planning Commission; and

(5) There is no substantial evidence in the administrative record supporting a fair argument that the project may result in significant environmental impacts; and

(6) The proposed project will introduce no new significant environmental impacts beyond those previously analyzed in the Certified EIR, and all mitigation measures previously adopted by the Certified EIR, are incorporated herein by this reference.

SECTION 2: ***Additional Environmental Review Not Required.*** Based on the Addendum, all related information presented to the Planning Commission, and the specific findings set forth in Section 1, above, the Planning Commission finds that the preparation of a subsequent or supplemental environmental impact report is not required for the Project, as the Project:

(1) Does not constitute substantial changes to the Certified EIR that will require major revisions to the Certified EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and

(2) Does not constitute substantial changes with respect to the circumstances under which the Certified EIR was prepared, that will require major revisions to the Certified EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of the previously identified significant effects; and

(3) Does not contain new information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the Certified EIR was certified/adopted, that shows any of the following:

(a) The project will have one or more significant effects not discussed in the Certified EIR; or

(b) Significant effects previously examined will be substantially more severe than shown in the Certified EIR; or

(c) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the Project, but the City declined to adopt such measures; or

(d) Mitigation measures or alternatives considerably different from those analyzed in the Certified EIR would substantially reduce one or more significant effects on the environment, but which the City declined to adopt.

SECTION 3: ***Housing Element Compliance.*** The Project will be consistent with the Housing Element of the Policy Plan (General Plan) component of The Ontario Plan, as the project furthers the purposes, principals, goals, and policies of the Housing Element, in that it will expand upon the types of housing that may be constructed throughout residential and mixed use zoning districts of the City and will allow for alternate forms of home rental and fee-simple homeownership.

SECTION 4: ***Ontario International Airport Land Use Compatibility Plan ("ALUCP") Compliance.*** The California State Aeronautics Act (Public Utilities Code

Section 21670 et seq.) requires that an Airport Land Use Compatibility Plan be prepared for all public use airports in the State; and requires that local land use plans and individual development proposals must be consistent with the policies set forth in the adopted Airport Land Use Compatibility Plan. On April 19, 2011, the City Council of the City of Ontario approved and adopted the ALUCP, establishing the Airport Influence Area for Ontario International Airport ("ONT"), which encompasses lands within parts of San Bernardino, Riverside, and Los Angeles Counties, and limits future land uses and development within the Airport Influence Area, as they relate to noise, safety, airspace protection, and overflight impacts of current and future airport activity. As the recommending body for the Project, the Planning Commission has reviewed and considered the facts and information contained in the Application and supporting documentation against the ALUCP compatibility factors, including [1] Safety Criteria (ALUCP Table 2-2) and Safety Zones (ALUCP Map 2-2), [2] Noise Criteria (ALUCP Table 2-3) and Noise Impact Zones (ALUCP Map 2-3), [3] Airspace protection Zones (ALUCP Map 2-4), and [4] Overflight Notification Zones (ALUCP Map 2-5). As a result, the PLANNING COMMISSION, therefore, finds and determines that the Project, when implemented in conjunction with the conditions of approval, will be consistent with the policies and criteria set forth within the ALUCP.

SECTION 5: ***Concluding Facts and Reasons.*** Based upon the substantial evidence presented to the Planning Commission during the above-referenced hearing, and upon the specific findings set forth in Sections 1 through 4, above, the Planning Commission hereby concludes as follows:

(1) The proposed Development Code Amendment is consistent with the goals, policies, plans and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan. The Development Code Amendment proposes:

(a) The identification of specific sites to be included in the AH Overlay District that are included in the housing inventory, which is part of the City's Housing Element, and located (1) south of Riverside Drive, (2) along East Holt Boulevard between the Cucamonga Creek Channel and Corona Avenue, and (3) areas designated as MU-2 at the northeast corner of West Holt Boulevard and Mountain Avenue that are suitable for affordable housing development projects; and

(b) Defining that affordable housing projects for the purposes of the AH Overlay provides that a certain identified percentage of the total units within each development are designated as affordable to lower income households and guaranteed for a minimum of 30 years; and

(c) Establishing that development standards applicable to proposed development in the AH Overlay District shall be in accordance with the applicable base zone, other overlay zones, and all applicable provisions of the Development Code; and

(d) Establishing that all new residential development, within the AH Overlay District, regardless of affordability, requires a minimum density of 20 dwelling units per acre; and

(e) Establishing that affordable housing projects on properties designated as MDR in the Policy Plan shall allow a maximum density of 25 to 30 dwelling units per acre.

(2) The proposed Development Code Amendment would not be detrimental to the public interest, health, safety, convenience, or general welfare of the City. The Development Code Amendment incorporates safeguards intended to ensure that the purposes of the Development Code are preserved; the project will not be contrary to or damage the public health, safety, convenience, or general welfare; the project will not result in any significant environmental impacts; and the project will be in full conformity with the Vision, City Council Priorities, and Policy Plan components of The Ontario Plan.

SECTION 6: ***Planning Commission Action.*** Based upon the findings and conclusions set forth in Sections 1 through 5, above, the Planning Commission hereby RECOMMENDS THE CITY COUNCIL APPROVES the herein described Development Code Amendment, included as "Attachment A" attached hereto and incorporated herein by this reference.

SECTION 7: ***Custodian of Records.*** The documents and materials that constitute the record of proceedings on which these findings have been based are located at the City of Ontario City Hall, 303 East "B" Street, Ontario, California 91764. The custodian for these records is the City Clerk of the City of Ontario.

SECTION 8: ***Certification to Adoption.*** The Secretary shall certify to the adoption of the Resolution.

- - - - - - - - - - - - - -

The Secretary Pro Tempore for the Planning Commission of the City of Ontario shall certify as to the adoption of this Resolution.

I hereby certify that the foregoing Resolution was duly and regularly introduced, passed and adopted by the Planning Commission of the City of Ontario at a special meeting thereof held on the 20th day of December 2021, and the foregoing is a full, true and correct copy of said Resolution, and has not been amended or repealed.

Rick Gage
Planning Commission Chairman

ATTEST:

Rudy Zeledon
Planning Director and
Secretary to the Planning Commission

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

I, Gwen Berendsen, Secretary Pro Tempore of the Planning Commission of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. PC21-096, was duly passed and adopted by the Planning Commission of the City of Ontario at their special meeting held on December 20, 2021, by the following roll call vote, to wit:

AYES: Anderson, Dean, DeDiemar, Gage, Lampkin, Willoughby

NOES: None

ABSENT: Ricci

ABSTAIN: None

Gwen Berendsen
Secretary Pro Tempore

ATTACHMENT A:
Development Code Amendment
File No. PDCA21-001

Development Code Section 6.01.035 (Overlay Zoning Districts) is hereby amended, adding Subparagraph C.6 to read as follows:

"6. AH (Affordable Housing) Overlay District.

a. *Purpose.* The purpose of the AH Overlay District is to facilitate housing opportunities within the community via implementation of required rezone programs pursuant to the City's adopted Housing Element where required for compliance with State Housing Element law.

b. *Applicability*. The herein established rights and responsibilities applicable to the AH Overlay District shall apply to sites identified in the housing inventory, part of the City's Housing Element, located 1) south of Riverside Drive, 2) along East Holt Boulevard between the Cucamonga Creek Channel and Corona Avenue, and 3) areas designated as MU-2 at the northeast corner of West Holt Boulevard and Mountain Avenue.

c. *Definitions.*

(1) Affordable Housing Project. Affordable housing projects for the purposes of the affordable housing overlay are defined as follows:

(a) *Tier 1*. Any projects with a residential component with at least 20% of total units are designated as affordable to lower incomes via deed restriction or another mechanism to guarantee affordability for a minimum of 30 years.

(b) *Tier 2*. Any projects with a residential component with at least 25% of total units are designated as affordable to lower incomes via deed restriction or another mechanism to guarantee affordability for a minimum of 30 years.

d. *Development Standards.* The development standards applicable to proposed development in the Affordable Housing Overlay District shall be in accordance with the applicable base zone, other overlay zones, and all applicable provisions of the Development Code, unless otherwise indicated herein, or where necessary to comply with Federal and State law.

(1) Minimum Density. Within the AH Overlay District, all new residential development, regardless of affordability, requires a minimum density of 20

dwelling units per acre. The minimum density shall be calculated as an average over the entire project area on sites south of Riverside Drive.

(2) Affordable Housing Projects. Development of affordable housing projects, as defined for the purposes of the affordable housing overlay, shall be allowed by-right within the AH Overlay District and are encouraged in accordance with the following provisions:

(a) *Specific Plan Base Zoning.* Affordable housing projects with a base zoning designation of SP may develop as follows:

(i) *Tier 1 Affordable housing projects:*

- *Medium Density Residential.* Affordable housing projects on properties designated as MDR in the Policy Plan may be developed in accordance with either the SP zoning district or the MDR-25 zoning district.

- *Mixed Use*. Affordable housing projects on properties designated as MU in the Policy Plan may be developed in accordance with either the SP zoning district or a comparable existing zoning implementation tool that aligns with the density and intensity of the proposed project. The following exceptions would apply:

  - *Maximum Density*. The maximum density allowed is equivalent to the maximum density identified for the applicable Mixed-Use area in the Land Use Designations Summary Table (Table LU-02) of the Policy Plan component of The Ontario Plan.

- *Calculating Minimum Density*. If a project with a base designation of SP develops without a specific plan, minimum density shall be calculated as an average over the entire portion of the project area that is within the AH Overlay District.

(ii) *Tier 2 Affordable housing projects:*

- Same as Tier 1, with the following additions:

  - *Medium Density Residential.* Affordable housing projects on properties designated as MDR in the Policy Plan shall allow a maximum density of 25 to 30 dwelling units per acre."

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING THE USE OF AN ADDENDUM TO THE ONTARIO PLAN ENVIRONMENTAL IMPACT REPORT FOR FILE NOS. PGPA21-004, PZC21-002, AND PDCA21-001, FOR WHICH AN INITIAL STUDY WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AS AMENDED, AND MAKING FINDINGS IN SUPPORT THEREOF.

WHEREAS, the CITY OF ONTARIO (hereinafter referred to as "Applicant") has filed an Application for the approval of File Nos. PGPA21-004, General Plan Amendment, PZC-21-002, Zone Change, and PDCA21-001, Development Code Amendment, as described in the title of this Resolution (hereinafter referred to as "Application" or "Project"); and

WHEREAS, The Ontario Plan ("TOP") Environmental Impact Report (State Clearinghouse No. 2008101140) was certified on January 27, 2010 (hereinafter referred to as "Certified EIR"), in which development and use of the Project was discussed; and

WHEREAS, the Planning Director of the City of Ontario has prepared and approved for attachment to the certified Environmental Impact Report, an Addendum to the Certified EIR (hereinafter referred to as "EIR Addendum") in accordance with the requirements of the California Environmental Quality Act of 1970, together with State and local guidelines implementing said Act, all as amended to date (collectively referred to as "CEQA"); and

WHEREAS, the EIR Addendum concluded that implementation of the Project would not propose additional growth that was not evaluated under the 2010 Certified EIR or change the buildout evaluated under the Approved Project, and no substantial changes in circumstances under CEQA Guidelines Section 15162(a)(2) have occurred since the certification of the 2010 EIR that would indicate new significant impacts or substantially increase the severity of significant impacts previously identified and background environmental conditions have not significantly changed since the certification of the 2010 Certified EIR. Additionally, no information that was not known and could not have been known at the time of the 2010 Certified EIR preparation has been revealed that shows new or substantially greater significant impacts would result under Section 15162(a)(3). There are no new or different mitigation measures that would substantially reduce one or more significant impacts of the Approved Project but that are not adopted. The Proposed Project does not identify or require adoption of any further mitigation measures beyond those provided in the Certified EIR; and

WHEREAS, pursuant to State CEQA Guidelines Section 15164(a), a lead agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary to a project, but the preparation of a subsequent or supplemental EIR is not required; and

WHEREAS, the City determined that none of the conditions requiring preparation of a subsequent or supplemental EIR would occur from the Project, and that preparation of an Addendum to the Certified EIR was appropriate; and

WHEREAS, on December 20, 2021, the Planning Commission of the City of Ontario conducted a hearing to consider the Addendum and concluded said hearing on that date, voting to issue Resolution No. PC21-093 recommending that the City Council concluded that none of the conditions requiring preparation of a subsequent or supplemental EIR have occurred, and further recommending that the City Council take actions on the Project in compliance with CEQA and state and local guidelines implementing CEQA; and

WHEREAS, the City of Ontario is the lead agency on the Project, and the City Council is the decision-making authority for the requested approval to construct and otherwise undertake the Project; and

WHEREAS, the City Council has reviewed and considered the EIR Addendum for the Project, has concluded that none of the conditions requiring preparation of a subsequent or supplemental EIR have occurred, and intends to take actions on the Project in compliance with CEQA and state and local guidelines implementing CEQA; and

WHEREAS, the EIR Addendum for the Project are on file in the Planning Department, located at 303 East B Street, Ontario, CA 91764, are available for inspection by any interested person at that location and are, by this reference, incorporated into this Resolution as if fully set forth herein; and

WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred.

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

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

(1) The environmental impacts of this project were reviewed in conjunction with an Addendum to The Ontario Plan ("TOP") Environmental Impact Report — State Clearinghouse No. 2008101140 ("Certified EIR"), which was certified by the Ontario City Council on January 27, 2010, in conjunction with File Nos. PGPA21-004, PZC-21-002, and PDCA21-001; and

(2) The EIR Addendum and administrative record have been completed in compliance with CEQA, the State CEQA Guidelines, and the City of Ontario Local CEQA Guidelines; and

(3) The City's "Guidelines for the Implementation of the California Environmental Quality Act (CEQA)" provide for the use of a single environmental assessment in situations where the impacts of subsequent projects are adequately analyzed. This Application introduces no new significant environmental impacts; and

(4) All previously adopted mitigation measures shall be a condition of project approval, as they are applicable to the Project, and are incorporated herein by this reference; and

(5) The EIR Addendum contains a complete and accurate reporting of the environmental impacts associated with the Project, and reflects the independent judgment of the City Council; and

(6) There is no substantial evidence in the administrative record supporting a fair argument that the project may result in significant environmental impacts.

SECTION 2. ***Additional Environmental Review Not Required.*** Based on the Addendum, all related information presented to the City Council, and the specific findings set forth in Section 1, above, the City Council finds that the preparation of a subsequent or supplemental Environmental Impact Report is not required for the Project, as the Project:

(1) Does not constitute substantial changes to the Certified EIR that will require major revisions to the Certified EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and

(2) Does not constitute substantial changes with respect to the circumstances under which the Certified EIR was prepared, that will require major revisions to the Certified EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of the previously identified significant effects; and

(3) Does not contain new information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the Certified EIR was certified/adopted, that shows any of the following:

(a) The project will have one or more significant effects not discussed in the Certified EIR; or

(b) Significant effects previously examined will be substantially more severe than shown in the Certified EIR; or

(c) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the Project, but the City declined to adopt such measures; or

(d) Mitigation measures or alternatives considerably different from those analyzed in the Certified EIR would substantially reduce one or more significant effects on the environment, but which the City declined to adopt.

SECTION 3. ***City Council Action.*** Based upon the findings and conclusions set forth in Sections 1 and 2, above, the City Council hereby finds that based upon the entire record of proceedings before it, and all information received, that there is no substantial evidence that the Project will constitute substantial changes to the Certified EIR, and does hereby approve the EIR Addendum, attached hereto as "Attachment A," and incorporated herein by this reference.

SECTION 4. ***Custodian of Records.*** The documents and materials that constitute the record of proceedings on which these findings have been based are located at the City of Ontario City Hall, 303 East "B" Street, Ontario, California 91764. The custodian for these records is the City Clerk of the City of Ontario.

PASSED, APPROVED, AND ADOPTED this 1st day of March 2022.

_____
PAUL S. LEON, MAYOR

ATTEST:

_____
SHEILA MAUTZ, CITY CLERK

APPROVED AS TO FORM:

_____
BEST BEST & KREIGER LLP
CITY ATTORNEY

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

I, SHEILA MAUTZ, City Clerk of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. 2022- was duly passed and adopted by the City Council of the City of Ontario at their regular meeting held March 1, 2022, by the following roll call vote, to wit:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

The foregoing is the original of Resolution No. 2022- duly passed and adopted by the Ontario City Council at their regular meeting held March 1, 2022.

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

ATTACHMENT A:

Addendum to The Ontario Plan Environmental Impact Report

(Addendum to follow this page)

November 2021 | Addendum to The Ontario Plan EIR
State Clearinghouse No. 2008101140

2021–2029 Housing Element Update Addendum

City of Ontario

Prepared for:

City of Ontario
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Tel: 909.395.2413

Prepared by:

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1. Introduction

1.1 PURPOSE OF AN ADDENDUM

This document is an Addendum to the previously certified Environmental Impact Report (EIR) (State Clearinghouse [SCH] No. 2008101140) for The Ontario Plan (TOP), which was certified on January 27, 2010, (referred to as the Approved Project). The purpose of this Addendum is to evaluate whether the proposed update to the Housing Element would modify the Approved Project in such a way as to result in new environmental impacts or a substantial increase in the severity of previously identified significant effects, or would otherwise trigger a need for subsequent environmental review.

TOP consists of a Vision, Governance Manual, Policy Plan, City Council Priorities, Implementation Plans, and Tracking and Feedback:

- The Ontario **Vision** describes the future community of Ontario. Its basic purpose is to improve the quality of life for the people of Ontario. It is the rationale and motivation for everything the City does.
- The **Governance Manual** describes the foundation for conducting the public's business on behalf of the present and future people of Ontario. It explains how TOP is a tool for decision making and communication.
- **City Council Priorities** define the short-term direction in City actions and initiatives. They are the primary means for exercising leadership in carrying out The Plan and realizing the Vision.
- The **Policy Plan** connects intent with action through the broad range of Goals and Policies that would guide the long-term growth and development required for the City to achieve its Vision. It also satisfies the California Government Code requirement for a general plan.
- **Implementation** consists of actions taken to carry out Plan policies. This includes initiatives by the City and decisions on public and private development projects.
- **Tracking and Feedback** allows the City to learn from experience and redirect efforts.

The primary purpose of TOP is to integrate components of City governance documents into a single guidance system that shapes the community 20 years or more into the future.

The City of Ontario released a Draft EIR in April 2009 for TOP. A Recirculated Draft EIR for TOP was released in November 2009 to update and provide additional analysis concerning greenhouse gas (GHG) emissions impacts associated with buildout of the Policy Plan. The 2009 Draft EIR, the 2009 Recirculated Draft EIR, and the 2010 Final EIR are collectively referred to as the 2010 Certified EIR.

1. Introduction

The 2010 Certified EIR, in conjunction with this Addendum, serve as the environmental review for the proposed modifications to the Approved Project, as required by the California Environmental Quality Act (CEQA), Public Resources Code Sections 21000 et seq., and the State CEQA Guidelines (14 California Code of Regulations §§ 15000-15387). This Addendum evaluates the potential environmental impacts associated with TOP as modified by the update to the Housing Element.

1.1.1 Environmental Procedures

Pursuant to CEQA and the State CEQA Guidelines, this Addendum focuses on whether implementation of the Proposed Project would require major revisions to the Certified EIR due to the potential for new significant environmental effects or a substantial increase in the severity of previously identified significant effects, pursuant to State CEQA Guidelines Section 15162.

Pursuant to Section 21166 of CEQA and Section 15162 of the State CEQA Guidelines, when an EIR has been certified or a negative declaration adopted for a project, no subsequent or supplemental EIR or negative declaration shall be prepared for the project unless the lead agency determines that one or more of the following conditions are met:

(1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

(2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or

(3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:

(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;

(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;

(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or

(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative. (CEQA Guidelines Section 15162[a])

A supplement to an EIR (supplemental EIR), which is narrower in scope than a subsequent EIR, may be prepared if any of the above criteria apply, but "[o]nly minor changes or additions would be necessary to make the previous EIR adequately apply to the project in the changed situation" (CEQA Guidelines Section 15163(a)). In the absence of the need to prepare either a subsequent or supplemental EIR, an addendum to a previously certified EIR may be prepared. Section 15164 states:

> (a) The lead agency or a responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.
>
> (b) An addendum to an adopted negative declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred.
>
> (c) An addendum need not be circulated for public review but can be included in or attached to the final EIR or adopted negative declaration.
>
> (d) The decision making body shall consider the addendum with the final EIR or adopted negative declaration prior to making a decision on the project.
>
> (e) A brief explanation of the decision not to prepare a subsequent EIR pursuant to Section 15162 should be included in an addendum to an EIR, the lead agency's findings on the project, or elsewhere in the record. The explanation must be supported by substantial evidence. (CEQA Guidelines Section 15164)

This Addendum to the previously certified 2010 Certified EIR for the Approved Project has been prepared because the evaluation of the Housing Element Update, also known as the Proposed Project, has not indicated any of the circumstances requiring a subsequent or supplemental EIR. As demonstrated in Section 5 of this Addendum, the Proposed Project would not result in impacts that differ from the Approved Project, and it would not trigger the need for preparation of a subsequent or supplemental EIR under the criteria in Sections 15162(a) and 15163(a). The Proposed Project is consistent with the general plan update and would not require changes to the Approved Project. This Addendum demonstrates that no substantial changes are proposed to the Approved Project or have occurred in the City that would require major revisions to the Certified EIR or substantially increase the severity of previously identified significant effects. Thus, the impacts of the Proposed Project are within the levels and types of environmental impacts disclosed in the Certified EIR.

1.1.2 Scope and Analysis for this Addendum

This Addendum reviews the changes proposed by and analyzes the potential impacts of the Proposed Project and any changes to the existing conditions that have occurred since the City certified the EIR. It also reviews any new information of substantial importance that was not known and could not have been known with exercise of reasonable diligence at the time that the City approved the certified EIR. It further examines whether, as a result of any changes or any new information, a subsequent or supplemental EIR may be required.

1. Introduction

This examination includes an analysis of the provisions of Section 21166 of CEQA and Section 15162 of the CEQA Guidelines and their applicability to the Proposed Project. This Addendum relies on use of the Environmental Analysis, which addresses environmental checklist issues section by section.

The Proposed Project would not propose additional growth that was not evaluated under the 2010 Certified EIR or change the buildout evaluated under the Approved Project, and no substantial changes in circumstances under Section 15162(a)(2) have occurred since the certification of the 2010 EIR that would indicate new significant impacts or substantially increase the severity of significant impacts previously identified. The background environmental conditions have not significantly changed since the certification of the 2010 Certified EIR. The City of Ontario has received no information indicating a substantial change in any circumstances that would result in a new or substantially greater significant impact.

In addition, no information that was not known and could not have been known at the time of the 2010 Certified EIR preparation has been revealed that shows new or substantially greater significant impacts would result (see CEQA Guidelines Section 15162[a][3]). There are no new or different mitigation measures that would substantially reduce one or more significant impacts of the Approved Project but that are not adopted. The Proposed Project does not identify or require adoption of any further mitigation measures beyond those provided in the Certified EIR.

Since this Addendum does not identify new or substantially greater significant impacts, circulation for public review and comment is not necessary (CEQA Guidelines Section 15164[c]). However, the Ontario City Council will consider this Addendum at a public meeting prior to the adoption of the Housing Element (CEQA Guidelines Section 15164[d]). If the Ontario City Council approves this Addendum, it shall be required to make findings by way of a resolution, including a finding that this Addendum provides the basis and substantial evidence for the decision not to prepare a subsequent or supplemental EIR (CEQA Guidelines Section 15164[e]).

1.2 PREVIOUS ENVIRONMENTAL DOCUMENTATION

This Addendum relies on environmental analysis in the 2009 Draft EIR and 2010 Final EIR (which includes the 2009 Draft EIR and the 2009 Recirculated Draft EIR). These three documents, while discussed separately here, are collectively referred to in this Addendum as the 2010 Certified EIR. In accordance with CEQA Guidelines Sections 15148 and 15150, this Addendum incorporates the 2010 Certified EIR (and its constituent parts) by reference. A summary of the 2010 Certified EIR and how it relates to this Addendum is provided below. All documents incorporated by reference are available for review at the City of Ontario Community Development Department at 303 East B Street, Ontario, CA, 91764.

1.2.1 2009 Draft EIR for The Ontario Plan

The City of Ontario circulated the 2009 Draft EIR for public review in April 2009, and 17 topics were evaluated in detail.

Ten impacts were considered less than significant without incorporating mitigation:

- Aesthetics
- Biological Resources
- Geology and Soils
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Population and Housing
- Public Services
- Recreation

One environmental category was identified as having potentially significant impacts that could be mitigated, avoided, or substantially lessened.

- Utilities and Service Systems

Six environmental categories were considered to have significant and unavoidable impacts that could not be alleviated by incorporating mitigation.

- Agricultural Resources
- Air Quality
- Cultural Resources
- Global Climate Change
- Noise
- Traffic and Transportation

1.2.2 2010 Final EIR for The Ontario Plan

A Recirculated Draft EIR for TOP was released in November 2009 to update and provide additional analysis concerning GHG emissions impacts associated with buildout of the Policy Plan. This analysis was based on verbal comments made by the California Attorney General's Office after the end of the public review period and on recent rules and regulations about lowering GHG emissions.

Pursuant to Section 15088.5(c) of the CEQA Guidelines, which states that if an EIR revision is "limited to a few chapters or portions of the EIR, the lead agency need only recirculate the chapters or portions that have been modified," only the following topic areas were analyzed in the 2009 Recirculated Draft EIR:

- Global Climate Change
- Additional Project Alternative: 15 percent GHG Reduction Alternative

1. Introduction

Remaining topics previously analyzed in the 2009 Draft EIR (see Section 1.3.1) were determined to be adequately addressed in that document. Analysis in the 2009 Recirculated Draft EIR found that significant and unavoidable impacts identified in the 2009 Draft EIR would remain significant and unavoidable for the Approved Project. These determinations were reiterated in the 2010 Final EIR when it was certified on January 27, 2010.

2. Environmental Setting

2.1 PROJECT LOCATION

The City of Ontario is in the southwestern corner of San Bernardino County and is surrounded to the west by the Cities of Chino and Montclair and unincorporated areas of San Bernardino County; to the north by the Cities of Upland and Rancho Cucamonga; to the east by the City of Fontana and unincorporated land in San Bernardino County; and to the south by the Cities of Chino, Eastvale, and Jurupa Valley (see Figure 1, *Regional Location*). The City is in the central part of the Upper Santa Ana River Valley. This portion of the valley is bounded by the San Gabriel Mountains to the north; the Chino Hills, Puente Hills, and San Jose Hills to the west; the Santa Ana River to the south; and Lytle Creek Wash to the east.

The City comprises approximately 50 square miles (31,958 acres), which include the 8,200-acre Ontario Ranch in the southern portion of the City (formerly the City's sphere of influence). The northern urbanized portion of the City is known as the Original Model Colony. The City is generally bounded by Benson Avenue and Euclid Avenue on the west; Interstate 10 (I10), 8th Street, and 4th Street on the north; Etiwanda Avenue and Hamner Avenue on the east; and Merrill Avenue and the San Bernardino County/Riverside County boundary on the south (see Figure 2, *Aerial Map*). Regional circulation to and through the City is provided by I10 and State Route 60 (SR60) east-west, and by I15 and SR83 (Euclid Avenue) north-south. The City is also home to the Ontario International Airport (ONT).

2.2 ENVIRONMENTAL SETTING

2.2.1 Existing Land Use

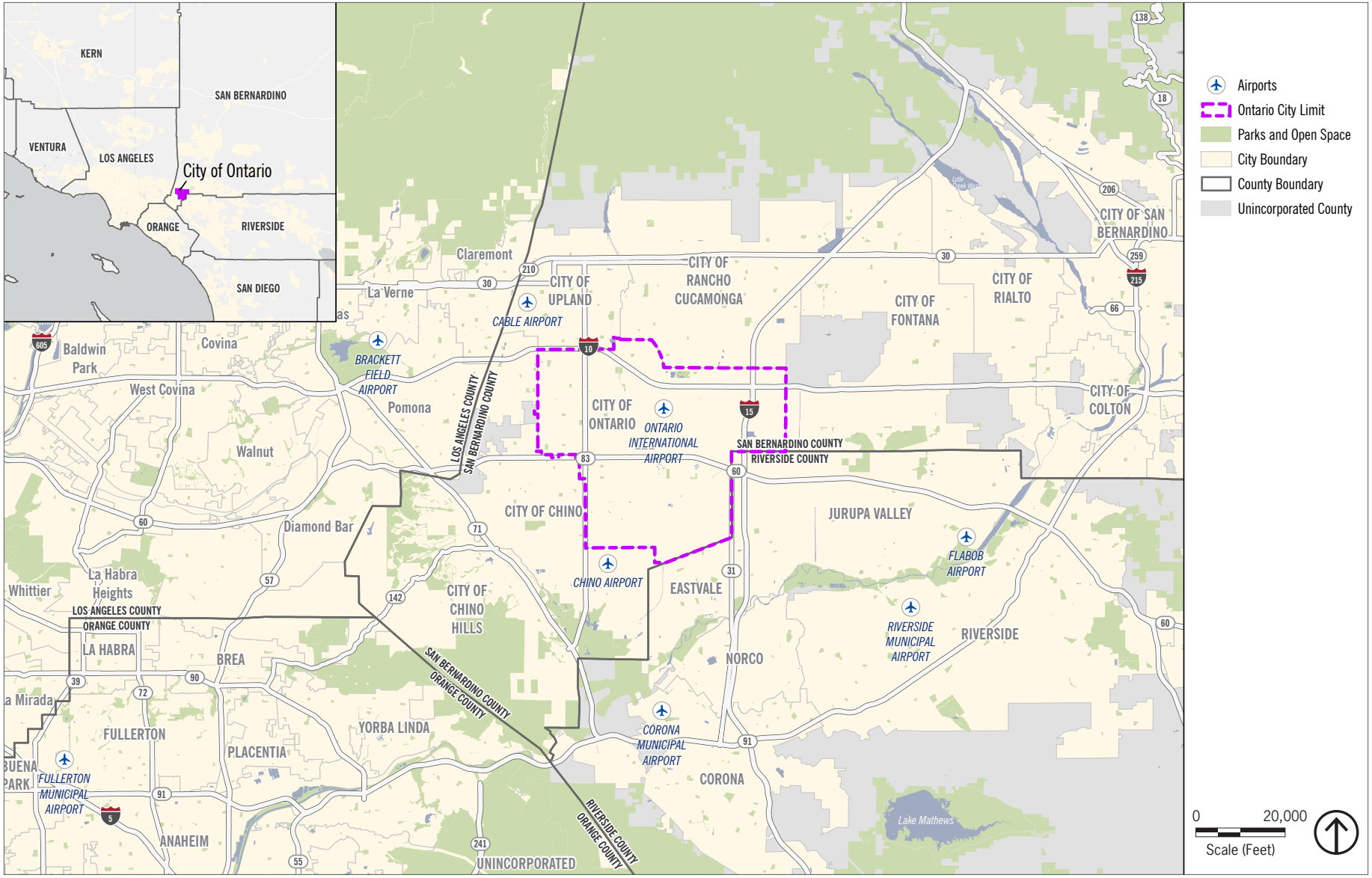
Ontario has developed from a small agricultural town centered mainly on the citrus industry to a suburban community with a large manufacturing and industrial base. The majority of the land in Ontario is developed as residential; industrial and business park; or other land uses, including the ONT and recreational and nonrecreational open space.

2.2.2 Surrounding Land Use

The City of Ontario is surrounded by developed urban areas and small areas of agriculture. The San Gabriel Mountains lie to the north, just beyond Upland and Rancho Cucamonga.

2. Environmental Setting

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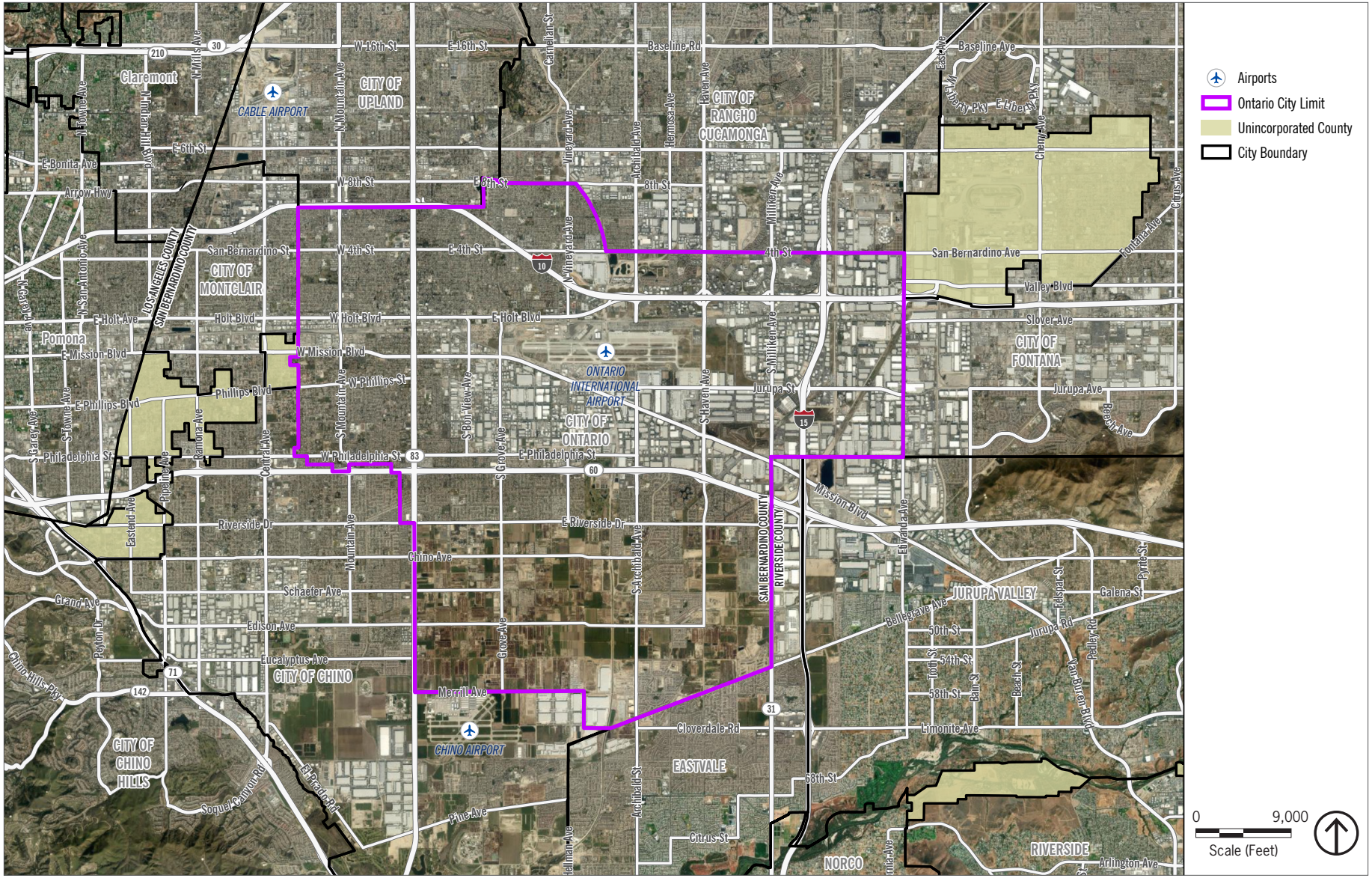


Source: San Bernadino County GIS, 2021; Riverside County GIS, 2021; Los Angeles County GIS, 2021; Orange County GIS, 2021; and PlaceWorks, 2021.

Figure 1
Regional Location

2. Environmental Setting

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Source: San Bernadino County GIS, 2021; Riverside County GIS, 2021; Los Angeles County GIS, 2021; Orange County GIS, 2021; and PlaceWorks, 2021.

Figure 2
Aerial Map

2. Environmental Setting

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3. Project Description

3.1 BACKGROUND

The 2010 Certified EIR considered the direct physical changes and reasonably foreseeable indirect physical changes in the environment that would be caused by buildout of the Proposed Land Use Plan, within the Policy Plan, and impacts from the resultant population and employment growth in the City. The 2010 Certified EIR evaluated a buildout of 104,052 dwelling units, 358,355 people, and 330,023 jobs. Growth associated with TOP is not linked to a timeline. However, buildout of the Proposed Land Use Plan was forecast for the year 2035 in the 2010 Certified EIR. For the residential sector, the 2010 Certified EIR evaluated environmental impacts associated with an increase of 57,772 housing units and 187,404 people. As identified in the 2010 Certified EIR, implementation of TOP would result in a population increase of 110 percent, or a 4.3 percent annual population increase.

3.2 PROPOSED PROJECT

The City of Ontario (City) has initiated a process to update its Housing Element, one of the required elements of the City's general plan (TOP). The proposed 2021–2029 Housing Element Update constitutes a "project" pursuant to CEQA, and therefore the City is preparing an Addendum to TOP EIR for the Housing Element Update.

3.2.1 City of Ontario 6th Cycle RHNA Allocation

The Southern California Association of Governments (SCAG) is responsible for oversight of the Regional Housing Needs Assessment (RHNA) process for Southern California, including Ontario. Per the RHNA for the 2021–2029 planning period, the City has been allocated 20,854 units to accommodate the estimated growth need at various income levels. As required by California law, the Housing Element must identify the City's ability to accommodate this estimated growth through available sites and appropriate zoning. Table 1, *City of Ontario 6th Cycle RHNA Allocation by Income Category*, designates the housing allocation by income category in the City (SCAG 2021).

3. Project Description

Table 1 City of Ontario 6th Cycle RHNA Allocation by Income Category

Income Category (Percent of Annual Mean Income)	RHNA Allocation
Very Low (31 to 50)	5,640
Low (51 to 80)	3,286
Moderate (81 to 120)	3,329
Above Moderate (121 or more)	8,599
Total	**20,854**

Source: SCAG 2021

According to the 2020 Census, the population of Ontario had grown to 185,010 with 50,621 households in July 1, 2019 (U.S. Census Bureau 2019). According to the 2010 Certified EIR, the population and household projections for 2020 were 246,304 and 65,872, respectively. The 2010 Certified EIR projected a total household of 91,936 by 2035, while SCAG's Connect SoCal (2020–2045 Regional Transportation Plan (RTP)/Sustainable Communities Strategy (SCS) projects total households at 74,500 by 2045 (SCAG 2020). The 2010 Certified EIR determined that the City of Ontario is projected to grow by 1,531 housing unit per year, which would result in an additional 22,965 housing units by 2035. Therefore, because the Proposed Project would result in a total of 20,854 residential units, it would not propose additional growth that was not evaluated under the 2010 Certified EIR or change the buildout evaluated under the Approved Project, and no substantial changes in circumstances under Section 15162(a)(2) have occurred since the certification of the 2010 EIR that would indicate new significant impacts or substantially increase the severity of significant impacts previously identified. The background environmental conditions have not significantly changed since the certification of the 2010 Certified EIR. The City of Ontario has received no information indicating a substantial change in any circumstances that would result in a new or substantially greater significant impact.

The proposed 2021–2029 Housing Element must demonstrate the City's ability to accommodate the RHNA housing allocation either through production or the availability of properly zoned land that can accommodate additional growth. If adequate sites cannot be identified in the existing zoning, the City is required to rezone sites that can accommodate the remaining need at a minimum density of 30 dwelling units per acres, which is the default density set by the California Department of Housing and Community Development (HCD). The City is not required to build residential units in order to meet its RHNA allocation, only to identify potential sites and create the framework to allow the market the opportunity to develop these units. The proposed 2021–2029 Housing Element Update explores opportunities to accommodate the RHNA through current production, entitled units, or the availability of properly zoned land that can accommodate additional growth. The proposed Housing Element Update will further identify and address potential and actual governmental and non-governmental constraints on the development of housing for all income levels. Proposed zoning amendments are included in Appendix B: Housing Element Sites Inventory (Parcel List) of the Housing Element.

Per state housing law, the City of Ontario and other jurisdictions within the SCAG region are subject to a deadline of February 11, 2022 (October 15, 2021, plus a 120-day grace period) to adopt the update. State housing law also gives HCD the authority to review housing element compliance with all relevant laws. Upon confirmation of the documents' compliance, HCD issues a letter to this effect; at this point, the document is said to be "certified." By electing to not prepare a housing element for the 2021 to 2029 cycle, the City would experience several direct consequences, including reduced time period to complete any necessary zone changes from three years to one year and reduced eligibility for certain grant funds. It would also expose the City to potential litigation and associated loss of local land use control or financial costs. Due to this deadline, the Housing Element Update will be adopted prior to the comprehensive update of the TOP. The TOP update will include Policy Plan changes necessary to maintain consistency with the proposed housing strategy. The Rezoning program will be implemented by Oct 2022 per State law, but parts of the rezoning may be done before, concurrent, or after TOP updates are adopted. Therefore, this Addendum to the 2010 Certified EIR will be adopted prior to the update of the TOP.

3.2.2 Housing Element Program Changes

CEQA requires the City to evaluate the environmental impacts associated with changes to the environment. In this instance, most of the goals, policies, and programs from the previous Housing Element and Community Safety Element are continued through to the proposed 2021–2029 Housing Element and 2021 Community Safety Element. Table 2, *Summary of Program Changes Between Existing Housing Element and 2021–2029 Housing Elemen*t, includes the changes in goals or policies between the existing 2013–2021 Housing Element and the proposed 2021–2029 Housing Element.

The City's proposed rezoning program is outlined in Program 13 of the Housing Element. Program 13 would create an affordable housing overlay that expands the land use categories that can accommodate at least 30 dwelling units per acre, exempt projects south of Riverside Drive with at least 25 percent of units affordable to lower incomes from specific plan requirements if no specific plan exists, and revises existing specific plans to allow at least 30 dwelling units per acre on identified sites. Each of these changes would play a key role in fulfilling the City's lower-income RHNA and would ensure adequate sites are available for higher-density development. Other changes to the development code, such as lot consolidation programs, are also outlined in Chapter 9, Programs.

Table 2 Summary of Program Changes Between Existing Housing Element and 2021–2029 Housing Element

Program	Continue/ Modify/ Delete
Neighborhoods and Housing	
1. Code Enforcement Code compliance is an important tool to ensure that the value, character, and quality of neighborhoods, property, and housing are well maintained. Listed below are the programs implemented by the Code Enforcement program specifically designed to improve the quality of Ontario neighborhoods and eliminate health and safety related to building conditions: • General Code Enforcement: The City utilizes an interdepartmental approach for inspecting properties for compliance with state and local regulations regarding the condition and maintenance of residential buildings and properties. If deficiencies are found, the property owner is notified of the code deficiency and compliance measures required, and	Continue.

3. Project Description

Table 2 Summary of Program Changes Between Existing Housing Element and 2021–2029 Housing Element

Program	Continue/ Modify/ Delete
the property owner is granted a period of time to correct the matter. To facilitate timely compliance, City staff direct the property owners to City–administered rehabilitation loans and/or other nonprofit housing loan programs, where available. • Community Improvement Team: This team has been specifically designed to proactively implement an intensive code compliance program to address serious code violations within focus areas. As part of this team approach, various City departments work together to bring a myriad of resources to the focus area to arrest neighborhood decline and improve the living conditions within the area. • Systematic Health and Safety Inspection Program: The program is designed to ensure the quality of the rental stock and reduce substandard building conditions. Through this program, all rental housing units over seven years old are inspected on a four-year schedule unless it is necessary to inspect more frequently due to substandard conditions. • Abandoned and Distressed Property Program and Foreclosure Opportunities Response Team (FORT) Program: These programs were established to protect Ontario neighborhoods from becoming blighted through the lack of adequate maintenance and security of abandoned and distressed properties.	
2. Quiet Home Residential neighborhoods located directly west of Ontario International Airport experience high noise levels. In the early 1990s, the Federal Aviation Administration, City of Los Angeles, and City of Ontario created a program to improve the quality of life in noise-impacted neighborhoods and community/airport compatibility. Eligible homes are outfitted with sound insulation to reduce the interior noise levels to 45db CNEL. The second component consists of the voluntary acquisition of eligible properties and reuse of properties in a manner compatible with the airport. Eligibility is restricted to properties located within the noise contour map. Currently, the Los Angeles World Airport is updating the Part 150 Study, which may impact the eligibility area. The study is anticipated to be completed within 2014–2015.	Delete.
3. Historic Preservation Known as the Original Model Colony, Ontario is rich in local history. The City operates a comprehensive historic preservation program. It is a certified local government, a designation that signifies that the City's program meets state and federal historic preservation standards. The City has six historic districts and is surveying nine additional areas for the potential of historic district designation. It encourages historic preservation efforts through Mills Act contracts, surveys of potentially historic structures, and an adaptive reuse program (for the Emporia District and Downtown). The City also implements an award-winning web-based historical resource management system that catalogs local historical resources and eventually offers interface capacities for the public to search the database.	Continue.
4. Housing Rehabilitation Loan and Grants When funding is available, the City offers housing rehabilitation loans and grants to qualified homeowners. Due to the State elimination of redevelopment funding and recent federal funding cutbacks, the City of Ontario is not currently able to provide owner-occupied rehabilitation programs. Should funding become available, the City will re-establish this program and provide associated quantified objectives.	Modify.
5. CARES The City of Ontario implements the comprehensive Coronavirus Aid, Relief, and. Economic Security (CARES) Act Neighborhood Revitalization Program within selected focus neighborhoods. The components of this comprehensive, multiagency program include code enforcement, arterial street improvement, relief program, exterior improvement program, and sidewalk or safe routes to school program. The program seeks to stabilize neighborhoods through a comprehensive approach to building community. The program has several components: • **Single-Family Improvement Loans.** The City offers two low-interest deferred loan programs for homeowners (with a one- to five-year deferment) to make exterior improvements to their home. • **Neighborhood Improvements.** The City improves streets (e.g., resurfacing, replacing curb and gutter, improving sidewalks and drainage), plants trees and greenways, and enforces codes.	Continue and modify.

Table 2 Summary of Program Changes Between Existing Housing Element and 2021–2029 Housing Element

Program	Continue/ Modify/ Delete
6. Neighborhood Plans Ontario's neighborhoods define the sense of identity and community for residents, the quality of life experienced, and the image and role of Ontario. The City currently implements many programs to improve neighborhoods. However, the City has identified a need to foster a stronger sense of neighborhood identity in the community. While this goal is being achieved in CDBG-eligible areas (CARES program) and in historic areas, efforts need to be expanded to other neighborhoods. During the planning period, the City will begin a public outreach effort to solicit input from neighborhood leaders and residents as to particular needs and goals. This process may result in the establishment of ongoing dialog with the City, neighborhood organizations, or the preparation of neighborhood improvement plans.	Continue and modify.
7. Neighborhood Stabilization The Dodd-Frank Wall Street Reform and Consumer Protection Act of 2010 provided an additional $1 billion for the Neighborhood Stabilization Program (NSP) that was originally established under the Housing and Economic Recovery Act of 2008. HUD awarded grants to 270 states and selected local governments to mitigate the negative impact of the nation's economic decline and housing market collapse and to stabilize and revitalize communities/areas hit the hardest. The City of Ontario was provided an allocation of $1,872, 853 in NSP3 funds. The City will utilize these funds (1) to acquire, rehabilitate, and resell single-family homes; (2) to acquire and rehabilitate multiple-family properties; (3) to provide financial assistance; (4) to establish land banks; (5) to demolish blighted structures; (6) to redevelop demolished or vacant properties; and (7) for administration (capped at 10 percent).	Modify.
8. Community-Oriented Policing The City of Ontario Police Department uses CDBG funds to implement a community-oriented policing program in designated low- and moderate-income neighborhoods. This partnership involves working with community leaders, businesses, and property owners to address neighborhood issues including code enforcement, crime-free multi-family housing, safe and clean streets, and school interventions. With respect to housing, the Police Department implements the Crime-Free Multifamily Housing Program to control and eliminate crime in apartment buildings. Under this program, the Police Department will provide training to apartment owners, conduct a property inspection to identify and eliminate potential crime hazards, and certify properties where the owner signs a written agreement and commitment to maintain the program.	Continue.
Housing Supply and Diversity	
9. Downtown Plan Ontario's Downtown covers 12 blocks along Euclid Boulevard. In 1983, the City adopted the Center City Redevelopment Project area to encourage development of a high-intensity, multiuse central business district and surrounding neighborhoods that maximize the productivity of commercial areas and housing opportunities. The $200 million Town Center Square project will provide a mix of housing, educational, retail, office, and government uses that will stimulate the renewal of Downtown. Although the General Plan redesignates a majority of the area for new housing and mixed uses, a comprehensive planning process is necessary to ensure the sensitive integration of new housing, commercial uses, open space, pedestrian paths, and transportation into the fabric of Downtown.	Continue.
10. Mountain and Euclid Corridors Euclid Avenue and Mountain Avenue extend the entire length of Ontario. In recent years, developers have expressed interest in building residential and commercial projects along these corridors. Mountain Avenue has had numerous senior and affordable housing projects built adjacent or near to the corridor, and developers have begun to show interest in Euclid Avenue. Both corridors have commercial property that is proposed for redesignation as residential. To facilitate corridor development, the City will redesignate properties along Euclid Avenue and Mountain Avenue for medium- and high-density residential development as shown on the Official Land Use Plan (LU-01). The City will also develop a lot-consolidation ordinance to incentivize the assemblage of parcels. Incentives may include fee modifications, flexibility in design, expedited permit processing, or others.	Modify.
11. Holt Boulevard Holt Boulevard is one of the original corridors paralleling the railroad and extending through Ontario and neighboring communities. With the development and success of commercial uses fronting the freeways, the commercial viability of Holt Boulevard has gradually eroded, leaving a significant number of underutilized uses on small parcels. The General	Modify.

3. Project Description

Table 2 Summary of Program Changes Between Existing Housing Element and 2021–2029 Housing Element

Program	Continue/ Modify/ Delete
Plan has declared Holt Boulevard as a focus area for mixed uses, both perpendicular to Mountain Avenue, at the base of Downtown, and in the East Holt Boulevard Study Area. To stimulate investment in these areas, the City will adopt a lot consolidation ordinance and incentives to encourage the recycling of land to residential uses. The City will also explore the use of density incentives to encourage mixed-use development, offering higher densities for quality projects of a certain size.	
12. New Model Colony The New Model Colony covers 8,200 acres of the former San Bernardino Agricultural Preserve. This area is intended to provide a range of housing opportunities for the City's emerging regional and national employment centers. Buildout of this area is contingent on completion of infrastructure, approval of specific plans, and cancellation of Williamson Act contracts. The City has entered into an agreement with a consortium to fund $430 million in infrastructure serving the eastern New Model Colony. Many specific plans for this area have been approved. Some of the original Williamson Act contracts will also expire during the planning period. The General Plan has designated much of the area for medium- and high-density residential and mixed use. Although development is not expected to occur during the planning period, the City will continue to process specific plan applications and work with developers to address outstanding issues, in particular the financing of infrastructure in the western New Model Colony.	Continue and modify.
13. Downtown Core Catalyst Project The City of Ontario has embarked on a strategy for a large-scale undertaking that would act as the catalyst for the resurgence of Downtown Ontario. The City of Ontario was awarded one of only 13 prestigious Catalyst awards from the State of California in 2010 for efforts to revitalize downtowns through this strategy. Upon completion of all of the activities included in the Downtown Core Catalyst, 519 housing units will be developed.	Deleted.
14. Design Review The City implements a design review program to ensure quality housing, maintain property values, stabilize neighborhoods, and improve quality of life. For standard projects, the City's Residential Design Guidelines provide objective standards and graphics to illustrate the preferred methods of planning, neighborhood design, and construction for subdivisions, open space and landscaping, lots and buildings, architecture, and other aspects. For certain infill projects in the Downtown or other focus areas of the community, the City may adopt a PUD ordinance or Planned Residential Development Overlay to provide for more flexibility in design. Specific plans provide another means to address the design of large-scale projects. The General Plan includes a Community Design Element that provides unifying and broader principles of community design.	Continue and modify.
15. Green Building Green building means creating structures and using materials that are environmentally responsible and resource efficient, considering a building's entire life cycle. To reduce per capita energy use, the City will promote conservation and renewable energy generation techniques in public facilities and private development. The City will require new construction to reduce energy demand by incorporating building and site design strategies. Conservation will be the priority strategy for renovation of existing facilities. The General Plan also includes land planning strategies that impact energy demand reduction, including narrowing street widths, installing broad-canopied trees for shade, and clustering compact development to reduce automobile use.	Continue.
16. Land Monitoring Program to Meet the RHNA The City is in the process of updating the Development Code for consistency with the Land Use designations of The Ontario Plan. This program will implement a land monitoring program to ensure that the City has enough land to meet its Regional Housing Needs Allocation, throughout the planning period. The City has identified 83 acres to be rezoned to allow development to occur at a density of 25–45 dwelling units per acre. This program will ensure that the proposed sites are rezoned to appropriate densities and identify additional sites to be rezoned if any of the proposed sites cannot be rezoned. All rezoned sites will permit owner-occupied and rental multi-family developments by right and will not require a conditional use permit, a planned unit development permit, or any other discretionary review. All sites will accommodate a minimum of 20 units per acre and at least 16 units per site, per state law requirements. In addition, the City will ensure that at least 50% of its lower- income RHNA shortfall is accommodated on sites designated for exclusively residential uses.	Continue and modify.

Table 2 Summary of Program Changes Between Existing Housing Element and 2021–2029 Housing Element

Program	Continue/ Modify/ Delete
Governmental Regulations/Constraints	
17. Incentives The City of Ontario offers several different types of incentives to facilitate housing production, including: **Financial Incentives:** The City makes available financial incentives that meet certain criteria. For instance, impact fee reductions are allowed for projects built in the Downtown. The City is financially assisting a variety of nonprofit organizations to provide senior housing, housing for homeless people, and other services. Density bonuses allowed for qualified projects work as a financial incentive by increasing the revenue stream of projects. The City also has established its Community Housing Development Organization (CHDO) program to leverage the nonprofit sector resources with available HOME CHDO funding. The intent of the CHDO funding is to work with nonprofit CHDOs to help preserve, enhance, and improve existing neighborhoods through acquisition, rehabilitation, and/or new housing construction activities. Finally, the City continues to grant low-cost leases (e.g., $1 per year leases) to qualified organizations to provide senior housing and homeless housing. These types of financial incentives will be provided to allow the City to meet its community development and housing objectives. **Regulatory Incentives:** The regulatory incentive program is intended to realize improved value, a rich palette of amenities, landmarks, and identifiable places. While the underlying land use designations still apply, the City may offer various incentives through a discretionary permit. Special incentives may be granted for mixed-use developments, residential infill projects near transit facilities, the replacement of underperforming commercial uses with new residential use, the improvement and/or intensification of existing, mid-block residential uses, or lot consolidation and development of desired projects. The menu of incentives may include density transfers, modifications in development standards, increased residential density, and other incentives to be negotiated on a case-by-case basis.	Continue.
18. Land Acquisition Land acquisition for residential development is perhaps one of the greatest challenges to creating affordable housing. Over the past five years, the City of Ontario has seen increasing land prices. To facilitate the development of affordable housing, the City has actively purchased land and made it available at a low cost (typically a $1 per year lease) to affordable housing developers and nonprofit agencies to create affordable senior housing, emergency shelters, affordable attached ownership projects, and other affordable housing projects. As situations merit and projects are proposed that meet the City's housing goals and the public interest, the City of Ontario will continue to acquire residential land that can be leased or sold at below-market rates for the production of affordable housing.	Continue.
19. Planned Unit Development (PUD) Within an established suburban fabric, there are considerable challenges to creating affordable housing. As development standards and lot standards change over time, it is not uncommon to have irregularly shaped and nonconforming parcels that are simply not conducive to redevelopment. The City has adopted a Planned Unit Development Ordinance that permits a variety of housing types in every residential zone. The City may conditionally permit attached and detached single-family residences, town homes, patio homes, zero lot line, and any other type of housing product permitted by the regulations of the underlying zone. The PUD is a tool that has been successfully used for Town Square to encourage and facilitate innovative design, variety, and flexibility in the types of housing products, including the provision of affordable housing, that would otherwise not be allowed or possible through standards in the underlying zoning districts.	Continue.
20. Mixed-Use and High-Density Residential Zone and Standards The General Plan directs significant housing growth to mixed-use areas. These areas include the Downtown, Euclid Avenue, the I-10 Corridor, the New Model Colony, and Holt Boulevard. These mixed-use areas each have a distinct mix of land uses and density ranges (see Policy Plan Land Use Exhibit LU-11, Land Use Designation Summary Table). To facilitate the development of quality housing and exemplary design, the City will create mixed-use zoning and development standards allowing up to 125 units per acre and a high-density residential zone and standards allowing 25 to 45 units per acre. The parameters of the ordinance have yet to be designed; however, the intent of the ordinance is to facilitate high-density housing. In both these zones, high-density residential and mixed use will be allowed by right.	Continue and modify.

3. Project Description

Table 2 Summary of Program Changes Between Existing Housing Element and 2021–2029 Housing Element

Program	Continue/ Modify/ Delete
Housing Assistance	
21. Public Housing The Housing Authority of the County of San Bernardino administers the Housing Voucher rental program for the City of Ontario. Funded by the US Department of Housing and Urban Development, the Housing Voucher program extends rental subsidies to very low-income households by offering the tenant a voucher that pays the difference between the current fair market rent (FMR) established by the Housing Authority and 30 percent of the tenant's income. A tenant has the option to choose housing that costs more than the FMR, if the tenant pays the extra rent above the payment standard. The Housing Authority also implements the scattered site program, Family Self-Sufficiency program, Section 8 project-based assistance, and HUD-assisted multiple-family housing units. This program serves up to 600 individuals and families in the City of Ontario.	Continue and modify.
22. Homeownership The City has a broad-based homeownership program for residents. The City uses a combination of funds (BEGIN, HOME, CalHome, and other available funding) to provide down payment assistance to homebuyers seeking to purchase homes in Ontario. The City of Ontario also works in conjunction with Neighborhood Partnership Housing Services (NPHS), a nonprofit organization, and the Inland Fair Housing and Mediation Board (IFHMB) to further the City's homeownership goals through homebuyer education, counseling, and down payment assistance.	Continue and modify.
23. Preservation of At-Risk Housing The City maintains more than 1,500 units of rental housing affordable to seniors, families, and individuals earning lower incomes. The City is committed to preserving its stock of affordable housing, some of which is at risk of conversion and/or needs significant renovation and improvement. The City remains committed to preserving its affordable housing and will monitor the status of the affordable housing projects, provide technical assistance, and consider appropriate actions should these projects be at imminent risk of conversion.	Continue.
24. Jack Galvin Accord The City of Ontario has more than 2,100 mobile homes, which provide affordable market-rate housing for lower-income families, seniors, and individuals. In 1990, the City Council adopted an ordinance to regulate mobile home space rents but later repealed that ordinance per state law. Subsequently, in working with mobile home park owners and tenants, the City drafted the Jack Galvin Mobile Home Park Accord, which was accepted by park owners. The accord places limits on the allowable increases based on the Consumer Price Index; allows for additional adjustments for changes utilities, taxes, and capital improvements; provides a process for requesting rent reductions for service reductions; and allows for rent adjustments for resale. The term of the agreement was adopted in 1999, and per extensions continues in effect today. The City will continue to implement and enforce this ordinance.	Continue.
Special Needs Housing	
25. Fair Housing Ontario is committed to furthering fair housing opportunities so that people in all walks of life have the opportunity to find suitable housing in the community. To that end, the City contracts with a fair housing service provider to provide landlord/tenant education, conduct testing of the rental and ownership market, and investigate and mediate housing complaints where needed. The City periodically prepares the required federal planning reports, including the Analysis of Impediments to Fair Housing Choice (AI), to document the City's progress in improving and maintaining fair housing opportunities. As part of the AI update, the City will review its Municipal Code, local government regulations, and other practices such as the definition of a family. Recommendations will be made to eliminate potential constraints and further fair housing in Ontario.	Continue and modify.
26. Homeless Continuum of Care The City implements a Homeless Services Continuum of Care to prevent homelessness and assist people in becoming self-sufficient. Working together with homeless service providers, the City has developed a full-service homeless continuum of care consisting of a homeless outreach service center, transitional housing, permanent housing, and supportive housing services. The City funds other programs that assist homeless people utilizing Emergency Solutions Grant funds.	Continue.

Table 2 Summary of Program Changes Between Existing Housing Element and 2021–2029 Housing Element

Program	Continue/ Modify/ Delete
The City also actively participates in regional homeless efforts, including the Interagency Council on Homelessness, which is a countywide effort of governmental and nonprofit organizations working to end homelessness within the County of San Bernardino.	
27. Senior Housing The City is actively working with nonprofit housing groups to build senior housing projects in the community. In addition to facilitating housing construction, the City also provides a range of supportive services for seniors. These include fair housing services, housing rehabilitation grants, preservation of subsidized senior housing, low-cost transportation services, and a range of other services tailored to meet the unique needs of Ontario's senior population.	Continue.
28. Housing for People with Disabilities The City enforces state and federal accessibility laws to facilitate the improvement of housing for disabled people. The City also prepares a Transition Plan to comply with state and federal accessibility laws. The City has adopted a reasonable accommodation process and administratively allows modifications to land use, building codes, and the permitting process to facilitate the reasonable accommodations without going through a standard variance process. However, given the large number of people with disabilities, the growing need for housing opportunities, and changing legal context for housing planning, additional efforts are needed. Many homes were built before the advent of modern accessibility standards and thus many homes remain inaccessible to people with disabilities and persons with developmental disabilities. To address this issue, the City will evaluate the feasibility and appropriateness of modifying building standards to encourage visitability concepts in new housing. Additionally, to ensure compliance with state law, the City will update its definition of "family" to state "One or more persons living together in a dwelling unit, with common access to, and common use of all living, kitchen, and eating areas within the dwelling unit."	Continue and modify.
29. Family Housing Ontario has a large number of family households, specifically large families with five or more members. The City has a multifaceted program for increasing and maintaining the supply of family housing. The Housing Authority of San Bernardino County allocates housing choice vouchers to lower-income families in Ontario, many of whom are large families. Another key effort is the City's program to acquire, rehabilitate, and preserve existing affordable housing units that accommodate families and large families. Over the past five years, the City and the Housing Authority have preserved the vast majority of publicly subsidized affordable units for families. Finally, the City funds through its Community Development Block Program programs such as child care, after-school programs, food programs, and other services targeted for lower-income households, including large families.	Continue.
30. Extremely Low-Income Households The City offers programs to address the housing needs of extremely low-income (ELI) households. As funding is available, the City provides a number of incentives to encourage the production of ELI housing. The City offers fee reductions for ELI housing, supports grant applications to increase the supply of affordable housing, works with nonprofit organizations to build affordable housing, and provides land writedowns.	Continue.
31. Special Needs Housing In implementing affordable housing programs, the City will work with housing providers to ensure that special housing needs are addressed for seniors, large families, female-headed households, single-parent households with children, persons with disabilities and developmental disabilities, homeless individuals and families, and farmworker families. The City will seek to meet these special housing needs through a combination of regulatory incentives, zoning standards, new housing construction programs, housing rehabilitation, homebuyer assistance programs, and supportive services programs. In addition, the City may seek funding under the federal Housing Opportunities for Persons with AIDS, California Child Care Facilities Finance Program, and other state and federal programs designated specifically for special needs groups such as seniors, persons with disabilities, and persons at risk for homelessness.	Continue.
Source: Ontario 2021a	

3. Project Description

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4. Environmental Checklist

4.1 BACKGROUND

1. **Project Title:**
   Addendum to The Ontario Plan Environmental Impact Report (SCH No.: 2008101140), for approval of the City of Ontario Housing Element.

2. **Lead Agency Name and Address:**
   City Hall, Planning Department
   City of Ontario
   303 East B Street
   Ontario, CA 91764

3. **Contact Person and Phone Number:**
   Thomas Grahn, Senior Planner
   (909) 395-2413

4. **Project Location:**
   Citywide. The City of Ontario is in southwestern San Bernardino County, approximately 40 miles east of downtown Los Angeles, 20 miles west of San Bernardino, and 30 miles northeast of Orange County. The City is approximately 31,958 acres, including the 8,200-acre Ontario Ranch in the southern portion of the City (formerly the City's sphere of influence), and is surrounded to the west by the Cities of Chino and Montclair and unincorporated areas of San Bernardino County; to the north by the Cities of Upland and Rancho Cucamonga; to the east by the City of Fontana and unincorporated land in San Bernardino County; and to the south by the Cities of Chino, Eastvale, and Jurupa Valley. See Figure 1, *Regional Location*, and Figure 2, *Aerial Map*. Regional circulation to and through the City is provided by I-10 and SR-60 east-west, and by I-15 and SR-83 (Euclid Avenue) north-south.

5. **Project Sponsor's Name and Address:**
   City Hall, Planning Department
   City of Ontario
   303 East B Street
   Ontario, CA 91764

6. **General Plan Designation:** Not Applicable, project applies citywide.

7. **Zoning:** Not Applicable, project applies citywide. Zoning changes described under Project Background.

4. Environmental Checklist

8. Description of Project:
The City of Ontario has initiated a process to update its housing element, one of the required elements of the City's general plan (TOP).

9. Surrounding Land Uses and Setting:
The City of Ontario is surrounded by developed urban areas and small areas of agriculture. The City is in the central part of the Upper Santa Ana River Valley. The San Gabriel Mountains lie to the north, just beyond the cities of Upland and Rancho Cucamonga.

10. Other Public Agencies Whose Approval Is Required (e.g., permits, financing approval, or participation agreement):

California Department of Housing and Community Development (HCD)

4.2 ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact," as indicated by the checklist on the following pages.

☐ Aesthetics	☐ Agricultural and Forest Resources	☐ Air Quality
☐ Biological Resources	☐ Cultural Resources	☐ Energy
☐ Geology / Soils	☐ Greenhouse Gas Emissions	☐ Hazards & Hazardous Materials
☐ Hydrology / Water Quality	☐ Land Use / Planning	☐ Mineral Resources
☐ Noise	☐ Population / Housing	☐ Public Services
☐ Recreation	☐ Transportation / Traffic	☐ Tribal Cultural Resources
☐ Utilities / Service Systems	☐ Wildfire	☐ Mandatory Findings of Significance

4.3 DETERMINATION (TO BE COMPLETED BY THE LEAD AGENCY)

On the basis of this initial evaluation:

☐ I find that the Proposed Project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☐ I find that although the Proposed Project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the Proposed Project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the Proposed Project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☒ I find that although the Proposed Project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature	*Date*
Printed Name	*For*

4.4 EVALUATION OF ENVIRONMENTAL IMPACTS

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors, as well as general standards (e.g., the project would not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4. "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level.

5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:

    a) Earlier Analyses Used. Identify and state where they are available for review.

    b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

    c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

7. Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.

9. The explanation of each issue should identify:

   a) the significance criteria or threshold, if any, used to evaluate each question; and

   b) the mitigation measure identified, if any, to reduce the impact to less than significance

4. Environmental Checklist

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5. Environmental Analysis

This chapter provides evidence to substantiate the conclusions in the environmental checklist. Each section briefly summarizes the conclusions of the Certified EIR and discusses the following three conditions pursuant to CEQA Guidelines Section 15162:

> **Condition 1.** Whether or not the proposed project represents a substantial change that will require major revisions to the Certified EIR due to new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
>
> **Condition 2.** Whether or not substantial changes in the circumstances under which the proposed project is being undertaken will require major revisions to the Certified EIR due to new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
>
> **Condition 3.** If new information shows that the proposed project would have one or more new significant effects; that significant effects would be substantially more severe than previously described; that mitigation measures or alternatives previously found not to be feasible would be feasible and substantially reduce impacts, but project proponents decline to adopt them; or that new or previously rejected mitigation measures or alternatives would be feasible and would substantially reduce one or more project impacts, but project proponents decline to adopt them.

If none of the above conditions is met, the analysis identifies where impacts of the Proposed Project would result in a less than significant impact or no impact.

5.1 AESTHETICS

5.1.1 Summary of Impacts Identified in the Program EIR

The 2010 Certified EIR concluded that adoption of the Approved Project would not result in significant aesthetic impacts. Visual disturbances caused by the Approved Project would include impacts from development built pursuant to the Approved Project by altering visual appearance from rural agriculture to low- and low-medium density residential land uses and to office/industrial mixed-use in some parts of the City, in addition to creating new sources of light and glare. The Approved Project would be subject to its Community Design Element and the City's Municipal Code, which would ensure that aesthetic impacts of the Approved Project were less than significant.

5.1.2 Impacts Associated with the Proposed Project

Except as provided in Public Resources Code Section 21099, would the project:

Environmental Issues	Condition 1: Substantial Change in Project Requiring Major Revisions	Condition 2: Substantial Change in Circum-stances Requiring Major Revisions	Condition 3: New Information Showing New or Increased Significant Effects	Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR/MND	No Impact
a) Have a substantial adverse effect on a scenic vista?					X
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?					X
c) In nonurbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?					X
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?					X

a) Have a substantial adverse effect on a scenic vista?

No Impact. The 2010 Certified EIR identified that implementation of TOP could potentially degrade views of the dominant scenic resource in Ontario, the San Gabriel Mountains, which are a significant feature of panoramic views from along the northern corridors of the City. However, as northern portions of the City are developed, implementation of the Housing Element Update would not substantially alter views of this scenic resource. Furthermore, future development would not substantially alter scenic vistas in the City because the scale and design of the City, including its land uses, would not deter views of the mountain backdrop. Therefore, with adherence to the Municipal Code and review of projects with the policies of TOP, the implementation of the Housing Element Update would not impact scenic vistas in the City.

General Plan and Development Code amendments are proposed as part of the Housing Element Update to ensure adequate sites are available for higher-density development. Future discretionary projects proposed in these areas would undergo subsequent environmental review, pursuant to CEQA, to ensure environmental impacts are considered. Future development under the policies of the Housing Element Update would be subject to the oversight and review processes envisioned by the goals and policies stipulated in TOP 2010 and established in the City's Development Code. They would be consistent with the City's numerous policies to

promote high quality, compatible design in order to preserve the small-town visual quality and character; protect existing scenic vistas, viewsheds, and visual resources, including views of ridgelines and other prominent features of the natural environment; and minimize potential light pollution and glare. Current zoning regulations would limit potential aesthetic impacts of new construction by applying design and development standards that require conformance with applicable zoning requirements. Similar to the analysis in the Certified EIR, adherence to existing policies and regulations would minimize potential aesthetic impacts that would be created by the proposed Project. Therefore, the proposed Project would not create new aesthetic impacts that have not been previously analyzed in the Certified EIR, and no new mitigation measures are required.

The Housing Element Update would not include new or substantially greater significant impacts than those analyzed in the Certified EIR for the Approved Project, and the Proposed Project does not identify or require adoption of any further mitigation measures beyond those provided in the Certified EIR. With regard to CEQA Section 21166 and CEQA Guidelines Section 15162(a), no changes proposed by the Housing Element Update compared to the Approved Project analyzed within the 2010 Certified EIR would result in any new or substantially more severe significant impacts with respect to adverse effects on scenic vistas. Therefore, preparation of a supplemental or subsequent EIR is not required by CEQA.

b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

No Impact. The City of Ontario is served by three freeways: I-10, I-15, and SR-60. I-10 and SR-60 traverse the northern and central portion of the City, respectively, in an east-west direction. The segments of I-10, I-15, and SR-60 have not been officially designated as scenic highways by the California Department of Transportation. Growth would result in changes to the area's existing conditions. However, TOP policies of the Community Design Element have the common goal of improving the visual quality of the area by developing guidelines to improve future development projects. In addition, Title 9, Development Code, of the City's Municipal Code requires that individual development projects submit to site-specific review pursuant to the City of Ontario processes. Therefore, the policies and development proposed under the Housing Element Update would not substantially degrade the visual character or quality of the City of Ontario.

The Housing Element Update would not include new or substantially greater significant impacts than those analyzed in the Certified EIR for the Approved Project, and the Proposed Project does not identify or require adoption of any further mitigation measures beyond those provided in the Certified EIR. With regard to CEQA Section 21166 and CEQA Guidelines Section 15162(a), no changes proposed by the Housing Element Update compared to the Approved Project analyzed within the 2010 Certified EIR would result in any new or substantially more severe significant impacts with respect to adverse effects on scenic resources within a scenic highway. Therefore, preparation of a supplemental or subsequent EIR is not required by CEQA.

5. Environmental Analysis

c) In nonurbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

No Impact. The 2010 Certified EIR identified that growth would result in changes to the area's existing conditions. However, TOP policies of the Community Design Element have the common goal of improving the visual quality of the area by developing guidelines to improve future development projects. In addition, Title 9, Development Code, of the City's Municipal Code requires that individual development projects submit to site-specific review pursuant to the City of Ontario processes. These design guidelines and standards would regulate the features of buildings and streets that affect the public realm and would guide the physical development of any development project within the City's boundaries. Therefore, the policies and development under the Housing Element Update would not substantially degrade the visual character or quality of the City of Ontario.

The Housing Element Update encourages high-density, mixed-use, infill development and creative reuse of underutilized and/or defunct properties within the urban core. The Housing Element Update also establishes goals and policies that would enable the City to accommodate growth required by RHNA requirements. Future development could be visible to visitors, employees, and residents, but all new installations would require a permit from the City and undergo further design review on a project-by-project basis during Plan Check to ensure the visual quality of the surrounding environment is not compromised. Specifically, Title 9. Chapter 1, Part 6: General Regulations, Article 32, General Development Requirements and Exceptions, of the City's Municipal Code contains standards related to development density, screening, and setback requirements, signage, street lighting and tree planting, landscape and design, scenic resources, public art, conformity with district regulations, mixed-use requirements, fences and walls, grading, height limitations, lighting, reflective material, and subdivision design criteria for residential (Article 14) and nonresidential (Article 16) development. The Housing Element Update also proposes General Plan and Development Code amendments to ensure adequate sites are available for higher-density development. Future discretionary projects proposed in these areas would undergo subsequent environmental review pursuant to CEQA to ensure environmental impacts are considered. Therefore, the Housing Element Update would not degrade the character or quality of existing or future development or redevelopment sites and their surroundings.

The Housing Element Update would not include new or substantially greater significant impacts than those analyzed in the Certified EIR for the Approved Project, and the Proposed Project does not identify or require adoption of any further mitigation measures beyond those provided in the Certified EIR. With regard to CEQA Section 21166 and CEQA Guidelines Section 15162(a), no changes proposed by the Housing Element Update compared to the Approved Project analyzed in the 2010 Certified EIR would result in any new or substantially more severe significant impacts with respect to adverse effects on visual character. Therefore, the preparation of a supplemental or subsequent EIR is not required by CEQA.

d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

No Impact. The 2010 Certified EIR identified that buildout of the Approved Project would generate new sources of light and glare that could affect day or nighttime views in the City. The City is primarily built out, and a significant amount of ambient light and glare from urban uses already exists. The Downtown Ontario Design Guidelines address architectural, graphic, and lighting design principles. Adherence to the design standards of the City of Ontario Development Code (Section 9-1.3325, Light, Glare, and Heat) and Downtown Ontario Design Guidelines would ensure that light and glare from new developments associated with the Approved Project would be minimized and that significant impacts would not occur.

Implementation of the Housing Element Update would result in an increased share of housing proposed for development in Ontario. The Housing Element Update also proposes General Plan and Development Code amendments to ensure adequate sites are available for higher-density development. Future discretionary projects proposed in these areas would undergo subsequent environmental review pursuant to CEQA to ensure environmental impacts are considered. All new construction and development would require a permit from the City and undergo further design review on a project-by-project basis during Plan Check to ensure that the visual quality of the surrounding environment is not compromised and glare is avoided. Adherence to the design standards of the City of Ontario Development Code (Section 9-1.3325, Light, Glare, and Heat) would also ensure glare impacts are minimized. Therefore, it is not anticipated that development under the Housing Element Update would result in an increased amount of glare. Furthermore, the City of Ontario Development Code contains standards addressing lighting through its design policies. As mentioned above, adherence to the design standards of the City of Ontario Development Code (Section 9-1.3325, Light, Glare, and Heat) and Downtown Ontario Design Guidelines would ensure that light and glare from new development associated with both the Approved Project and Housing Element Update would be minimized and that significant impacts would not occur.

The Housing Element Update would not include new or substantially greater significant impacts than those analyzed in the Certified EIR for the Approved Project, and the Proposed Project does not identify or require adoption of any further mitigation measures beyond those provided in the Certified EIR. With regard to CEQA Section 21166 and CEQA Guidelines Section 15162(a), no changes proposed by the Housing Element Update compared to the Approved Project would result in any new or substantially more severe significant impacts with respect to adverse effects on light and glare. Therefore, preparation of a supplemental or subsequent EIR is not required by CEQA.

5.1.3 Mitigation Measures Identified in the EIR and Applicable to the Proposed Project

The 2010 Certified EIR did not identify significant aesthetic impacts and therefore no mitigation measures were identified in the 2010 Certified EIR.

5.2 AGRICULTURE AND FORESTRY RESOURCES

5.2.1 Summary of Impacts Identified in the Program EIR

The 2010 Certified EIR concluded that the Approved Project would result in significant agricultural resource impacts because no feasible mitigation measures are available to reduce impacts to less than significant levels. Buildout of the Approved Project would convert the existing prime farmland, unique farmland, and farmland of statewide importance to residential, commercial, mixed-use, and industrial land uses. It would also conflict with existing Williamson Act contract lands and would impact adjacent agricultural land uses in neighboring communities and cities. Therefore, agricultural resource impacts were identified as a significant and unavoidable impact of the Approved Project.

5.2.2 Impacts Associated with the Proposed Project

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.

Would the proposed project:

	Condition 1: Substantial Change in Project Requiring Major Revisions	Condition 2: Substantial Change in Circum-stances Requiring Major Revisions	Condition 3: New Information Showing New or Increased Significant Effects	Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR/MND	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?					X
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?					X
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?					X

	Condition 1: Substantial Change in Project Requiring Major Revisions	Condition 2: Substantial Change in Circum-stances Requiring Major Revisions	Condition 3: New Information Showing New or Increased Significant Effects	Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR/MND	No Impact
d) Result in the loss of forest land or conversion of forest land to non-forest use?					X
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?					X

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

No Impact. The 2010 Certified EIR identified that the Approved Project would convert existing agricultural land to nonagricultural land upon buildout. Thus, buildout in accordance with the 2010 Certified EIR would have significant and unavoidable impacts on agricultural resources within the City. New development as outlined by the Housing Element Update would not convert any additional agricultural land to nonagricultural uses.

The Housing Element Update, consistent with the Approved Project, encourages high-density, mixed-use, infill development and creative reuse of underutilized and/or defunct properties within the urban core. The Housing Element Update also promotes transit-oriented, mixed-use development within transit centers appropriate for mixed-use development, which is consistent with the policies in the Approved Project. These areas near transit or urbanized mixed-use development do not include existing agricultural lands. The Housing Element Update would not affect the amount of farmland lost as a result of implementation of the Approved Project. The Housing Element Update also proposes General Plan and Development Code amendments to ensure adequate sites are available for higher-density development.

The Housing Element Update would not include new or substantially greater significant impacts than those analyzed in the Certified EIR for the Approved Project, and the Proposed Project does not identify or require adoption of any further mitigation measures beyond those provided in the Certified EIR. With regard to CEQA Section 21166 and CEQA Guidelines Section 15162(a), the changes proposed by the Housing Element Update compared to the Approved Project would not result in any new impacts or increase the severity of impacts with respect to conversion of farmland. Thus, preparation of a supplemental or subsequent EIR is not required by CEQA.

5. Environmental Analysis

b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?

No Impact. Buildout of the Approved Project analyzed under the Certified EIR would conflict with existing Williamson Act contract lands because the Land Use Plan does not designate agricultural uses, and buildout would most likely require the cancellation or nonrenewal of existing contracts. Thus, impacts were identified as significant and unavoidable in the 2010 Certified EIR.

The Housing Element Update would not convert agricultural land or conflict with existing Williamson Act contracts. The Housing Element Update would not result in changes to agricultural land-use designations, so it would not convert agricultural zoning. The Housing Element Update proposes General Plan and Development Code amendments to ensure adequate sites are available for higher-density development.

The Housing Element Update would not include new or substantially greater significant impacts than those analyzed in the Certified EIR for the Approved Project, and the Proposed Project does not identify or require adoption of any further mitigation measures beyond those provided in the Certified EIR. With regard to CEQA Section 21166 and CEQA Guidelines Section 15162(a), the changes proposed by the Housing Element Update compared to the Approved Project would not result in any new impacts or increase the severity of impacts with respect to agricultural zoning. Thus, preparation of a supplemental or subsequent EIR is not required by CEQA.

c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?

No Impact. The 2010 Certified EIR did not include this environmental issue since the 2010 Certified EIR was circulated prior to the revisions to the CEQA Guidelines, which became effective March 18, 2010; however, forest land and timberland are not present in the City, and no impacts would occur. The Housing Element Update would not include new or substantially greater significant impacts than those analyzed in the Certified EIR for the Approved Project, and the Proposed Project does not identify or require adoption of any further mitigation measures beyond those provided in the Certified EIR. With regard to CEQA Section 21166 and CEQA Guidelines Section 15162(a), no changes proposed by the Housing Element Update compared to the Approved Project would result in any new or substantially more severe significant impacts with respect to existing zoning or cause rezoning of forest land, timberland, or timberland zones Timberland Production. Therefore, preparation of a supplemental or subsequent EIR is not required by CEQA.

d) Result in the loss of forest land or conversion of forest land to non-forest use?

No Impact. The 2010 Certified EIR did not include this environmental issue; however, forest land and timberland are not present in the City, and no impacts would occur. The Housing Element Update would not include new or substantially greater significant impacts than those analyzed in the Certified EIR for the Approved Project, and the Proposed Project does not identify or require adoption of any further mitigation measures beyond those provided in the Certified EIR. With regard to CEQA Section 21166 and CEQA Guidelines Section 15162(a), no changes proposed by the Housing Element Update compared to the Approved Project would result in any new or substantially more severe significant impacts with respect to loss of forest

land or conversion of forest land to nonforest use. Therefore, preparation of a supplemental or subsequent EIR is not required by CEQA.

e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?

No Impact. The 2010 Certified EIR identified that the Approved Project would impact agricultural land uses in neighboring communities and cities by encouraging conversion to nonagricultural land uses. This could lead to the cancellation or expiration of Williamson Act contracts. As a result, impacts were identified as significant and unavoidable in the 2010 Certified EIR. New development as outlined by the Housing Element Update would not covert any additional agricultural land to non-agricultural uses or result in conversion of forestland to non-forest use.

The Housing Element Update, consistent with the Approved Project, encourages high-density, mixed-use, infill development and creative reuse of underutilized and/or defunct properties within the urban core. The Housing Element Update also proposes General Plan and Development Code amendments to ensure adequate sites are available for higher-density development. Future discretionary projects proposed in these areas would undergo subsequent environmental review pursuant to CEQA to ensure environmental impacts are considered. However, development within the City would not result in the conversion of important forest land as no forestland or timberland is present in the City. The City's Agricultural Overlay District protects vital agricultural uses by limiting land-use activity to uses that are compatible and supportive of agricultural and related use and/or agriculture by-products.[1] Development that converts Important Farmland to nonagricultural uses would not be allowed within the City's Agricultural Overlay District. Furthermore, the Housing Element Update would not affect the amount of farmland lost as a result of implementation of TOP.

The Housing Element Update would not include new or substantially greater significant impacts than those analyzed in the Certified EIR for the Approved Project, and the Proposed Project does not identify or require adoption of any further mitigation measures beyond those provided in the Certified EIR. With regard to CEQA Section 21166 and CEQA Guidelines Section 15162(a), the changes proposed by the Housing Element Update compared to the Approved Project would not result in any new impacts or increase the severity of impacts with respect to conversion of farmland. Thus, preparation of a supplemental or subsequent EIR is not required by CEQA.

5.2.3 Mitigation Measures Identified in the EIR and Applicable to the Proposed Project

The 2010 Certified EIR did not identify any feasible mitigation measures for agricultural resources that would prevent the loss of Important Farmland within the City.

[1] City of Ontario, 2003 Municipal Code, Section 9-1.2700, http://www.ontarioca.gov/sites/default/files/Ontario-Files/Planning/current-planning/agricultural_overlay_-_ag.pdf, accessed August 30, 2021.

5.3 AIR QUALITY

5.3.1 Summary of Impacts Identified in the Program EIR

The 2010 Certified EIR concluded that, even after the implementation of mitigation measures, the Approved Project would result in significant air quality impacts. Criteria air pollutant impacts were compared to the South Coast Air Quality Management District's (South Coast AQMD) significance thresholds. Construction activities related to buildout of the Approved Project would result in air pollutant levels that exceed South Coast AQMD's significance thresholds. In addition, long-term operation of the Approved Project would also result in emissions that exceed South Coast AQMD's significance thresholds. The Approved Project would cumulatively contribute to the nonattainment designations of the South Coast Air Basin (SoCAB). In addition, the 2010 Certified EIR identified that the Proposed Project may conflict with or obstruct implementation of the applicable air quality management plan (AQMP). The Approved Project would also place sensitive receptors near major sources of air pollution. Odor impacts from placement of new sensitive receptors within agricultural areas were identified as a significant impact. Carbon monoxide (CO) hotspots were found to be less than significant. Although mitigation measures included in the 2010 Certified EIR would reduce air quality impacts of the Approved Project to the extent feasible, air quality impacts were identified as a significant and unavoidable impact of the Approved Project.

5.3.2 Impacts Associated with the Proposed Project

Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations.

Would the project:

Environmental Issues	Condition 1: Substantial Change in Project Requiring Major Revisions	Condition 2: Substantial Change in Circum-stances Requiring Major Revisions	Condition 3: New Information Showing New or Increased Significant Effects	Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR/MND	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?					X
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?				X	
c) Expose sensitive receptors to substantial pollutant concentrations?				X	
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?					X

a) Conflict with or obstruct implementation of the applicable air quality plan?

No Impact. The 2010 Certified EIR identified inconsistency with South Coast AQMD's AQMP as a significant unavoidable impact of TOP. Since certification of the EIR, South Coast AQMD has adopted an update to the AQMP. The current air quality plan for the SoCAB region is the 2016 AQMP, which was adopted March 2017. Regional growth projections are used by South Coast AQMD to forecast future emission levels in the SoCAB. For southern California, these regional growth projections are provided by SCAG and are partially based on land-use designations in city and county general plans. Typically, only large, regionally significant projects have the potential to affect the regional growth projections.

The Housing Element Update, consistent with the Approved Project, encourages high-density, mixed-use, infill development and creative reuse of underutilized and/or defunct properties within the urban core. The Housing Element Update also promotes transit-oriented, mixed-use development within transit centers appropriate for mixed-use development, which is consistent with the policies in the Approved Project. This type of development would reduce traffic and improve air quality within the City by reducing vehicle-related air pollutant emissions through vehicle miles traveled (VMT) reductions. Furthermore, new development would incorporate energy efficiency measures to reduce electricity use and reduce natural gas combustion at residential, commercial, and industrial land uses within the City, which would reduce criteria air pollution locally. The Housing Element Update also proposes General Plan and Development Code amendments to ensure adequate sites are available for higher-density development. Future discretionary projects proposed in these areas would undergo subsequent environmental review pursuant to CEQA to ensure environmental impacts are considered. Overall, development under the Housing Element Update would be consistent with and further the goals of the AQMP for the SoCAB.

The Housing Element Update would not include new or substantially greater significant impacts than those analyzed in the Certified EIR for the Approved Project, and the Proposed Project does not identify or require adoption of any further mitigation measures beyond those provided in the Certified EIR. With regard to CEQA Section 21166 and CEQA Guidelines Section 15162(a), the changes proposed by the Housing Element Update compared to the Approved Project would not result in any new impacts or increase the severity of impacts with respect to consistency with South Coast AQMD's AQMP. Therefore, preparation of a supplemental or subsequent EIR is not required by CEQA.

b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?

Less Than Significant Impact/No Changes or New Information. The 2010 Certified EIR identified that construction and operation of TOP would cumulatively contribute to the nonattainment designations of the SoCAB. Mitigation Measures 3-1 and 3-2 would reduce impacts to the extent feasible; however, air quality was identified as a significant and unavoidable impact in the 2010 Certified EIR.

Development enabled by policies in the Housing Element Update would implement measures in Ontario designed to increase energy efficiency and reduce per-capita VMT. Energy-efficiency improvements and use of alternative energy would reduce the heating and cooling requirements for buildings and would also result in a decrease in natural gas use and associated criteria air pollutants (i.e., volatile organic carbons [VOCs], nitrogen

oxides [NO_X], carbon monoxide [CO], coarse inhalable particulate matter [PM_{10}], and fine inhalable particulate matter [$PM_{2.5}$]). The Housing Element Update does not confer entitlements for development, so increased urbanization is not anticipated. Rather, the Housing Element Update proposes General Plan and Development Code amendments to ensure adequate sites are available for higher-density development. Future discretionary projects proposed in these areas would undergo subsequent environmental review pursuant to CEQA to ensure environmental impacts are considered. Additionally, the 2010 Certified EIR evaluated environmental impacts associated with an increase of 57,772 housing units and 187,404 people. Residential growth associated with the Housing Element Update (see Table 1) would generate 20,854 residential units and would not generate emissions greater than those identified in the 2010 Certified EIR because the Proposed Project would not propose additional growth that was not evaluated under the 2010 Certified EIR or change the buildout evaluated under the Approved Project. Development under the Housing Element Update would be consistent with the anticipated criteria air pollutant emissions resulting from buildout of TOP compared to those identified in the 2010 Certified EIR.

The Housing Element Update would not include new or substantially greater significant impacts than those analyzed in the Certified EIR for the Approved Project, and the Proposed Project does not identify or require adoption of any further mitigation measures beyond those provided in the Certified EIR. With regard to CEQA Section 21166 and CEQA Guidelines Section 15162(a), the changes proposed by the Housing Element Update compared to the Approved Project would not result in any new impacts or increase the severity of impacts with respect to cumulatively contributing to the nonattainment designations of the SoCAB. Therefore, preparation of a supplemental or subsequent EIR is not required by CEQA.

c) Expose sensitive receptors to substantial pollutant concentrations?

Less Than Significant Impact/No Changes or New Information. The 2010 Certified EIR identified that an increase in traffic congestion in the City of Ontario at buildout of TOP would not expose sensitive receptors to substantial pollutant concentrations from CO hotpots. The 2010 Certified EIR evaluated environmental impacts associated with an increase of 57,772 housing units and 187,404 people. Residential growth associated with the Housing Element Update (see Table 1) would generate 20,854 residential units and would not generate emissions greater than that identified in the 2010 Certified EIR because the Proposed Project would not propose additional growth that was not evaluated under the 2010 Certified EIR or change the buildout evaluated under the Approved Project. Development under the Housing Element Update would not generate CO hotspots.

The 2010 Certified EIR also identified that construction activities associated with buildout of the Approved Project would generate elevated concentrations of air pollutants at sensitive receptors. The Housing Element Update does not confer entitlements for development, so increased urbanization is not anticipated. The Housing Element Update proposes General Plan and Development Code amendments to ensure adequate sites are available for higher-density development. Future discretionary projects proposed in these areas would undergo subsequent environmental review pursuant to CEQA to ensure environmental impacts are considered. Development under the Housing Element Update would be consistent with the anticipated impact to those identified in the 2010 Certified EIR.

The Housing Element Update would not include new or substantially greater significant impacts than those analyzed in the Certified EIR for the Approved Project because the Proposed Project would not propose additional growth that was not evaluated under the 2010 Certified EIR or change the buildout evaluated under the Approved Project, and the Proposed Project does not identify or require adoption of any further mitigation measures beyond those provided in the Certified EIR. With regard to CEQA Section 21166 and CEQA Guidelines Section 15162(a), the changes proposed by the Housing Element Update compared to the Approved Project would not result in any new impacts or increase the severity of impacts with respect to exposing sensitive receptors to substantial pollutant concentrations. Therefore, preparation of a supplemental or subsequent EIR is not required by CEQA.

d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

No Impact. The 2010 Certified EIR found that odorous emissions attributable to the Approved Project are not considered a significant adverse impact to air quality. The Housing Element Update, consistent with the Approved Project, encourages high-density, mixed-use, infill development and creative reuse of underutilized and/or defunct properties within the urban core. The Housing Element Update also promotes transit-oriented, mixed-use development within transit centers appropriate for mixed-use development, which is consistent with the policies in the Approved Project. The Housing Element Update also proposes General Plan and Development Code amendments to ensure adequate sites are available for higher-density development. Future discretionary projects proposed in these areas would undergo subsequent environmental review pursuant to CEQA to ensure environmental impacts are considered.

The Housing Element Update would not include new or substantially greater significant impacts than those analyzed in the Certified EIR for the Approved Project, and the Proposed Project does not identify or require adoption of any further mitigation measures beyond those provided in the Certified EIR. With regard to CEQA Section 21166 and CEQA Guidelines Section 15162(a), the changes proposed by the Housing Element Update compared to the Approved Project would not result in any new impacts or increase the severity of impacts with respect to other emissions (such as those leading to odors) adversely affecting a substantial number of people. Therefore, preparation of a supplemental or subsequent EIR is not required by CEQA.

5.3.3 Mitigation Measures Identified in the EIR and Applicable to the Proposed Project

The following mitigation measures were taken directly from the 2010 Certified EIR. Any modifications to the mitigation measures from the certified EIR are shown in ~~strikethrough~~ for deleted text and <u>underline</u> for new, inserted text. Mitigation Measure 3-1 was modified to reflect changes in technology since the 2010 Certified EIR. Mitigation Measure 3-3 is deleted because it pertains to impacts of the environment on a project, which were determined to not be subject to CEQA.

3-1 The City of Ontario building department shall require that all new construction projects incorporate feasible mitigation measures to reduce air quality emissions. Potential measures shall be incorporated as conditions of approval for a project and may include:

- Require fugitive dust control measures that exceed South Coast Air Quality Management District's Rule 403, such as:
- Requiring use of nontoxic soil stabilizers to reduce wind erosion.
- Applying water every four hours to active soil disturbing activities.
- Tarping and/or maintaining a minimum of 24 inches of freeboard on trucks hauling dirt, sand, soil, or other loose materials.
- Using construction equipment rated by the United States Environmental Protection Agency as having ~~Tier 3~~Tier 4 interim or higher exhaust emission limits.
- Ensuring construction equipment is properly serviced and maintained to the manufacturer's standards.
- Limiting nonessential idling of construction equipment to no more than five consecutive minutes.
- Using Super-Compliant VOC paints for coating of architectural surfaces whenever possible. A list of Super-Compliant architectural coating manufactures can be found on the South Coast Air Quality Management District's website at: http://www.aqmd.gov/prdas/brochures/Super-Compliant_AIM.pdf.

3-2 The City of Ontario shall evaluate new development proposals within the City and require all developments to include access or linkages to alternative modes of transportation, such as transit stops, bike paths, and/or pedestrian paths (e.g. sidewalks).

~~3-3 The City of Ontario shall evaluate new development proposals within the City for potential incompatibilities with regard to the California Air Resources Board's Air Quality and Land Use Handbook: A Community Health Perspective (April 2005). New development that is inconsistent with the recommended buffer distances shall only be approved if feasible mitigation measures, such as high efficiency Minimum Efficiency Reporting Value (MERV) filters have incorporated into the project design to protect future sensitive receptors from harmful concentrations of air pollutants as a result of proximity to existing air pollution sources.~~

5.4 BIOLOGICAL RESOURCES

5.4.1 Summary of Impacts Identified in the Program EIR

The 2010 Certified EIR concluded that the Approved Project would result in potentially significant biological impacts because development associated with the project could result in habitat modification and removal, which subsequently could result in the introduction of nonnative species of weeds, insects, and domestic animals that could adversely impact sensitive species. Furthermore, buildout of the Approved Project could develop vacant land, which may affect sensitive species. Regulatory requirements and standard conditions of approval would be required upon implementation of subsequent projects, which would reduce potential impacts of the Approved Project to less than significant.

5.4.2 Impacts Associated with the Proposed Project

Would the project:

Environmental Issues	Condition 1: Substantial Change in Project Requiring Major Revisions	Condition 2: Substantial Change in Circum-stances Requiring Major Revisions	Condition 3: New Information Showing New or Increased Significant Effects	Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR/MND	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?				X	
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?				X	
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X	
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				X	
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?					X
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?					X

5. Environmental Analysis

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

Less Than Significant Impact/No Changes or New Information. The 2010 Certified EIR identified that development in accordance with the proposed Land Use Plan designations could result in the loss of sensitive species due to habitat modification and removal; however, impacts of the Approved Project would be reduced to less than significant levels after compliance with requirements of the California and federal Endangered Species Acts as well as mitigation fees that would be paid by specific projects for the acquisition and management of sensitive habitats.

The Housing Element Update would not directly result in removal of vegetation or wildlife because it does not confer entitlements for development. The Housing Element Update proposes General Plan and Development Code amendments to ensure adequate sites are available for higher-density development. The Housing Element Update would not result in new development beyond what is identified in the Land Use Plan. Future projects, such as new housing developments within potential habitat areas, may be required to conduct focused surveys and consult with the United States Fish and Wildlife Service (USFWS) and California Department of Fish and Wildlife (CDFW) to establish mitigation measures needed to minimize adverse impacts to the species. More importantly, the Housing Element Update does not result in changes to the Open Space land use designations that have the potential affect sensitive habitat. Future discretionary projects proposed in these areas would undergo subsequent environmental review pursuant to CEQA to ensure environmental impacts are considered. Therefore, implementation of the Housing Element Update would not have substantial adverse impacts on sensitive plant or animal species.

The Housing Element Update would not include new or substantially greater significant impacts than those analyzed in the Certified EIR for the Approved Project, and the Proposed Project does not identify or require adoption of any further mitigation measures beyond those provided in the Certified EIR. With regard to CEQA Section 21166 and CEQA Guidelines Section 15162(a), the changes proposed by the Housing Element Update compared to the Approved Project would not result in any new impacts or increase the severity of impacts with respect to sensitive species. Thus, preparation of a supplemental or subsequent EIR is not required by CEQA.

b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

Less Than Significant Impact/No Changes or New Information. The 2010 Certified EIR identified that the Approved Project would not have substantial adverse impacts to surface-water areas or to riparian or aquatic vegetation in surface-water areas or flood control channels because projects potentially affecting riparian habitat would be required through the existing permitting process to mitigate potential impacts. Furthermore, detention basins would be designated Open Space–Non-Recreation and Open Space–Parkland and would not be developed with other land uses.

Two local habitat conservation plans are applicable to the City of Ontario: the Ontario Recovery Unit for the Delhi Sands flower-loving fly (*Rhaphiomidas terminatus*) and Critical Habitat Unit 4 for the San Bernardino kangaroo rat *(Dipodomys merriammiparvus)*. The Housing Element Update does not confer entitlements for development, so increased urbanization is not anticipated. The Housing Element Update proposes General Plan and Development Code amendments to ensure adequate sites are available for higher-density development. The Housing Element Update would not result in new development beyond what is identified in the Land Use Plan. Future discretionary projects proposed in these areas would undergo subsequent environmental review pursuant to CEQA to ensure environmental impacts are considered. Consequently, no impact would occur.

The Housing Element Update would not include new or substantially greater significant impacts than those analyzed in the Certified EIR for the Approved Project, and the Proposed Project does not identify or require adoption of any further mitigation measures beyond those provided in the Certified EIR. With regard to CEQA Section 21166 and CEQA Guidelines Section 15162(a), the changes proposed by the Housing Element Update compared to the Approved Project would not result in any new impacts or increase the severity of impacts with respect to sensitive natural communities. Thus, preparation of a supplemental or subsequent EIR is not required by CEQA.

c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

Less Than Significant Impact/No Changes or New Information. The 2010 Certified EIR identified that the Approved Project would not have substantial adverse impacts to jurisdictional waters with the incorporation of mitigation. Flood-control channels and detention basins would be designated Open Space–Non-Recreation or Open Space–Parkland and would not be developed with other land uses.

The Housing Element Update does not confer entitlements for development, so increased urbanization is not anticipated. The Housing Element Update proposes General Plan and Development Code amendments to ensure adequate sites are available for higher-density development. The Housing Element Update would not result in new development beyond what is identified in the Land Use Plan. Future discretionary projects proposed in these areas would undergo subsequent environmental review pursuant to CEQA to ensure environmental impacts are considered. Projects that result in impacts to waters of the state would be subject to approval by CDFW through the Streambed Alteration Agreement and would require mitigation as determined by CDFW. Streambed Alteration Agreements alleviate impacts to water bodies and thus do not result in cumulative impacts. Consequently, no impact would occur.

The Housing Element Update would not include new or substantially greater significant impacts than those analyzed in the Certified EIR for the Approved Project, and the Proposed Project does not identify or require adoption of any further mitigation measures beyond those provided in the Certified EIR. With regard to CEQA Section 21166 and CEQA Guidelines Section 15162(a), the changes proposed by the Housing Element Update compared to the Approved Project would not result in any new impacts or increase the severity of impacts with respect to federally protected wetlands through direct removal, filling, hydrological interruption, or other means. Thus, preparation of a supplemental or subsequent EIR is not required by CEQA.

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

Less Than Significant Impact/No Changes or New Information. The 2010 Certified EIR identified that the Approved Project would not significantly impact the movement of native resident or migratory fish or wildlife species because no regional wildlife movement corridors were identified in the City, and most of the City is ill suited for the purposes of wildlife movement. The flood-control channels and the Southern California Edison (SCE) corridors could serve as local corridors for movement within the City and between the San Gabriel Mountains to the north and the Prado Basin to the south. The segments of flood-control channels in the City would be designated Open Space–Non-Recreation under the TOP Policy Plan and would not be developed with other land uses. The SCE corridors would also be designated Open Space–Non-Recreation. Therefore, implementation of the proposed Housing Element Update is not anticipated to substantially impair the use of flood-control channels or SCE corridors in the City for wildlife movement.

There are trees and shrubs scattered throughout the City that may be used for nesting or roosting by migrating birds. The Housing Element Update would not grant specific entitlements for development; therefore, implementation of the Housing Element Update would not directly impact vegetation that could be used by migrating birds. Such projects would be required to comply with the federal Migratory Bird Treaty Act. The Housing Element Update proposes General Plan and Development Code amendments to ensure adequate sites are available for higher-density development. Future discretionary projects proposed in these areas would undergo subsequent environmental review pursuant to CEQA to ensure environmental impacts are considered. Therefore, the Housing Element Update is not anticipated to have substantial adverse impacts to migratory birds. TOP Policy ER51 would encourage efforts to conserve flood-control channels and transmission-line corridors as wildlife movement corridors. Consequently, no impact would occur.

The Housing Element Update would not include new or substantially greater significant impacts than those analyzed in the Certified EIR for the Approved Project, and the Proposed Project does not identify or require adoption of any further mitigation measures beyond those provided in the Certified EIR. With regard to CEQA Section 21166 and CEQA Guidelines Section 15162(a), the changes proposed by the Housing Element Update compared to the Approved Project would not result in any new impacts or increase the severity of impacts with respect to wildlife corridors. Thus, preparation of a supplemental or subsequent EIR is not required by CEQA.

e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

No Impact. The 2010 Certified EIR identified that the Approved Project would not conflict with any local policies or ordinances protecting biological resources. The Housing Element Update would not grant specific entitlements for development; however, the Housing Element Update proposes General Plan and Development Code amendments to ensure adequate sites are available for higher-density development. Future discretionary projects proposed in these areas would undergo subsequent environmental review pursuant to CEQA to ensure environmental impacts are considered. The Housing Element Update would be required to comply with TOP Policies ER5-1 and ER5-2 and Municipal Code Sections 10-1.25 and 10-2.05, which prohibit damage or

destruction of trees on City property, except under conditions specified in the Municipal Code. TOP Policy ER5-1 supports the protection of biological resources through the establishment, restoration, and conservation of high-quality habitat areas. Projects consistent with the Housing Element Update would be required to comply with Municipal Code Sections 10-1.25 and 10-2.05 and restrictions in locally protected biological resource conservation areas developed under TOP Policy ER5-1.

The Housing Element Update would not include new or substantially greater significant impacts than those analyzed in the Certified EIR for the Approved Project, and the Proposed Project does not identify or require adoption of any further mitigation measures beyond those provided in the Certified EIR. With regard to CEQA Section 21166 and CEQA Guidelines Section 15162(a), the changes proposed by the Housing Element Update compared to the Approved Project would not result in any new impacts or increase the severity of impacts with respect to local policies or ordinances protecting biological resources. Thus, preparation of a supplemental or subsequent EIR is not required by CEQA.

f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

No Impact. The 2010 Certified EIR identified that the Approved Project would not conflict with the requirements of the Delhi Sands Flower-Loving Fly Ontario Recovery Unit or Critical Habitat for the San Bernardino kangaroo rat because focused surveys and USFWS consultation would be required prior to any development associated with the Approved Project. The Approved Project would also have to comply with a designated Habitat Conservation Plan area within the City. City ordinances ensure compliance with the provisions of habitat conservation plans, including the Oakmont Industrial Group Habitat Conservation Plan. TOP recognizes the development regulations of the habitat conservation plan and restricts development in other conservation areas. Thus, impacts were identified as less than significant in the 2010 Certified EIR.

The Housing Element Update does not confer entitlements for development, so increased urbanization is not anticipated. The Housing Element Update proposes General Plan and Development Code amendments to ensure adequate sites are available for higher-density development. Future discretionary projects proposed in these areas would undergo subsequent environmental review pursuant to CEQA to ensure environmental impacts are considered. Individual projects undergoing environmental review under CEQA would be required to determine whether there is potential habitat onsite for sensitive species. If sensitive species were found on-site, the project proponent would be required to consult with CDFW regarding impacts to sensitive species. As identified in the 2010 Certified EIR, existing regulations for biological resources would substantially limit degradation of habitat on a regional scale.

The Housing Element Update would not include new or substantially greater significant impacts than those analyzed in the Certified EIR for the Approved Project, and the Proposed Project does not identify or require adoption of any further mitigation measures beyond those provided in the Certified EIR. With regard to CEQA Section 21166 and CEQA Guidelines Section 15162(a), the changes proposed by the Housing Element Update compared to the Approved Project would not result in any new impacts or increase the severity of impacts with respect to provisions of an adopted Habitat Conservation Plan; Natural Community Conservation Plan;

or other approved local, regional, or state habitat conservation plan. Thus, preparation of a supplemental or subsequent EIR is not required by CEQA.

5.4.3 Mitigation Measures Identified in the EIR and Applicable to the Proposed Project

The 2010 Certified EIR did not identify significant biological resources impacts; therefore, no mitigation measures were identified in the 2010 Certified EIR.

5.5 CULTURAL RESOURCES

5.5.1 Summary of Impacts Identified in the Program EIR

The 2010 Certified EIR concluded that the Approved Project would result in a less than significant impact to archeological resources and the potential to disturb human remains with mitigation incorporated; however, impacts to historic resources were identified as a significant and unavoidable impact of the Approved Project.

5.5.2 Impacts Associated with the Proposed Project

Would the project:

Environmental Issues	Condition 1: Substantial Change in Project Requiring Major Revisions	Condition 2: Substantial Change in Circum-stances Requiring Major Revisions	Condition 3: New Information Showing New or Increased Significant Effects	Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR/MND	No Impact
a) Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?				X	
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?				X	
c) Disturb any human remains, including those interred outside of dedicated cemeteries?					X

a) Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?

Less Than Significant Impact/No Changes or New Information. The 2010 Certified EIR identified that development in accordance with TOP could minimize impacts to historic resources classified Tier I or Tier II with implementation of policies from the Community Design Element and Ontario Municipal Code; however, impacts from buildout of the Approved Project to historic resources classified Tier III were identified as a significant and unavoidable impact in the 2010 Certified EIR.

The Housing Element Update would allow for increased housing development, and these activities have the potential to cause changes in the significance of historical resources through alteration of physical characteristics, including resources listed in or eligible for listing in the National Register of Historic Places and/or Center for Regional Heritage Research. Housing development or redevelopment projects may have the potential to result in impacts to buildings or structures of historic age (50 years old or older), or buildings or structures that may eventually be of historic age and may qualify as historical resources pursuant to CEQA upon evaluation.

The Housing Element Update does not confer entitlements for development, so increased urbanization is not anticipated. Future discretionary projects would undergo subsequent environmental review pursuant to CEQA to ensure environmental impacts are considered. Additionally, Mitigation Measure 5-1 of the 2010 Certified EIR requires that historic resources be evaluated for historic significance through the City's tier system. The City of Ontario Municipal Code, Title 9, Chapter 1, Part 1, Article 2, Section 9-1.0412, Historic Preservation, requires that all proposed work to a designated cultural resource conform to the Secretary of the Interior's standards for rehabilitating historic buildings and for historic preservation projects. These ordinances establish the City's planning and zoning regulations and pertain to allowable land uses, second units, development standards, and historic preservation. Therefore, the City's ordinances on historic preservation and the historic review process would require housing development projects resulting from implementation of the Housing Element Update to be designed in a manner that would not substantially alter the historic architecture or character of buildings.

The Housing Element Update would not include new or substantially greater significant impacts than those analyzed in the Certified EIR for the Approved Project, and the Proposed Project does not identify or require adoption of any further mitigation measures beyond those provided in the Certified EIR. With regard to CEQA Section 21166 and CEQA Guidelines Section 15162(a), the changes proposed by the Housing Element Update compared to the Approved Project would not result in any new impacts or increase the severity of impacts with respect to historical resources. Thus, preparation of a supplemental or subsequent EIR is not required by CEQA.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?

Less Than Significant Impact/No Changes or New Information. The 2010 Certified EIR identified that the Approved Project could impact archaeological resources. Ground-disturbing activities, particularly in areas that have not previously been developed with urban uses ("native soils," which include agricultural lands), have the potential to damage or destroy archaeological resources that may be present on or below the ground surface. Mitigation Measures were incorporated into the Approved Project and detail specific measures to identify, protect, and preserve archeological resources through the City planning and environmental review processes.

Residential development associated with the Housing Element could impact archeological resources; however, the Housing Element Update does not confer entitlements for development, so increased urbanization is not anticipated. The Housing Element Update proposes General Plan and Development Code amendments to ensure adequate sites are available for higher-density development. In the event that future housing

development projects do affect previously undiscovered archaeological resources, Mitigation Measures 5-2 through 5-4 of the 2010 Certified EIR shall apply.

The Housing Element Update would not include new or substantially greater significant impacts than those analyzed in the Certified EIR for the Approved Project, and the Proposed Project does not identify or require adoption of any further mitigation measures beyond those provided in the Certified EIR. With regard to CEQA Section 21166 and CEQA Guidelines Section 15162(a), the changes proposed by the Housing Element Update compared to the Approved Project would not result in any new impacts or increase the severity of impacts with respect to archaeological resources. Thus, preparation of a supplemental or subsequent EIR is not required by CEQA.

c) Disturb any human remains, including those interred outside of dedicated cemeteries?

No Impact. The 2010 Certified EIR identified that the Approved Project would comply with California Public Resources Code Section 5097.98 so as not to disturb human remains. Public Resources Code Section 5097.98 mandates the process to be followed in the event of a discovery of any human remains and would mitigate all potential impacts. The Housing Element Update would not include new or substantially greater significant impacts than those analyzed in the Certified EIR for the Approved Project, and the Proposed Project does not identify or require adoption of any further mitigation measures beyond those provided in the Certified EIR. With regard to CEQA Section 21166 and CEQA Guidelines Section 15162(a), the changes proposed by the Housing Element Update compared to the Approved Project would not result in any new impacts or increase the severity of impacts with respect to disturbance of human remains. Thus, preparation of a supplemental or subsequent EIR is not required by CEQA.

5.5.3 Mitigation Measures Identified in the EIR and Applicable to the Proposed Project

The following mitigation measures were taken directly from the 2010 Certified EIR. All of these mitigation measures apply to and would be implemented for the Housing Element. Modifications to the original mitigation measures are identified in ~~strikeout~~ text to indicate deletions and <u>underlined</u> to signify insertions.

5-1 Historic or potentially historic resources in the City shall be evaluated for historic significance through the City's tier system prior to the issuance of plan or development approvals in the Focus Areas.

5-2 In areas of documented or inferred archaeological and/or paleontological resource presence, City staff shall require applicants for development permits to provide studies to document the presence/absence of such resources. On properties where resources are identified, such studies shall provide a detailed mitigation plan, including a monitoring program and recovery and/or in situ preservation plan, based on the recommendations of a qualified cultural preservation expert. The mitigation plan shall include the following requirements:

a) Archaeologists and/or paleontologist shall be retained for the project and will be on call during grading and other significant ground-disturbing activities.

b) Should any cultural resources be discovered, no further grading shall occur in the area of the discovery until the Planning Director or designee is satisfied that adequate provisions are in place to protect these resources.

c) Unanticipated discoveries shall be evaluated for significance by a San Bernardino County Certified Professional Archaeologist/Paleontologist. If significance criteria are met, then the project shall be required to perform data recovery, professional identification, radiocarbon dates, and other special studies; submit materials to a museum for permanent curation; and provide a comprehensive final report including catalog with museum numbers.

5-3 Upon receipt of an application for a ~~Specific Plan or a project that requires a General Plan amendment~~ proposed project subject to CEQA and ~~is~~ within the City's jurisdiction, the City's representative shall consult with the relevant tribe(s)' representative(s) to determine if the Proposed Project is within a culturally sensitive area to the tribe. If sufficient evidence is provided to reasonably ascertain that the site is within a [tribal] culturally sensitive area, then a cultural resources assessment prepared by an archaeologist shall be required. The findings of the cultural resources assessment shall be incorporated into the CEQA documentation. A copy of the report shall be forwarded to the tribe(s). If mitigation is recommended in the CEQA document, the procedure described in Mitigation Measure 5-4 shall be followed.

5-4 Prior to the issuance of grading permits for a ~~Specific Plan or project that requires a General Plan amendment~~ proposed project for which the CEQA document defines cultural resource mitigation for potential tribal resources, the project applicant shall contact the designated tribe(s) to notify them of the grading, excavation, and monitoring program. The applicant shall coordinate with the City of Ontario and the tribal representative(s) to develop mitigation measures that address the designation, responsibilities, and participation of tribal monitors during grading, excavation, and ground-disturbing activities; scheduling; terms of compensation; and treatment and final disposition of any cultural resources, sacred sites, and human remains discovered on the site. The City of Ontario shall be the final arbiter of the conditions for projects within the City's jurisdiction.

5.6 ENERGY

5.6.1 Summary of Impacts Identified in the Program EIR

The 2010 Certified EIR assessed the energy demand for electricity and gas services in Section 5.17, *Utilities and Service Systems,* and concluded that the Approved Project would result in a less than significant impact to additional demand for electrical and gas services.

5.6.2 Impacts Associated with the Proposed Project

Would the project:

Environmental Issues	Condition 1: Substantial Change in Project Requiring Major Revisions	Condition 2: Substantial Change in Circum-stances Requiring Major Revisions	Condition 3: New Information Showing New or Increased Significant Effects	Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR/MND	No Impact
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?				X	
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?					X

a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

Less Than Significant Impact/No Changes or New Information. The 2010 Certified EIR identified that the Approved Project would cause a higher demand for energy services; however, the demand would be accommodated by service providers within the City.

Development enabled by policies included in the Housing Element Update would implement measures within the City of Ontario designed to increase energy efficiency and reduce per capita VMT. The Housing Element Update does not confer entitlements for development, so increased urbanization is not anticipated. Rather, the Housing Element Update proposes General Plan and Development Code amendments to ensure adequate sites are available for higher-density development. Future discretionary projects proposed in these areas would undergo subsequent environmental review pursuant to CEQA to ensure environmental impacts are considered. Additionally, the 2010 Certified EIR evaluated environmental impacts associated with an increase of 57,772 housing units and 187,404 people. Residential growth associated with the Housing Element Update (see Table 1) would generate 20,854 residential units and would not generate more energy than identified in the 2010 Certified EIR because the Proposed Project would not propose additional growth that was not evaluated under the 2010 Certified EIR or change the buildout evaluated under the Approved Project. Development under the Housing Element Update would be consistent with the anticipated criteria air pollutant emissions resulting from buildout of TOP compared to those identified in the 2010 Certified EIR.

The Housing Element Update would not include new or substantially greater significant impacts than those analyzed in the Certified EIR for the Approved Project, and the Proposed Project does not identify or require adoption of mitigation measures beyond those provided in the Certified EIR. With regard to CEQA Section 21166 and CEQA Guidelines Section 15162(a), the changes proposed by the Housing Element Update compared to the Approved Project would not result in any new impacts or increase the severity of impacts

with respect to wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation. Thus, preparation of a supplemental or subsequent EIR is not required by CEQA.

b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

No Impact. The 2010 Certified EIR did not identify impacts associated with obstruction of a plan for renewable energy or energy efficiency.

The Housing Element Update does not confer entitlements for development, so increased urbanization is not anticipated. The Housing Element Update proposes General Plan and Development Code amendments to ensure adequate sites are available for higher-density development. Future development under the Housing Element Update would be required to adhere to all federal, State, and local requirements for energy efficiency, including the California Energy Code Building Energy Efficiency Standards (California Code of Regulations [CCR] Title 24, Part 6) and the CALGreen Code (24 CCR Part 11). Title 24 building energy efficiency standards establish minimum efficiency standards related to various building features, including appliances, water and space heating and cooling equipment, building insulation and roofing, and lighting. Compliance with Title 24 standards is required, which would significantly reduce energy usage.

Development enabled by policies in the Housing Element Update would implement measures in Ontario designed to increase energy efficiency and reduce per-capita VMT. Continued implementation of TOP promotes mixed-use development and encourages alternative modes of transportation to reduce vehicle trip lengths and reliance on the automobile, which in turn would reduce the transportation energy demand in the City. Continued implementation of the TOP also encourages development of housing near employment and transportation, which would lead to a potential decrease in VMT. Implementation of Title 24 requirements and conformity with TOP would result in no impacts to existing plans, and no mitigation is required. Therefore, the Proposed Project would not conflict with or obstruct a State or local plan for renewable energy or energy efficiency.

The Housing Element Update would not include new or substantially greater significant impacts than those analyzed in the Certified EIR for the Approved Project, and the Proposed Project does not identify or require adoption of any further mitigation measures beyond those provided in the Certified EIR. With regard to CEQA Section 21166 and CEQA Guidelines Section 15162(a), the changes proposed by the Housing Element Update compared to the Approved Project would not result in any new impacts or increase the severity of impacts with respect to conflicting with or obstructing a state or local plan for renewable energy or energy efficiency. Thus, preparation of a supplemental or subsequent EIR is not required by CEQA.

5.6.3 Mitigation Measures Identified in the EIR and Applicable to the Proposed Project

The 2010 Certified EIR did not identify significant energy impacts, and therefore no mitigation measures were identified in the 2010 Certified EIR.

5.7 GEOLOGY AND SOILS

5.7.1 Summary of Impacts Identified in the Program EIR

The 2010 Certified EIR concluded that the Approved Project could subject residents, workers, and visitors in the City to seismic hazards such as ground shaking, liquefaction, and seismically induced settlement. Furthermore, people in the City could be subject to hazards arising from ground subsidence, compressible soils, expansive soils, and erosion. Development pursuant to TOP would not involve the use of septic tanks.

The 2010 Certified EIR concluded that paleontological resources would be less than significant with mitigation incorporated. Regulatory requirements and standard conditions of approval would ensure that all other impacts would be less than significant.

5.7.2 Impacts Associated with the Proposed Project

Would the project:

Environmental Issues	Condition 1: Substantial Change in Project Requiring Major Revisions	Condition 2: Substantial Change in Circum-stances Requiring Major Revisions	Condition 3: New Information Showing New or Increased Significant Effects	Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR/MND	No Impact
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:					
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map, issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.					X
ii) Strong seismic ground shaking?				X	
iii) Seismic-related ground failure, including liquefaction?				X	
iv) Landslides?				X	
b) Result in substantial soil erosion or the loss of topsoil?				X	

Environmental Issues	Condition 1: Substantial Change in Project Requiring Major Revisions	Condition 2: Substantial Change in Circum-stances Requiring Major Revisions	Condition 3: New Information Showing New or Increased Significant Effects	Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR/MND	No Impact
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?				X	
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?				X	
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?					X
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X	

a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:

i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map, issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

No Impact. As stated in the 2010 Certified EIR, there are no Alquist-Priolo Earthquake Fault Zones in Ontario. The nearest such zones are along the Chino Fault, approximately three miles southwest of the City, and along the Cucamonga Fault, approximately 4.5 miles to the north. Impacts from surface rupture were identified as less than significant in the 2010 Certified EIR.

The Housing Element Update does not confer entitlement for development, and future new housing development would comply with the seismic safety provisions of the California Building Code (CBC) (24 CCR Part 2). The Housing Element Update proposes General Plan and Development Code amendments to ensure adequate sites are available for higher-density development. Future discretionary projects proposed in these areas would undergo subsequent environmental review pursuant to CEQA to ensure environmental impacts caused by the projects are considered. Thus, the Housing Element Update would not expose people or structures to potential substantial adverse effects involving rupture of a known earthquake fault.

5. Environmental Analysis

The Housing Element Update would not include new or substantially greater significant impacts than those analyzed in the Certified EIR for the Approved Project, and the Proposed Project does not identify or require adoption of any further mitigation measures beyond those provided in the Certified EIR. With regard to CEQA Section 21166 and CEQA Guidelines Section 15162(a), the changes proposed by the Housing Element Update compared to the Approved Project would not result in any new impacts or increase the severity of impacts with respect to rupture of a known earthquake fault as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning map. Thus, preparation of a supplemental or subsequent EIR is not required by CEQA.

ii) Strong seismic ground shaking?

Less Than Significant Impact/No Changes or New Information. The 2010 Certified EIR identified that the Upper Santa Ana River Valley and vicinity contain a number of known earthquake faults, thus potentially subjecting residents, visitors, and workers to strong seismic ground shaking.

Implementation of the Housing Element Update would not directly result in construction of new structures. Projects considered for approval would be required to comply with seismic safety provisions of the CBC. Such compliance would reduce hazards arising from ground shaking to less than significant.

The Housing Element Update would not include new or substantially greater significant impacts than those analyzed in the Certified EIR for the Approved Project, and the Proposed Project does not identify or require adoption of any further mitigation measures beyond those provided in the Certified EIR. With regard to CEQA Section 21166 and CEQA Guidelines Section 15162(a), the changes proposed by the Housing Element Update compared to the Approved Project would not result in any new impacts or increase the severity of impacts with respect to seismic ground shaking. Thus, preparation of a supplemental or subsequent EIR is not required by CEQA.

iii) Seismic-related ground failure, including liquefaction?

Less Than Significant Impact/No Changes or New Information. The 2010 Certified EIR identified that two of the three factors contributing to liquefaction susceptibility are present or potentially present in the City: 1) potential for strong earthquakes and 2) young, loose, unconsolidated sediments. The third factor, groundwater within approximately 50 feet of surface, is not known to occur in the Ontario area today but has in the past. Although only a small portion of the southwestern corner of the City has moderate to high liquefaction susceptibility, projects approved in accordance with TOP could subject persons or structures to potentially significant hazards arising from liquefaction.

Implementation of the Housing Element Update would not directly result in construction of new structures, however, the Housing Element Update proposes General Plan and Development Code amendments to ensure adequate sites are available for higher-density development. Housing development projects consistent with the Housing Element Update would be mandated to comply with the CBC, which would reduce hazards arising from seismic-related ground failure.

The Housing Element Update would not include new or substantially greater significant impacts than those analyzed in the Certified EIR for the Approved Project, and the Proposed Project does not identify or require adoption of any further mitigation measures beyond those provided in the Certified EIR. With regard to CEQA Section 21166 and CEQA Guidelines Section 15162(a), the changes proposed by the Housing Element Update compared to the Approved Project would not result in any new impacts or increase the severity of impacts with respect to seismic-related ground failure, including liquefaction. Thus, preparation of a supplemental or subsequent EIR is not required by CEQA.

iv) Landslides?

Less Than Significant Impact/No Changes or New Information. The 2010 Certified EIR did not identify areas with substantial unstable soils that would result in on- or off-site landslides. Despite the City being underlain by unconsolidated alluvial deposits, Ontario is relatively level and exhibits no substantial elevation changes or unusual geographic features. In the absence of significant slopes, the potential for landslides to affect any projects under the Housing Element Update is considered negligible. The City may be susceptible to seismically induced settlement as a result of the young, unconsolidated alluvial deposits underlying the City. An Approved Project would be required to meet the most current seismic safety requirements in the CBC to reduce substantial impacts. Furthermore, implementation of the Housing Element Update would not directly result in construction of new structures.

The Housing Element Update would not include new or substantially greater significant impacts than those analyzed in the Certified EIR for the Approved Project, and the Proposed Project does not identify or require adoption of any further mitigation measures beyond those provided in the Certified EIR. With regard to CEQA Section 21166 and CEQA Guidelines Section 15162(a), the changes proposed by the Housing Element Update compared to the Approved Project would not result in any new impacts or increase the severity of impacts with respect to landslides or local geologic hazards. Thus, preparation of a supplemental or subsequent EIR is not required by CEQA.

b) Result in substantial soil erosion or the loss of topsoil?

Less Than Significant Impact/No Changes or New Information. The 2010 Certified EIR identified that young alluvial sediment and wind-blown sand underlying the City are generally granular, poorly consolidated, and very susceptible to erosion. Grading increases the potential for erosion when protective vegetation is removed, natural drainage patterns are altered, and slopes are constructed. As a result, development pursuant to the Approved Project could indirectly expose people and structures to hazards arising from soil erosion. Impacts of the Approved Project would be mitigated through compliance with CBC requirements.

Implementation of the Housing Element Update would not directly result in construction of new structures. Compliance with the CBC and review of grading plans for individual projects by the City Engineer would ensure that no significant impacts would occur. Additionally, construction activities to implement the RHNA requirements outlined in the Housing Element Update, would be required to prepare a Stormwater Pollution Prevention Plan (SWPPP) detailing best management practices (BMP) to reduce the potential for erosion during construction activities.

5. Environmental Analysis

The Housing Element Update would not include new or substantially greater significant impacts than those analyzed in the Certified EIR for the Approved Project, and the Proposed Project does not identify or require adoption of any further mitigation measures beyond those provided in the Certified EIR. With regard to CEQA Section 21166 and CEQA Guidelines Section 15162(a), the changes proposed by the Housing Element Update compared to the Approved Project would not result in any new impacts or increase the severity of impacts with respect to soil erosion. Thus, preparation of a supplemental or subsequent EIR is not required by CEQA.

c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

Less Than Significant Impact/No Changes or New Information. The 2010 Certified EIR did not identify areas in the City with substantial unstable soils that would result in on- or off-site landslides, lateral spreading, subsidence, liquefaction, or collapse; however, the central and western portions of the City are shown to have a low risk of soil subsistence (0 to 5 centimeters reduction in elevation) due to decreasing groundwater supplies to the west of the City. Compliance with the CBC and review of grading plans for individual projects by the City Engineer would ensure that no significant impacts would occur.

Implementation of the Housing Element Update would not directly result in construction of new structures. Development proposed under the Housing Element Update would be required to comply with seismic safety provisions of the CBC and would need to obtain grading permits pursuant to the City Development Code. Such compliance would reduce hazards arising from unstable geologic units and soils.

The Housing Element Update would not include new or substantially greater significant impacts than those analyzed in the Certified EIR for the Approved Project, and the Proposed Project does not identify or require adoption of any further mitigation measures beyond those provided in the Certified EIR. With regard to CEQA Section 21166 and CEQA Guidelines Section 15162(a), the changes proposed by the Housing Element Update compared to the Approved Project would not result in any new impacts or increase the severity of impacts with respect to unstable soils. Thus, preparation of a supplemental or subsequent EIR is not required by CEQA.

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?

Less Than Significant Impact/No Changes or New Information. The 2010 Certified EIR identified that there are likely to be expansive soils in the southern parts of the City, where there are silts, sandy silts, and silty clays. Near-surface soils in the northern and central parts of the City are primarily granular, that is, silty sand, sand, and gravel; such sediments are usually nonexpansive or have very low expansion potential. Projects in the southern part of the City could expose persons or structures to potentially significant hazards from expansive soils, but compliance with the CBC and review of grading plans by the City Engineer would ensure no significant impacts would occur.

Implementation of the Housing Element Update would not directly result in construction of new structures. Individual housing development projects implemented under the Housing Element Update in the southern portion of the City could expose persons or structures to potentially significant hazards due to expansive soils.

Compliance with the CBC and review of grading plans by the City Engineer, as required by the City Development Code and as outlined in the Approved Project, would ensure that no significant impacts would occur.

The Housing Element Update would not include new or substantially greater significant impacts than those analyzed in the Certified EIR for the Approved Project, and the Proposed Project does not identify or require adoption of any further mitigation measures beyond those provided in the Certified EIR. With regard to CEQA Section 21166 and CEQA Guidelines Section 15162(a), the changes proposed by the Housing Element Update compared to the Approved Project would not result in any new impacts or increase the severity of impacts with respect to expansive soils. Thus, preparation of a supplemental or subsequent EIR is not required by CEQA.

e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of waste water?

No Impact. The 2010 Certified EIR identified that the use of septic tanks would not occur in the City. Development associated with the Housing Element Update would not require the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater. Future development would connect to existing and planned sewer lines in the City.

The Housing Element Update would not include new or substantially greater significant impacts than those analyzed in the Certified EIR for the Approved Project, and the Proposed Project does not identify or require adoption of any further mitigation measures beyond those provided in the Certified EIR. With regard to CEQA Section 21166 and CEQA Guidelines Section 15162(a), the changes proposed by the Housing Element Update compared to the Approved Project would not result in any new impacts or increase the severity of impacts with respect to septic tanks or alternative wastewater disposal systems. Thus, preparation of a supplemental or subsequent EIR is not required by CEQA.

f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Less Than Significant Impact/No Changes or New Information. The 2010 Certified EIR identified that the Approved Project could impact paleontological resources. The City of Ontario is underlain by deposits of Quaternary and upper-Pleistocene sediments deposited during the Pliocene and early Pleistocene epochs. Quaternary Older Alluvial sediments may contain significant, nonrenewable paleontological resources and are therefore considered highly sensitive. Older Pleistocene alluvial sediments can yield fossil remains, often found at depths of 10 feet or more below the modern ground surface. In addition, there has been one paleontological resource discovered within the City's boundaries, as recorded by the Archaeological Information Center at San Bernardino County Museum. As a result, there is a moderate to high possibility of finding additional paleontological resources within City boundaries at depths of 10 feet or more below the ground surface. Mitigation Measure 5-2 would reduce impacts to less than significant levels.

The Housing Element Update does not confer entitlements for development, so increased urbanization is not anticipated. The Housing Element Update proposes General Plan and Development Code amendments to ensure adequate sites are available for higher-density development. Additionally, Mitigation Measure 5-2 of the

2010 Certified EIR would apply, which requires implementation of specific measures to identify, protect, and preserve paleontological resources through the City planning and environmental review processes.

The Housing Element Update would not include new or substantially greater significant impacts than those analyzed in the Certified EIR for the Approved Project, and the Proposed Project does not identify or require adoption of any further mitigation measures beyond those provided in the Certified EIR. With regard to CEQA Section 21166 and CEQA Guidelines Section 15162(a), the changes proposed by the Housing Element Update compared to the Approved Project would not result in any new impacts or increase the severity of impacts with respect to paleontological resources. Thus, preparation of a supplemental or subsequent EIR is not required by CEQA.

5.7.3 Mitigation Measures Identified in the EIR and Applicable to the Proposed Project

The following mitigation measure was taken directly from the 2010 Certified EIR for paleontological resources. This mitigation measure would apply to and would be implemented for the Housing Element Update. The 2010 Certified EIR did not identify any other significant geology and soils impacts, and therefore no other mitigation measures were identified in the 2010 Certified EIR.

5-2 In areas of documented or inferred archaeological and/or paleontological resource presence, City staff shall require applicants for development permits to provide studies to document the presence/absence of such resources. On properties where resources are identified, such studies shall provide a detailed mitigation plan, including a monitoring program and recovery and/or in situ preservation plan, based on the recommendations of a qualified cultural preservation expert. The mitigation plan shall include the following requirements:

a) Archaeologists and/or paleontologist shall be retained for the project and will be on call during grading and other significant ground-disturbing activities.

b) Should any cultural resources be discovered, no further grading shall occur in the area of the discovery until the Planning Director or designee is satisfied that adequate provisions are in place to protect these resources.

c) Unanticipated discoveries shall be evaluated for significance by a San Bernardino County Certified Professional Archaeologist/Paleontologist. If significance criteria are met, then the project shall be required to perform data recovery, professional identification, radiocarbon dates, and other special studies; submit materials to a museum for permanent curation; and provide a comprehensive final report including catalog with museum numbers.

5.8 GREENHOUSE GAS EMISSIONS

5.8.1 Summary of Impacts Identified in the Program EIR

The 2010 Certified EIR identified significant greenhouse gas (GHG) emissions impacts associated with the Approved Project as a result of the magnitude of population and employment growth projected by SCAG and TOP. Although, TOP was found to be consistent with statewide strategies adopted for the purpose of reducing GHG emissions, mitigation measures were incorporated into the 2010 Certified EIR to reduce impacts. GHG emissions were considered a significant unavoidable impact in the 2010 Certified EIR.

5.8.2 Impacts Associated with the Proposed Project

Would the project:

Environmental Issues	Condition 1: Substantial Change in Project Requiring Major Revisions	Condition 2: Substantial Change in Circum-stances Requiring Major Revisions	Condition 3: New Information Showing New or Increased Significant Effects	Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR/MND	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?				X	
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?					X

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

Less Than Significant Impact/No Changes or New Information. The 2010 Certified EIR identified GHG emissions impacts as a significant unavoidable impact of TOP.

Development enabled by policies included in the Housing Element Update would implement measures within the City of Ontario designed to increase energy efficiency and reduce per-capita VMT. Additionally, new projects are required to be consistent with the City of Ontario's Community Climate Action Plan (CCAP). The Housing Element Update does not confer entitlements for development, so increased urbanization is not anticipated. Rather, the Housing Element Update proposes General Plan and Development Code amendments to ensure adequate sites are available for higher-density development. Future discretionary projects proposed in these areas would undergo subsequent environmental review pursuant to CEQA to ensure environmental impacts are considered. Additionally, the 2010 Certified EIR evaluated environmental impacts associated with an increase of 57,772 housing units and 187,404 people. Residential growth associated with the Housing Element Update (see Table 1) would generate 20,854 residential units and would not generate GHG emissions

greater than those identified in the 2010 Certified EIR. Development under the Housing Element Update would be consistent with the anticipated GHG emissions resulting from buildout of TOP and those identified in the 2010 Certified EIR. Additionally, Mitigation Measure 6-5 of the 2010 Certified EIR would apply.

The Housing Element Update would not include new or substantially greater significant impacts than those analyzed in the Certified EIR for the Approved Project, and the Proposed Project does not identify or require adoption of any further mitigation measures beyond those provided in the Certified EIR. With regard to CEQA Section 21166 and CEQA Guidelines Section 15162(a), the changes proposed by the Housing Element Update compared to the Approved Project would not result in any new impacts or increase the severity of impacts with respect to generating greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment. Thus, preparation of a supplemental or subsequent EIR is not required by CEQA.

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

No Impact. The 2010 Certified EIR did not identify impacts associated with conflicts with adopted GHG emissions plans. Since the 2010 Certified EIR was circulated, the City has prepared and implemented a CCAP. Additionally, the California Air Resources Board has adopted the 2017 Scoping Plan to achieve the GHG reduction targets of Senate Bill 32. SCAG also adopted the 2020-2045 Regional Transportation Plan/ Sustainable Communities Strategy (Connect SoCal) in September 2020 to outline a path to achieve the GHG reduction targets of Senate Bill 375. The Proposed Project would be consistent with these plans through compliance with Title 24, Part 6, California Energy Efficiency Standards, which would require all residential construction to meet minimum energy conservation standards, as well as through compliance with the California Green Building Code, which would ensure energy efficiency, water conservation, material conservation and resource efficiency, and environmental quality for all new buildings. Additionally, the City of Ontario is taking other initiatives to reduce emissions of greenhouse gases. For instance, in 2018, the City received a Transformative Climate Communities grant for its Ontario Together project, which included sustainability projects such as a Rooftop Solar Project, which will install 700 kilowatts of solar power on affordable multifamily developments and single-family homes and will provide paid solar installation internships to grow the renewable energy workforce.

Implementation of the Housing Element Update would not directly or indirectly generate GHG emissions that may have a significant impact on the environment because the Housing Element Update does not confer entitlements for development. The GHG reduction measures outlined in the CCAP would reduce GHG emissions for long-term buildout of the City. The CCAP would implement measures in Ontario designed to increase energy efficiency and reduce per-capita VMT. Energy efficiency improvements and use of alternative energy would reduce the heating and cooling requirements for buildings and would also result in a decrease in electricity and natural gas use and associated GHG emissions. Likewise, land-use and transportation measures that reduce VMT would result in reduced GHG emissions from the transportation sector. Water, agricultural, and waste-reduction measures would further reduce GHG emissions in the City. Additionally, Mitigation Measure 6-5 of the 2010 Certified EIR would apply.

The Housing Element Update would not include new or substantially greater significant impacts than those analyzed in the Certified EIR for the Approved Project, and the Proposed Project does not identify or require adoption of any further mitigation measures beyond those provided in the Certified EIR. With regard to CEQA Section 21166 and CEQA Guidelines Section 15162(a), the changes proposed by the Housing Element Update compared to the Approved Project would not result in any new impacts or increase the severity of impacts with respect to generating greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment. Thus, preparation of a supplemental or subsequent EIR is not required by CEQA.

5.8.3 Mitigation Measures Identified in the EIR and Applicable to the Proposed Project

The following mitigation measures were taken directly from the 2010 Certified EIR. However, Mitigation Measure 6-1 through 6-4 and Mitigation Measure 6-6 have since been implemented to achieve the Assembly Bill 32 GHG reduction target for the City of Ontario in the Community Climate Action Plan and/or are no longer applicable to the Proposed Project. Modifications to the original mitigation measures are identified in ~~strikeout~~ text to indicate deletions and <u>underlined</u> to signify insertions. Mitigation Measure 6-5 still applies and would be implemented for the Housing Element.

~~6-1 The City of Ontario shall prepare a Climate Action Plan within 18 months after adopting The Ontario Plan. The goal of the Climate Action Plan shall be to reduce GHG emissions from all activities within the City boundaries to support the State's efforts under AB 32 and to mitigate the impact of climate change on the City, State, and world. Once completed, the City shall update The Ontario Plan and associated policies, as necessary, to be consistent with the Climate Action Plan and prepare a subsequent or supplemental Environmental Impact Report, if new significant impacts are identified. The Climate Action Plan shall include the following:~~

- ~~**Emission Inventories:** The City shall establish GHG emissions inventories including emissions from all sectors within the City, using methods approved by, or consistent with guidance from, the CARB; the City shall update inventories every 3 years or as determined by state standards to incorporate improved methods, better data, and more accurate tools and methods, and to assess progress. If the City is not on-schedule to achieve the GHG reduction targets, additional measures shall be implemented, as identified in the CAP.~~
  - ~~The City shall establish a baseline inventory of GHG emissions including municipal emissions, and emissions from all business sectors and the community.~~
  - ~~The City shall define a "business as usual" scenario of municipal, economic, and community activities, and prepare a projected inventory for 2020 based on that scenario.~~
- ~~**Emission Targets:** The City will develop Plans to reduce or encourage reductions in GHG emissions from all sectors within the City:~~
  - ~~A Municipal Climate Action Plan which shall include measures to reduce GHG emissions from municipal activities by at least 30 percent by 2020 compared to the~~

~~"business as usual" municipal emissions (including any reductions required by the California Air Resource Board under AB 32.~~

- ~~A Business Climate Action Plan in collaboration with the business community, which shall include measures to reduce GHG emissions from business activities, and which shall seek to reduce emissions by at least 30 percent by 2020 compared to "business as usual" business emissions.~~
- ~~A Community Climate Action Plan in collaboration with the stakeholders from the community at large, which shall include measures reduce GHG emissions from community activities, and which shall seek to reduce emissions by at least 30 percent by 2020 compared to "business as usual" community emissions.~~

~~6-2 The Climate Action Plan shall include specific measures to achieve the GHG emissions reduction targets identified in Mitigation Measure 6-1. The Climate Action Plan shall quantify the approximate greenhouse gas emissions reductions of each measure and measures shall be enforceable. Measures listed below, along with others, shall be considered during the development of the Climate Action Plan (CAP):~~

- ~~Require all new or renovated municipal buildings to seek Silver or higher Leadership in Energy and Environmental Design (LEED) standard, or compliance with similar green building rating criteria.~~
- ~~Require all municipal fleet purchases to be fuel efficient vehicles for their intended use based on the fuel type, design, size, and cost efficiency.~~
- ~~Require that new development projects in Ontario that require demolition prepare a demolition plan to reduce waste by recycling and/or salvaging a nonhazardous construction and demolition debris.~~
- ~~Require that new developments design buildings to be energy efficient by siting buildings to take advantage of shade, prevailing winds, landscaping, and sun screening to reduce energy required for cooling.~~
- ~~Require that cool roofs for non-residential development and cool pavement to be incorporated into the site/building design for new development where appropriate.~~
- ~~Evaluate the feasibility of implementing a Public Transit Fee to support Omnitrans in developing additional transit service in the City.~~
- ~~Require diesel emission reduction strategies to eliminate and/or reduce idling at truck stops, warehouses, and distribution facilities throughout the City.~~
- ~~Install energy efficient lighting and lighting control systems in all municipal buildings.~~
- ~~Require all new traffic lights installed be energy efficient traffic signals. Require the use of reclaimed water for landscape irrigation in all new development and on public property where such connections are within the service boundaries of the City's reclaimed water system.~~
- ~~Require all new landscaping irrigation systems installed within the City to be automated, high-efficient irrigation systems to reduce water use and require use of bubbler irrigation; low-angle, low-flow spray~~

heads; or moisture sensors. Conduct energy efficiency audits of existing municipal buildings by checking, repairing, and readjusting heating, ventilation, and air conditioning systems, lighting, water heating equipment, insulation, and weatherization.

- Ensure that its local Climate Action, Land Use, Housing, and Transportation Plans are aligned with, support, and enhance any regional plans that have been developed consistent with state guidance to achieve reductions in GHG emissions.
- Mitigate climate change by decreasing heat gain from pavement and other hard surfaces associated with infrastructure.
- Reduce heat gain from pavement and other similar hardscaping.
- Work with appropriate agencies to create an interconnected transportation system that allows a shift in travel from private passenger vehicles to alternative modes, including public transit, ride sharing, car-sharing, bicycling and walking.
    - Provide safe and convenient access for pedestrians and bicyclists to, across, and along major transit priority streets.
- Facilitate employment opportunities that minimize the need for private vehicle trips, by:
    - Amending zoning ordinances and the Development Code to include live/work sites and satellite work centers in appropriate locations.
- Encouraging telecommuting options with new and existing employers, through project review and incentives, as appropriate.
- Establish policies and programs to reduce onsite parking demand and promote ride-sharing and public transit at large events.
- Support and promote the use of low-and zero-emission vehicles, by:
    - Encouraging the necessary infrastructure to facilitate the use of zero- emission vehicles and clean alternative fuels, such as electric vehicle charging facilities and conveniently located alternative fueling stations.
    - Encouraging new construction to include vehicle access to properly wired outdoor receptacles to accommodate ZEV and/or plug in electric hybrids (PHEV).
    - Encouraging transportation fleet standards to achieve the lowest emissions possible, using a mix of alternate fuels, PZEV or better fleet mixes.
    - Establishing incentives, as appropriate, to taxicab owners to use alternative fuel or gas-electric hybrid vehicles.
- Establish green building requirements and standards for new development and redevelopment projects, and work to provide incentives for green building practices and remove barriers that impede their use.

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- Allow increased height limits and/or flexibility in other standards for projects that incorporate energy efficient green building practices where not prohibited by Airport Land Use Compatibility Plan (ALUCP)/Federal Aviation Administration (FAA).
- Identify and remove regulatory or procedural barriers to implementing green building practices within its jurisdiction, such as updating codes, guidelines, and zoning, and ensure that all plan review and building inspection staff are trained in green building materials, practices, and techniques.
- Support the use of green building practices by:
    - Providing information, marketing, training, and technical assistance about green building practices.
    - Adopting a Green Building ordinance with guidelines for green building practices in residential and commercial development.
- Adopt energy efficiency performance standards for buildings designed to achieve a greater reduction in energy and water use than currently required by state law, including:
    - Standards for the installation of "cool roofs."
    - Standards for improved overall efficiency of lighting systems.
    - Requirements for the use of Energy Star appliances and fixtures in discretionary new development.
- Encourage the performance of energy audits for residential and commercial buildings prior to completion of sale, and that audit results and information about opportunities for energy efficiency improvements be presented to the buyer.
- Establish policies and programs that facilitate the siting of new renewable energy generation.
- Require that any building constructed in whole or in part with City funds incorporate passive solar design features, such as daylighting and passive solar heating, where feasible.
- Prepare and implement a comprehensive plan to improve energy efficiency of municipal facilities, including:
    - Conducting energy audits.
    - Retrofitting municipal facilities for energy efficiency where feasible and when remodeling or replacing components, including increased insulation, installing green or reflective roofs and low-emissive window glass.
    - Implementing an energy tracking and management system for its municipal facilities.
    - Installing energy-efficient exit signs, street signs, and traffic lighting, subject to life/safety considerations.
    - Installing energy efficient lighting retrofits and occupancy sensors, and institute a "lights out at night" policy, subject to life/safety considerations.

- Retrofitting heating and cooling systems to optimize efficiency (e.g. replace chillers, boilers, fans, pumps, belts, etc.).
- Installing Energy Star® appliances and energy-efficient vending machines.
- Improving water use efficiency, including a schedule to replace or retrofit system components with high-efficiency units (i.e. ultra-low-flow toilets, fixtures, etc.).
- Installing irrigation control systems which maximize water use efficiency and minimize off- peak use.
- Adopting an accelerated replacement schedule for energy inefficient systems and components.

- Ensure that staff receives appropriate training and support to implement objectives and policies to reduce GHG emissions, including:
  - Providing energy efficiency training to design, engineering, building operations, and maintenance staff.
  - Providing information on energy use and management, including data from the tracking and management system, to managers and others making decisions that influence energy use.
  - Providing energy design review services to departments undertaking new construction or renovation projects, to facilitate compliance with LEED standards.
- Maximize efficiency at drinking water treatment, pumping, and distribution facilities, including development of off peak demand schedules for heavy commercial and industrial users.
- Establish a replacement policy and schedule to replace fleet vehicles and equipment with the most fuel-efficient vehicles practical, including gasoline hybrid and alternative fuel or electric models.
- Require the installation of outdoor electrical outlets on buildings to support the use, where practical, of electric lawn and garden equipment, and other tools that would otherwise be run with small gas engines or portable generators.
- Implement measures to reduce employee vehicle trips and to mitigate emissions impacts from municipal travel.
- Conduct a comprehensive inventory and analysis of the urban forest, and coordinate tree maintenance responsibilities with all responsible departments, consistent with best management practices.
- Evaluate existing landscaping and options to convert reflective and impervious surfaces to landscaping, and will install or replace vegetation with drought tolerant, low maintenance native species or edible landscaping that can also provide shade and reduce heat island effects.
- Implement enhanced programs to divert solid waste from landfill operations, by:
  - Establishing a diversion target which meets or exceeds AB 939 requirements.

- Promoting and expanding recycling programs, purchasing policies, and employee education to reduce the amount of waste produced.

- Reduce per capita water consumption consistent with state law by 2020.
- Establish a water conservation plan that may include such policies and actions as:
  - Maintaining and refining the City's tiered rate structure for water use.
  - Establishing restrictions on time of use for landscape watering, or other demand management strategies.
  - Establishing performance standards for irrigation equipment and water fixtures, consistent with state law.
- Establish programs and policies to increase the use of recycled water, including:
  - Promoting the use of recycled water for agricultural, industrial, and irrigation purposes, including grey water systems for residential irrigation.
- Ensure that building standards and permit approval processes promote and support water conservation, by:
  - Establishing building design guidelines and criteria to promote water efficient building design, including minimizing the amount of non-roof impervious surfaces around the building(s).
  - Establishing menus and check-lists for developers and contractors to ensure water-efficient infrastructure and technology are used in new construction, including low-flow toilets and shower heads, moisture-sensing irrigation, and other such advances.
- Organize workshops on waste reduction activities for the home or business, such as backyard composting, or office paper recycling, and shall schedule recycling dropoff events and neighborhood chipping/mulching days.
- Organize workshops on steps to increase energy efficiency in the home or business, such as weatherizing the home or building envelope, installing smart lighting systems, and how to conduct a self-audit for energy use and efficiency.

6-3 The City of Ontario will amend the Municipal Code within 18 months after adopting The Ontario Plan, with provisions implementing the following GHG emission reduction concepts:

- Increase densities in urban core areas to support public transit, by, among other means:
  - Removing barriers to the development of accessory dwelling units in existing residential neighborhoods.
- Reduce required road width standards wherever feasible to calm traffic and encourage alternative modes of transportation.
- Add bicycle facilities to city streets and public spaces, where feasible.

- Promote infill, mixed-use, and higher density development, and provide incentives to support the creation of affordable housing in mixed use zones.
- Plan for and create incentives for mixed-use development.
- Identify sites suitable for mixed-use development and establish appropriate site- specific standards to accommodate mixed uses which could include:
    - Increasing allowable building height or allow height limit bonuses, in appropriate areas and where safe to do so.
    - Allowing flexibility in applying development standards (such as FAR2 and lot coverage) based on the location, type, and size of the units, and the design of the development.
    - Allowing reduced and shared parking based on the use mix, and availability of and proximity to public transit stops.
    - Allowing for tandem parking, shared parking and off-site parking leases.
- Enable prototype mixed-use structures for use in neighborhood center zones that can be adapted to new uses over time with minimal internal remodeling.
- Identify and facilitate the inclusion of complementary land uses not already present in local zoning districts, such as supermarkets, parks and recreational fields, schools in neighborhoods, and residential uses in business districts, to reduce the vehicle miles traveled and promote bicycling and walking to these uses.
- Revise zoning ordinance(s) to allow local-serving businesses, such as childcare centers, restaurants, banks, family medical offices, drug stores, and other similar services near employment centers to minimize midday vehicle use.
- Develop form-based community design standards to be applied to development projects and land use plans, for areas designated mixed-use.
- Implement a Housing Overlay Zone for residential properties at transit centers and along transit corridors. This may include average minimum residential densities of 25 units per acre within one quarter miles of transit centers; average minimum densities of 15 units per acre within one quarter mile of transit corridors; and minimum FAR of 0.5:1 for non-residential uses within a quarter mile of transit centers or corridors.
- Identify transit centers appropriate for mixed-use development, and promote transit-oriented, mixed-use development within these targeted areas, by:
    - Providing maximum parking standards and flexible building height limitations.
    - Providing density bonus programs.
    - Establishing guidelines for private and public spaces for transit-oriented and mixed-use development.
    - Discouraging auto-oriented development.

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- Ensure new development is designed to make public transit a viable choice for residents, including:
    - Locating medium to high density development near activity centers that can be served efficiently by public transit and alternative transportation modes.
    - Locating medium to high density development near streets served by public transit whenever feasible.
    - Linking neighborhoods to bus stops by continuous sidewalks or pedestrian paths.
- Develop form-based community design standards to be applied to development projects and land use plans, for areas designated mixed-use.
- Create and preserve distinct, identifiable neighborhoods whose characteristics support pedestrian travel, especially within, but not limited to, mixed-use and transit-oriented development areas, by:
    - Designing or maintaining neighborhoods where the neighborhood amenities can be reached in approximately five minutes of walking.
    - Encouraging pedestrian-only streets and/or plazas within developments, and destinations that may be reached conveniently by public transportation, walking, or bicycling.
    - Allowing flexible parking strategies in neighborhood activity centers to foster a pedestrian oriented streetscape.
    - Providing continuous sidewalks with shade trees and landscape strips to separate pedestrians from traffic.
    - Encouraging neighborhood parks and recreational centers near concentrations of residential areas (preferably within one quarter mile) and include pedestrian walkways and bicycle paths that encourage non- motorized travel.
- Ensure pedestrian access to activities and services, especially within, but not limited to, mixed-use and transit-oriented development areas, by:
    - Ensuring new development that provides pedestrian connections in as many locations as possible to adjacent development, arterial streets, and thoroughfares.
    - Ensuring a balanced mix of housing, workplaces, shopping, recreational opportunities, and institutional uses, including mixed-use structures.
    - Locating schools in neighborhoods, within safe and easy walking distances of residences served.
    - Encouraging new development in which primary entrances are pedestrian entrances, with automobile entrances and parking located to the rear.
    - Supporting development where automobile access to buildings does not impede pedestrian access, by consolidating driveways between buildings or developing alley access.

- Utilizing street parking as a buffer between sidewalk pedestrian traffic and the automobile portion of the roadway.
- Prioritizing the physical development of pedestrian connectors for existing areas that do not meet established connectivity standards.

- Mitigate climate change by decreasing heat gain from pavement and other hard surfaces associated with infrastructure.
- Reduce heat gain from pavement and other similar hardscaping, by:
  - Including low-water landscaping in place of hardscaping around transportation infrastructure and in parking areas.
  - Establishing standards that provide for pervious pavement options.
  - Removing obstacles to natural, drought tolerant landscaping and low-water landscaping.
- Coordinate with appropriate agencies to create an interconnected transportation system that allows a shift in travel from private passenger vehicles to alternative modes, including public transit, ride sharing, car sharing, bicycling and walking, including, but not limited to:
  - Providing safe and convenient access for pedestrians and bicyclists to, across, and along major transit priority streets.
- Upgrade and maintain the following transit system infrastructure to enhance public use, including:
  - Ensuring transit stops and bus lanes are safe, convenient, clean and efficient.
  - Ensuring transit stops have clearly marked street-level designation, and are accessible.
  - Ensuring transit stops are safe, sheltered, benches are clean, and lighting is adequate.
  - Working with transit providers to place transit stations along transit corridors within mixed-use or transit-oriented development areas at intervals appropriate for the mode of transit.
- Facilitate employment opportunities that minimize the need for private vehicle trips, by:
  - Amending zoning ordinances and the Development Code to include live/work sites and satellite work centers in appropriate locations.
  - Encouraging telecommuting options with new and existing employers, through project review and incentives, as appropriate.
- Establish standards for new development and redevelopment projects to support bicycle use, including:
  - Amending the Development Code to include standards for pedestrian and bicyclist accommodations, including:

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- Providing access for pedestrians and bicyclist to public transportation through construction of dedicated paths, where feasible.

- Requiring new development and redevelopment projects to include bicycle facilities, as appropriate with the new land use, including:

- Where feasible, promote the construction of weatherproof bicycle facilities and at a minimum, provide bicycle racks or covered, secure parking near the building entrances.

- Establish a network of multi-use trails to facilitate direct off-street bicycle and pedestrian travel, and will provide bike racks along these trails at secure, lighted locations.

- Establish policies and programs to reduce onsite parking demand and promote ride-sharing and public transit at large events.

- Require new commercial and retail developments to provide prioritized parking for electric vehicles and vehicles using alternative fuels.

- Support and promote the use of low-and zero-emission vehicles (NEV), by:

- Encouraging the necessary infrastructure to facilitate the use of zero - emission vehicles and clean alternative fuels, such as electric vehicle charging facilities and conveniently located alternative fueling stations.

- Encouraging new construction to include vehicle access to properly wired outdoor receptacles to accommodate ZEV and/or plug in electric hybrids (PHEV).

- Encouraging transportation fleet standards to achieve the lowest emissions possible, using a mix of alternate fuels, PZEV or better fleet mixes.

- Establishing incentives, as appropriate, to taxicab owners to use alternative fuel or gas-electric hybrid vehicles.

- Establish green building requirements and standards for new development and redevelopment projects, and work to provide incentives for green building practices and remove barriers that impede their use.

- Allow increased height limits and/or flexibility in other standards for projects that incorporate energy efficient green building practices where not prohibited by ALUCP/FAA.

- Identify and remove regulatory or procedural barriers to implementing green building practices within its jurisdiction, such as updating codes, guidelines, and zoning, and ensure that all plan review and building inspection staff are trained in green building materials, practices, and techniques.

- Support the use of green building practices by:

- Establishing guidelines for green building practices in residential and commercial development.

- Providing incentives, which may include reduction in development fees, administrative fees, and/or expedited permit processing for projects that use green building practices.

- Adopt energy efficiency performance standards for buildings that achieve a greater reduction in energy and water use than otherwise required by current state law, including:
  - Standards for the installation of "cool roofs".
  - Standards for improved overall efficiency of lighting systems.
  - Requirements for the use of Energy Star appliances and fixtures in discretionary new development.
  - Requirements for new residential lots and/or structures to be arranged and oriented to maximize effective use of passive solar energy.
- Require that affordable housing development incorporate energy efficient design and features to the maximum extent feasible.
- Identify possible sites for production of renewable energy (such as solar, wind, small hydro, and biogas).
- Identify and remove or otherwise address barriers to renewable energy production, including:
  - Reviewing and revising building and development codes, design guidelines, and zoning ordinances to remove renewable energy production barriers.
  - Working with related agencies, such as fire, water, health and others that may have policies or requirements that adversely impact the development or use of renewable energy technologies.
  - Developing protocols for safe storage of renewable and alternative energy products with the potential to leak, ignite or explode, such as biodiesel, hydrogen, and/or compressed air.
- Allow renewable energy projects in areas zoned for open space, where consistent with the Land Use element, and other uses and values.
- Promote and encourage renewable energy generation, and co-generation projects where feasible and appropriate.
- Require that, where feasible, all new buildings be constructed to allow for easy, cost-effective installation of solar energy systems in the future, using such "solar-ready" features as:
  - Optimal roof orientation (between 20 to 55 degrees from the horizontal), with sufficient south sloped roof surface, where such buildings architecture and construction are designed for sloped roofs.
  - Clear access without obstructions (chimneys, heating and plumbing vents, etc.) on the south sloped roof.

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- Roof framing that will support the addition of solar panels.
- Installation of electrical conduit to accept solar electric system wiring.
- Installation of plumbing to support a solar hot water system and provision of space for a solar hot water storage tank.

- Require that any building constructed in whole or in part with City funds incorporate passive solar design features, such as daylighting and passive solar heating, where feasible.
- Prepare and implement a comprehensive plan to improve energy efficiency of municipal facilities, including:
  - Conducting energy audits.
  - Retrofitting municipal facilities for energy efficiency where feasible and when remodeling or replacing components, including increased insulation, installing green or reflective roofs and low-emissive window glass.
  - Implementing an energy tracking and management system for its municipal facilities.
  - Installing energy-efficient exit signs, street signs, and traffic lighting, subject to life/safety considerations.
  - Installing energy efficient lighting retrofits and occupancy sensors, and institute a "lights out at night" policy, subject to life/safety considerations.
  - Retrofitting heating and cooling systems to optimize efficiency (e.g. replace chillers, boilers, fans, pumps, belts, etc.).
  - Installing Energy Star® appliances and energy efficient vending machines.
  - Improving water use efficiency, including a schedule to replace or retrofit system components with high-efficiency units (i.e. ultra-low-flow toilets, fixtures, etc.).
  - Installing irrigation control systems maximizing water use efficiency and minimizing off- peak use.
  - Adopting an accelerated replacement schedule for energy inefficient systems and components.
- Require that any newly constructed, purchased, or leased municipal space meet minimum standards, such as:
  - The Energy Star® New Homes Program established by US EPA.
  - The incorporation of passive solar design features in new buildings, including daylighting and passive solar heating.
- Reduce per capita water consumption consistent with state law by 2020.
- Establish a water conservation plan that may include such policies and actions as:

- Maintaining and refining the City's tiered rate structure for water use.
- Establishing restrictions on time of use for landscape watering, or other demand management strategies.
- Establishing performance standards for irrigation equipment and water fixtures, consistent with State Law.

- The City will establish programs and policies to increase the use of recycled water, including:
  - Promoting the use of recycled water for agricultural, industrial, and irrigation purposes, including grey water systems for residential irrigation.
- Ensure that building standards and permit approval processes promote and support water conservation, by:
  - Establishing building design guidelines and criteria to promote water-efficient building design, including minimizing the amount of non-roof impervious surfaces around the building(s).
  - Establishing menus and check-lists for developers and contractors to ensure water-efficient infrastructure and technology are used in new construction, including low-flow toilets and shower heads, moisture-sensing irrigation, and other such advances.
- Install water efficient landscapes and irrigation, including:
  - Requiring planting drought-tolerant and native species, and covering exposed dirt with moisture-retaining mulch or other materials such as decomposed granite.
  - Requiring the installation of water-efficient irrigation systems and devices, including advanced technology such as moisture-sensing irrigation controls.
- Promote the planting of shade trees and establish shade tree guidelines and specifications, including:
  - Establishing guidelines for tree planting based on the land use (residential, commercial, parking lots, etc.).
  - Establishing guidelines for tree types based on species size, branching patterns, whether deciduous or evergreen, whether roots are invasive, etc.
  - Establishing tree guidelines for placement, including distance from structures, density of planting, and orientation relative to structures and the sun.
- Develop an Urban Forestry Program to consolidate policies and ordinances regarding tree planting, maintenance, and removal, including:
  - Establishing guidelines for tree planting, including criteria for selecting deciduous or evergreen trees low VOC producing trees, and emphasizing the use of drought tolerant native trees and vegetation.

~~6-4 Measures listed in Mitigation Measure 6-2 and 6-3 shall be considered by the City while reviewing all new development, as appropriate, between the time of adoption of The Ontario Plan and adoption of the Climate Action Plan (CAP).~~

6-5 Pursuant to a goal of overall consistency with the Sustainable Communities Strategies, the City of Ontario shall evaluate new development for consistency with the development pattern set forth in the Sustainable Communities Strategies plan~~, upon adoption of the plan~~ by the Southern California Association of Governments.

~~6-6 The City of Ontario shall participate in the County of San Bernardino's Green Valley Initiative.~~

5.9 HAZARDS AND HAZARDOUS MATERIALS

5.9.1 Summary of Impacts Identified in the Program EIR

The 2010 Certified EIR concluded that the Approved Project would involve the transport, use, and/or disposal of hazardous materials. The 2010 Certified EIR also concluded that properties in the City are included on a list of hazardous materials sites. The Approved Project would comply with federal, state, and local regulations. Furthermore, the Approved Project concluded that consistency reviews of the proposed land uses with the Airport Land Use Compatibility Plan for the Ontario International Airport (ONT) and Chino Airport would prevent significant impacts. In addition, buildout of the Approved Project would not affect the implementation of an emergency response or evacuation plan. With regard to urban and wildland fire threats, adherence to existing regulations and review of building plans by the Ontario Fire Department would reduce risks from fires to the City. Impacts resulting from the Approved Project were identified as less than significant upon implementation of regulatory requirements in the 2010 Certified EIR.

5.9.2 Impacts Associated with the Proposed Project

Would the project:

Environmental Issues	Condition 1: Substantial Change in Project Requiring Major Revisions	Condition 2: Substantial Change in Circum-stances Requiring Major Revisions	Condition 3: New Information Showing New or Increased Significant Effects	Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR/MND	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				X	
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				X	

Environmental Issues	Condition 1: Substantial Change in Project Requiring Major Revisions	Condition 2: Substantial Change in Circum-stances Requiring Major Revisions	Condition 3: New Information Showing New or Increased Significant Effects	Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR/MND	No Impact
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?					X
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X	
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?				X	
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X	
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?					X

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

Less Than Significant Impact/No Changes or New Information. The 2010 Certified EIR identified that TOP would increase the number of businesses and residents in the City, which would increase the amount of hazardous materials being transported, stored, and manufactured and the number of people being exposed to these materials. Buildout in accordance with the Approved Project would result in an increase in the frequency of transport, use, and disposal of hazardous materials associated with commercial and industrial growth within Ontario, especially around ONT.

Future housing projects enabled by the Housing Element Update may involve the routine transport, use, or disposal of potentially hazardous materials during construction and occupancy. During occupancy, common cleaning substances, maintenance products, and similar items would be stored and used in a residential capacity. Potentially hazardous substances such as these would not occur in sufficient quantities to pose a significant hazard to human and environmental health. Furthermore, the use of hazardous materials is regulated by federal and state regulations, City ordinances, and TOP. These regulate the handling of hazardous substances to reduce

potential releases and exposure and the risks of transporting, storing, treating, and disposing of hazardous materials and waste.

The Housing Element Update would not include new or substantially greater significant impacts than those analyzed in the Certified EIR for the Approved Project, and the Proposed Project does not identify or require adoption of any further mitigation measures beyond those provided in the Certified EIR. With regard to CEQA Section 21166 and CEQA Guidelines Section 15162(a), the changes proposed by the Housing Element Update compared to the Approved Project would not result in any new impacts or increase the severity of impacts with respect to the routine transport, use, or disposal of hazardous materials. Thus, preparation of a supplemental or subsequent EIR is not required by CEQA.

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

Less Than Significant Impact/No Changes or New Information. The 2010 Certified EIR identified that TOP would increase the number of businesses and residents in the City, thereby increasing the amount of hazardous materials being stored and manufactured and the amount of people being exposed to these materials. Impacts of the Approved Project were identified as less than significant due to compliance with federal, state, and City regulations, along with TOP policies.

As stated previously, future housing projects enabled by the Housing Element Update may involve the routine transport, use, or disposal of potentially hazardous materials during construction and occupancy. Potentially hazardous substances such as these would not occur in sufficient quantities to pose a significant hazard to human and environmental health. Furthermore, the use of hazardous materials is regulated by current federal and state regulations, City ordinances, and TOP. With these regulations, permits, and codes in place, the Housing Element Update would not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.

The Housing Element Update would not include new or substantially greater significant impacts than those analyzed in the Certified EIR for the Approved Project, and the Proposed Project does not identify or require adoption of any further mitigation measures beyond those provided in the Certified EIR. With regard to CEQA Section 21166 and CEQA Guidelines Section 15162(a), the changes proposed by the Housing Element Update compared to the Approved Project would not result in any new impacts or increase the severity of impacts with respect to the release of hazardous materials into the environment as a result of reasonably foreseeable upset and accident conditions. Thus, preparation of a supplemental or subsequent EIR is not required by CEQA.

c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

No Impact. The 2010 Certified EIR identified that pursuant to the current Development Code, Hazardous Waste Overlay Districts do not allow placement of facilities that handle, manufacture, or transport hazardous waste within 2,000 feet of a residential or institutional lot line (Ontario Development Code Sections 9-1.2815,

9-1.2830). Thus, the Approved Project would not result in the placement of hazardous waste-generating facilities within a quarter mile of a school, and development would follow regulations set by the current Development Code, reducing impacts of the Approved Project to less than significant.

The Housing Element Update would not result in facilities that emit hazardous emissions. Furthermore, the use of hazardous materials is regulated by current federal and state regulations, City ordinances, and TOP. With these regulations, permits, and codes in place, the Housing Element Update would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.

The Housing Element Update would not include new or substantially greater significant impacts than those analyzed in the Certified EIR for the Approved Project, and the Proposed Project does not identify or require adoption of any further mitigation measures beyond those provided in the Certified EIR. With regard to CEQA Section 21166 and CEQA Guidelines Section 15162(a), the changes proposed by the Housing Element Update compared to the Approved Project would not result in any new impacts or increase the severity of impacts with respect to the emission of hazardous emissions or handling of hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. Thus, preparation of a supplemental or subsequent EIR is not required by CEQA.

d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

Less Than Significant Impact/No Changes or New Information. The 2010 Certified EIR identified that most of the sites that use, transport, and release hazardous materials are in industrial and business park developments. Because of the high number of hazardous materials sites, there is potential for contamination of soils and groundwater, but new development in these areas associated with buildout of the Approved Project would be required to follow the regulations of the Hazardous Waste District. The majority of new development sites would be in the same general areas as existing sites and would not expand into sensitive communities. No significant impacts would occur from implementation of the Approved Project due to compliance with current City ordinances and federal, state, and local regulations.

The Housing Element Update does not identify future development at any particular location in the City. The Housing Element Update does not confer entitlements for development, so increased urbanization is not anticipated. The Housing Element Update also proposes General Plan and Development Code amendments to ensure adequate sites are available for higher-density development. Future discretionary projects proposed in these areas would undergo subsequent environmental review pursuant to CEQA to ensure environmental impacts are considered. Future housing development project proposals would be reviewed by City Planning to ensure that implementation of the Housing Element Update would not create a hazard to the public or the environment. Furthermore, the Housing Element Update would not result in new development beyond what is identified in the Land Use Plan.

The Housing Element Update would not include new or substantially greater significant impacts than those analyzed in the Certified EIR for the Approved Project, and the Proposed Project does not identify or require

adoption of any further mitigation measures beyond those provided in the Certified EIR. With regard to CEQA Section 21166 and CEQA Guidelines Section 15162(a), the changes proposed by the Housing Element Update compared to the Approved Project would not result in any new impacts or increase the severity of impacts with respect to the location of a site that is included on a list of hazardous materials sites and which would create a significant hazard to the public or the environment. Thus, preparation of a supplemental or subsequent EIR is not required by CEQA.

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?

Less Than Significant Impact/No Changes or New Information. The 2010 Certified EIR identified that ONT is in the central northern portion of Ontario. The majority of the surrounding land uses are industrial, business, and commercial. The runways of ONT run east–west, and the departure and arrival safety zones are at the ends of the runways. Portions of Mission Boulevard, Grove Avenue, Haven Avenue, Carnegie Avenue, Santa Ana Street, and Commerce Way are within the safety zones. It is the policy of the City to coordinate with the airport authorities to ensure that proposed land uses within the airport safety zones are consistent with the land-use compatibility plans for the Chino Airport and ONT. The City requires land-use compatibility reviews for designated areas near an airport in addition to compatibility with noise and safety zones in terms of land-use density and height. Furthermore, the City requires permits for development prior to construction. Impacts were identified as less than significant in the 2010 Certified EIR.

City review of future projects within the airport safety zones and more generally near the airports, including future housing development during implementation of the Housing Element Update, ensures that these uses near airports would not result in safety hazards to people in the area.

The Housing Element Update would not include new or substantially greater significant impacts than those analyzed in the Certified EIR for the Approved Project, and the Proposed Project does not identify or require adoption of any further mitigation measures beyond those provided in the Certified EIR. With regard to CEQA Section 21166 and CEQA Guidelines Section 15162(a), the changes proposed by the Housing Element Update compared to the Approved Project would not result in any new impacts or increase the severity of impacts with respect to safety hazards involving projects within an airport land-use plan or within two miles of a public-use airport. Thus, preparation of a supplemental or subsequent EIR is not required by CEQA.

f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

Less Than Significant Impact/No Changes or New Information. The 2010 Certified EIR identified that the City manages disaster preparedness through the Technical Services Bureau of the Ontario Fire Department. This bureau is responsible for preparing the community for disasters and the organization of recovery efforts. The Approved Project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan because the Safety Element of TOP encourages establishment and incorporation of emergency plans. Impacts were identified as less than significant.

The Housing Element Update does not confer entitlements for development, so increased urbanization is not anticipated. The Housing Element Update proposes General Plan and Development Code amendments to ensure adequate sites are available for higher-density development. Under the Approved Project and the Housing Element Update, future housing development would be reviewed by the City Planning Department to ensure adequate ingress and egress along roadways, as mandated by the City Municipal Code. Therefore, future development would not alter emergency response or evacuation plans.

The Housing Element Update would not include new or substantially greater significant impacts than those analyzed in the Certified EIR for the Approved Project, and the Proposed Project does not identify or require adoption of any further mitigation measures beyond those provided in the Certified EIR. With regard to CEQA Section 21166 and CEQA Guidelines Section 15162(a), the changes proposed by the Housing Element Update compared to the Approved Project would not result in any new impacts or increase the severity of impacts with respect to impairing implementation of or physically interfering with an adopted emergency response plan or emergency evacuation plan. Thus, preparation of a supplemental or subsequent EIR is not required by CEQA.

g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

No Impact. The 2010 Certified EIR identified that Ontario is within an area of moderate wildland fire threats. The San Gabriel Mountains and the Chino Hills are both designated extreme fire hazard areas. If fire fighters were to lose control of an extreme fire, portions of Ontario could be at risk. To help protect the City and its residents from fire hazards, Ontario has enacted building and fire codes. The Fire Chief may also use his or her authority to instate certain building, planning, or landscaping requirements. Building plans in Ontario must be reviewed by the Ontario Fire Department to ensure their compliance with the City's Fire Code.

The Housing Element Update does not confer entitlements for development, so increased urbanization is not anticipated. The Housing Element Update proposes General Plan and Development Code amendments to ensure adequate sites are available for higher-density development. As a result, the Housing Element Update would not result in new impacts from wildfire hazards that were not identified in the 2010 Certified EIR. Additionally, the City of Ontario requires new development to adhere to the latest California Building Code for fire safety. New development in the City would be reviewed by the Ontario Fire Department to comply with requirements in effect at the time building permits are issued. Adherence to the City's Governance Manual process ensures that sufficient revenue would be available for necessary service improvements to provide for adequate fire facilities, equipment, and personnel. No impact would occur.

The Housing Element Update would not include new or substantially greater significant impacts than those analyzed in the Certified EIR for the Approved Project, and the Proposed Project does not identify or require adoption of any further mitigation measures beyond those provided in the Certified EIR. With regard to CEQA Section 21166 and CEQA Guidelines Section 15162(a), the changes proposed by the Housing Element Update compared to the Approved Project would not result in any new impacts or increase the severity of impacts with respect to exposing people or structures to a significant risk due to wildland fires. Thus, preparation of a supplemental or subsequent EIR is not required by CEQA.

5.9.3 Mitigation Measures Identified in the EIR and Applicable to the Proposed Project

The 2010 Certified EIR did not identify significant hazards and hazardous materials impacts upon implementation of regulatory requirements, and therefore no mitigation measures were identified in the 2010 Certified EIR.

5.10 HYDROLOGY AND WATER QUALITY

5.10.1 Summary of Impacts Identified in the Program EIR

The 2010 Certified EIR concluded that the Approved Project would increase surface-water flows into drainage systems within the watershed. However, stormwater infrastructure would be designed to accommodate flows in accordance with the San Bernardino County Hydrology Manual. The Approved Project would also increase the amount of impervious surfaces in the City, but this increase would not hinder the groundwater recharge efforts of the Chino Basin Watermaster. Portions of the City are in the 100year flood hazard zone, but the City would require structures to be above the base flood elevation. Furthermore, buildout of the Approved Project would increase pollutant concentrations during construction activities, but pollutant discharges would be minimized through implementation of BMPs specified in the water quality management plan. Portions of the City are within the inundation area for the San Antonio Dam, but the probability of catastrophic failure is low, especially when coupled with existing emergency evacuation procedures. Lastly, implementation of the Approved Project would not create hazards of inundation by seiche or mudflow. Altogether, impacts were identified as less than significant in the 2010 Certified EIR.

5.10.2 Impacts Associated with the Proposed Project

Would the project:

Environmental Issues	Condition 1: Substantial Change in Project Requiring Major Revisions	Condition 2: Substantial Change in Circum-stances Requiring Major Revisions	Condition 3: New Information Showing New or Increased Significant Effects	Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR/MND	No Impact
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?				X	
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?				X	

Environmental Issues	Condition 1: Substantial Change in Project Requiring Major Revisions	Condition 2: Substantial Change in Circum-stances Requiring Major Revisions	Condition 3: New Information Showing New or Increased Significant Effects	Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR/MND	No Impact
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:					
i) result in substantial erosion or siltation on- or off-site;				X	
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;				X	
iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or				X	
iv) impede or redirect flood flows?				X	
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?					X
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?				X	

a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?

Less Than Significant Impact/No Changes or New Information. The 2010 Certified EIR identified that development would increase surface-water flows into drainage systems within the watershed. Projects considered for approval under the Approved Project would be required to prepare project-specific hydrology studies as prescribed in the San Bernardino County Hydrology Manual. Furthermore, projects would be mandated to comply with BMPs for compliance with National Pollution Discharge Elimination System (NPDES) permit requirements. No significant impacts were identified in the 2010 Certified EIR.

Water-quality degradation from erosion impacts would be specific to future project sites that could be developed and/or redeveloped as a result of implementing the Housing Element Update and depend largely on the areas affected and the length of time soils would be subject to erosion. Although implementation of the Housing Element Update may result in runoff during construction of individual projects, including high-density, mixed-use, infill development and creative reuse of underutilized and/or defunct properties within the urban core,

development requiring ground disturbance would be subject to regional and local regulations, including the need for a SWPPP under NPDES No. CAS000002. Furthermore, the City requires grading permits for all grading-related development, which in turn would be required to have an approved Erosion Control Plan. Future discretionary projects proposed in these areas would undergo subsequent environmental review pursuant to CEQA to ensure environmental impacts are considered.

The Housing Element Update would not include new or substantially greater significant impacts than those analyzed in the Certified EIR for the Approved Project, and the Proposed Project does not identify or require adoption of any further mitigation measures beyond those provided in the Certified EIR. With regard to CEQA Section 21166 and CEQA Guidelines Section 15162(a), the changes proposed by the Housing Element Update compared to the Approved Project would not result in any new impacts or increase the severity of impacts with respect to water-quality standards and waste discharge requirements. Thus, preparation of a supplemental or subsequent EIR is not required by CEQA.

b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

Less Than Significant Impact/No Changes or New Information. The 2010 Certified EIR identified that the Approved Project would increase the amount of impervious surfaces in the City, but this increase would not hinder the groundwater recharge efforts of the Chino Basin Watermaster. Projects considered for approval are required to prepare project-specific hydrology studies as prescribed in the San Bernardino County Hydrology Manual. Projects must comply with BMPs consistent with NPDES requirements.

The Housing Element Update does not confer entitlements for development, so increased urbanization is not anticipated. The Housing Element Update proposes General Plan and Development Code amendments to ensure adequate sites are available for higher-density development. As a result, the Housing Element Update would not substantially increase impermeable surface area such that groundwater recharge would be substantially affected. Additionally, the Housing Element Update must comply with BMPs identified in the project-specific hydrology studies required by the City.

The Housing Element Update would not include new or substantially greater significant impacts than those analyzed in the Certified EIR for the Approved Project, and the Proposed Project does not identify or require adoption of any further mitigation measures beyond those provided in the Certified EIR. With regard to CEQA Section 21166 and CEQA Guidelines Section 15162(a), the changes proposed by the Housing Element Update compared to the Approved Project would not result in any new impacts or increase the severity of impacts with respect to substantially decreasing groundwater supplies or interfering substantially with groundwater recharge such that sustainable groundwater management of the basin would be impeded. Thus, preparation of a supplemental or subsequent EIR is not required by CEQA.

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:

i) result in a substantial erosion or siltation on- or off-site;

Less Than Significant Impact/No Changes or New Information. Cucamonga Creek Flood Control Channel, Lower Deer Creek Channel at Chris Basin, Lower Etiwanda Creek Channel, West Cucamonga Channel, Day Creek Channel, and the Etiwanda Creek/Channel are the major water channels that flow through the City. The 2010 Certified EIR identified that development would increase surface-water flows into drainage systems within the watershed. Projects considered for approval are required to prepare project-specific hydrology studies as prescribed in the San Bernardino County Hydrology Manual. Furthermore, projects are mandated to comply with BMPs for compliance with NPDES requirements. The City would also encourage the use of low-impact development strategies to intercept runoff, slow the discharge rate, increase infiltration, and reduce discharge volumes. No significant impacts were identified in the 2010 Certified EIR.

The Housing Element Update encourages high-density, mixed-use, infill development and creative reuse of underutilized and/or defunct properties within the urban core. The Housing Element Update also proposes General Plan and Development Code amendments to ensure adequate sites are available for higher-density development. Future discretionary projects proposed in these areas would undergo subsequent environmental review pursuant to CEQA to ensure environmental impacts are considered. Future housing development encouraged by the Housing Element Update could alter existing drainage patters in the City due to an increase in building footprint. Nevertheless, any construction activities would be subject to regulations related to water quality, erosion, and stormwater runoff. Pursuant to the City Development Code, individual projects associated with the Housing Element Update would be subject to review by the City prior to issuance of a grading permit, which requires preparation of a drainage study and SWPPP.

The Housing Element Update would not include new or substantially greater significant impacts than those analyzed in the Certified EIR for the Approved Project, and the Proposed Project does not identify or require adoption of any further mitigation measures beyond those provided in the Certified EIR. With regard to CEQA Section 21166 and CEQA Guidelines Section 15162(a), the changes proposed by the Housing Element Update compared to the Approved Project would not result in any new impacts or increase the severity of impacts with regard to altering the existing drainage pattern in a manner that would result in substantial erosion or siltation on- or off-site. Thus, preparation of a supplemental or subsequent EIR is not required by CEQA.

ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;

Less Than Significant Impact/No Changes or New Information. Ontario receives a significant amount of runoff from watershed areas in the San Gabriel Mountains that flows into flood-control channels and water channels in the City. Buildout in accordance with the Approved Project would alter the

existing land uses within the City, but would not result in changes to existing drainage patterns and watercourses. Increased urbanization resulting from the Approved Project may increase the amount of runoff from impervious surfaces and result in flooding. Projects considered for approval are required to prepare project-specific hydrology studies as prescribed in the San Bernardino County Hydrology Manual. Furthermore, projects are mandated to comply with BMPs for compliance with NPDES requirements. The City would also encourage the use of low-impact development strategies to intercept runoff, slow the discharge rate, increase infiltration, and reduce discharge volumes. No significant impacts were identified in the 2010 Certified EIR.

The Housing Element Update does not confer entitlements for development, so increased urbanization is not anticipated. The Housing Element Update proposes General Plan and Development Code amendments to ensure adequate sites are available for higher-density development. Future discretionary projects proposed in these areas would undergo subsequent environmental review pursuant to CEQA to ensure environmental impacts are considered. Moreover, pursuant to the City Development Code, individual projects associated with the Housing Element Update would be subject to review by the City prior to issuance of a grading permit, which requires preparation of a drainage study and SWPPP.

The Housing Element Update would not include new or substantially greater significant impacts than those analyzed in the Certified EIR for the Approved Project, and the Proposed Project does not identify or require adoption of any further mitigation measures beyond those provided in the Certified EIR. With regard to CEQA Section 21166 and CEQA Guidelines Section 15162(a), the changes proposed by the Housing Element Update compared to the Approved Project would not result in any new impacts or increase the severity of impacts with regard to altering the existing drainage pattern in a manner that would result in flooding on- or off-site. Thus, preparation of a supplemental or subsequent EIR is not required by CEQA.

iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or

Less Than Significant Impact/No Changes or New Information. Development in accordance with the Approved Project would involve alteration and redistribution of land uses within the City. Increased urbanization may increase the amount of runoff and discharge of sediments and pollutants to stormwater drainage systems. Projects considered for approval are required to prepare project-specific hydrology studies as prescribed in the San Bernardino County Hydrology Manual. Furthermore, projects are mandated to comply with BMPs and NPDES requirements. The City would also encourage the use of low-impact development strategies to intercept runoff, slow the discharge rate, increase infiltration, and reduce discharge volumes. No significant impacts were identified in the 2010 Certified EIR.

The Housing Element Update does not confer entitlements for development, so increased urbanization is not anticipated. The Housing Element Update proposes General Plan and Development Code amendments to ensure adequate sites are available for higher-density development. Future discretionary projects proposed in these areas would undergo subsequent environmental review pursuant to CEQA to ensure environmental impacts are considered. Moreover, pursuant to the City Development Code,

individual projects associated with the Housing Element Update would be subject to review by the City prior to issuance of a grading permit, which requires preparation of a drainage study and SWPPP.

The Housing Element Update would not include new or substantially greater significant impacts than those analyzed in the Certified EIR for the Approved Project, and the Proposed Project does not identify or require adoption of any further mitigation measures beyond those provided in the Certified EIR. With regard to CEQA Section 21166 and CEQA Guidelines Section 15162(a), the changes proposed by the Housing Element Update compared to the Approved Project would not result in any new impacts or increase the severity of impacts with regard to creating or contributing runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. Thus, preparation of a supplemental or subsequent EIR is not required by CEQA.

iv) impede or redirect flood flows?

Less Than Significant Impact/No Changes or New Information. Development per the Approved Project would involve alteration of land-use designations within the City and would include a large infill development in the mostly undeveloped areas to the south. Current and future uses may result in discharge of sediment and pollutants to existing stream courses. Projects considered for approval are required to prepare project-specific hydrology studies as prescribed in the San Bernardino County Hydrology Manual. Furthermore, projects are mandated to comply with BMPs for compliance with NPDES requirements. No significant impacts were identified in the 2010 Certified EIR.

The Housing Element Update does not confer entitlements for development, and thus would not otherwise substantially degrade water quality. The Housing Element Update proposes General Plan and Development Code amendments to ensure adequate sites are available for higher-density development. Nevertheless, construction activities would be subject to regulations related to water quality, erosion, and stormwater runoff. Pursuant to the City Development Code, individual projects associated with the Housing Element Update would be subject to review by the City prior to issuance of a grading permit, which requires preparation of a drainage study and SWPPP.

The Housing Element Update would not include new or substantially greater significant impacts than those analyzed in the Certified EIR for the Approved Project, and the Proposed Project does not identify or require adoption of any further mitigation measures beyond those provided in the Certified EIR. With regard to CEQA Section 21166 and CEQA Guidelines Section 15162(a), the changes proposed by the Housing Element Update compared to the Approved Project would not result in any new impacts or increase the severity of impacts with regard to impeding or redirecting flood flows. Thus, preparation of a supplemental or subsequent EIR is not required by CEQA.

d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?

No Impact. The 2010 Certified EIR identified that Ontario is not on the coast and would not be affected by tsunamis. A seiche is a surface wave created when a body of water is shaken, usually by earthquake activity. Seiches could occur downstream of reservoirs due to ground shaking at the reservoirs. Also, dams near Ontario may create flooding impacts. Mudflows could occur in drainage channels in Ontario during flash floods, but

are not expected to pose a substantial hazard in the City due to the gently sloped terrain. The City's Flood Damage Prevention Program prohibits encroachments into the San Bernardino County Flood Control District's right-of-way (which includes drainage channels), with specified exceptions. The San Bernardino County Flood Control District, whose approval is required for any project that proposes alterations to a channel, maintains drainage channels in the City. TOP Policies S21 through S26 address seiche flooding from buildout, and the 2010 Certified EIR concluded that the related impacts of the Approved Project were less than significant.

The Housing Element Update encourages high-density, mixed-use, infill development and creative reuse of underutilized and/or defunct properties within the urban core. The Housing Element Update also proposes General Plan and Development Code amendments to ensure adequate sites are available for higher-density development. Facilities and infrastructure built as a result of the Housing Element Update would be reviewed for adherence to TOP policies, the City's Flood Damage Prevention Program, and San Bernardino County Flood Control District encroachment permits.

The Housing Element Update would not include new or substantially greater significant impacts than those analyzed in the Certified EIR for the Approved Project, and the Proposed Project does not identify or require adoption of any further mitigation measures beyond those provided in the Certified EIR. With regard to CEQA Section 21166 and CEQA Guidelines Section 15162(a), the changes proposed by the Housing Element Update compared to the Approved Project would not result in any new impacts or increase the severity of impacts with regard to inundation by seiche, tsunami, or mudflow. Thus, preparation of a supplemental or subsequent EIR is not required by CEQA.

e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

Less Than Significant Impact/No Changes or New Information. The 2010 Certified EIR did not identify any significant impacts associated with obstruction of a water quality control plan or sustainable groundwater management plan. Future development would be required to adhere to the State General Construction Permit, implement a project-specific SWPPP, and adhere to the City's Erosion and Sediment Control Plan requirements. These requirements would ensure that future development does not adversely impact surface and groundwater quality. In addition, implementation of low impact development and BMPs would ensure that water quality is not impacted during future development. As a result, future housing development under the Housing Element Update would not obstruct or conflict with the implementation of the Santa Ana River Basin Water Quality Control Plan. The City manages both the potable and nonpotable supplies to ensure withdrawals from the Chino Groundwater Basin do not exceed the safe yield for the Basin, as per the Chino Basin Watermaster's Optimum Basin Management Program (OBMP). Therefore, the project would not obstruct or conflict with the OBMP and impacts would be less than significant.

The Housing Element Update does not confer entitlements for development, so increased urbanization is not anticipated. The Housing Element Update proposes General Plan and Development Code amendments to ensure adequate sites are available for higher-density development. Facilities and infrastructure built as a result

of the Housing Element Update would be reviewed for adherence to TOP policies, the City's Flood Damage Prevention Program, and San Bernardino County Flood Control District encroachment permits.

The Housing Element Update would not include new or substantially greater significant impacts than those analyzed in the Certified EIR for the Approved Project, and the Proposed Project does not identify or require adoption of any further mitigation measures beyond those provided in the Certified EIR. With regard to CEQA Section 21166 and CEQA Guidelines Section 15162(a), the changes proposed by the Housing Element Update compared to the Approved Project would not result in any new impacts or increase the severity of impacts with regard to conflicting with or obstructing implementation of a water quality control plan or sustainable groundwater management plan. Thus, preparation of a supplemental or subsequent EIR is not required by CEQA.

5.10.3 Mitigation Measures Identified in the EIR and Applicable to the Proposed Project

The 2010 Certified EIR did not identify significant hydrology and water quality impacts, and therefore no mitigation measures were identified in the 2010 Certified EIR.

5.11 LAND USE AND PLANNING

5.11.1 Summary of Impacts Identified in the Program EIR

The 2010 Certified EIR concluded that the Approved Project would not divide an established community, would not conflict with applicable plans adopted for the purpose of avoiding or mitigating an environmental effect, and would not conflict with the adopted Oakmont Industrial Group Habitat Conservation Plan. Implementation of regulatory requirements and standard conditions of approval ensured that no significant impacts would occur.

5.11.2 Impacts Associated with the Proposed Project

Would the project:

Environmental Issues	Condition 1: Substantial Change in Project Requiring Major Revisions	Condition 2: Substantial Change in Circum-stances Requiring Major Revisions	Condition 3: New Information Showing New or Increased Significant Effects	Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR/MND	No Impact
a) Physically divide an established community?					X
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?					X

a) Physically divide an established community?

No Impact. As identified in the 2010 Certified EIR, the City of Ontario is an urbanized area, and implementation of TOP would not physically divide an established community. Thus, impacts were identified as less than significant in the 2010 Certified EIR.

The Housing Element Update does not alter land use designations and does not confer entitlements for development, and thus would not physically divide an established community. The Housing Element Update proposes General Plan and Development Code amendments to ensure adequate sites are available for higher-density development. As stated in the Housing Element, neighborhood identity and preservation is encouraged. The Land Use Element has specific policies for compatibility that would reduce the amount of conflict between contradicting land uses. These include:

- LU2-1 Land Use Decisions. We minimize adverse impacts on adjacent properties when considering land use and zoning requests.
- LU2-2 Buffers. We require new uses to provide mitigation or buffers between existing uses where potential adverse impacts could occur.
- LU2-8 Transitional Areas. We require development in transitional areas to protect the quality of life of current residents.

The Housing Element Update would not include new or substantially greater significant impacts than those analyzed in the Certified EIR for the Approved Project, and the Proposed Project does not identify or require adoption of any further mitigation measures beyond those provided in the Certified EIR. With regard to CEQA Section 21166 and CEQA Guidelines Section 15162(a), the changes proposed by the Housing Element Update

compared to the Approved Project would not result in any new impacts or increase the severity of impacts with respect to physically dividing an established community. Thus, preparation of a supplemental or subsequent EIR is not required by CEQA.

b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

No Impact. The 2010 Certified EIR identified that TOP would provide sufficient dwelling units, population, and employment capacity that would exceed SCAG's projections for 2030. However, the Approved Project was considered consistent with SCAG's Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS), which aims to improve the mobility, livability, and prosperity of a region. Implementation of the Approved Project would not result in significant land use impacts related to specific SCAG policies, goals, and principles.

Several regionally and locally adopted land-use plans, policies, and regulations would be applicable to development of the Housing Element Update. These would include the South Coast 2016 AQMD's AQMP, SCAG's Connect SoCal 2020–2045 RTP/SCS, the Airport Land Use Compatibility Plan for the Ontario International Airport (ALUCP ONT), and the Chino Airport Master Plan. The Housing Element Update would remain consistent with these plans. The Housing Element Update does not alter land use designations and does not confer entitlements for development. The Housing Element Update proposes General Plan and Development Code amendments to ensure adequate sites are available for higher-density development. Future housing development encouraged by the Housing Element Update would be consistent with the Land Use plan and would not conflict with a land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect, due to an increase in building footprint. Therefore, the Housing Element Update would not conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over projects adopted for the purpose of avoiding or mitigating an environmental effect. No impacts would occur.

The Housing Element Update would not include new or substantially greater significant impacts than those analyzed in the Certified EIR for the Approved Project, and the Proposed Project does not identify or require adoption of any further mitigation measures beyond those provided in the Certified EIR. With regard to CEQA Section 21166 and CEQA Guidelines Section 15162(a), the changes proposed by the Housing Element Update compared to the Approved Project would not result in any new impacts or increase the severity of impacts with respect to conflicting with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect. Thus, preparation of a supplemental or subsequent EIR is not required by CEQA.

5.11.3 Mitigation Measures Identified in the EIR and Applicable to the Proposed Project

The 2010 Certified EIR did not identify significant land-use and planning impacts, and therefore no mitigation measures were identified in the 2010 Certified EIR.

5.12 MINERAL RESOURCES

5.12.1 Summary of Impacts Identified in the Program EIR

The 2010 Certified EIR concluded that the Approved Project would not result in the loss of availability of a known mineral resource due to existing regulations and land uses. Upon implementation of regulatory requirements and standard conditions of approval, impacts of the Approved Project would be less than significant.

5.12.2 Impacts Associated with the Proposed Project

Would the project:

Environmental Issues	Condition 1: Substantial Change in Project Requiring Major Revisions	Condition 2: Substantial Change in Circum-stances Requiring Major Revisions	Condition 3: New Information Showing New or Increased Significant Effects	Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR/MND	No Impact
a) Result in the loss of availability of a known mineral resource that would be a value to the region and the residents of the state?					X
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?					X

a) Result in the loss of availability of a known mineral resource that would be a value to the region and the residents of the state?

No Impact. The 2010 Certified EIR identified that active mines or quarries producing construction aggregates within the City are predominantly on the eastern side of the City. The land-use designations within TOP allow for mining operations to extract minerals in the MRZ2 areas. However, prior to permitting a use that would threaten the extraction of minerals in a MRZ2 area, the City is required under the Surface Mining and Reclamation Act (SMARA) to prepare a statement specifying its reasons for permitting the proposed use, and consider the importance of these minerals to their market region as a whole. Thus, impacts were identified as less than significant in the 2010 Certified EIR.

All of the existing active mines within the City would continue to operate upon implementation of the Housing Element Update. The Housing Element Update would not change the land-use designations or affect the ability of mining operations to extract minerals in the MRZ2 areas. Future housing development or redevelopment associated with the Housing Element Update within the MRZ2 designated areas would require City planning and environmental review to ensure that mining operations would not be affected pursuant to SMARA.

Furthermore, the Housing Element Update would not result in new development beyond what is identified in the Land Use Plan. No impact would occur.

The Housing Element Update would not include new or substantially greater significant impacts than those analyzed in the Certified EIR for the Approved Project, and the Proposed Project does not identify or require adoption of any further mitigation measures beyond those provided in the Certified EIR. With regard to CEQA Section 21166 and CEQA Guidelines Section 15162(a), the changes proposed by the Housing Element Update compared to the Approved Project would not result in any new impacts or increase the severity of impacts with respect to the loss of availability of a known mineral resource that would be of value to the region and residents of the state. Thus, preparation of a supplemental or subsequent EIR is not required by CEQA.

b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

No Impact. The 2010 Certified EIR identified that the locally important mineral resource recovery sites delineated in TOP are the Deer and Day Fans Resources Sectors D-14 and D-15, and the Day Creek Fan, Mira Loma Area Resources Sectors D-2, D-3, and D-5. The land-use designations within TOP still allow for mining operations to extract minerals in the MRZ-2 areas; however, prior to permitting a use that would threaten extraction of minerals in a MRZ-2 area, the City is required under SMARA to prepare a statement specifying its reasons for permitting the proposed use, and consider the importance of these minerals to their market region as a whole. Thus, impacts were identified as less than significant in the 2010 Certified EIR.

As described above, future housing development or redevelopment in the MRZ-2 designated areas associated with the Housing Element Update would require City planning and environmental review to ensure that mining operations would not be affected. Furthermore, the Housing Element Update would not result in new development beyond what is identified in the Land Use Plan. No impact would occur.

The Housing Element Update would not include new or substantially greater significant impacts than those analyzed in the Certified EIR for the Approved Project, and the Proposed Project does not identify or require adoption of any further mitigation measures beyond those provided in the Certified EIR. With regard to CEQA Section 21166 and CEQA Guidelines Section 15162(a), the changes proposed by the Housing Element Update compared to the Approved Project would not result in any new impacts or increase the severity of impacts resulting in the loss of availability of a locally important miner resource recovery site delineated in a local general plan, specific plan, or other land use plan. Thus, preparation of a supplemental or subsequent EIR is not required by CEQA.

5.12.3 Mitigation Measures Identified in the EIR and Applicable to the Proposed Project

The 2010 Certified EIR did not identify significant mineral resources impacts, and therefore no mitigation measures were identified in the 2010 Certified EIR.

5.13 NOISE

5.13.1 Summary of Impacts Identified in the Program EIR

The 2010 Certified EIR concluded that the Approved Project would result in an increase in traffic on local roadways in the City, which would substantially increase the existing noise environment. Sensitive land uses within the 65 dBA CNEL (community noise equivalent-level) noise contour of the ONT airport would be exposed to substantial levels of airport-related noise. Construction activities would expose sensitive uses to strong levels of groundborne vibration. In addition, construction activities would substantially elevate noise levels in the vicinity of noise-sensitive land uses. Mitigation measures would reduce other noise-related impacts to the extent feasible; however, traffic noise increase, construction noise, and construction vibration were identified as significant unavoidable impacts of the Approved Project.

5.13.2 Impacts Associated with the Proposed Project

Would the project result in:

Environmental Issues	Condition 1: Substantial Change in Project Requiring Major Revisions	Condition 2: Substantial Change in Circum-stances Requiring Major Revisions	Condition 3: New Information Showing New or Increased Significant Effects	Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR/MND	No Impact
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?				X	
b) Generation of excessive groundborne vibration or groundborne noise levels?				X	
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X	

a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

Less Than Significant Impact/No Changes or New Information. The 2010 Certified EIR identified that buildout of the Approved Project would result in potentially significant impacts stemming from the addition of vehicles along roadways. The greatest increases in noise are expected in areas subject to increased land-use

intensity. Individual projects would occur over many years, and the increase in noise on an annual basis would not be readily discernable because traffic and noise would increase incrementally. Cumulative increases in the ambient noise environment along major transportation corridors as a result of substantial increase in traffic volumes were identified as significant in the 2010 Certified EIR.

The Housing Element Update does not confer entitlements for development, so increased urbanization is not anticipated. Rather, the Housing Element Update proposes General Plan and Development Code amendments to ensure adequate sites are available for higher-density development. Future discretionary projects proposed in these areas would undergo subsequent environmental review pursuant to CEQA to ensure environmental impacts are considered. Additionally, the 2010 Certified EIR evaluated environmental impacts associated with an increase of 57,772 housing units and 187,404 people. Residential growth associated with the Housing Element Update (see Table 1) would generate 20,854 residential units and would not generate noise levels greater than that identified in the 2010 Certified EIR. Development under the Housing Element Update would be not substantially increase noise levels identified in the 2010 Certified EIR. Consequently, the Housing Element Update would not create noise that would violate the City's noise standards.

The Housing Element Update would not include new or substantially greater significant impacts than those analyzed in the Certified EIR for the Approved Project, and the Proposed Project does not identify or require adoption of any further mitigation measures beyond those provided in the Certified EIR. With regard to CEQA Section 21166 and CEQA Guidelines Section 15162(a), the changes proposed by the Housing Element Update compared to the Approved Project would not result in any new impacts or increase the severity of impacts with respect to the exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance or applicable standards of other agencies. Thus, preparation of a supplemental or subsequent EIR is not required by CEQA.

b) Generation of excessive groundborne vibration or groundborne noise levels?

Less Than Significant Impact/No Changes or New Information. The 2010 Certified EIR identified that construction-related noise and vibration could expose sensitive receptors to substantial noise and vibration levels. Mitigation Measures 12-2 and 12-4 would reduce impacts associated with construction activities to the extent feasible; however, due to the proximity of construction activities to sensitive uses and potential longevity of construction activities, noise and vibration would be significant and unavoidable.

Future housing development encouraged by the Housing Element Update could cause the generation of excessive construction-related noise and ground borne vibration or ground borne noise levels; however, the Housing Element Update does not alter land use designations and does not confer entitlements for development, so increased urbanization is not anticipated. The Housing Element Update proposes General Plan and Development Code amendments to ensure adequate sites are available for higher-density development. As a result, the Housing Element Update would not substantially increase construction-related noise and vibration. Additionally, Mitigation Measures 12-2 and 12-4 would reduce impacts associated with construction activities to the extent feasible.

The Housing Element Update would not include new or substantially greater significant impacts than those analyzed in the Certified EIR for the Approved Project, and the Proposed Project does not identify or require

adoption of any further mitigation measures beyond those provided in the Certified EIR. With regard to CEQA Section 21166 and CEQA Guidelines Section 15162(a), the changes proposed by the Housing Element Update compared to the Approved Project would not result in any new impacts or increase the severity of impacts with respect to the generation of excessive ground borne vibration or ground borne noise levels. Thus, preparation of a supplemental or subsequent EIR is not required by CEQA.

c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

Less Than Significant Impact/No Changes or New Information. The 2010 Certified EIR identified that sensitive land uses within the 65 dBA CNEL (community noise equivalent-level) noise contour of the ONT would be exposed to substantial levels of airport-related noise. Mitigation Measure 12-1 was incorporated to reduce impacts. While interior noise levels are required to achieve the interior noise limits of Title 24 and Title 25, which require structures to achieve 45 dBA CNEL, exterior noise levels may continue to exceed the noise compatibility criteria for the City. Consequently, airport noise compatibility was identified as a significant unavoidable impact of the Approved Project.

The Housing Element Update does not alter land use designations and does not confer entitlements for development, so increased urbanization is not anticipated. The Housing Element Update proposes General Plan and Development Code amendments to ensure adequate sites are available for higher-density development. As a result, the Housing Element Update would not substantially increase airport-noise-related hazards. Additionally, Mitigation Measure 12-1 would reduce impacts associated with airport noise compatibility to the extent feasible.

The Housing Element Update would not include new or substantially greater significant impacts than those analyzed in the Certified EIR for the Approved Project, and the Proposed Project does not identify or require adoption of any further mitigation measures beyond those provided in the Certified EIR. With regard to CEQA Section 21166 and CEQA Guidelines Section 15162(a), the changes proposed by the Housing Element Update compared to the Approved Project would not result in any new impacts or increase the severity of impacts with respect to potential projects in the vicinity of a private airstrip. Thus, preparation of a supplemental or subsequent EIR is not required by CEQA.

5.13.3 Mitigation Measures Identified in the EIR and Applicable to the Proposed Project

The following mitigation measures were taken directly from the 2010 Certified EIR. Mitigation Measure 12-3 has been removed because it pertains to impacts of the environment on a project, which were determined to not be subject to CEQA. Mitigation Measure 12-1 was retained, with modifications to address airport-specific noise only. Modifications to the original mitigation measures are identified in ~~strikeout~~ text to indicate deletions and <u>underlined</u> to signify insertions. Mitigation Measure 6-5 still applies and would be implemented for the Housing Element.

12-1 Prior to the issuance of building permits for any project that involves a noise-sensitive use within the 65 dBA CNEL contour ~~along major roadways, freeways, railroads, or the Los Angeles/~~ of the Ontario International Airport, the project property owner/developers shall retain an acoustical engineer to conduct an acoustic analysis and identify, where appropriate, site design features ~~(e.g. setbacks, berms, or sound walls)~~ and/or required building acoustical improvements (e.g., sound transmission class rated windows, doors, and attic baffling), to ensure compliance with the City's Noise Compatibility Criteria and the California State Building Code and California Noise Insulation Standards (Titles 24 and 21 of the California Code of Regulations).

12-2 Individual projects that involve vibration-intensive construction activities, such as pile drivers, jack hammers, and vibratory rollers ~~occurring~~ near sensitive receptors shall be evaluated for potential vibration impacts. If construction-related vibration is determined to be perceptible at vibration-sensitive uses (i.e., exceed the Federal Transit Administration vibration-annoyance criteria of 78 VdB during the daytime), additional requirements, such as use of less vibration intensive equipment or construction techniques, shall be implemented during construction (e.g. drilled piles to eliminate use of vibration-intensive pile driver).

~~12-3 Prior to the issuance of building permits for any project that involves a vibration-sensitive use directly adjacent to the Union Pacific Railroad or Southern California Regional Rail Authority main lines shall retain an acoustical engineer to evaluate potential for trains to create perceptible levels of vibration indoors. If vibration-related impacts are found, mitigation measures, such as use of concrete, iron, or steel, or masonry materials to ensure that levels of vibration amplification are within acceptable limits to building occupants, shall be implemented. Pursuant to the Federal Transit Administration vibration-annoyance criteria, these acceptable limits are 78 VdB during the daytime and 72 VdB during the nighttime for residential uses, 84 VdB for office uses, and 90 VdB for workshops.~~

12-4 Construction activities associated with new development that occurs near sensitive receptors shall be evaluated for potential noise impacts. Mitigation measures, such as installation of temporary sound barriers for ~~adjacent~~ construction activities ~~that occur~~ adjacent to occupied noise-sensitive structures, equipping construction equipment with mufflers, and reducing non-essential idling of construction equipment to no more than five minutes, shall be incorporated into the construction operations to reduce construction-related noise to the extent feasible.

5.14 POPULATION AND HOUSING

5.14.1 Summary of Impacts Identified in the Program EIR

The 2010 Certified EIR concluded that the Approved Project would directly result in population growth in the project area. Buildout of the Approved Project would not displace people or housing and would not necessitate the construction of replacement housing. No significant adverse impacts are anticipated upon regulatory compliance and compliance with the Approved Project policies and programs.

5.14.2 Impacts Associated with the Proposed Project

Would the project:

Environmental Issues	Condition 1: Substantial Change in Project Requiring Major Revisions	Condition 2: Substantial Change in Circum-stances Requiring Major Revisions	Condition 3: New Information Showing New or Increased Significant Effects	Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR/MND	No Impact
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				X	
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?					X

a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

Less Than Significant Impact/No Changes or New Information. The 2010 Certified EIR identified that implementation of the Approved Project would accommodate population growth through land-use designations, goals, and policies that would provide a vision and guide growth in the City. The increase in population, housing, and employment would exceed SCAG's regional forecasts for the City, but the Approved Project would improve the jobs-housing balance within the San Bernardino County Transportation Authority subregion. Furthermore, TOP would accommodate future growth by providing infrastructure and associated public services to accommodate the projected growth. TOP would also be consistent with SCAG's Compass Blueprint program (now called Sustainable Communities Program).

The Housing Element Update does not alter land use designations and does not confer entitlements for development. The Housing Element Update proposes General Plan and Development Code amendments to ensure adequate sites are available for higher-density development. Additionally, the 2010 Certified EIR evaluated environmental impacts associated with an increase of 57,772 housing units and 187,404 people. Residential growth associated with the Housing Element Update (see Table 1) would generate 20,854 residential units and would not generate additional population greater than identified in the 2010 Certified EIR. Development under the Housing Element Update would be consistent with the anticipated growth forecast.

The Housing Element Update would not include new or substantially greater significant impacts than those analyzed in the Certified EIR for the Approved Project, and the Proposed Project does not identify or require adoption of any further mitigation measures beyond those provided in the Certified EIR. With regard to CEQA

Section 21166 and CEQA Guidelines Section 15162(a), no changes proposed by the Housing Element Update compared to the Approved Project would result in any new or substantially more severe significant impacts with respect to inducing substantial population growth in an area, either directly or indirectly. Therefore, preparation of a supplemental or subsequent EIR is not required by CEQA.

b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

No Impact. The 2010 Certified EIR identified that the Approved Project would not change land-use designations from residential to nonresidential, and thus would not result in the displacement of housing. Furthermore, TOP guides planning for new growth in the City, in part through designation of land uses that result in additional housing. The land-use plan provides land-use designations for a variety of housing types and provides for additional residential opportunities in areas that previously did not allow residential uses.

The Housing Element Update does not confer entitlements for development, so increased urbanization is not anticipated. Rather, the Housing Element Update proposes General Plan and Development Code amendments to ensure adequate sites are available for higher-density development. Thus, the Housing Element Update would not displace a substantial number of people, necessitating replacement housing, and there would be no impact.

The Housing Element Update would not include new or substantially greater significant impacts than those analyzed in the Certified EIR for the Approved Project, and the Proposed Project does not identify or require adoption of any further mitigation measures beyond those provided in the Certified EIR. With regard to CEQA Section 21166 and CEQA Guidelines Section 15162(a), no changes proposed by the Housing Element Update compared to the Approved Project would result in any new or substantially more severe significant impacts with respect to displacing substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere. Therefore, preparation of a supplemental or subsequent EIR is not required by CEQA.

5.14.3 Mitigation Measures Identified in the EIR and Applicable to the Proposed Project

The 2010 Certified EIR did not identify significant population and housing impacts, and therefore no mitigation measures were identified in the 2010 Certified EIR.

5.15 PUBLIC SERVICES

5.15.1 Summary of Impacts Identified in the Program EIR

The 2010 Certified EIR concluded that the Approved Project would cause both fire protection services and police services to expand due to the introduction of new structures, residents, and workers within the City's boundaries. Furthermore, construction of new schools and/or classroom facilities would also be required upon buildout. Construction of an additional 44,409 square feet of library space and 1,007.6 acres of recreational

open space would also occur upon buildout. Altogether, impacts of the Approved Project would be less than significant upon implementation of regulatory requirements and standard conditions of approval.

5.15.2 Impacts Associated with the Proposed Project

Would the project:

Environmental Issues	Condition 1: Substantial Change in Project Requiring Major Revisions	Condition 2: Substantial Change in Circum-stances Requiring Major Revisions	Condition 3: New Information Showing New or Increased Significant Effects	Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR/MND	No Impact
a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:					
i) Fire protection?				X	
ii) Police protection?				X	
iii) Schools?				X	
iv) Parks?				X	
v) Other public facilities?				X	

a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:

i) Fire protection?

Less Than Significant Impact/No Changes or New Information. The 2010 Certified EIR identified that the Approved Project would result in an increased number of people within the City, thereby resulting in an increase in demand for fire services and facilities. To ensure the provision of adequate fire protection services, the City of Ontario has established a Development Impact Fee (DIF) Program to provide funding for services within the City. Fees collected from developers are placed in a fire services fund that can be expended for the acquisition or construction of new fire services facilities and for the improvement or expansion of the City's existing fire service capabilities, provided that such expenditure from the fund has been authorized by the City Council. In addition, future projects are reviewed by the City of Ontario and

the Ontario Fire Department on an individual basis and are required to comply with requirements in effect at the time building permits are issued. The 2010 Certified EIR determined that adherence to the City's Governance Manual process to achieve the City's development goals in phases, working within the budget and infrastructure constraints of the City, ensures that sufficient revenue would be available for necessary service improvements to provide for adequate fire facilities, equipment, and personnel upon buildout of TOP. Impacts to fire services were identified as less than significant.

New residential development associated with the Housing Element Update would result in an increased demand for fire services and facilities. However, the Housing Element Update does not confer entitlements for development, so increased urbanization is not anticipated. Rather, the Housing Element Update proposes General Plan and Development Code amendments to ensure adequate sites are available for higher-density development. The 2010 Certified EIR evaluated environmental impacts associated with an increase of 57,772 housing units and 187,404 people. Residential growth associated with the Housing Element Update (see Table 1) would generate 20,854 residential units and would not generate demand for fire protection greater than that identified in the 2010 Certified EIR. Furthermore, new development in the City would be reviewed by the Ontario Fire Department to comply with requirements in effect at the time building permits are issued. Adherence to the City's Governance Manual process ensures that sufficient revenue would be available for necessary service improvements to provide for adequate fire facilities, equipment, and personnel.

The Housing Element Update would not include new or substantially greater significant impacts than those analyzed in the Certified EIR for the Approved Project, and the Proposed Project does not identify or require adoption of any further mitigation measures beyond those provided in the Certified EIR. With regard to CEQA Section 21166 and CEQA Guidelines Section 15162(a), no changes proposed by the Housing Element Update compared to the Approved Project would result in any new or substantially more severe significant impacts with respect to the number of calls and requests for fire services within the service area. Therefore, preparation of a supplemental or subsequent EIR is not required by CEQA.

ii) Police protection?

Less Than Significant Impact/No Changes or New Information. The 2010 Certified EIR identified that buildout of the Approved Project would result in an increase in demand for police protection services, which in turn would require the hiring of new staff and building of new facilities. Future projects would also be reviewed by the City of Ontario on an individual basis and required to comply with regulations in effect at the time building permits are issued (e.g., payment of DIF). The police services would receive adequate funding through the City's general fund to cover project needs. Furthermore, as mentioned above, the Governance Section of TOP would encourage collaboration between City departments, programs, and other involved agencies to achieve the City's development goals in phases that are within the fiscal and infrastructure limitations of the City. Impacts to police services were identified as less than significant.

New residential development associated with the Housing Element Update would result in an increased demand for police services and facilities. However, the Housing Element Update does not confer entitlements for development, so increased urbanization is not anticipated. Rather, the Housing Element

Update proposes General Plan and Development Code amendments to ensure adequate sites are available for higher-density development. The 2010 Certified EIR evaluated environmental impacts associated with an increase of 57,772 housing units and 187,404 people. Residential growth associated with the Housing Element Update (see Table 1) would generate 20,854 residential units and would not generate demand for police protection greater than identified in the 2010 Certified EIR. Furthermore, new development in the City would be reviewed by the Ontario Police Department to comply with requirements in effect at the time building permits are issued. Adherence to the City's Governance Manual process ensures that sufficient revenue would be available for necessary service improvements to provide for adequate police facilities, equipment, and personnel.

The Housing Element Update would not include new or substantially greater significant impacts than those analyzed in the Certified EIR for the Approved Project, and the Proposed Project does not identify or require adoption of any further mitigation measures beyond those provided in the Certified EIR. With regard to CEQA Section 21166 and CEQA Guidelines Section 15162(a), no changes proposed by the Housing Element Update compared to the Approved Project would result in any new or substantially more severe significant impacts with respect to police services. Therefore, preparation of a supplemental or subsequent EIR is not required by CEQA.

iii) Schools?

Less Than Significant Impact/No Changes or New Information. The 2010 Certified EIR identified that development in accordance with the Approved Project would require payments to the corresponding school district for the construction of new schools. Developers would be required to pay the impact fees levied by each school district, set within the limits of California Senate Bill 50 (SB 50). The 2010 Certified EIR identified that payment of impact fees reduced impacts to a less than significant level.

New residential development associated with the Housing Element Update would result in an increase demand for school services and facilities; however, the Housing Element Update does not confer entitlements for development, so increased urbanization is not anticipated. Rather, the Housing Element Update proposes General Plan and Development Code amendments to ensure adequate sites are available for higher-density development. The 2010 Certified EIR evaluated environmental impacts associated with an increase of 57,772 housing units and 187,404 people. Residential growth associated with the Housing Element Update (see Table 1) would generate 20,854 residential units and would not generate demand for police protection greater than identified in the 2010 Certified EIR. Furthermore, payment of impact fees in compliance with SB 50 would reduce the impacts to school facilities to an acceptable level.

The Housing Element Update would not include new or substantially greater significant impacts than those analyzed in the Certified EIR for the Approved Project, and the Proposed Project does not identify or require adoption of any further mitigation measures beyond those provided in the Certified EIR. With regard to CEQA Section 21166 and CEQA Guidelines Section 15162(a), no changes proposed by the Housing Element Update compared to the Approved Project would result in any new or substantially more severe significant impacts with respect to schools. Therefore, preparation of a supplemental or subsequent EIR is not required by CEQA.

iv) Parks?

Less Than Significant Impact/No Changes or New Information. TOP would include 1,007.6 acres of recreational open space. Population growth associated with the Approved Project buildout would increase the use of neighborhood and regional parks. New development is required to provide five acres per 1,000 residents in accordance with the City's park dedications and in-lieu fee regulations (Ontario Municipal Code Section 9-2.1515). Fees collected go toward acquiring the five acres of public parkland per 1,000 residents generated by the development. Impacts were identified as less than significant.

New residential development associated with the Housing Element Update would result in an increased demand for park services and facilities; however, the Housing Element Update does not confer entitlements for development, so increased urbanization is not anticipated. Rather, the Housing Element Update proposes General Plan and Development Code amendments to ensure adequate sites are available for higher-density development. The 2010 Certified EIR evaluated environmental impacts associated with an increase of 57,772 housing units and 187,404 people. Residential growth associated with the Housing Element Update (see Table 1) would generate 20,854 residential units and would not generate demand for parks greater than identified in the 2010 Certified EIR. Furthermore, new development in the City would be reviewed by the City to ensure compliance with the City's park dedications and in-lieu fee regulations (Ontario Municipal Code Section 9-2.1515).

The Housing Element Update would not include new or substantially greater significant impacts than those analyzed in the Certified EIR for the Approved Project, and the Proposed Project does not identify or require adoption of any further mitigation measures beyond those provided in the Certified EIR. With regard to CEQA Section 21166 and CEQA Guidelines Section 15162(a), no changes proposed by the Housing Element Update compared to the Approved Project would result in any new or substantially more severe significant impacts with respect to parks. Therefore, preparation of a supplemental or subsequent EIR is not required by CEQA.

v) Other public facilities?

Less Than Significant Impact/No Changes or New Information. The 2010 Certified EIR identified that buildout of TOP would result in an increase in demand for library services in the City. Future projects would also be reviewed by the City of Ontario on an individual basis and would be required to comply with requirements in effect at the time building permits are issued (e.g., payment of DIF). The City's general fund and payment of fees would offset the costs associated with library services; therefore, impacts to library services were identified as less than significant in the 2010 Certified EIR.

New residential development associated with the Housing Element Update would result in an increased demand for library services and facilities; however, the Housing Element Update does not confer entitlements for development, so increased urbanization is not anticipated. Rather, the Housing Element Update proposes General Plan and Development Code amendments to ensure adequate sites are available for higher-density development. The 2010 Certified EIR evaluated environmental impacts associated with an increase of 57,772 housing units and 187,404 people. Residential growth associated with the Housing Element Update (see Table 1) would generate 20,854 residential units and would not generate demand for

libraries greater than that identified in the 2010 Certified EIR. Furthermore, new development in the City would be reviewed to comply with requirements in effect at the time building permits are issued (e.g., Development Impact Fees).

The Housing Element Update would not include new or substantially greater significant impacts than those analyzed in the Certified EIR for the Approved Project, and the Proposed Project does not identify or require adoption of any further mitigation measures beyond those provided in the Certified EIR. With regard to CEQA Section 21166 and CEQA Guidelines Section 15162(a), no changes proposed by the Housing Element Update compared to the Approved Project would result in any new or substantially more severe significant impacts with respect to public facilities. Therefore, preparation of a supplemental or subsequent EIR is not required by CEQA.

5.15.3 Mitigation Measures Identified in the EIR and Applicable to the Proposed Project

The 2010 Certified EIR did not identify significant public services impacts, and therefore no mitigation measures were identified in the 2010 Certified EIR.

5.16 RECREATION

5.16.1 Summary of Impacts Identified in the Program EIR

The 2010 Certified EIR concluded that the Approved Project would generate additional residents, which would increase the use of existing park and recreational facilities. Project implementation would result in environmental impacts from the provision of new and/or expanded recreational facilities. Upon implementation of regulatory requirements and compliance with TOP policies and programs, impacts of the Approved Project would be less than significant.

5.16.2 Impacts Associated with the Proposed Project

Would the project:

Environmental Issues	Condition 1: Substantial Change in Project Requiring Major Revisions	Condition 2: Substantial Change in Circum-stances Requiring Major Revisions	Condition 3: New Information Showing New or Increased Significant Effects	Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR/MND	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				X	

Environmental Issues	Condition 1: Substantial Change in Project Requiring Major Revisions	Condition 2: Substantial Change in Circum-stances Requiring Major Revisions	Condition 3: New Information Showing New or Increased Significant Effects	Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR/MND	No Impact
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?					X

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

Less Than Significant Impact/No Changes or New Information. The 2010 Certified EIR identified that population growth associated with the Approved Project buildout would increase the use of neighborhood and regional parks. New development is required to provide five acres per 1,000 residents in accordance with the City's park dedications and in-lieu fee regulations (Ontario Municipal Code Section 9-2.1515). Fees collected go toward acquiring the five acres of public parkland per 1,000 residents generated by the development. Impacts were identified as less than significant. Therefore, recreational impacts of the Approved Project were identified as less than significant.

New residential development associated with the Housing Element Update would result in an increased demand for park services and facilities; however, the Housing Element Update does not confer entitlements for development, so increased urbanization is not anticipated. Rather, the Housing Element Update proposes General Plan and Development Code amendments to ensure adequate sites are available for higher-density development. The 2010 Certified EIR evaluated environmental impacts associated with an increase of 57,772 housing units and 187,404 people. Residential growth associated with the Housing Element Update (see Table 1) would generate 20,854 residential units and would not generate demand for parks greater than identified in the 2010 Certified EIR. The Parks and Recreation Element contains relevant goals, policies, and programs that support a regular review of the City's parks and trails plans to keep pace with demographic trends and recreational needs of Ontario's residents. Furthermore, new development in the City would be reviewed by the City to ensure compliance with its park dedications and in-lieu fee regulations (Ontario Municipal Code Section 9-2.1515).

The Housing Element Update would not include new or substantially greater significant impacts than those analyzed in the Certified EIR for the Approved Project, and the Proposed Project does not identify or require adoption of any further mitigation measures beyond those provided in the Certified EIR. With regard to CEQA Section 21166 and CEQA Guidelines Section 15162(a), no changes proposed by the Housing Element Update compared to the Approved Project would result in any new or substantially more severe significant impacts with respect to increasing the use of existing neighborhood and regional parks such that substantial physical

deterioration of the facility would occur or be accelerated. Therefore, preparation of a supplemental or subsequent EIR is not required by CEQA.

b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

No Impact. The 2010 Certified EIR identified that TOP would warrant expansion of the equestrian and hiking trails and construction of improved bikeways throughout the City. TOP contains goals, policies, and actions and existing federal, state, and local regulations that would mitigate potential adverse impacts to the environment that may result from buildout of the Land Use Plan, including expansion of parks, recreational facilities, and multiuse trails. Furthermore, subsequent environmental review would be required for development of park projects under the Land Use Plan. Consequently, the 2010 Certified EIR did not identify significant impacts regarding construction or expansion of recreational facilities.

The Housing Element Update does not include recreational facilities or construction or expansion of recreational facilities in the City. The Housing Element Update does not confer entitlements for development, so increased urbanization is not anticipated. Rather, the Housing Element Update proposes General Plan and Development Code amendments to ensure adequate sites are available for higher-density development. Therefore, no impacts would occur.

The Housing Element Update would not include new or substantially greater significant impacts than those analyzed in the Certified EIR for the Approved Project, and the Proposed Project does not identify or require adoption of any further mitigation measures beyond those provided in the Certified EIR. With regard to CEQA Section 21166 and CEQA Guidelines Section 15162(a), no changes proposed by the Housing Element Update compared to the Approved Project would result in any new or substantially more severe significant impacts with respect to including recreational facilities or requiring construction or expansion of recreational facilities, which might have an adverse physical effect on the environment. Therefore, preparation of a supplemental or subsequent EIR is not required by CEQA.

5.16.3 Mitigation Measures Identified in the EIR and Applicable to the Proposed Project

The 2010 Certified EIR did not identify significant recreation impacts, and therefore no mitigation measures were identified in the 2010 Certified EIR.

5.17 TRANSPORTATION/TRAFFIC

5.17.1 Summary of Impacts Identified in the Program EIR

Effective July 1, 2020, California Senate Bill 743 mandated specific types of CEQA analysis of a project's transportation impacts. Prior to implementation of SB 743, CEQA transportation analyses of individual projects typically determined impacts on the circulation system in terms of roadway delay (i.e., congestion) and/or capacity usage at specific locations, such as street intersections or freeway segments. SB 743 required changes to the guidelines for CEQA transportation analysis. The changes include the elimination of auto delay,

LOS, and other similar measures of vehicular capacity or traffic congestion as a basis for determining transportation impacts. The purpose of SB 743 is to promote the reduction of greenhouse gas emissions, the development of multimodal transportation networks, and a diversity of land uses. Under SB 743, a project's effect on automobile delay shall not constitute a significant environmental impact under CEQA. Therefore, level of service (LOS) and similar vehicle delay or capacity metrics may no longer serve as transportation impact metrics for CEQA analysis. The California Office of Planning and Research has updated the CEQA Guidelines and provided a final technical advisory (December 2018), which recommends VMT as the most appropriate measure of transportation impacts under CEQA. The California Natural Resources Agency certified and adopted the CEQA Guidelines, including the Guidelines section implementing SB 743. The changes were approved by the Office of the Administrative Law and are in effect. The 2010 Certified EIR concluded that buildout of the Land Use Plan would cumulatively contribute to the cumulatively significant freeway LOS impacts; however, as stated previously, these are no longer considered environmental impacts.

The 2010 Certified EIR identified that circulation improvements under the recommended circulation plan would be designed to adequately address potential hazardous conditions, potential conflicting uses, and emergency access. Furthermore, the recommended circulation plan would comply with adopted policies, plans, and programs for alternative transportation.

5.17.2 Impacts Associated with the Proposed Project

Would the project:

Environmental Issues	Condition 1: Substantial Change in Project Requiring Major Revisions	Condition 2: Substantial Change in Circum-stances Requiring Major Revisions	Condition 3: New Information Showing New or Increased Significant Effects	Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR/MND	No Impact
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?					X
b) Conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b)?				X	
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?					X
d) Result in inadequate emergency access?					X

a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

5. Environmental Analysis

No Impact. The 2010 Certified EIR identified that the recommended circulation plan would comply with adopted policies, plans, and programs for alternative transportation. The Housing Element Update supports various regional transportation planning efforts in the City by aligning opportunities for higher-density housing along planned bus rapid transit routes.. Therefore, the Housing Element Update would conform with the goals of the applicable plans, ordinances, or policies establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and nonmotorized travel. Therefore, no impacts would occur.

The Housing Element Update would not include new or substantially greater significant impacts than those analyzed in the Certified EIR for the Approved Project, and the Proposed Project does not identify or require adoption of any further mitigation measures beyond those provided in the Certified EIR. With regard to CEQA Section 21166 and CEQA Guidelines Section 15162(a), no changes proposed by the Housing Element Update compared to the Approved Project would result in any new or substantially more severe significant impacts with respect to conflicting with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system. Future development under the Housing Element Update would conform with policies found in TOP. Therefore, preparation of a supplemental or subsequent EIR is not required by CEQA.

b) Conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b)?

Less Than Significant Impact/No Changes or New Information. The 2010 Certified EIR did not assess VMT impacts because certification of the EIR predated SB 743 adoption.

Development enabled by policies in the Housing Element Update would implement measures within Ontario designed to reduce per-capita VMT. Ontario is a jobs-rich city. The introduction of additional housing brings more residents in close proximity to job opportunities within the City, reducing commute times, and improving VMT. In addition, many housing sites, such as those around the Ontario Mills Mall would bring residents closer to existing shopping destinations, providing more opportunities to walk for daily needs and resulting in fewer vehicle miles per person. The Housing Element Update does not confer entitlements for development, so increased urbanization is not anticipated. Rather, the Housing Element Update proposes General Plan and Development Code amendments to ensure adequate sites are available for higher-density development. Future discretionary projects proposed in these areas would undergo subsequent environmental review pursuant to CEQA to ensure environmental impacts are considered. Additionally, the 2010 Certified EIR evaluated environmental impacts associated with an increase of 57,772 housing units and 187,404 people. Residential growth associated with the Housing Element Update (see Table 1) would generate 20,854 residential units and would not generate more VMT than what would have been generated by the Approved Project. Additionally, the Housing Element Update would likely result in lower VMT per capita as a result of policies designed to encourage higher density development and affordable housing. As a result, the Housing Element Update would not conflict with CEQA Guidelines Section 15064.3, subdivision (b).

The Housing Element Update would not include new or substantially greater significant impacts than those analyzed in the Certified EIR for the Approved Project, and the Proposed Project does not identify or require adoption of any further mitigation measures beyond those provided in the Certified EIR. With regard to CEQA

Section 21166 and CEQA Guidelines Section 15162(a), no changes proposed by the Housing Element Update compared to the Approved Project would result in any new or substantially more severe significant impacts with respect to CEQA Guidelines Section 15064.3, subdivision (b). Therefore, preparation of a supplemental or subsequent EIR is not required by CEQA.

c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

No Impact. The 2010 Certified EIR identified that buildout of the Land Use Plan would result in changes to the circulation network but would not increase hazards due to design features. The Housing Element Update would not include facilities that would substantially increase hazards, nor would it construct incompatible uses. Future development is subject to the Plan Check Review Process and subsequent environmental review to ensure there would be no increase in hazards to vehicles. No impacts resulting from the Housing Element Update would occur.

The Housing Element Update would not include new or substantially greater significant impacts than those analyzed in the Certified EIR for the Approved Project, and the Proposed Project does not identify or require adoption of any further mitigation measures beyond those provided in the Certified EIR. With regard to CEQA Section 21166 and CEQA Guidelines Section 15162(a), no changes proposed by the Housing Element Update compared to the Approved Project would result in any new or substantially more severe significant impacts with respect to substantially increasing hazards due to a geometric design feature or incompatible use. Therefore, preparation of a supplemental or subsequent EIR is not required by CEQA.

d) Result in inadequate emergency access?

No Impact. The 2010 Certified EIR identified that the roadway classification standards adopted as part of TOP would preclude the construction of unsafe features, thus ensuring adequate emergency access. Additionally, pursuant to the City's Design Review process, as mandated by the City Development Code, projects are reviewed for emergency access.

The Housing Element Update would not include facilities that would affect emergency access. Future development is subject to the Plan Check Review Process and subsequent environmental review to ensure there would be no alteration to emergency access or evacuation plans. Infrastructure along roadways would be reviewed prior to approval by the City Planning Department pursuant to the City Development Code to ensure adequate ingress and egress. No impacts resulting from the Housing Element Update would occur.

The Housing Element Update would not include new or substantially greater significant impacts than those analyzed in the Certified EIR for the Approved Project, and the Proposed Project does not identify or require adoption of any further mitigation measures beyond those provided in the Certified EIR. With regard to CEQA Section 21166 and CEQA Guidelines Section 15162(a), no changes proposed by the Housing Element Update compared to the Approved Project would result in any new or substantially more severe significant impacts with respect to inadequate emergency access. Therefore, preparation of a supplemental or subsequent EIR is not required by CEQA.

5.17.3 Mitigation Measures Identified in the EIR and Applicable to the Proposed Project

The following mitigation measure from the 2010 Certified EIR is no longer applicable because it regards level of service, which is no longer a CEQA impact under SB 743. Additionally, the lane geometry recommendations have since been made in the Mobility Element.

~~16-1 The Mobility Element of The Ontario Plan shall be consistent with the traffic study prepared by Kimley-Horn and Associates in 2009. Table 5.16-6 shows the recommended lane geometry for the Proposed Land Use Plan.~~

5.18 TRIBAL CULTURAL RESOUCES

5.18.1 Summary of Impacts Identified in the Program EIR

The 2010 Certified EIR identified impacts to prehistoric archeological resources, which include tribal cultural resources, as a potentially significant impact of the Approved Project. As part of the 2010 Certified EIR, the City of Ontario conducted tribal consultation pursuant to Senate Bill 18 (SB 18) to identify resources that may be of cultural value to California Native American tribes. Mitigation Measures 5-3 and 5-4 were incorporated to reduce impacts to tribal cultural resources to less than significant levels.

5.18.2 Impacts Associated with the Proposed Project

Environmental Issues	Condition 1: Substantial Change in Project Requiring Major Revisions	Condition 2: Substantial Change in Circum-stances Requiring Major Revisions	Condition 3: New Information Showing New or Increased Significant Effects	Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR/MND	No Impact
a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code § 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:					
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or					X

Environmental Issues	Condition 1: Substantial Change in Project Requiring Major Revisions	Condition 2: Substantial Change in Circum-stances Requiring Major Revisions	Condition 3: New Information Showing New or Increased Significant Effects	Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR/MND	No Impact
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.					X

a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code § 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k),

ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

Less Than Significant Impact/No Changes or New Information. The 2010 Certified EIR identified impacts to tribal cultural resources as a potentially significant impact of the Approved Project. Mitigation Measures 5-3 and 5-4 were incorporated to reduce impacts to tribal cultural resources to less than significant levels.

The City requested a local government tribal consultation list from the California Native American Heritage Commission (NAHC) on June 9, 2021. The tribal consultation list was requested in accordance with SB 18 requirements for a housing element. The NAHC responded on June 22, 2021, and provided a list of tribes for the City to contact regarding potential consultation. The City sent initial notification letters to California Native American tribes and tribal contacts on August 31, 2021. Responses were received from the Agua Caliente Band of Cahuilla Indians, Gabrieleño Band of Mission Indians–Kizh Nation, Quechan Tribe of the Fort Yuma Reservation, and San Manual Band of Mission Indians. The tribes confirmed that there are no conflicts with the proposed Housing Element Update.

Residential development in the City could impact tribal cultural resources. The Housing Element Update does not confer entitlements for development, so increased urbanization is not anticipated. The Housing Element Update proposes General Plan and Development Code amendments to ensure adequate sites are available for higher-density development. In the event that future housing development projects do affect previously undiscovered archaeological resources, Mitigation Measures 5-3 through 5-4 of the 2010 Certified EIR shall apply. As requested by the tribes, at the time of future discretionary development, the City will consult with tribes and discuss the City's standard conditions of approval that may be applicable to future residential development in accordance with Assembly Bill 52 and SB 18, as applicable.

The Housing Element Update would not include new or substantially greater significant impacts than those analyzed in the Certified EIR for the Approved Project, and the Proposed Project does not identify or require adoption of any further mitigation measures beyond those provided in the Certified EIR. With regard to CEQA Section 21166 and CEQA Guidelines Section 15162(a), the changes proposed by the Housing Element Update compared to the Approved Project would not result in any new impacts or increase the severity of impacts with respect to tribal cultural resources. Thus, preparation of a supplemental or subsequent EIR is not required by CEQA.

5.18.3 Mitigation Measures Identified in the EIR and Applicable to the Proposed Project

The following tribal cultural resources mitigation measures from the Cultural Resources section were taken directly from the 2010 Certified EIR. All of these mitigation measures apply to and would be implemented for the Housing Element Update. Modifications to the original mitigation measures are identified in ~~strikeout~~ text to indicate deletions and underlined to signify insertions.

5-3 Upon receipt of an application for a ~~Specific Plan or a project that requires a General Plan amendment~~ proposed project subject to CEQA and ~~is~~ within the City's jurisdiction, the City's representative shall consult with the relevant tribe(s)' representative(s) to determine if the proposed project is within a culturally sensitive area to the tribe. If sufficient evidence is provided to reasonably ascertain that the site is within a [tribal] culturally sensitive area, then a cultural resources assessment prepared by an archaeologist shall be required. The findings of the cultural resources assessment shall be incorporated into the CEQA documentation. A copy of the report shall be forwarded to the tribe(s). If mitigation is recommended in the CEQA document, the procedure described in Mitigation Measure 5-4 shall be followed.

5-4 Prior to the issuance of grading permits for a ~~Specific Plan or project that requires a General Plan amendment~~ proposed project for which the CEQA document defines cultural resource mitigation for potential tribal resources, the project applicant shall contact the designated tribe(s) to notify them of the grading, excavation, and monitoring program. The applicant shall coordinate with the City of Ontario and the tribal representative(s) to develop mitigation measures that address the designation, responsibilities, and participation of tribal monitors during grading, excavation, and ground-disturbing activities; scheduling; terms of compensation; and treatment and final disposition of any cultural resources, sacred sites, and

human remains discovered on the site. The City of Ontario shall be the final arbiter of the conditions for projects within the City's jurisdiction.

5.19 UTILITIES AND SERVICE SYSTEMS

5.19.1 Summary of Impacts Identified in the Program EIR

The 2010 Certified EIR concluded that the Approved Project would require additional water storage and/or supply to accommodate water demand associated with buildout. Buildout would also generate additional wastewater, which would be adequately treated in accordance with the Santa Ana Regional Water Quality Control Board and California Department of Public Health requirements. Furthermore, storm drainage systems would be expanded to accommodate growth. Also, buildout of the Approved Project would be served by landfills with sufficient permitted capacities to accommodate the project's solid-waste disposal needs. Existing and/or proposed facilities would also be able to accommodate project-generated utility demands (i.e., electricity and natural gas). Impacts to utilities would be less than significant upon implementation of regulatory requirements and standard conditions of approval.

5.19.2 Impacts Associated with the Proposed Project

Would the project:

Environmental Issues	Condition 1: Substantial Change in Project Requiring Major Revisions	Condition 2: Substantial Change in Circum-stances Requiring Major Revisions	Condition 3: New Information Showing New or Increased Significant Effects	Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR/MND	No Impact
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?				X	
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?				X	
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				X	

5. Environmental Analysis

Environmental Issues	Condition 1: Substantial Change in Project Requiring Major Revisions	Condition 2: Substantial Change in Circum-stances Requiring Major Revisions	Condition 3: New Information Showing New or Increased Significant Effects	Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR/MND	No Impact
d) Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?				X	
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?					X

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

Less Than Significant Impact/No Changes or New Information. The 2010 Certified EIR did not identify significant impacts to wet and dry infrastructure, such as water, wastewater, stormwater, electricity, natural gas, and telecommunication facilities. Development associated with the Approved Project would result in an increase demand for wet and dry infrastructure. However, review of the infrastructure facilities by the City of Ontario, payment of development impact fees, and existing regulatory requirements would ensure that infrastructure would be expanded to keep pace with urban development associated with the Approved Project.

Residential development associated with the Housing Element Update would also result in additional demand for new/expanded wet and dry infrastructure in the City; however, the Housing Element Update does not confer entitlements for development, so increased urbanization is not anticipated. Rather, the Housing Element Update proposes General Plan and Development Code amendments to ensure adequate sites are available for higher-density development. The 2010 Certified EIR evaluated environmental impacts associated with an increase of 57,772 housing units and 187,404 people. Residential growth associated with the Housing Element Update (see Table 1) would generate 20,854 residential units and would not generate demand for fire protection greater than that identified in the 2010 Certified EIR. As a result, demand for new/expanded wet and dry infrastructure would be similar to that identified for the Approved Project. Additionally, like the Approved Project, review of the infrastructure facilities by the City of Ontario, payment of development impact fees, and existing regulatory requirements would ensure that infrastructure would be expanded to keep pace with urban development associated with the Approved Project.

The Housing Element Update would not include new or substantially greater significant impacts than those analyzed in the Certified EIR for the Approved Project, and the Proposed Project does not identify or require adoption of any further mitigation measures beyond those provided in the Certified EIR. With regard to CEQA Section 21166 and CEQA Guidelines Section 15162(a), the changes proposed by the Housing Element Update compared to the Approved Project would not result in any new impacts or increase the severity of impacts with

respect to utilities and service systems. Thus, preparation of a supplemental or subsequent EIR is not required by CEQA.

b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

Less Than Significant Impact/No Changes or New Information. The 2010 Certified EIR identified that the Approved Project would result in an increase in development that could create a potentially significant impact on sources of potable and nonpotable water in the City. Compliance with the goals and policies of TOP as well as existing regulatory requirements would ensure less than significant impacts.

Residential development associated with the Housing Element Update would result in an increase in potable and nonpotable water demand within the City. Development enabled by policies in the Housing Element Update would implement measures in Ontario designed to reduce per-capita water use. The Housing Element Update does not confer entitlements for development, so increased urbanization is not anticipated. Rather, the Housing Element Update proposes General Plan and Development Code amendments to ensure adequate sites are available for higher-density development. Future discretionary projects proposed in these areas would undergo subsequent environmental review pursuant to CEQA to ensure environmental impacts are considered. Additionally, the 2010 Certified EIR evaluated environmental impacts associated with an increase of 57,772 housing units and 187,404 people. Residential growth associated with the Housing Element Update (see Table 1) would generate 20,854 residential units and would not generate water demand greater than that identified in the 2010 Certified EIR. As a result, water demand associated with the Housing Element Update would not exceed that identified in the City's 2020 Urban Water Management Plan for normal, dry, and multiple dry years. Future development proposed under the Housing Element Update would also minimize water use through use of recycled water, water-efficient appliances and landscaping required by the California Building Code, and compliance with the City's Water Efficient Landscaping Ordinance.

The Housing Element Update would not include new or substantially greater significant impacts than those analyzed in the Certified EIR for the Approved Project, and the Proposed Project does not identify or require adoption of any further mitigation measures beyond those provided in the Certified EIR. With regard to CEQA Section 21166 and CEQA Guidelines Section 15162(a), the changes proposed by the Housing Element Update compared to the Approved Project would not result in any new impacts or increase the severity of impacts with respect to water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years. Furthermore, future environmental review of development projects would ensure minimal impacts to water supplies. Thus, preparation of a supplemental or subsequent EIR is not required by CEQA.

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

Less Than Significant Impact/No Changes or New Information. The 2010 Certified EIR identified that future growth in accordance with TOP would result in an increase in wastewater flow to the Inland Empire Utilities Agency's (IEUA) regional water reclamation plants. To ensure that the regional water reclamation plants

have sufficient capacity to serve new development in addition to existing development, the IEUA prepares a wastewater treatment master plan annually with flow projections for all of its contracting agencies. IEUA has a capital improvement plan to develop needed capacity and charges a capacity fee to new development to fund the needed capacity. The IEUA improvement plan is sequenced based on the rate of development to ensure adequate treatment capacity exists at the time building permits are issued without premature construction of unneeded capacity.

Residential development associated with the Housing Element Update would result in an increase in wastewater flows in the City that would require treatment at IEUA's regional water reclamation plants. The Housing Element Update does not confer entitlements for development, so increased urbanization is not anticipated. Rather, the Housing Element Update proposes General Plan and Development Code amendments to ensure adequate sites are available for higher-density development. Future discretionary projects proposed in these areas would undergo subsequent environmental review pursuant to CEQA to ensure environmental impacts are considered. Additionally, the 2010 Certified EIR evaluated environmental impacts associated with an increase of 57,772 housing units and 187,404 people. Residential growth associated with the Housing Element Update (see Table 1) would generate 20,854 residential units and would not generate wastewater flows greater than those identified in the 2010 Certified EIR.

The Housing Element Update would not include new or substantially greater significant impacts than those analyzed in the Certified EIR for the Approved Project, and the Proposed Project does not identify or require adoption of any further mitigation measures beyond those provided in the Certified EIR. With regard to CEQA Section 21166 and CEQA Guidelines Section 15162(a), the changes proposed by the Housing Element Update compared to the Approved Project would not result in any new impacts or increase the severity of impacts with respect to a determination by the wastewater treatment provider that serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments. Furthermore, future environmental review of development projects would ensure minimal impacts to wastewater treatment. Thus, preparation of a supplemental or subsequent EIR is not required by CEQA.

d) Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

Less Than Significant Impact/No Changes or New Information. The 2010 Certified EIR identified that the Approved Project would result in an increase in solid-waste disposal in the City. New development would require the need for additional service trucks, collection bins, and personnel, which would be offset by payment of development impact fees. Additionally, landfills have sufficient capacity to accept municipal solid waste associated with the Approved Project in addition to cumulative demands for solid waste disposal.

Residential development associated with the Housing Element Update would result in an increase in municipal solid waste disposal to landfills; however, the Housing Element Update does not confer entitlements for development, so increased urbanization is not anticipated. Rather, the Housing Element Update proposes General Plan and Development Code amendments to ensure adequate sites are available for higher-density development. The 2010 Certified EIR evaluated environmental impacts associated with an increase of 57,772

housing units and 187,404 people. Residential growth associated with the Housing Element Update (see Table 1) would generate 20,854 residential units and would not generate solid waste disposal greater than identified in the 2010 Certified EIR.

The Housing Element Update would not include new or substantially greater significant impacts than those analyzed in the Certified EIR for the Approved Project, and the Proposed Project does not identify or require adoption of any further mitigation measures beyond those provided in the Certified EIR. With regard to CEQA Section 21166 and CEQA Guidelines Section 15162(a), the changes proposed by the Housing Element Update compared to the Approved Project would not result in any new impacts or increase the severity of impacts with respect to being served by a landfill with sufficient permitted capacity to accommodate the project's solid-waste disposal needs. Furthermore, future environmental review of development projects would ensure adequate capacity for solid waste. Thus, preparation of a supplemental or subsequent EIR is not required by CEQA.

e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

No Impact. The 2010 Certified EIR did not identify significant impacts for compliance with regulations regarding solid waste disposal. In an effort to reduce waste disposal, AB 939 required every California city and county to divert 50 percent of its waste from landfills by the year 2000. The City of Ontario has met this waste diversion requirement through local recycling programs and participation in regional recycling programs. Thus, the City of Ontario has met the state requirements for waste diversion and complies with regulations related to solid waste. The Housing Element Update would not result in additional solid waste demand above that identified for the Approved Project and would continue to comply with existing regulations regarding diversion and disposal of municipal solid waste. Therefore, there would be no impacts.

The Housing Element Update would not include new or substantially greater significant impacts than those analyzed in the Certified EIR for the Approved Project, and the Proposed Project does not identify or require adoption of any further mitigation measures beyond those provided in the Certified EIR. With regard to CEQA Section 21166 and CEQA Guidelines Section 15162(a), the changes proposed by the Housing Element Update compared to the Approved Project would not result in any new impacts or increase the severity of impacts with respect to compliance with federal, state, and local statutes and regulations related to solid waste. Furthermore, future environmental review of development projects would ensure that solid waste reduction goals would be met. Thus, preparation of a supplemental or subsequent EIR is not required by CEQA.

5.19.3 Mitigation Measures Identified in the EIR and Applicable to the Proposed Project

The following mitigation measures were taken directly from the 2010 Certified EIR. However, these mitigation measures have since been incorporated into the Policy Plan. Modifications to the original mitigation measures are identified in ~~strikeout~~ text to indicate deletions and <u>underlined</u> to signify insertions.

~~17-1 The City shall include a policy in the Policy Plan that requires water conservation measures for development projects to improve water use efficiency and reduce overall water demand. Reduce potable water demand, through conservation measures, including but not limited to:~~

~~a) Work cooperatively with all developers to incorporate conservation measures into project designs (such as those recommended by the California Urban Water Conservation Council).~~

~~b) Continue to develop and implement drought contingency plans to assist citizens and businesses reduce water use during water shortages and emergencies.~~

~~c) Revise the City Code to include a Water-Efficient Landscape Ordinance to encourage or, as appropriate, require the use of water-efficient landscaping consistent with AB 1881.~~

~~17-2 The City shall include a policy in the Policy Plan that maximizes the use of recycled water as an irrigation (nonpotable) source for landscaping, parks, and other irrigation opportunities in all areas of the City and requires use of recycled water in dual-system office and industrial uses in selected urban areas of the City, where available and feasible.~~

~~17-3 The City shall include a policy in the Policy Plan that the City participate through the Chino Basin Water Master and the Inland Empire Utilities Agency in regional efforts to develop finding additional sources of water for groundwater recharge, such as capture of stormwater runoff, recycled water, or other sources to ensure that the Chino Basin stays in long-term hydraulic balance and sustainability and that adequate additional local water sources would be available to increase the flexibility of the City's water supply.~~

5.20 WILDFIRE

5.20.1 Summary of Impacts Identified in the Program EIR

The 2010 Certified EIR did not identify impacts associated with wildfire hazards. The 2010 Certified EIR identified that the City had been mapped as having a moderate wildland fire threat. The San Gabriel Mountains and the Chino Hills are both designated extreme fire hazard areas. If firefighters were to lose control of an extreme fire, portions of Ontario could be at risk. Measures to confine or avoid fires—such as conforming to Ontario's Building and Fire Codes—would be implemented for all future development. Adherence to existing regulations and review of building plans by the Ontario Fire Department would reduce risks from fires in the City. In addition, buildout of the Approved Project would not affect the implementation of an emergency response or evacuation plan.

5.20.2 Impacts Associated with the Proposed Project

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

Environmental Issues	Condition 1: Substantial Change in Project Requiring Major Revisions	Condition 2: Substantial Change in Circum-stances Requiring Major Revisions	Condition 3: New Information Showing New or Increased Significant Effects	Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR/MND	No Impact
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?				X	
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?					X
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?					X
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?				X	

a) Substantially impair an adopted emergency response plan or emergency evacuation plan?

Less Than Significant Impact/No Changes or New Information. Section 5.8, *Hazards and Hazardous Materials*, of the 2010 Certified EIR identified that the City of Ontario manages disaster preparedness through the Technical Services Bureau of the Ontario Fire Department. This bureau is responsible for the preparation of the community for disasters and the organization of recovery efforts. The key principles of the bureau are preparedness, mitigation, response, and recovery, as adopted by the Federal Emergency Management Agency. The Ontario Fire Department works with other local public departments (police, library, public works, community services, and finance departments) to enact these principles and to protect the community in the event of a disaster. The City also has various programs or plans for the purpose of reducing and/or eliminating the loss of life and property due to hazards, as well as for preparation and readiness in responding to those hazards. These include a Local Hazard Mitigation Plan (LHMP), updated in 2018, and Ready Ontario, an online tool with information on how to engage with the Office of Emergency Management (OEM) and with training on emergency preparedness including the Community Emergency Response Team (CERT) Basic Academy (Ontario 2018, Ontario 2021b). These resources would be utilized by Ontario in an emergency event, and the impact to emergency response was identified as less than significant in the 2010 Certified EIR.

Although the Housing Element Update itself would not impair an adopted emergency response plan or emergency evacuation plan, it is a policy document intended to guide future housing growth within the City. Therefore, implementation of the goals, programs, and policies in the Housing Element Update would result

in an increased share of housing proposed for development in Ontario and potential need for future emergency response. The Housing Element Update also proposes General Plan and Development Code amendments to ensure adequate sites are available for higher-density development. New development in the City would be reviewed by the Ontario Fire Department to comply with requirements in effect at the time building permits are issued. Additionally, under the Approved Project and the Housing Element Update, future housing development would be reviewed by the City Planning Department to ensure adequate ingress and egress along roadways, as mandated by the City Municipal Code. Therefore, future development would not alter emergency response or evacuation plans.

The Housing Element Update would not include new or substantially greater significant impacts than those analyzed in the Certified EIR for the Approved Project, and the Proposed Project does not identify or require adoption of any further mitigation measures beyond those provided in the Certified EIR. With regard to CEQA Section 21166 and CEQA Guidelines Section 15162(a), the changes proposed by the Housing Element Update compared to the Approved Project would not result in any new impacts or increase the severity of impacts with respect to compliance with federal, state, and local statutes and regulations related to impairing an adopted emergency response plan or emergency evacuation plan. Furthermore, future environmental review of development projects would ensure that emergency response plans are adequate. Thus, preparation of a supplemental or subsequent EIR is not required by CEQA.

b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?

No Impact. The 2010 Certified EIR identified that Ontario is within an area of moderate wildland fire threats. The San Gabriel Mountains and the Chino Hills are both designated extreme fire hazard areas. If firefighters were to lose control of an extreme fire, portions of Ontario could be at risk. To help protect the City and its residents from fire hazards, Ontario has enacted building and fire codes. The fire chief may also use his or her authority to instate certain building, planning, or landscaping requirements. Building plans in Ontario must be reviewed by the Ontario Fire Department to ensure their compliance with the City's Fire Code.

The Housing Element Update does not confer entitlements for development, so increased urbanization is not anticipated. The Housing Element Update proposes General Plan and Development Code amendments to ensure adequate sites are available for higher-density development. As a result, the Housing Element Update would not result in new impacts from wildfire hazards that were not identified in the 2010 Certified EIR. Additionally, the City of Ontario requires new development to adhere to the latest California Building Code for fire safety, and new development in the City would be reviewed by the Ontario Fire Department to comply with requirements in effect at the time building permits are issued. Adherence to the City's Governance Manual process ensures that sufficient revenue would be available for necessary service improvements to provide for adequate fire facilities, equipment, and personnel. No impact would occur.

The Housing Element Update would not include new or substantially greater significant impacts than those analyzed in the Certified EIR for the Approved Project, and the Proposed Project does not identify or require adoption of any further mitigation measures beyond those provided in the Certified EIR. With regard to CEQA Section 21166 and CEQA Guidelines Section 15162(a), the changes proposed by the Housing Element Update

compared to the Approved Project would not result in any new impacts or increase the severity of impacts with respect to slope, prevailing winds, and other factors exacerbating wildfire risks and thereby exposing project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire. Furthermore, future environmental review of development projects would ensure that wildfire impacts are avoided. Thus, preparation of a supplemental or subsequent EIR is not required by CEQA.

c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?

No Impact. The 2010 Certified EIR identified that Ontario is in an area of moderate wildland fire threats. To help protect the City and its residents from fire hazards, Ontario has enacted building and fire codes. The fire chief may also use his or her authority to instate certain building, planning, or landscaping requirements. Building plans in Ontario must be reviewed by the Ontario Fire Department to ensure their compliance with the City's Fire Code.

The Housing Element Update does not confer entitlements for development, so increased urbanization is not anticipated. The Housing Element Update proposes General Plan and Development Code amendments to ensure adequate sites are available for higher-density development. As a result, the Housing Element Update would not result in new impacts from wildfire hazards that were not identified in the 2010 Certified EIR. Additionally, the City of Ontario requires new development to adhere to the latest California Building Code for fire safety, and new development in the City would be reviewed by the Ontario Fire Department to comply with requirements in effect at the time building permits are issued. Adherence to the City's Governance Manual process ensures that sufficient revenue would be available for necessary service improvements to provide for adequate fire facilities, equipment, and personnel. The Housing Element Update would not result in installation of new infrastructure that would exacerbate fire risk in the City.

The Housing Element Update would not include new or substantially greater significant impacts than those analyzed in the Certified EIR for the Approved Project, and the Proposed Project does not identify or require adoption of any further mitigation measures beyond those provided in the Certified EIR. With regard to CEQA Section 21166 and CEQA Guidelines Section 15162(a), the changes proposed by the Housing Element Update compared to the Approved Project would not result in any new impacts or increase the severity of impacts with regard to the installation or maintenance of associated infrastructure. Thus, preparation of a supplemental or subsequent EIR is not required by CEQA.

d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

Less Than Significant Impact/No Changes or New Information. As discussed in Section 5.10, *Hydrology and Water Quality*, Ontario receives a significant amount of runoff from watershed areas in the San Gabriel Mountains that flow into flood-control channels and water channels in the City. Buildout in accordance with the Approved Project would alter the existing land uses within the City but would not result in changes to existing drainage patterns and watercourses. However, increased urbanization resulting from the Approved Project may increase the amount of runoff from impervious surfaces and result in flooding. Projects considered

for approval are required to prepare project-specific hydrology studies as prescribed in the San Bernardino County Hydrology Manual. Furthermore, projects are mandated to comply with BMPs for compliance with NPDES requirements. The City would also encourage the use of low-impact development strategies to intercept runoff, slow the discharge rate, increase infiltration, and reduce discharge volumes. No significant impacts were identified in the 2010 Certified EIR.

The Housing Element Update does not confer entitlements for development, so increased urbanization is not anticipated to occur. The Housing Element Update proposes General Plan and Development Code amendments to ensure adequate sites are available for higher-density development. Future discretionary projects proposed in these areas would undergo subsequent environmental review pursuant to CEQA to ensure environmental impacts are considered. Moreover, pursuant to the City Development Code, individual projects associated with the Housing Element Update would be subject to review by the City prior to issuance of a grading permit, which requires preparation of a drainage study and SWPPP. Therefore, exposure of people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes would be less than significant.

The Housing Element Update would not include new or substantially greater significant impacts than those analyzed in the Certified EIR for the Approved Project, and the Proposed Project does not identify or require adoption of any further mitigation measures beyond those provided in the Certified EIR. With regard to CEQA Section 21166 and CEQA Guidelines Section 15162(a), the changes proposed by the Housing Element Update compared to the Approved Project would not result in any new impacts or increase the severity of impacts with regard to exposing people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes. Thus, preparation of a supplemental or subsequent EIR is not required by CEQA.

5.20.3 Mitigation Measures Identified in the EIR and Applicable to the Proposed Project

The 2010 Certified EIR did not identify significant wildfire impacts under the hazards and hazardous materials analysis upon implementation of regulatory requirements.

5.21 MANDATORY FINDINGS OF SIGNIFICANCE

Environmental Issues	Condition 1: Substantial Change in Project Requiring Major Revisions	Condition 2: Substantial Change in Circum-stances Requiring Major Revisions	Condition 3: New Information Showing New or Increased Significant Effects	Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR/MND	No Impact
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?				X	
b) Does the project have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals?				X	
c) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)				X	
d) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?				X	

a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

Less Than Significant Impact/No Changes or New Information. The Approved Project and the Housing Element Update have similar development footprints, with the exception of several zoning amendments, included in Appendix B: Housing Element Sites Inventory (Parcel List) of the Housing Element. Therefore, the geographic range and severity of impacts to biological resources resulting from the Housing Element Update would be similar to those that would result from implementation of the Approved Project. The Housing Element Update would not result in any new impacts or substantially increase the severity of previously

disclosed impacts related to biological or cultural resources. Thus, preparation of supplemental or subsequent EIR is not required by CEQA.

b) Does the project have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals?

Less Than Significant Impact/No Changes or New Information. The Housing Element Update would not result in the achievement of short-term environmental goals to the disadvantage of long-term environmental goals. The Approved Project and the Housing Element Update have similar development footprints, with the exception of several zoning amendments. Therefore, the geographic range and severity of impacts to environmental resources resulting from the Housing Element Update would be similar to those that would result from implementation of the Approved Project. Future development under the Housing Element Update would be required to implement mitigation measures to reduce impacts to less than significant levels; be required to comply with all applicable regulatory requirements; and would require a conditional use permit and other entitlements for approval. Implementation of the Housing Element Update would not preclude the State from meeting its long-term environmental goals. Rather, since the Housing Element Update is addressing a need in anticipation of population growth, it would assist the state in meeting long-term environmental goals. The Housing Element Update would not result in any new impacts or substantially increase the severity of previously disclosed impacts related to short-term or long-term environmental goals. Thus, preparation of supplemental or subsequent EIR is not required by CEQA.

c) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)

Less Than Significant Impact/No Changes or New Information. Changes proposed by the Housing Element Update compared to the Approved Project would not result in any new cumulatively considerable impacts or substantially increase the severity of previously disclosed cumulatively considerable impacts. TOP addresses cumulative impacts in accordance with CEQA Guidelines Section 15130. Pursuant to CEQA Guidelines Section 15130 (b)(1), the information used in an analysis of cumulative impacts should come from one of two sources:

1) A list of past, present, and probable future projects producing related cumulative impacts, including, if necessary, those projects outside the control of the agency; or

2) A summary of projections contained in an adopted general plan or related planning document designed to evaluate regional or area-wide conditions.

The cumulative impacts identified in the 2010 Certified EIR used method No. 2. As a result, the 2010 Certified EIR and this Addendum address the cumulative impacts of development in Ontario. Thus, preparation of supplemental or subsequent EIR is not required by CEQA.

d) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

Less Than Significant Impact/No Changes or New Information. Changes proposed by the Housing Element Update compared to the Approved Project would not result in any new substantial adverse impacts or substantially increase the severity of previously disclosed adverse impacts. Thus, preparation of supplemental or subsequent EIR is not required by CEQA.

5. Environmental Analysis

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6. List of Preparers

6.1 PLACEWORKS

Nicole Vermilion, Principal

Sean Anayah, Associate II

6.2 CITY OF ONTARIO

Kimberly Ruddiness, Principal Planner

Thomas Grahn, Senior Planner

6. List of Preparers

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7. References

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7. References

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Appendix A Tribal Consultation Responses

Appendix

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From:	Thomas Grahn
To:	Nicole Vermilion; Sean Anayah
Cc:	Kimberly Ruddins
Subject:	FW: City of Ontario Housing Element, City of Ontario, San Bernardino County, CA
Date:	Monday, September 13, 2021 3:13:44 PM
Attachments:	image002.png

Response from Agua Caliente Band of Cahuilla Indians.

From: Gonzalez Romero, Arysa (TRBL) <aromero@aguacaliente.net>
Sent: Monday, September 13, 2021 11:01 AM
To: Thomas Grahn <TGrahn@ontarioca.gov>
Subject: City of Ontario Housing Element, City of Ontario, San Bernardino County, CA

Greetings,

A records check of the Tribal Historic preservation office's cultural registry revealed that this project is not located within the Tribe's Traditional Use Area. Therefore, we defer to the other tribes in the area. This letter shall conclude our consultation efforts.

Thank you,

Arysa Gonzalez Romero, M.S., RPA.
Historic Preservation Technician
Agua Caliente Band of Cahuilla Indians
Tribal Historic Preservation Office
Main (760)-883-1327 | Cell (760)-831-2484

GABRIELENO BAND OF MISSION INDIANS - KIZH NATION
Historically known as The Gabrielino Tribal Council - San Gabriel Band of Mission Indians
recognized by the State of California as the aboriginal tribe of the Los Angeles basin

September 13, 2021

Project Name: 6th Cycle Housing Element Update, City of Ontario

Dear Thomas Grahn,

Thank you for your letter dated August 31,2021 regarding the project above. This is to concur that we are in agreement with the Housing Element Update. However, our Tribal government would like to request consultation for any and all future projects within this location.

Sincerely,

Andrew Salas, Chairman
Gabrieleno Band of Mission Indians – Kizh Nation
1(844)390-0787

Andrew Salas, Chairman | Nadine Salas, Vice-Chairman | Dr. Christina Swindall Martinez, secretary
Albert Perez, treasurer I | Martha Gonzalez Lemos, treasurer II | Richard Gradias, Chairman of the council of Elders

PO Box 393 Covina, CA 91723 www.gabrielenoindians.org admin@gabrielenoindians.org

From:	Thomas Grahn
To:	Nicole Vermilion; Sean Anayah
Cc:	Kimberly Ruddins
Subject:	FW: City of Ontario Housing Element, City of Ontario, San Bernardino County, CA
Date:	Tuesday, September 7, 2021 4:52:44 PM

Response from the Quechan Tribe of the Fort Yuma Reservation.

From: Quechan Historic Preservation Officer <historicpreservation@quechantribe.com>
Sent: Tuesday, September 7, 2021 10:31 AM
To: Thomas Grahn <TGrahn@ontarioca.gov>
Subject: City of Ontario Housing Element, City of Ontario, San Bernardino County, CA

This email is to inform you that we have no comments on this project. We defer to the more local Tribes and support their decisions on the projects.

Thank you,
H. Jill McCormick, M.A.

Quechan Indian Tribe
Historic Preservation Officer
P.O. Box 1899
Yuma, AZ 85366-1899
Office: 760-572-2423
Cell: 928-261-0254
E-mail: historicpreservation@quechantribe.com

[avast.com] Virus-free. www.avast.com [avast.com]

From: Thomas Grahn
To: Nicole Vermilion; Sean Anayah
Cc: Kimberly Ruddins
Subject: FW: SB18 City of Ontario Housing Element, City of Ontario, San Bernardino County, CA
Date: Tuesday, September 7, 2021 4:58:20 PM
Attachments: image002.png

Response from the San Manuel Band of Mission Indians.

From: Ryan Nordness <Ryan.Nordness@sanmanuel-nsn.gov>
Sent: Tuesday, September 7, 2021 3:16 PM
To: Thomas Grahn <TGrahn@ontarioca.gov>
Subject: RE: SB18 City of Ontario Housing Element, City of Ontario, San Bernardino County, CA

Hello Thomas,
Thank you for contacting the San Manuel Band of Mission Indians (SMBMI) regarding the above referenced project. SMBMI appreciates the opportunity to review the project documentation, which was received by our Cultural Resources Management Department on August 31st. The project is located within Serrano ancestral territory, and the area for the project is of interest, but Tribe sees no conflicts with the zoning changes at this time. However, when specific projects are planned and implemented, SMBMI might have comments and/or request formal consultation with the Lead Agency pursuant to CEQA (as amended, 2015) and CA PRC 21080.3.1.
This communication concludes SMBMI's input on this project, at this time, and no additional consultation under SB18 is required. If you should have any further questions with regard to this matter, please do not hesitate to contact me at your convenience, as I will be your Point of Contact (POC) for SMBMI with respect to this project.
Respectfully,
Ryan Nordness

Ryan Nordness
CULTURAL RESOURCE ANALYST
Email: Ryan.Nordness@sanmanuel-nsn.gov
O: (909) 864-8933 Ext 50-2022
Internal: 50-2022
M: (909) 838-4053
26569 Community Center Dr Highland California 92346
SAN MANUEL BAND OF MISSION INDIANS [sanmanuel-nsn.gov]

THIS MESSAGE IS INTENDED ONLY FOR THE USE OF THE INDIVIDUAL OR ENTITY TO WHICH IT IS ADDRESSED AND MAY CONTAIN INFORMATION THAT IS PRIVILEGED, CONFIDENTIAL AND EXEMPT FROM DISCLOSURE UNDER APPLICABLE LAW. If the reader of this message is not the intended recipient or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination or copying of this communication is strictly prohibited. If you have received this electronic transmission in error, please delete it from your system without copying it

and notify the sender by reply e-mail so that the email address record can be corrected. Thank You

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING FILE NO. PGPA21-004, A GENERAL PLAN AMENDMENT UPDATING THE HOUSING ELEMENT OF THE POLICY PLAN (ATTACHMENT A), AND AN AMENDMENT TO THE LAND USE ELEMENT OF THE POLICY PLAN, REVISING EXHIBIT LU-01, LAND USE PLAN, ESTABLISHING AN AFFORDABLE HOUSING OVERLAY, AND MAKING FINDINGS IN SUPPORT THEREOF (ATTACHMENTS B AND C) (PART OF CYCLE 1 FOR THE 2022 CALENDAR YEAR).

WHEREAS, the CITY OF ONTARIO (hereinafter referred to as "Applicant") has filed an Application for the approval of a General Plan Amendment, File No. PGPA21-004, as described in the title of this Resolution (hereinafter referred to as "Application" or "Project"); and

WHEREAS, State law requires all local governments within the Southern California Association of Government area to prepare and adopt their 6th Cycle Housing Element by October 15, 2021 (or within 120 days); and

WHEREAS, the City of Ontario conducted a virtual open house on June 14, 2021 to gain input from impacted property owners; and

WHEREAS, the City of Ontario conducted a virtual community meeting on June 28, 2021 to gain input from members of the public; and

WHEREAS, the City of Ontario conducted a follow virtual open house on July 29, 2021 to gain input from members of the public; and

WHEREAS, the CITY OF ONTARIO adopted the Policy Plan (General Plan) as part of The Ontario Plan in January 2010. Since the adoption of The Ontario Plan, the City has evaluated Exhibit LU-01: Official Land Use Plan further and is proposing modifications; and

WHEREAS, the proposed changes to Exhibit LU-01 Official Land Use Plan include changes to land use designations of certain properties shown on Attachments B and C to establish an Affordable Housing Overlay; and

WHEREAS, the purpose of the Affordable Housing Overlay is to facilitate housing opportunities within the City through the implementation of required rezone programs pursuant to the City's adopted Housing Element where required for compliance with State Housing Element law; and

WHEREAS, the Affordable Housing Overlay applies to sites identified in the housing inventory, part of the City's Housing Element, located 1) south of Riverside Drive, 2) along East Holt Boulevard between the Cucamonga Creek Channel and Corona Avenue, and 3) areas designated as MU-2 at the northeast corner of West Holt Boulevard and Mountain Avenue; and

WHEREAS, the Project is located within the Airport Influence Area of Ontario International Airport, which encompasses lands within parts of San Bernardino, Riverside, and Los Angeles Counties, and is subject to, and must be consistent with, the policies and criteria set forth in the Ontario International Airport Land Use Compatibility Plan ("ALUCP"), which applies only to jurisdictions within San Bernardino County, and addresses the noise, safety, airspace protection, and overflight impacts of current and future airport activity; and

WHEREAS, a related Zone Change (File No. PZC-21-002) is being processed concurrently with this application to establish an Affordable Housing Overlay District; and

WHEREAS, a related Development Code Amendment (File No. PDCA21-001) is being processed concurrently with this application to establish density standards applicable to the Affordable Housing Overlay District; and

WHEREAS, City of Ontario Development Code Division 2.03 (Public Hearings) prescribes the manner in which public notification shall be provided and hearing procedures to be followed, and all such notifications and procedures have been completed; and

WHEREAS, the Application is a project pursuant to the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) ("CEQA"); and

WHEREAS, Ontario Development Code Table 2.02-1 (Review Matrix) grants the Planning Commission the responsibility and authority to review and make recommendation to City Council on the subject Application; and

WHEREAS, on December 20, 2021 the Planning Commission of the City of Ontario conducted a hearing to consider the Project, and concluded said hearing on that date; and

WHEREAS, as the first action on the Project, on December 20, 2021, the Planning Commission recommended approval of a Resolution recommending City Council adopt an Addendum to the Environmental Impact Report (State Clearinghouse No. 2008101140) adopted by City Council on January 27, 2010. The Addendum finds that the proposed project introduces no new significant environmental impacts, and all previously adopted mitigation measures are incorporated into the Project by reference; and

WHEREAS, on March 1, 2022, the City Council of the City of Ontario conducted a hearing to consider the Project, and concluded said hearing on that date; and

WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred.

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

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

(1) The environmental impacts of this project were reviewed in conjunction with an Addendum to The Ontario Plan ("TOP") Environmental Impact Report — State Clearinghouse No. 2008101140 ("Certified EIR"), which was certified by the Ontario City Council on January 27, 2010; and

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

(3) The City's "Guidelines for the Implementation of the California Environmental Quality Act (CEQA)" provide for the use of a single environmental assessment in situations where the impacts of subsequent projects are adequately analyzed. This Application introduces no new significant environmental impacts; and

(4) The Addendum contains a complete and accurate reporting of the environmental impacts associated with the Project, and reflects the independent judgment of the Planning Commission; and

(5) There is no substantial evidence in the administrative record supporting a fair argument that the project may result in significant environmental impacts; and

(6) The proposed project will introduce no new significant environmental impacts beyond those previously analyzed in the Certified EIR, and all mitigation measures previously adopted by the Certified EIR, are incorporated herein by this reference.

SECTION 2. ***Additional Environmental Review Not Required.*** Based on the Addendum, all related information presented to the City Council, and the specific findings set forth in Section 1, above, the City Council finds that the preparation of a subsequent or supplemental environmental impact report is not required for the Project, as the Project:

(1) Does not constitute substantial changes to the Certified EIR that will require major revisions to the Certified EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and

(2) Does not constitute substantial changes with respect to the circumstances under which the Certified EIR was prepared, that will require major revisions to the Certified EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of the previously identified significant effects; and

(3) Does not contain new information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the Certified EIR was certified/adopted, that shows any of the following:

(a) The project will have one or more significant effects not discussed in the Certified EIR; or

(b) Significant effects previously examined will be substantially more severe than shown in the Certified EIR; or

(c) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the Project, but the City declined to adopt such measures; or

(d) Mitigation measures or alternatives considerably different from those analyzed in the Certified EIR would substantially reduce one or more significant effects on the environment, but which the City declined to adopt.

SECTION 3. ***Ontario International Airport Land Use Compatibility Plan ("ALUCP") Compliance.*** The California State Aeronautics Act (Public Utilities Code Section 21670 et seq.) requires that an Airport Land Use Compatibility Plan be prepared for all public use airports in the State; and requires that local land use plans and individual development proposals must be consistent with the policies set forth in the adopted Airport Land Use Compatibility Plan. On April 19, 2011, the City Council of the City of Ontario approved and adopted the Ontario International Airport Land use Compatibility Plan ("ALUCP"), establishing the Airport Influence Area for Ontario International Airport ("ONT"), which encompasses lands within parts of San Bernardino, Riverside, and Los Angeles Counties, and limits future land uses and development within the Airport Influence Area, as they relate to noise, safety, airspace protection, and overflight impacts of current and future airport activity. As the decision-making body for the Project, the City Council has reviewed and considered the facts and information contained in the Application and supporting documentation against the ALUCP compatibility factors, including [1] Safety Criteria (ALUCP Table 2-2) and Safety Zones (ALUCP Map 2-2), [2] Noise Criteria (ALUCP Table 2-3) and Noise Impact Zones (ALUCP Map 2-3), [3] Airspace protection Zones (ALUCP Map 2-4), and [4] Overflight Notification Zones (ALUCP Map 2-5). As a result, the City Council, therefore, finds and determines that the Project, when implemented in conjunction with the conditions of approval, will be consistent with the policies and criteria set forth within the ALUCP.

SECTION 4. ***Concluding Facts and Reasons.*** Based upon the substantial evidence presented to the City Council during the above-referenced hearing, and upon the specific findings set forth in Sections 1 through 3, above, the City Council hereby concludes as follows:

(1) The proposed General Plan Amendment is consistent with the goals and policies of The Ontario Plan; and

Land Use Element:

- Goal LU1: A community that has a spectrum of housing types and price ranges that match the jobs in the City and that make it possible for people to live and work in Ontario and maintain a quality of life.

  - LU1-6: *Complete Community*. We incorporate a variety of land uses and building types in our land use planning efforts that result in a complete community where residents at all stages of life, employers, workers and visitors have a wide spectrum of choices of where they can live, work, shop and recreate within Ontario.

Compliance: The proposed General Plan Amendment reflects the existing uses of the properties or closely coordinates with land use designations in the surrounding area and provides opportunities for choice in living environments.

- Goal LU2: Compatibility between a wide range of uses.

  - LU2-1: *Land Use Decisions*. We minimize adverse impacts on adjacent properties when considering land use and zoning requests.

Compliance: The proposed General Plan Amendment reflects the existing uses of the properties or closely coordinates with land use designations in the surrounding area and will not create adverse impacts on adjacent properties.

- Goal LU5: Integrated airport systems and facilities that minimize negative impacts to the community and maximize economic benefits.

  - LU5-7: *ALUCP Consistency with Land Use Regulations*. We comply with state law that requires general plans, specific plans and all new development be consistent with the policies and criteria set forth within an Airport Land Use Compatibility Plan for any public use airport.

Compliance: The proposed General Plan Amendment is consistent with the adopted Airport Land Use Compatibility Plan for both Ontario International Airport and Chino Airport.

Housing Element:

- Goal H2: Diversity of types of quality housing that are affordable to a range of household income levels, accommodate changing demographics, and support and reinforce the economic sustainability of Ontario.

  - H2-1: *Corridor Housing*. We revitalize transportation corridors by encouraging the production of higher density residential and mixed-uses that are architecturally, functionally, and aesthetically suited to corridors.

Compliance: The proposed General Plan Amendment supports higher density residential and mixed-use development that is functionally and aesthetically suited along transportation corridors.

- H2-4: *New Model Colony*. We support a premier lifestyle community in the New Model Colony distinguished by diverse housing, highest design quality, and cohesive and highly amenitized neighborhoods.

Compliance: The proposed General Plan Amendment is consistent with the policy to support a diverse housing type throughout Ontario.

- H2-6: *Infill Development*. We support the revitalization of neighborhoods through the construction of higher-density residential developments on underutilized residential and commercial sites.

Compliance: The proposed General Plan Amendment supports the revitalization of neighborhoods through the infill development of higher-density residential and mixed-use developments on underutilized properties.

- Goal H3: A City regulatory environment that balances the need for creativity and excellence in residential design, flexibility and predictability in the project approval process, and the provision of an adequate supply and prices of housing.

- H3-2: *Flexible Standards*. We allow flexibility in the application of residential and mixed-use development standards in order to gain benefits such as exceptional design quality, economic advantages, sustainability, or other benefits that would otherwise be unrealized.

Compliance: The proposed General Plan Amendment supports flexibility in the application of development standards to achieve a variety of residential development on higher density residential and mixed-use properties.

- Goal H5: A full range of housing types and community services that meet the special housing needs for all individuals and families in Ontario, regardless of income level, age or other status.

- H5-2: *Family Housing*. We support the development of larger rental apartments that are appropriate for families with children, including, as feasible, the provision of services, recreation and other amenities.

Compliance: The proposed General Plan Amendment supports the development of larger rental apartments on higher density residential and mixed-use properties to meet the housing needs of all individuals and families in Ontario.

(2) The proposed General Plan Amendment would not be detrimental to the public interest, health, safety, convenience, or general welfare of the City; and

(3) The Land Use Element is a mandatory element allowed four general plan amendments per calendar year and this general plan amendment is the first amendment to the Land Use Element of the 2022 calendar year consistent with Government Code Section 65358; and

(4) The proposed 2021-2029 Housing Element Update is mandated by Sections 65580 to 65589 of the California Government Code. State Housing Element law requires that each city and county identify and analyze existing and projected housing needs within their jurisdiction and prepare goals, policies, and programs to further the development, improvement, and preservation of housing for all economic segments of their community commensurate with local housing needs; and

(5) During the amendment of the general plan, opportunities for the involvement of citizens, California Native American Indian tribes (Government Code Section 65352.3.), public agencies, public utility companies, and civic, education, and other community groups, through public hearings or other means were implemented consistent with Government Code Section 65351.

SECTION 5. ***City Council Action.*** Based upon the findings and conclusions set forth in Sections 1 through 4, above, the City Council hereby APPROVES the proposed General Plan Amendment, as depicted in Attachment 1 (Policy Plan Land Use Plan (Exhibit LU-01) Revision) and Attachment 2 (Future Buildout (Exhibit LU-03) Revision) of this Resolution.

SECTION 6. ***Custodian of Records.*** The documents and materials that constitute the record of proceedings on which these findings have been based are located at the City of Ontario City Hall, 303 East "B" Street, Ontario, California 91764. The custodian for these records is the City Clerk of the City of Ontario.

SECTION 7. ***Certification to Adoption.*** The City Clerk shall certify to the adoption of the Resolution.

PASSED, APPROVED, AND ADOPTED this 1st day of March 2022.

_____
PAUL S. LEON, MAYOR

ATTEST:

_____
SHEILA MAUTZ, CITY CLERK

APPROVED AS TO FORM:

_____
BEST BEST & KRIEGER LLP
CITY ATTORNEY

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

I, SHEILA MAUTZ, City Clerk of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. 2022- was duly passed and adopted by the City Council of the City of Ontario at their regular meeting held March 1, 2022, by the following roll call vote, to wit:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

The foregoing is the original of Resolution No. 2022- duly passed and adopted by the Ontario City Council at their regular meeting held March 1, 2022.

_____
SHEILA MAUTZ, CITY CLERK

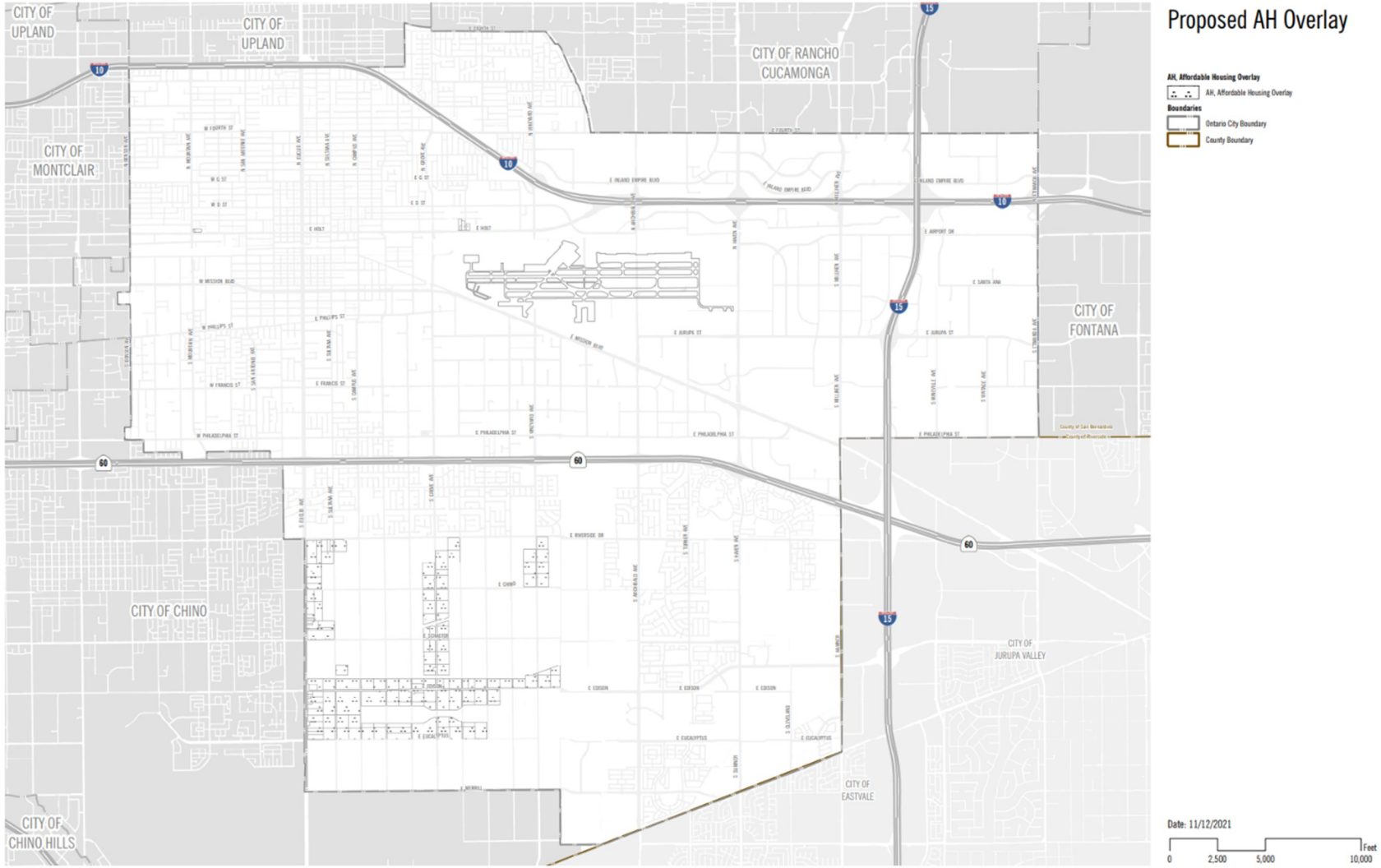
(SEAL)

ATTACHMENT A:

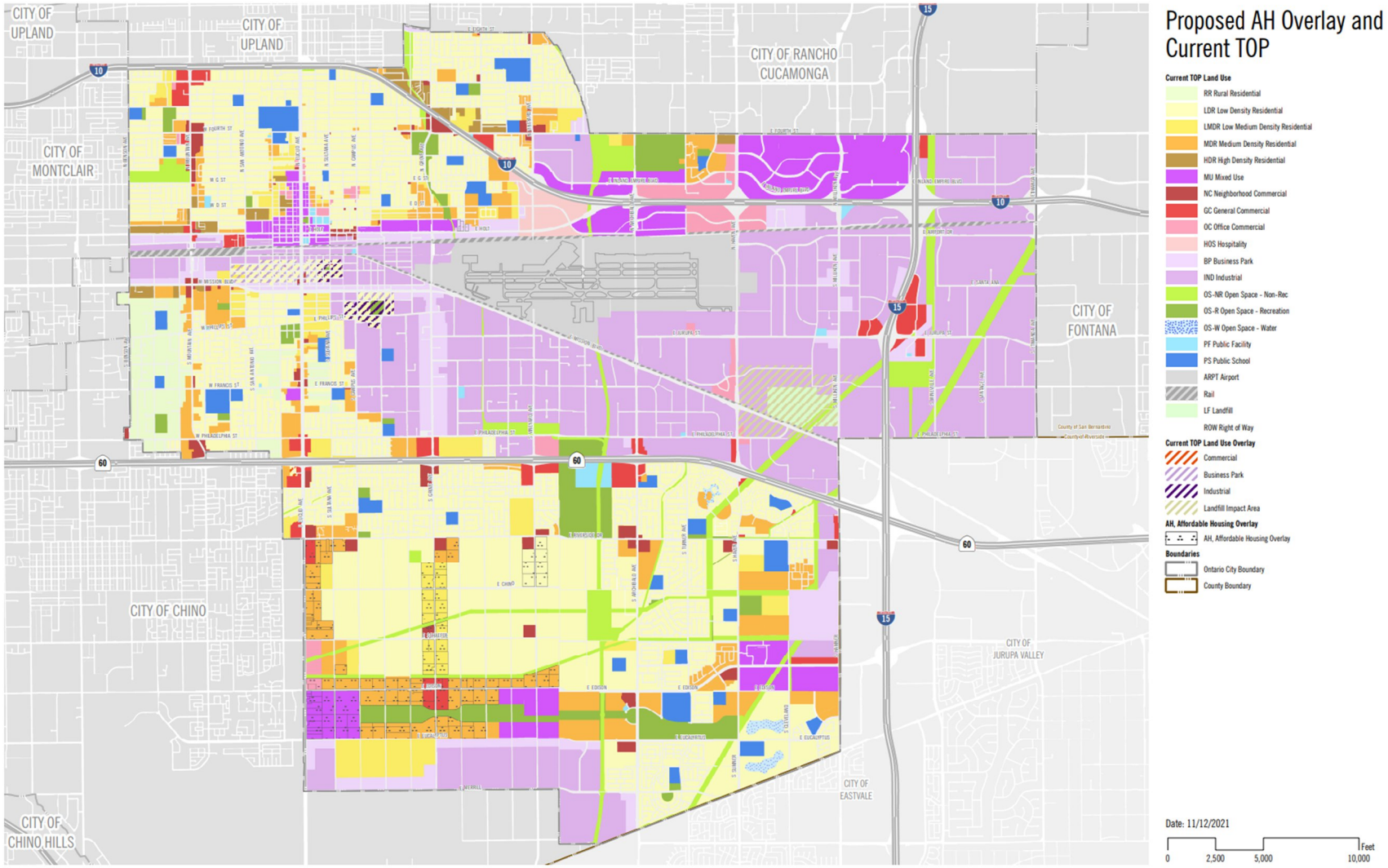
Ontario Housing Element
Public Review Draft October 2021

(Draft Housing Element Update to follow this page)
ATTACHMENT B: Affordable Housing Overlay)

ATTACHMENT B: Affordable Housing Overlay



ATTACHMENT C: Policy Plan Land Use Plan (Exhibit LU-01) Revision – Affordable Housing Overlay





City of Ontario

Ontario Housing Element

Adoption Draft
January 2022

CITY OF ONTARIO
SOUTHERN CALIFORNIA

PLACEWORKS

1708

CITY OF ONTARIO SOUTHERN CALIFORNIA

City of Ontario

Ontario Housing Element

Adoption Draft with Tracked Changes
January 2022

PLACEWORKS

Prepared By: PlaceWorks

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1. HOUSING ELEMENT

1.1 Planning Context

State Law Requirements

The State of California recognizes the importance of housing and therefore legislates requirements for local jurisdictions to contribute to solutions to meeting their local and regional housing needs. All communities across California are required to prepare a Housing Element every eight years to address their local housing needs and a share of the region's need for housing.

The Housing Element is mandated by Sections 65580 to 65589 of the California Government Code. State Housing Element law requires that each city and county identify and analyze existing and projected housing needs within their jurisdiction and prepare goals, policies, and programs to further the development, improvement, and preservation of housing for all economic segments of their community commensurate with local housing needs.

To that end, the California Government Code requires that Housing Elements achieve legislative goals through the following actions:

- Identify adequate sites to facilitate and encourage the development, maintenance, and improvement of housing for households of all economic levels, including persons with disabilities.
- Remove, as feasible and appropriate, governmental constraints to the production, maintenance, and improvement of housing for persons of all incomes, including those with disabilities.
- Assist in the development of adequate housing to meet the needs of low- and moderate-income households.
- Conserve and improve the condition of housing and neighborhoods, including existing affordable housing.
- Promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability.
- Preserve for lower-income households the publicly assisted multifamily housing developments within each community.

The Housing Element must be updated every eight years. The City of Ontario Housing Element covers the period from October 15, 2021, to October 15, 2029.

The Ontario Plan Consistency

State law requires that "the general plan and elements and parts thereof comprise an integrated, internally consistent, and compatible statement of policies." The purpose of requiring internal consistency is to avoid policy conflict and provide a clear policy guide for the future maintenance, improvement, and development of housing within the city. All elements of The Ontario Plan have been reviewed for consistency in coordination with the update to the Housing Element. The City will continue to maintain Policy Plan consistency.

The City is completing an update to The Ontario Plan concurrently with the Housing Element, including updates to the Circulation Element that will address Assembly Bill (AB) 1358 complete streets requirements, drafting and incorporating Environmental Justice policies and actions, and updating the Safety Element. In addition, per Senate Bill (SB) 379 (California Government Code Section 65302), the City will evaluate and amend as appropriate the Safety and Conservation Elements of The Ontario Plan to include analysis and policies regarding flood hazard and management information.

Purpose

An adequate supply of quality and affordable housing is fundamental to the economic and social well-being of the residents of Ontario. The Housing Element is required to address the production, preservation, and improvement of housing in the community. Among its most important functions, the Housing Element analyzes existing and future housing needs; addresses constraints to meeting local housing needs; identifies land, financial, and administrative resources for housing; sets forth goals and policies to meet community housing needs; and establishes housing programs and an implementation plan.

Principles

The City believes:

- A range of housing for all income levels is essential to a complete community.
- The housing stock should match the type and price needed by current and future residents and the workforce, including those with special needs.

- Preserving, maintaining, improving, and creating distinct neighborhoods and the housing stock protects property values and provides a desirable place to live.
- Affordable, quality housing helps attract and retain a qualified workforce and supports a prosperous local economy.

Content of Housing Element

California Housing Element law prescribes the scope and content of the Housing Element. Pursuant to Section 65583 of the California Government Code, the Housing Element must contain a variety of detailed analyses, listed below.

- Analysis of demographic, social, and housing characteristics; current housing needs; and future housing needs due to population and employment growth and change.
- Assessment of Fair Housing (AFH) consistent with the core elements of the analysis required by the federal Affirmatively Furthering Fair Housing (AFFH) Final Rule of July 16, 2015.
- Analysis of governmental and nongovernmental constraints that affect the development, maintenance, and improvement of housing for all income groups and people with disabilities.
- Inventory of resources available to address the city's housing needs, including available land for housing, financial resources, and administrative capacity to manage housing programs.
- Evaluation of the accomplishments of current housing programs and specific programs to address the development, improvement, and conservation of housing to meet current and future needs.
- Documentation of public outreach for the Housing Element and the involvement of the public in shaping housing policies and programs for the 2021–2029 Housing Element.
- Housing goals, policies, and programs to address the production, maintenance, and improvement of housing for all economic segments of the community commensurate with its needs.

The Housing Element Technical Report encompasses all seven topical areas mentioned here, provides a brief synopsis of issues, and then follows with a complete set of goals, policies, and programs to be implemented over the planning period. The City also prepared a web format for ease of public distribution and use by policymakers and housing providers in implementing programs.

The Housing Element is prepared to be consistent with several policy and program plans mandated by the State of California. Most importantly, state law requires the Southern California Association of Governments (SCAG) to determine the amount of housing needed within its six-county region and allocate a share of the regional housing need to each community. Housing Elements are required to incorporate the estimates of housing need reflected in regional housing plans. The Housing Element is also consistent with the City's Consolidated Plan.

Housing Planning Context

Ontario's housing planning context, like that of many urbanized and growing communities, is influenced by many regional forces. Traditionally, the high cost of housing in the Los Angeles metropolitan region has served as an impetus for housing growth in the Inland Empire. With businesses now moving inland to follow the workforce, the city, like other inland communities, is emerging as a center of economic activity; as such, housing prices are also increasing with economic growth.

The demographics of Ontario have evolved over time, reflecting changes in its industrial base and broad demographic changes reflective of the region. Originally an agricultural community settled by Canadians and Europeans who established the citrus and dairy industries, the city's population gradually became home to a younger Hispanic population. Ontario's demographics are again changing and diversifying, in part due to trends reflective of the Inland Empire and unique to Ontario.

Ontario has also experienced commercial and industrial growth that has transformed the city into the economic engine of the Inland Empire. The development of the Ontario Airport Metro Center and Ontario Ranch will play significant economic roles in reshaping the city's future. Housing development in the Ontario Airport Metro Center area is progressing. Housing development in the Ontario Ranch has been predominantly single-family housing to date, as was expected. Intensification of the mixed-use areas along Interstate 10 and on the east side of the city will also drive economic development while also providing opportunities for housing in close proximity to employment opportunities.

Growth areas for future development include intensified development in the downtown and Holt Boulevard areas, including some affordable housing. Recent development has tended to move from the east to west in the southern half of the city. On the west side of the Cucamonga Creek Channel, future development is expected to occur starting in the south and moving north. Development around the Ontario International Airport will continue to allow a mix of uses including hospitality, entertainment, and housing. Future development of the Ontario Mills mall area will allow for a mixture of residential and commercial uses.

The area adjacent to the Chino Airport includes a mixture of warehousing, industrial, and adjacent residential uses. This area will require future infrastructure development to support future land uses and expected to occur within the next three to five years. Additionally, community members have expressed a desire for linear park and mixed-use development in this area.

Housing Challenges

Although the housing market has experienced significant changes in recent years and will continue to change, it is an appropriate time to plan for the city's future. How we house Ontario's present and future residents and its workforce remains the key challenge to creating the type and quality of community and securing Ontario's future. In this context, Ontario's 2021–2029 Housing Element must address several challenges:

1. Addressing the needs of existing Ontario residents for decent, quality, and affordable housing for residents of all incomes.
2. Ensuring that the city's housing stock matches the type, price, and tenure needed by Ontario's residents and workforce.
3. Creating, preserving, and (where needed) improving the quality and identity of Ontario's distinct neighborhoods.
4. Assisting residents of all ages and backgrounds to allow them to live, work, and enjoy themselves and their families in Ontario.
5. Obtaining financing for affordable housing following the dissolution of the Redevelopment Agency and as tax credits become more competitive make it more difficult to obtain financing for affordable housing.

2. HOUSING NEEDS ASSESSMENT

2.1 Demographic Profile

A variety of demographic factors influence existing and future housing needs in Ontario. This section describes and analyzes the primary demographic characteristics of population growth and change, household characteristics, special housing needs, and economic trends to provide insight into the type and magnitude of housing needs in the city.

Population Growth

According to the US Census Bureau's American Community Survey (ACS) 5-Year Estimates, Ontario's 2019 population was 176,760. This represents an increase of approximately 7 percent from the 2010 population of 165,215. Compared to surrounding cities, Ontario's population growth has been minor. Other neighboring cities, such as Eastvale and Chino, have grown more during the same period, with Eastvale growing by approximately 26 percent and Chino growing by 15 percent. These cities, however, have much smaller overall populations and other large cities with population sizes similar to Ontario, such as Rancho Cucamonga, have grown at a rate (10 percent) closer to Ontario's. Table 2-1 shows the population growth rates for Ontario and its neighboring cities.

Table 2-1
Ontario and Neighboring Jurisdictions Population Growth, 2010 to 2019

Year	*2010 Population*	*2019 Population*	*Numeric Change*	*Percentage Change*
Ontario	165,215	176,760	11,545	7%
Chino	77,729	89,631	11,902	15%
Eastvale	49,131	62,046	12,915	26%
Fontana	189,466	210,759	21,293	11%
Jurupa Valley	*	105,653	N/A	N/A
Montclair	36,704	39,155	2,451	7%
Rancho Cucamonga	160,780	176,379	15,599	10%
Upland	73,887	76,596	2,709	4%

Source: US Census Bureau ACS 2006-2010, 2015-2019.
*2010 data not available for Jurupa Valley

Race and Ethnicity

The County of San Bernardino, much like California as a whole, is experiencing racial and ethnic diversification. Table 2-2 displays changes in the race and ethnicity of Ontario residents from 2010 to 2019.

According to the 2015-2019 ACS, Hispanic residents experienced a 9 percent increase and are the largest ethnic group in Ontario, at 70 percent of the population. White and Black/African American residents experienced the most significant decrease, each declining 6 percent. The Asian ethnic group grew by approximately 46 percent, the fastest growth rate of any ethnic group, yet accounts for only 7 percent of the total population. Native Americans/American Indians also grew significantly, by approximately 58 percent, while also comprising less than 1 percent of Ontario's population. All other racial/ethnic groups and multiracial residents grew, as a group, by approximately 21 percent.

Table 2-2
Changes in Race and Ethnicity

Race and Ethnicity	2010		2019		Percentage Change
	Number	Percentage	Number	Percentage	
Hispanic	113,085	69%	123,668	70%	9%
Asian[1]	8,078	5%	11,817	7%	46%
White	29,898	18%	28,167	16%	-6%
Black/African American	9,598	6%	9,013	5%	-6%
Native American/ American Indian[2]	361	0%	571	<1%	58%
All Others[3]	2,904	2%	3,524	2%	21%
Total	**163,924**	**100%**	**176,760**	**100%**	**8%**

Sources: US Census Bureau 2010; ACS 2015-2019.

1. Asian category includes Asian, Hawaiian, and Pacific Islander.
2. American Indian category includes American Indian, Eskimo, and Aleut.
3. "All others" includes multiracial categories.

Age Characteristics

The age characteristics of Ontario's residents are related to differences in the type of housing needed. Younger households and seniors typically prefer smaller housing units, with the former preferring rental accommodations and the latter ownership units. Middle-aged adults typically prefer to move up to larger homes that can accommodate families with children. Ontario is unique in that its future demand will be driven not only by changes in age characteristics but by the type of housing built in strategic focus areas.

Ontario's population is one of the youngest in the County of San Bernardino with a median age of 32.4, versus a median age of 33.8 years countywide. Approximately 68 percent of the city's adult residents were below age 44 as of 2019, and nearly 37 percent of all residents were below age 24. As shown in Table 2-3, the city's largest age group occurs among those between the ages of 25 and 44. Ontario is experiencing population aging, with the fastest-growing population group being seniors aged 65 years and older. Between 2010 and 2019, the senior age group expanded by approximately 47 percent, while minors less than 18 years declined by approximately 6 percent.

Table 2-3
Changes in Age Characteristics

Age Groups	2010		2019		Percentage Change
	Number	Percentage	Number	Percentage	
Less than 18	49,443	30%	46,430	26%	-6%
18–24 (college age)	19,296	12%	19,225	11%	0%
25–44 (young adults)	49,428	30%	54,928	31%	11%
45–64 (middle age)	34,703	21%	39,876	23%	15%
65+ (seniors)	11,054	7%	16,301	9%	47%
Total	**163,924**	**100%**	**176,760**	**100%**	**8%**

Source: US Census Bureau 2010; ACS 2015-2019.

The age characteristics of Ontario's existing residents suggest a greater need for family and senior housing. A large presence of families and middle-aged persons also implies a high demand for single-family housing that is large enough to accommodate children. As is shown in Table 2-4, the majority of family households in 2019 did not have children; however, younger households, such as those in the 25-44 years age group, may be looking for housing that can accommodate future children. Increases in the middle-age population, should they remain in Ontario over the next decade, should materialize in an increasing demand for senior housing, such as condominiums, that require less maintenance than a single-family home.

Household Type and Size

Household type and size influence housing demand. For example, families with young children frequently seek the living space and the financial investment that single-family homeownership has to offer. In contrast, single-person households tend to desire apartments, condominiums, and townhomes or other smaller housing options. These preferences underscore the importance of providing a diversity of housing types and prices suitable to residents in all household types.

Ontario is known as a predominantly family-oriented community; 78 percent of households are families. The most significant increase in household types between 2010 and 2019 occurred in the married families, no children category, rising by an approximate 169 percent, implying an increase in the occurrence of children moving out or new couples cohabitating and either delaying or electing not to have children. Married families with children also increased though less dramatically, at a rate of 68 percent. Meanwhile, the number of single-person households grew also, from 6,741 in 2010 to 8,299 in 2019 (23 percent).

At 60 percent of total households, the most prominent household size in the city has between 2 and 4 members. The prominent household types in Ontario suggest a higher demand for family housing with enough bedrooms for 2 to 4 people per household. Table 2-4 shows changes in household types from 2010 to 2019. The number of large households with five or more members declined while the number of single person and 2- to 4-person households grew during the same period. As a result, the overall, average household size only increased slightly between 2010 and 2019 from 3.6 to 3.7 persons per household.

Household - Comprises all the people who occupy a housing unit. Can include the related family members and all the unrelated people, if any, such as lodgers, foster children, wards, or employees who share the housing unit. A person living alone in a housing unit, or a group of unrelated people sharing a housing unit, is also counted as a household.

Family Household - Comprises a group of two or more persons related through birth, marriage, or adoption and residing together and any unrelated people residing there.

Nonfamily Household - Comprises unrelated persons living together or one person living alone.

Table 2-4
Changes in Household Type

Household Type	2010		2019		Percentage Change
	Number	Percentage	Number	Percentage	
Family Households	35,595	79%	39,495	78%	11%
Married families with children	13,205	29%	22,189	44%	68%
Married families, no children	10,584	24%	28,432	56%	169%
Other families	11,806	26%	13,430	27%	14%
Nonfamily Households	9,336	21%	11,126	22%	19%
Single persons	6,741	15%	8,299	16%	23%
All other households	2,595	5%	2,827	6%	9%
Total	**44,931**	**100%**	**50,621**	**100%**	**13%**

Table 2-4
Changes in Household Type

Household Type	2010		2019		Percentage Change
	Number	Percentage	Number	Percentage	
Household Size					
Single person	6,741	15%	8,299	16%	23%
2 to 4 persons	24,936	56%	30,620	60%	23%
5 persons or more	13,254	29%	11,702	23%	-12%
Average Size	3.6		3.7*		3%

Source: US Census Bureau 2010; ACS 2015-2019; SCAG 2020.
*Average size data for 2019 comes from the 2020 SCAG Local Housing Data report for Ontario

Employment

Housing demand is also driven by the wages earned by households, affecting the types of housing that can be afforded. Moreover, overall employment in Ontario also affects housing demand, because as employment levels increase in Ontario, some of these future workers will desire to live in Ontario. This section describes current patterns in employment levels by industry and occupation.

Employment and Occupations

Table 2-5 details the types of occupations held by residents in 2020 in the Riverside–San Bernardino–Ontario Metropolitan Statistical Area (MSA), based on the 2020 Occupational Employment and Wage Statistics reported by the California Economic Development Department (EDD). Transportation and material moving occupations and office and administrative support occupations make up the largest proportions of the MSA's workforce, representing and 15 percent respectively. These occupations earn an average income of $44,925 and $40,914, respectively, which is less than EDD's reported mean annual wage for the Riverside–San Bernardino–Ontario ($55,049). Management occupations and legal occupations earned the highest mean annual wage, each exceeding $117,000. Together, management occupations and legal occupations represent less than 5 percent of the MSA workforce. Food service and serving related occupations and farming, fishing, and forestry occupations each earned the lowest average annual salary (slightly greater than $32,000). While farming, fishing, and forestry occupations comprise a relatively small proportion of the MSA population (0.5 percent), food service and serving related occupations comprises the fourth largest proportion of the MSA's employed residents. Food service and serving related occupations comprise 9.0 percent of employed persons, following sales and related occupations which comprises 9.1

percent of employed persons in the MSA. According to ACS data, in 2019 Ontario's rate of unemployment was 6.5%, which was lower than the rate of unemployment in San Bernardino County (7.7%) and but higher than the statewide rate (6.1%).

The largest employers in Ontario are:

- 5,000-9,999 employees:
  - United Parcel Services, 3140 E. Jurupa Avenue
- 1,000-4,999 employees:
  - Workforce Personnel, Inc., 800 N. Haven Avenue, Suite 330
  - Ontario-Montclair School District, 950 West D Street
  - Chaffey Joint Union High School District, 211 West Fifth Street
- 500-999 employees
  - FedEx, multiple locations
  - QVC Inc., 853 QVC Way
  - AutoZone Auto Parts, multiple locations
  - The Home Depot, 2980 S Euclid Avenue
  - Cardenas Markets, LLC, multiple locations

Table 2-5
Occupations by Type for Riverside-San Bernardino-Ontario Metropolitan Statistical Area

Occupations	2020		Average Annual Salary
	Number	Percentage	
Management occupations	64,650	4.3%	$117,862
Business and Financial Operations Occupations	58,060	3.9%	$73,959
Computer and Mathematical Occupations	18,390	1.2%	$89,837
Architecture and Engineering Occupations	16,560	1.1%	$91,836
Life, Physical, and Social Science Occupations	10,160	0.7%	$85,766
Community and Social Service Occupations	27,930	1.9%	$62,523
Legal Occupations	5,780	0.4%	$117,415
Educational Instruction and Library Occupations	99,940	6.7%	$71,328
Arts, Design, Entertainment, Sports, and Media Occupations	10,120	0.7%	$61,636
Healthcare Practitioners and Technical Occupations	82,190	5.5%	$102,182
Healthcare Support Occupations	85,470	5.7%	$35,293
Protective Service Occupations	41,470	2.8%	$59,895
Food Preparation and Serving Related Occupations	134,450	9.0%	$32,268
Building and Grounds Cleaning and Maintenance Occupations	45,150	3.0%	$38,856
Personal Care and Service Occupations	29,600	2.0%	$35,614
Sales and Related Occupations	135,630	9.1%	$45,301
Office and Administrative Support Occupations	177,130	11.9%	$44,925
Farming, Fishing, and Forestry Occupations	7,610	0.5%	$32,135
Construction and Extraction Occupations	83,650	5.6%	$58,145
Installation, Maintenance, and Repair Occupations	57,360	3.9%	$56,287
Production Occupations	75,250	5.1%	$42,134
Transportation and Material Moving Occupations	223,180	15.0%	$40,914
Total all occupations	**1,489,730**	**100%**	

Source: EDD Occupation & Wage Statistics, 2021

In terms of commute patterns, more people travel into Ontario for work than leave the city to work. Table 2-6 shows the jobs-to-housing ratio and job inflow for Ontario. According to the US Census Bureau and the California Department of Finance, there is a jobs-to-housing ratio of 2.48, indicating that there are twice as many jobs in Ontario as there are housing units. Although current Ontario residents may not need to travel far for employment if they work within the city, the jobs-to-housing ratio indicates that there are not enough housing units for all of the workers employed within Ontario.

Table 2-6
Job-to-Housing Ratio

Metric	*Number*
Jobs	128,637
Housing Units	51,814
Job-to-Housing Ratio	2.48
Net Job Inflow	**54,023**

Source: US Census Bureau On The Map 2018 – Ontario; CA DOF 2021

Household Income

Along with housing costs, household income is the most fundamental factor affecting housing opportunity. According to the 2015–2019 ACS, Ontario's median household income was $65,000, slightly higher than the San Bernardino County median of $63,362. Median family income in Ontario was lower at $58,400, with married families earning much higher income ($79,100) than other types of families, such as female-headed households ($44,300) and male-headed households ($55,200). Single male-headed households earn a comparable income to the median for the entire county while female-headed households earn the lowest median income in the city (see Table 2-7).

Table 2-7 illustrates the household income distribution for different types of households in Ontario. The median income represents the point where 50 percent of all households earn less than that point. Married families tend to earn the highest income, presumably because both adults are working. Other families and nonfamilies typically earn the lowest incomes because these households often consist of single persons or seniors living on fixed incomes.

Table 2-7
Household Income by Type, 2010

Household Type	2019	
	Percentage of Households	Median Income*
All Households	100%	$65,000
Family Households	78%	$58,400
Married families	51%	$79,100
Married families w/children	24%	$73,100
Other Families	27%	$44,300 (Female Householder) $55,200 (Male Householder)
Nonfamily Households	22%	$48,200

Source: US Census Bureau; 2015-2019 American Community Survey.
* Median income rounded to nearest $100.

Although difficult to forecast, the city's median household income is expected to significantly increase over the planning period of the 2050 Policy Plan. Residential development in the Ontario Ranch and Ontario Airport Metro Center, the increasing relocation of corporation headquarters to Ontario, and significant revitalization efforts ongoing throughout the community are anticipated to broaden the income makeup of Ontario's future population.

Household Income Distribution

The California Department of Housing and Community Development (HCD) analyzes the distribution of income among households in a community relative to the area median income (AMI), as adjusted for households of different sizes. Households are grouped into five income classifications for purposes of determining the need for assistance. Each year, HCD analyzes the distribution of income by county and develops maximum income limits for each income classification. The 2021 income limits set by HCD for San Bernardino County are:

- ***Extremely low***: households earning 30 percent or less of AMI, or a maximum income of $26,500 for a four-person household
- ***Very low:*** households earning 31 to 50 percent of AMI, or a maximum income of $39,500 for a four-person household
- ***Low***: households earning 51 to 80 percent of AMI, or a maximum of $63,200 for a four-person household
- ***Moderate:*** households earning 81 to 120 percent of AMI, or a maximum income of $93,000 for a four-person household

- ***Above moderate:*** households earning above 120 percent of AMI for a four-person household, or an annual income greater than $93,000 for a four-person household.

State income guidelines also often combine extremely low and very low income into one category, called "very low income." The extremely low-, very low-, and low-income categories are also often combined into a larger "lower" income category, a term used throughout this Housing Element. This is because lower-income households as a whole have markedly different housing needs than moderate- and above moderate-income households.

Table 2-8 describes the income distribution of households by tenure. As shown in Table 2-8, 41 percent of all households earn lower incomes, with 11 percent of total households categorized as extremely low income. Homeowners have a much higher proportion of moderate- or above moderate income-households, while renters have a higher share of lower-income households.

Table 2-8
Household Income Distribution

Income Categories	Tenure of Households				Total of Households	Percentage of Total
	Owners	Percentage of Households	Renters	Percentage of Households		
Extremely Low	1,600	6%	3,855	17%	5,455	11%
Very Low	2,120	8%	3,520	15%	5,640	12%
Low	3,500	13%	5,380	24%	8,880	18%
Moderate or Above Moderate	19,090	73%	10,110	44%	29,200	59%
Total	26,310	100%	22,865	100%	49,170	100%

Source: Comprehensive Housing Affordability Strategy (CHAS), 2013-2017.

Note: Numbers differ from the Regional Housing Needs Assessment (RHNA) because the CHAS household income levels are adjusted for household size, whereas the RHNA distribution is not adjusted for household size.

2.2 Housing Profile

This section describes and analyzes various housing trends and housing characteristics to provide a basis for assessing the demand and supply of available housing for the community. They include housing growth trends, housing characteristics, age and condition of housing, housing prices and rents, and homeownership trends.

Housing Growth

Between 2010 and 2021, the housing stock in the city increased 9 percent and SCAG predicts that the housing stock could increase by an additional 44 percent by 2045 (Table 2-9).

Table 2-9
Housing Projections 2000–2045

Year	Households	Change	
		Numeric	Percentage
2000	44,912	--	--
2010	47,449	2,537	6%
2021	51,814	4,365	9%
2045	74,500	22,686	44%

Source: California Department of Finance 2000, 2021; US Census Bureau 2010; SCAG 2020 RTP/SCS

Housing Characteristics

Housing Type

As shown in Table 2-10, the majority of Ontario's existing housing is single-family detached units. Ontario's overall housing production activity over the past decade has trended notably towards multifamily construction of developments with five or more housing units, increasing 23 percent between 2010 and 2021. Single-family detached housing also increased during the same period but at a far less significant rate of approximately 8 percent. The number of single-family attached and multifamily of two to four units stayed relatively stable over this time period, while the number of mobile homes declined by approximately 15 percent. Overall, however, more housing was built between 2010 and 2021 than demolished, resulting in a net growth in housing stock of approximately 9 percent. Most of this growth was due to the ongoing development of the former dairy farms south of Riverside Drive and east of the Cucamonga Channel as well as new multifamily projects with five or more units throughout the more established portions of the city.

Table 2-10
Housing Type 2010–2021

Unit Type	Number of Units		2010–2021 Change	
	2010	2021	Number	Percentage
Single-family detached	28,007	30,244	2,237	8%
Single-family attached	3,114	3,114	0	0%
Multiple-family (2–4 units)	5,078	5,110	32	1%
Multiple-family (5+ units)	9,087	11,169	2082	23%
Mobile homes and other	2,163	1,846	-317	-15%
Total	**47,449**	**51,483**	**4,034**	**9%**

Source: California Department of Finance 2021; City of Ontario 2021

Unit Size

Housing size is an important factor in housing availability. There must be an adequate supply of different sized housing that matches family needs, particularly large housing units affordable to lower-income families likely seeking rental housing options. While the number of large families (five or more persons) decreased by 12 percent since 2010, the number of renter households of at least four persons (9,704 households) exceeds the number of renting households with three or more bedrooms (7,282 units), as shown in Table 2-11. Meanwhile, the number of owner-occupied units with three or more bedrooms (21,380) exceeds the number of owner-households with four or more persons (10,992 households, see Table 2-18). Increased competition for limited number of rental units appropriately sized for large families can lead to higher overcrowding. Overcrowding often occurs because of two factors: (1) the cost of housing relative to income that causes families to double up, and (2) the fact that the building industry typically does not produce large apartment units.

Table 2-11
Housing Size by Tenure

Bedrooms	Owner	Renter	Total
Studio or 1 bedroom	849	5,835	6,684
2 bedrooms	4,885	10,390	15,275
3 or more bedrooms	21,380	7,282	28,662
Total	**27,114**	**23,507**	**50,621**

Source: US Census ACS 2015-2019.

Housing Tenure

Homeownership

The American dream is intertwined with the goal of homeownership, which is often associated with independence, economic success, safety, and family. Historically, one of the most efficient and effective ways to build wealth over time is with the purchase of a home.

As of the 2015-2019 ACS, the city has a homeownership rate of 53.6 percent, with 27,114 homeowners and 23,507 renter households. This percentage decreased from the 59 percent homeownership rate in 2010. Table 2-12 shows the total number of occupied housing units by tenure.

Table 2-12
Occupied Housing Units by Tenure

Tenure	Number	Percentage
Owner	27,114	53.6%
Renter	23,507	46.4%
Total	**50,621**	**100.0%**

Source: US Census ACS 2015-2019.

Vacancy Rates

The housing vacancy rate is a key indicator of the housing market and how well housing supply matches the demand. Typically, vacancy rates of 5 to 6 percent for rental units and 1 to 2 percent for ownership housing are needed to offer a variety of choice for residents, incentive for developers, and sufficient price options for consumers. Vacancies in excess of these norms are usually considered to be excessive and lead to price depreciation. Lower vacancy rates are deemed to indicate a tight market, where housing rents and prices are expected to increase.

In 2019, Ontario's housing vacancy rate for rental units was 2.9 percent, a low rate for rental vacancies. From 2010 to 2019, the city experienced a decrease in rental vacancy rates, falling from 5.8 percent in 2010.

The 2015-2019 ACS indicated a 1 percent vacancy rate for ownership units, a decline from 2 percent in 2010. The decrease in both the owner-occupied and renter vacancy rates for housing units in Ontario suggests that housing demand is exceeding the ability of the market to build and deliver new housing stock.

Housing Prices and Rents

According to a survey of home sales listings on Zillow in late May 2021, the median resale price in Ontario was $544,990 for a three-bedroom house. The highest sales price surveyed was $657,990 for a four-bedroom house while the lowest sales price was $365,000 for a two-bedroom house. Most homes available were three-bedroom houses; only one one-bedroom house was listed as of the date of the survey. The lack of smaller, lower-cost homes on the market may present a challenge for smaller households, particularly younger households or seniors that may have limited incomes when trying to downsize their homes.

In 2021, 3.6 percent of housing units in Ontario were mobile home units, a decrease in recent years, as discussed previously. Mobile homes provide an additional opportunity for lower-income households to own a home. On May 24,2021 there were 22 mobile homes in Ontario listed for sale on Zillow.com. List prices ranged from $45,000 to $199,000, with a median price of $93,000 and an average price of $100,464. Typically, owners of mobile homes must pay rent to the mobile home parks where they are located. In exchange, the mobile home parks typically provide landscaping and infrastructure maintenance, easing the maintenance burden on park residents. This is particularly helpful for those with limited mobility, such as seniors and disabled persons.

Apartments and rental single-family homes are a key housing option for young adults and young families so they may dedicate their limited funds to other needs. Senior housing also provides a rental opportunity for seniors with limited incomes or mobility, who can benefit from the greater affordability, compact nature, and lower maintenance needs of apartments.

According to a survey of rental listings on Zillow in late May 2021, the median rent in Ontario was $1,974, while the minimum and maximum prices were $1,425 and $3,000, respectively. The most common rental unit on the market during the survey had two bedrooms and was approximately 800 square feet in size.

Affordable Housing - The U.S. Census and numerous housing programs consider an affordable housing payment to be no more than 30 percent of a household's gross income. However, many different standards exist for housing affordability and the standard used depends on the agency consulted, funding source used, and whether household size is considered.

Housing Affordability

Housing affordability is a critical issue. The inability to afford housing leads to a number of situations, including the doubling up of families in a single home, low homeownership rates, illegal units, overextension of a household's financial resources, premature deterioration of units from the inability to afford maintenance, and situations where young families and seniors cannot afford to live near other family members. Table 2-13 and the following discussion describe housing affordability in Ontario.

Homeownership

According to a survey of home sale listings on Zillow conducted in May 2021, the median home price in Ontario was $544,990. As shown in Table 2-13, this price exceeds the maximum affordable price of $410,000 for households of four members with a moderate- or lower-income household income. Although some homes surveyed were within the affordability range of moderate-income households, only 1 of the 25 units surveyed was below the limit of $410,000 and while affordable to moderate-income households, this home was unaffordable to lower-income households. This suggests that overwhelming majority of market-rate homes for sale in Ontario are mostly unaffordable to any household earning a moderate income and are entirely unaffordable to any household earning a lower income.

Rental Housing

Rental housing provides an important source of affordable housing for young adults, families with children, and seniors who earn low and moderate incomes. Since approximately 41 percent of Ontario households earn lower incomes, providing a sufficient quantity of decent and affordable rental housing for the workforce, young adults, families with children, and seniors is an important goal. Table 2-13 summarizes the affordability of rental housing in Ontario.

Based on a market survey conducted in May 2021 of rental listings posted on Zillow, the median rent price in Ontario is $1,974. Table 2-13 indicates that only a moderate-income household could afford the median rent price, being able to pay no more than $2,325 a month on rent and expenses. Low-income households can afford to pay no more than $1,580 a month on rent. The minimum rent surveyed was $1,425 and thus some rental units are affordable to low-income households, but most rental units are unaffordable to most low-income households. Very low and extremely low-income four-person households can afford no more than $988 and $663 per month on rent expenses, respectively. Thus, market-rate rental units at the median rental rate as of May 2021 are unaffordable to any household earning a very low or extremely low income in Ontario. Lower-income households have greater difficulty affording housing. Both very low- and extremely low-income households could not afford to rent a home without doubling up and significantly overpaying for housing. Low-income households could afford a limited number of rentals, but most likely face overpayment, overcrowding, or both.

Table 2-13
Housing Affordability Summary

Income Levels	Definition (Percentage of County AMI)	Maximum Household Income[1]	Maximum Affordable Price[2]	Maximum Affordable Rent[3]
Extremely Low	Less than 30%	$26,500	$111,200	$663
Very Low	31% to 50%	$39,500	$170,200	$988
Low	51% to 80%	$63,200	$275,600	$1,580
Moderate	81% to 120%	$93,000	$410,000	$2,325

Assumptions:

1 Household size of four persons. Maximum income limits are established by the Department of Housing and Community Development according to median family income (AMI) for 2021.

2 Rounded to nearest $100. Assumes 10% down payment, 30-year loan at an interest rate of 3%, and standard housing costs for San Bernardino County. Housing affordability is calculated at 30% of income, assuming mortgage costs are tax deductible. Affordability estimates created June 11, 2021, using: https://www.wellsfargo.com/mortgage/planning/comfort-zone/afford.

3 Rental payment is assumed at no more than 30% of income.

Housing Problems

In today's housing market, where prices and rents have increased faster than personal income over the past decade, Ontario households are paying increasingly more of their income for housing and have less discretionary income to afford other necessities. Overcrowding is also becoming more prevalent as residents choose to live in smaller housing units. The following discussion focuses on both issues in Ontario.

Overpayment

Housing overpayment is an increasing problem in many cities, particularly among lower-income households. The federal and state governments define housing overpayment as when a household spends more than 30 percent of their income toward rental costs or toward a monthly mortgage payment. Overpaying is a housing problem because it leaves a household with limited financial resources for other expenses.

As of 2017, housing overpayment in Ontario affected approximately 60 percent of renters (13,215 households) and approximately 40 percent of homeowners (8,655 households) (see Table 2-14). Overpayment is traditionally more prevalent among renters than owners. While fixed-rate mortgages are the norm, it is still worth noting that adjustable rate mortgages have the potential to lead to overpayment. In any case, housing overpayment tends to be most severe for lower-income households, regardless of tenure.

Table 2-14
Overpayment by Household Type and Tenure

Overpayment	Low-Income Renter Households	All Renter Households	Low-Income Owner Households	Owner Households	Total Overpaying Households
30%–50% of Household Income	4,085	6,400	1,770	5,295	11,705
More than 50% of Household Income	6,610	6,815	2,960	3,360	10,175
Total more than 30% of Household Income	10,695	13,215	4,730	8,655	21,880
Percentage of Households Overpaying (> 30%)	49%	60%	22%	40%	100%

Source: CHAS 2013-2017
Note: Total numbers of units in the Comprehensive Housing Affordability Strategy (CHAS) may differ slightly as compared to ACS totals due to sampling differences.

Overcrowding

In response to higher housing costs, residents may accept smaller-sized housing or double up in the same house, which leads to overcrowding. Overcrowding strains physical facilities and the delivery of public services, contributes to a shortage of parking, and accelerates the deterioration of housing. Housing overcrowding is also considered one of several substandard housing conditions according to the Uniform Housing Code.

Many different definitions of housing overcrowding exist (see side bar). The US Census considers a situation when a household has more members than habitable rooms in a home overcrowded. For example, a two-bedroom apartment with a living room and kitchen (a total of four rooms excluding bathrooms and hallways) would be considered overcrowded if more than four occupants lived in the home. Overcrowding can be moderate (1.0 to 1.5 persons per room) or severe (more than 1.5 persons per room).

Overcrowding is caused by a range of situations and complex factors, including a mismatch between household income and the cost of housing, and differences regarding preferences for adequate living space. Regardless of these factors, overcrowding typically occurs in a number of situations, such as (1) a family lives in a small unit; (2) a family provides accommodations for extended family; (3) a family rents space to nonfamily members; or (4) students double up to afford housing.

As of 2019, there were 6,159 households, or approximately 12 percent of all households, in Ontario experiencing some degree of overcrowding. Approximately 71 percent of overcrowded households were moderately overcrowded while 29 percent were extremely overcrowded. Although homeowners made up the majority (54 percent) of all households in the city, renters made up a supermajority (69 percent) of Ontario's overcrowded households, whereas only 31 percent of households were owner-occupied. This trend also occurred among the moderately and severely overcrowded households, where renters made up 70 and 68 percent of these categories, respectively.

Table 2-15 provides data on household overcrowding in Ontario according to the tenure of the household.

Overcrowding -
Many different standards exist for overcrowding, and the standard used depends on the agency and the area of authority. The California Building Code uses the most permissive definition based on strict health and safety reasons. The California Department of Fair Employment and Housing uses another standard for fair housing. Because of its wide application, the Housing Element uses the Census Bureau definition to determine what constitutes overcrowding, with moderate overcrowding defined as 1.0 to 1.5 persons per room, and severe overcrowding defined as more than 1.5 persons per room.

Table 2-15
Overcrowding by Tenure

Overcrowding Level	Homeowners		Renters		Total
	Number	Percentage	Number	Percentage	
No Overcrowding	25,211	57%	19,251	43%	44,462
Moderate Overcrowding	1,320	30%	3,033	70%	4,353
Severe Overcrowding	583	32%	1,223	68%	1,806
Total Households	**27,114**	**54%**	**23,507**	**46%**	**50,621**
Total Overcrowding	**1,903**	**31%**	**4,256**	**69%**	**6,159**

Source: ACS 2015-2019

2.3 Special Housing Needs

Certain individuals and families in Ontario encounter greater difficulty in finding decent, affordable housing because of their special circumstances. Special circumstances may be related to income, family characteristics, medical condition or disability, or household characteristics. A major emphasis of the Housing Element is to ensure that persons from all walks of life have the opportunity to find suitable and affordable housing in Ontario.

State Housing Element law identifies the following special-needs groups: senior households, people with disabilities (physical, developmental, mental, substance abuse, etc.), female-headed households (single parent), large households, persons and families in need of emergency shelter, and farmworkers. This section provides a discussion of housing needs for each particular group and identifies the major programs and services available to address their housing and support needs.

Table 2-16 shows the number of special housing needs groups residing in Ontario based on the 2010 Census and the 2015-2019 ACS unless otherwise noted.

Table 2-16
Special-Needs Groups

Special-Needs Group	Number of Persons or Households		Percentage of Persons or Households[9]	
	2010	2019	2010	2019
Large Families[1]	13,254	20,696	28%	41%
Female-Headed Households[2]	10,568	9,358	26%	18%
Single-Parent Families[3]	6,012	13,430	13%	27%
Senior Households[4]	8,349	8,039	18%	16%
Total Disabilities[5]	--	28,252	--	--
Homeless Persons[6]	452	102	<1%	<1%
Farmworkers[7]	617	505	<1%	<1%
Lower-Income Households[8]	17,185	19,975	36%	39%

Source: CHAS, 2009; US Census ACS 2015-2019; SCAG Local Housing Profile Data; San Bernardino County Homeless Partnership - 2020 PiTC

Notes:
1. Large families are defined as households with five or more members. Percentage refers to the percentage of all households in Ontario comprising large families.
2. Female-headed households refer to single-person and family households with a female listed as the head of household. Percentages represent the share of all households that are headed by a female.
3. Single-parent families refer to households with children that are headed by one parent. Percentages represent the share of all households with children that are headed by a single parent.
4. Senior households refer to households where a member is 65 years of age or older. Percentages represent the share of all households that are headed by a senior.
5. Total Disabilities refers to the total number of all disabilities tallied. No valid percentages can be displayed since disabilities are not equal to people as one person may have multiple disabilities. 2010 data are not displayed since the 2010 Census counted the total population living with disabilities rather than total disabilities.
6. Homeless people refer to the number of people counted as homeless in Ontario according to the 2020 San Bernardino County Homeless Count. Percentages refer to the share of the total Ontario population.
7. Farmworkers refer to the number of farmworkers working in Ontario according to the SCAG 2021 Local Profile Data for Ontario.
8. Lower-income households refer to the number of households who earn 80 percent or less of the median family income according to the 2015-2019 ACS.
9. Percentages refer to the share of all households.

Family Households

Ontario is a family-oriented community, with approximately 8 out of every 10 households composed of related family members. In recent years, housing market conditions have led to increasing home prices, a higher prevalence of overpayment and overcrowding, and in some cases, substandard living conditions for families. The burden of higher housing costs typically is most severe for large families and female-headed families, making them special-needs households under state law.

In today's housing market, single-parent families are increasingly at-risk because they must balance work and their families. According to the 2015-2019 ACS, Ontario has a total of 13,430 households headed by a single parent.

Large households with five or more members also constitute a special-needs group because of their unique housing needs. Of the 20,696 large families, 9,704 rent and 10,992 own homes. Large households earning lower incomes also have a high prevalence of housing overpayment, defined as paying more than 30 percent of income toward housing. As shown in Table 2-17, approximately 43 percent of all large families (renters and owners) overpay for housing.

Table 2-17
Large-Family Housing Overpayment

Income Level	*Number of Households Overpaying*			
	Renters	*Percentage*	*Owners*	*Percentage*
Extremely Low (up to 30% AMI)	590	24%	115	11%
Very Low (30% - 50% AMI)	845	35%	310	30%
Low (50% - 80% AMI)	980	41%	600	59%
Total Low-Income Households Overpaying	2,415	100%	1,025	100%
Total Large-Family Households Overpaying	2,750	58%	1,620	30%
All Large-Family Households	**4,755**	**---**	**5,450**	**---**

Source: CHAS 2013-2017

Ontario single-parent families can access resources, including childcare opportunities, through the County's Preschool Services Department, which administers the Federal Head Start, Early Head Start, and Early Head Start – Child Care Partnership, as well as state preschool programs. The Preschool Services Department provides free services to qualifying low-income families and provides wrap-around services to ensure to support child wellness, including health, nutritional, and dental services.

Support services are also available to parents, including free online high school diploma program, employment training, and job placement services. For families at risk of homelessness, the Preschool Services Department provides emergency and crisis assistance in the form of food, housing, transportation, and clothing. Counseling is offered to combat issues of substance abuse and domestic violence. In the County's community assessment prepared by Head Start, the lack of affordable opportunities for childcare was identified as a pressing unmet need to support low-income families, including large families and single-parent families.

Housing Supply

To avoid housing overcrowding and overpayment, large families require affordable homes with three and preferably four or more bedrooms to accommodate children. As shown in Table 2-18, Ontario has about 10,992 large families who own homes compared to the nearly 21,380 owner-occupied units with three or more bedrooms. The city has about 9,704 large renter families, yet only 7,282 rental units with three or more bedrooms. Thus, many large renter families are crowded into smaller rental units.

Table 2-18
Household Size by Tenure in Ontario

Household Size	Number of Owner Households	Percentage of Owner Households	Number of Renter Households	Percentage of Renter Households	Total Households	Percentage of Total Households
Single Person	4,032	15%	4,267	18%	8,299	16%
2 to 3 persons	12,090	45%	9,536	41%	21,626	43%
Large families (4 or more)	10,992	40%	9,704	41%	20,696	41%
Total	**27,114**	**100%**	**23,507**	**100%**	**50,621**	**100%**

Source: US Census 2015-2019 ACS

As shown in Table 2-19, Ontario provides a variety of housing opportunities for lower-income families. In 2021, the city had 39 publicly assisted multiple-family, senior, and transitional housing projects that provided 1,942 deed-restricted units affordable to moderate- and lower-income families. Ontario also has 1,846 mobile homes in parks that provide very low-cost family housing at current market sales prices.

Table 2-19
Affordable Family Housing in Ontario

Housing Types	Number of Units	Affordability of Units
Affordable Housing Units (deed-restricted)	1,942	Very low, low, and moderate income
Mobile Home Parks	1,846	Low–moderate income

Source: City of Ontario, 2021.

Seniors

Senior households have special housing needs for three primary reasons: income, health care costs, and disabilities. Because of these needs, seniors have more difficulty finding suitable and affordable housing. According to 2021 SCAG Pre-Certified Local Housing Data for Ontario, there were 8,039 households with a householder aged 65 or older, or approximately 16 percent of all households.

Although often viewed in a more homogenous fashion, Ontario's senior population is quite diverse. This diversity is reflected not only in age but in income and housing needs as well. Of the total 16,301 seniors, 62 percent are ages 65 to 74 and 39 percent are older than 75. Each of these groups has different health, transportation, and housing needs that require different strategies and plans. Seniors often have greater difficulty finding and maintaining affordable housing because of their fixed retirement incomes.

In terms of tenure, an approximate 72 percent of senior-held households in Ontario are owner-occupied, whereas only an approximate 28 percent of senior-held households are rented. As shown in Table 2-20, the largest group (approximately 15 percent of all householders in Ontario) of senior householders occurs among those aged 65 to 74 years who own their home. Those who pay a monthly rent among this same age bracket comprise a much smaller portion of the city's householders, at approximately 6 percent.

Table 2-20
Senior Housing Needs

Age of Householder	Renters		Owners	
	Number	Percentage	Number	Percentage
15-24 years	1,405	6%	135	1%
25-34 years	6,070	26%	2,598	10%
35-44 years	5,897	25%	5,007	19%
45-54 years	4,797	21%	6,895	26%
55-59 years	1,565	7%	3,149	12%

Table 2-20
Senior Housing Needs

Age of Householder	Renters		Owners	
	Number	Percentage	Number	Percentage
60-64 years	1,319	6%	2,748	10%
65-74 years	1,368	6%	3,826	15%
75-84 years	637	3%	1,417	5%
85+ years	254	1%	537	2%
Total	**23,312**	**100%**	**26,312**	**100%**

Source: SCAG Pre-Certified Local Housing Data - Ontario 2021

Nearly half (approximately 46 percent) of senior households in Ontario earn an annual income of at least $75,000 or more indicating a substantial number of seniors have higher incomes than Ontario households overall. Table 2-21 shows the senior households in Ontario by their annual household income.

Table 2-21
Senior Households by Income

Income	Number	Percentage
Less than $10,000	376	5%
$10,000 to $14,999	263	3%
$15,000 to $19,999	395	5%
$20,000 to $24,999	426	5%
$25,000 to $29,999	282	4%
$30,000 to $34,999	731	9%
$35,000 to $39,999	274	3%
$40,000 to $44,999	156	2%
$45,000 to $49,999	277	3%
$50,000 to $59,999	549	7%
$60,000 to $74,999	581	7%
$75,000 to $99,999	1592	20%
$100,000 to $124,999	595	8%
$125,000 to $149,999	558	7%
$150,000 to $199,999	612	8%
$200,000 or more	253	3%
Total	**7,920**	**100%**

Source: US Census ACS 2015-2019.

The needs of Ontario's senior residents involve more than just the limited retirement incomes of some seniors. Seniors typically have much higher health costs, which stretch their incomes. Seniors also have a greater percentage of disabilities, as discussed later in this report. This makes it more difficult for seniors to stay in their current home. Limited incomes make it harder to maintain housing, particularly as homes age and require rehabilitation. Access to transportation also becomes important as seniors age and choose transportation alternatives to driving cars.

Housing Supply

With respect to housing choices and opportunities, seniors typically have greater difficulty finding suitable housing. As Ontario's population ages, it has become important to provide more of a "continuum of care" to allow seniors to remain in Ontario. As discussed later, the city offers the following types of senior housing.

- ***Senior Citizen Housing Development.*** Senior citizen housing developments are designed to meet the physical and social needs of seniors consistent with the California Fair Employment and Housing Act.
- ***Convalescent Homes. Nursing Care Facilities (Convalescent Homes (Hospital), Rest Home, or Rehabilitation Facility).*** Nursing care facilities are lodging and care facilities for those who are convalescing, invalids, or aged persons requiring specialized health care services, but primary treatment is given in hospitals
- ***Community Care Facilities.*** Residential care facilities for the elderly or other State-licensed care facilities located in residential neighborhoods.

The City recognizes the goal of providing supportive services to enable seniors to "age in place," which is the ability to maintain one's residence and not need to move in order to secure support services in response to life's changing needs. To help seniors, the City offers grants and loans to pay for accessibility improvements, emergency repairs, home renovations, and other services that improve the homes and lives of senior and disabled Ontario residents (Program 3). The City also operates a Senior Center, where a wide variety of supportive services are provided to Ontario's senior residents.

Not all seniors will be able, due to financial constraints or health issues, to age in place and remain in their home. As shown in Table 2-22, residential care facilities in Ontario have a total facility capacity to house 614 seniors. Almost 50 percent of the capacity is accommodated by Inland Christian Home, INC, which houses 297 seniors. A list of residential care facilities that serve seniors is shown in Table 2-22.

The City partners with service provider organizations to provide services directly to seniors. The Ontario Senior Center provides a senior meal program, including meal delivery, Silver Stars senior transportation program, and a variety of resources to assist seniors with meeting their daily needs. Additionally, the Ontario Senior Center offers opportunities for socialization and community through shared meals, clubs and classes, and a newsletter specifically for seniors.

The City funds the Senior Support Services operated by Inland Fair Housing and Mediation Board (IFHMB). IFHMB has provided application-based services to seniors in Ontario for the State of California's Home Energy Assistance Program (HEAP). This program provides senior citizens with a rebate of up to $248 in utility rebates. IFHMB supports seniors through the application process.

Table 2-22
Residential Care Facilities in Ontario

Facility Name	*Capacity*	*Address*
Adult Residential Facility		
Applegate Home	6 (2019)	5495 Applegate St Ontario, CA 91762
Benson Home	9 (2021)	1941 S. Benson Ave Ontario, CA 91762
Blue Jay Home	4 (2020)	414e. Blue Jay Way Ontario, CA 91761
Bonnie Brae ARF	6 (2018)	1656 E. Bonnie Brae Ontario, CA 91764
Contempo Home	4 (2021)	1127 Contempo Ct Ontario, CA 91762
Gala Home	5 (2020)	10986 Gala Lane Ontario, CA 91762
Galongo Michael Home	6 (2020)	1452 W 5th St Ontario, CA 91762
Gemma's Care Center	6 (2021)	2950 Roan St Ontario, CA 91761
Holly Land Care Home	6 (2021)	2044 Holly Ave Ontario CA, 91762
House of Generosity	4 (2019)	724 N Greenwood Ave Ontario, CA 91764
Josephine's Care Home	4 (2021)	1566 E Hazeltine St Ontario, CA 91761
LMB Care Home	6 (2019)	1813 N Calaveras Ave Ontario, CA 91764
LMB Care Home	6 (2019)	1125 West J St Ontario, CA 91762
Manzanita Home	6 (2020)	720 Manzanita Ct Ontario, CA 91761

Table 2-22
Residential Care Facilities in Ontario

Facility Name	Capacity	Address
Monte Vista Family Home	5 (2019)	1922 Brookeside Dr Ontario CA, 91761
Myers Home	4 (2021)	4799 Grand Ave Ontario, CA 91762
Nabih's Care Home	4 (2021)	407 W. Spruce St Ontario, CA 91762
Oak Hill Home	4 (2021)	2420 S. Oak Hill Dr Ontario, CA 91761
Plainfield SO. #17	4 (2021)	2617 S. Plainfield Dr Ontario, CA 91761
Pleasant Board and Care	6 (2021)	1559 SO. Pleasant Ave
Salem Christian Homes INC – " Casa Puente"	6 (2021)	2904 Del Norte Pl Ontario CA, 91761
Salem South Home	12 (2020)	2326 S. Cucamonga Ave Ontario CA, 91761
Schoneveld Home	4 (2021)	3457 South Wrangler Place Ontario CA, 91761
ST. Anthony Family Home	5 (2019)	2744 S Cucamonga Ave Ontario, CA 91761
Sterling Home	5 (2021)	2431 S Seagull Ave Ontario CA, 91761
Sunrise Home	6 (2019)	1435 W Rosewood Ct. Ontario, CA 91762
Susong Home	4 (2020)	1046 Sunsong Ct Ontario, CA 91762
Adult Residential Facility Subtotal	**147**	
Assisted Living Facility		
Arcadian Shores Manor	6 (2019)	2620 Arcadian Shores Rd Ontario, CA 91761
Best Care Guest Home	14 (2020)	817 S Oaks Ave Ontario, CA 91762
Brookdale North Euclid	140 (2021)	1021 N Euclid Ave Ontario, CA 91762
Salvery Care	6 (2018)	939 E Banyan St Ontario, CA 91761
Thelma G. Smith Family Care	4 (2020)	632 E Maitland Ave Ontario CA, 91761
Assisted Living Subtotal	**170**	
Residential Care for the Elderly Continuing Care Contracts		
Inland Christian Home, INC	297 (2019)	1950 S. Mountain Ave Ontario, CA 91762
Residential Care for the Elderly Continuing Care Contracts Subtotal	**297**	
Total Facility Capacity	**614**	

Source: California Department of Social Services, 2021

People with Disabilities

As an established community, the City of Ontario is home to many permanent residents with physical, developmental, or other disabilities that may require different independent living arrangements and services. A disability is a physical or mental impairment that substantially limits one of more major life activities. These disabilities and their severity may require specialized housing arrangements to allow persons with disabilities to live full and independent or semi-independent lives.

SCAG data indicates that Ontario's population living with disabilities has a total of 28,252 disabilities divided into six types, as shown in Table 2-23. Ambulatory difficulties represent the largest share, at an approximate 29 percent of the city's tallied disabilities, followed by cognitive disabilities at approximately 19 percent, and then by independent living disabilities at approximately 18 percent. The least common disability consists of self-care disabilities at approximately 10 percent.

While many disabled people live in independent housing or with family members, many require supportive or institutionalized settings. For instance, disabled people may suffer from serious mental illnesses, drug and alcohol problems, physical disabilities, or other conditions that require short- or long-term residency in an institutional setting. There is no available data documenting the actual incidence of such conditions or the demand for semi-independent residential settings.

Table 2-23
Disability Types in Ontario

Disability Type	*Number*	*Percentage*
Independent Living	4,963	18%
Self-care	2,957	10%
Ambulatory	8,097	29%
Cognitive	5,240	19%
Vision	3,244	11%
Hearing	3,751	13%
Total	**28,252**	**100%**

Source: SCAG Pre-Certified Local Housing Data - Ontario 2021, ACS 2014-2018

People with disabilities may have difficulty finding employment opportunities, which could pose challenges with being able to afford housing costs. In Ontario, there is a total of 112,008 people of working age. Approximately 23 percent of the working age population is not in the labor force, approximately 6 percent are unemployed, and approximately 72 percent are employed. Of Ontario's working age

population with a disability, there are more people with disabilities who are currently not in the labor force (4 percent) or who are unemployed (less than 1 percent) than those who are employed (3 percent). This shows that some people with disabilities living in Ontario may require additional assistance to afford costs of living. Table 2-24 shows the proportions of Ontario's working age population with disabilities by employment status.

Table 2-24
Disabled Residents in Ontario by Employment Status

Disability Type	*Number*	*Percent*
Employed - Total	80,429	72%
with a disability	3,412	3%
no disability	77,017	69%
Unemployed - Total	6,256	6%
with a disability	509	<1%
no disability	5,747	5%
Not in Labor Force - Total	25,323	23%
with a disability	4,020	4%
no disability	21,303	19%
Total	**112,008**	**100%**

Source: SCAG Pre-Certified Local Housing Data - Ontario 2021.

Persons with Developmental Disabilities

Senate Bill (SB) 812 requires the City to include in the special housing needs analysis needs of individuals with a developmental disability within the community. According to Section 4512 of the Welfare and Institutions Code, a "developmental disability" means a disability that originates before an individual attains 18 years of age, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual, which includes mental retardation, cerebral palsy, epilepsy, and autism.

Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

The California Department of Developmental Services (DDS) currently provides community-based services to approximately 329,600 persons with developmental disabilities and their families through a statewide system of 21 regional centers and 2 developmental centers. The Inland Regional Center, serving San Bernardino and Riverside Counties, is 1 of 21 regional centers in California that provide point of entry to services for people with developmental disabilities. The center is a private, nonprofit community agency that contracts with businesses to offer services to individuals with developmental disabilities and their families.

The following information from California Department of Development Services (DDS), provided to the City by SCAG, provides a closer look at the disabled population (see Table 2-25).

Table 2-25
Developmentally Disabled Residents by Age

Location	0–17 Years	18+ Years	Total
Ontario Total	1,479	737	2,216

Source: SCAG Pre-Certified Local Housing Data - Ontario 2021 (based on CA DDS consumer count by CA ZIP, age group and residence type for the end of June 2019

A number of housing types are appropriate for people living with a development disability: rent-subsidized homes, licensed and unlicensed single-family homes, inclusionary housing, obtaining rental housing using Section 8 vouchers, special programs for home purchase, HUD housing, and SB 962 homes. The design of housing-accessibility modifications, the proximity to services and transit, and the availability of group living opportunities represent some of the types of considerations that are important in serving this need group. Incorporating "barrier-free" design in all new multifamily housing (as required by California and federal fair housing laws) is especially important to provide the widest range of choices for disabled residents. Special consideration should also be given to the affordability of housing, as people with disabilities may be living on a fixed income.

Service providers that participated in stakeholder interviews identified a serious lack of affordable housing and limited opportunities for rental assistance, which can particularly impact persons with disabilities.

Rolling Start Inc. is a nonprofit organization that promotes independent living for persons with disabilities. Its mission is to empower and educate people with disabilities to achieve the independent life of their choice. To accomplish this mission, Rolling Start offers a variety of services in San Bernardino, Inyo, and Mono Counties and serves approximately 1,500 clients with disabilities annually. Rolling Start provides wrap-around services to create independence for its clients, including housing

assistance to secure appropriate housing, personal assistant referrals and training, transportation assistance, and teaching independent living skills, such as budgeting, cooking, cleaning, and laundry. Assisting clients to find employment is a core service for Rolling Start. Clients receive job-seeking skills to secure employment through skills trainings and local networking. Rolling Start also offers clients access to assistive technology to support with everyday tasks, including devices ranging from jar openers and magnifiers to wheelchairs, grab bars, and assistive computer applications.

The San Bernardino County Department of Behavioral Health provides mental health programs to individuals and families who are experiencing serious or ongoing mental health and/or substance abuse disorders in San Bernardino County. In addition to crisis response teams, the Department of Behavioral Health provides outpatient mental health clinics that include crisis intervention, assessment/referral, individual/group therapy, medication support, case management, drug/alcohol, and educational workshops. The Department of Behavioral Health partners with service providers for specific communities, including military families, veterans, American Indians, Latinx population, African American population, LGBTQ+ community, preschool and school-aged children, and community health workers. The community-focused groups offer mental health resources, referral services, education, awareness and advocacy, and prevention resources.

To assist in the housing needs for persons with developmental disabilities, the City will implement programs to coordinate housing activities and outreach with the Inland Regional Center and encourage housing providers to designate a portion of new affordable housing developments for persons with disabilities, especially persons with developmental disabilities, and pursue funding sources designated for persons with special needs and disabilities (Program 30).

Housing Design and Availability

The needs of people with disabilities and available program responses vary considerably, as these individuals do not live in institutionalized settings. Whereas many live in independent living arrangements, others require more supportive settings. Therefore, typically, people with disabilities have three primary needs with respect to suitable housing: (1) affordable and accessible housing, both new and rehabilitated; (2) an adequate supply of institutional settings for those requiring more specialized care; and (3) a system of supportive services that allow for a full life.

Universal Design – Universal Design is the design of products and environments to be usable by all people, to the greatest extent possible, without the need for adaptation or specialized design.

Visitability - Visitability is the design approach for new housing such that anyone who uses a wheelchair or other mobility device should be able to visit. A social visit requires the ability to get into the house, to pass through interior doorways, and enter a bathroom ~~to use the toilet~~.

Cities that use federal housing funds must meet federal accessibility guidelines. For new construction and substantial rehabilitation, at least 5 percent of the units must be accessible to persons with mobility impairments, and an additional 2 percent of the units must be accessible to persons with hearing or visual impairments. New multiple-family housing must be built so that (1) public and common-use areas are readily accessible and usable by disabled people; (2) doors into and within units can accommodate wheelchairs; and (3) units contain adaptive design features, such as universal design.

HUD also recommends, but does not require, that all design, construction, and alterations incorporate, wherever practical, the concept of accessibility. This recommendation is in addition to requirements of Section 504 of the Fair Housing Act. Recommended construction practices include wide openings for bathrooms and interior doorways and at least one accessible means of egress and ingress for each unit. The City enforces all federal and state accessibility laws but does not require or mandate that new units meet more stringent universal design or visitability (see sidebar) standards.

At some point, people with disabilities may require an institutional setting. State law requires communities to allow people with disabilities to live in normal residential neighborhoods and therefore preempts many local laws and regulations for residential care facilities. The City allows for a range of residential care facilities in its neighborhoods, as summarized in Table 2-26. Ontario also has 28 residential-care facilities (also known as assisted living, retirement homes, etc.), providing accommodations for 158 disabled clients.

Table 2-26
Housing for People with Disabilities

Housing Types	*Facility Capacity*
Adult Daycare facilities	42
Adult Residential Care facilities	106
Social Rehabilitation facilities	10
Total	**158**

Source: California Department of Developmental Services - Community Licensing Care Division 2021

Homeless People

Homeless persons are those who have a primary nighttime residence that is a supervised shelter designed to provide temporary living accommodations or a public or private space not designed for regular sleeping accommodation. The 2020 San Bernardino County Homeless Count identified 102 homeless persons residing in Ontario, including 74

persons unsheltered, and 28 homeless individuals living in emergency shelters or transitional housing.

Homeless populations have a complex range of housing and supportive service needs. The housing needs of homeless individuals cannot be met without a service system with a strong outreach component that engages homeless people and encourages them to enter the shelter system. A variety of housing types and supportive programs are needed to serve the homeless, depending on whether it is a homeless individual or family, if there is substance abuse involved, and if the person is disabled.

Continuum of Care Program

The City contracts with Mercy House to implement a Homeless Services Continuum of Care (CoC) to prevent homelessness and assist individuals and families in becoming self-sufficient. The City's CoC offers the following services and programs:

- ***Homeless Outreach Service Center.*** The Ontario Access Center is the first step in the CoC and is designed to get people off the street and into an environment where services can be provided. The center offers showers, laundry facilities, lockers, restrooms, and case management offices. Ontario also funds an emergency shelter for victims of domestic violence (House of Ruth).

- ***Transitional Housing.*** Transitional housing is designed to provide accommodations for up to two years, during which the homeless individual or family prepares for independent living. In conjunction with the City of Ontario and the Ontario Housing Authority, as of 2021, Mercy House continued to provide a 34-bed transitional living facility, Assisi House, located on Virginia Avenue. Foothill Family Shelter, located in Upland, also has transitional housing units serving the West End of San Bernardino County, including Ontario.

- ***Permanent Supportive Housing.*** The City provides permanent supportive housing in the form of vouchers and direct assistance to renters. As described in the 2020-2024 Consolidated Plan for the Ontario CoC, the affordable permanent housing program consists of 76 units of affordable housing that offers optional aftercare supportive services. Tenancy is ongoing provided the tenant adheres to polices outlined in the tenant lease. In addition, the City has worked in cooperation with Mercy House Living Centers, the County of San Bernardino Department of Behavioral Health, and the Housing Authority of the County of San Bernardino to develop Project Gateway which provides up to 12 units of Permanent Supportive Housing within the inventory of the 76 permanent housing units. These units are available to mentally ill,

chronically homeless individuals with supportive housing services. In addition, the City has implemented a HOME Tenant Based Rental Assistance (TBRA) program targeted to providing permanent housing through a 12-month voucher to chronically homeless individuals and families. A total of 168 units are provided between these three projects that specifically serve homeless individuals and families: Affordable Permanent Housing Program (76 units), Project Gateway (12 units), and Tenant-Based Rental Assistance (80 units).

- ***SOVA Program Center.*** The SOVA Program Center, located at 904 East California Street, is operated by the Inland Valley Hope Partners. The center provides clients with emergency food, utility, and rental assistance. SOVA provides a 15-meal supply of nutritional food for each member of a family, every 30 days. The agency also offers classes in nutrition education, assistance for utilities and rent, motel vouchers, and access to job listings, bilingual health and safety information, and referrals.

- ***Other Partnerships.*** The City of Ontario also works with other nonprofit partners to address the complex individual and interjurisdictional issue of homelessness, both locally and regionally. Partners include the Interagency Council on Homelessness, HMIS Advisory Committee, Foothill Family Shelter, House of Ruth, Inland Valley Hope Partners, Mercy House, Transitional Assistance Department (motel vouchers), the Salvation Army, Housing Authority of the County of San Bernardino, San Bernardino County Department of Behavioral Health, Step-Up on Second, West Valley Regional Steering Committee, and surrounding jurisdictions.

Since the establishment of the CoC, Ontario has expended over $15 million in capital investment and operating subsidies for various programs designed to end homelessness. The major expenditures were in the acquisition and substantial rehabilitation of permanent housing units and creation of the Ontario Access Center. Ontario's CoC supports:

- The Ontario Access Center, which continues to provide basic needs and services.

- Assisi House and Aftercare Services Program, which provides transitional housing and aftercare services.

- The HOME Tenant-Based Rental Assistance (TBRA), which provides tenant--based rental assistance.

- HUD's Supportive Housing Program, Project Gateway, which helps secure permanent housing with wrap--around services for chronically homeless individuals with disabilities and their families.

- In cooperation with Ontario Housing Authority, Mercy House, and Mercy House Community Housing Development Organization (CHDO) a total of 76 permanent housing units, continue to be provided for priority occupancy to participants in the CoC.

Ontario has created new programs to assist in the delivery of services designed to house persons experiencing homelessness within the city:

- During Fiscal Year 2019-20, funding for the street outreach team was increased to increase outreach efforts from 10 hours per month to 40 hours per week.

- The Extreme Weather Motel Voucher Program assisted 11 persons with a total of 58 bed nights in 2019, and 14 persons in 2020. The program was adapted to the COVID-19 motel voucher program in March 2020 and served 57 households between March and September 2020. In November 2020, the City launched the Emergency Motel Voucher Program that has served 92 households during Fiscal Year 2020-21. All individuals assisted are provided with the opportunity for case management focused on connecting the individuals to housing.

- The LMIHF Utility Assistance Program assists persons experiencing homelessness with $0 income to participate in the existing HOME TBRA Program operated as part of the CoC. This program was canceled in March 2020 to focus resources on sheltering homeless persons during the COVID-19 pandemic.

- The City partnered with a local school district to identify homeless families and assist these families with rental subsidies through the HOME TBRA program.

- The City facilitated monthly meetings with Ontario focused homeless providers and governmental agencies to coordinate services to transition individuals/families from homelessness into a stable housing program.

The COVID-19 Rapid Re-Housing Program finds housing solutions for persons at risk of homelessness during the pandemic. During Fiscal Year 2020-21, two households received assistance.

As indicated earlier, the City continues to make ongoing subsidies available to various homeless service providers to provide for public service programs serving homeless individuals and families, such as the Family Stabilization Program at SOVA Program Center, services for victims of domestic violence and their children provided by House of Ruth, and the Ontario Access Center and Assisi House and Aftercare Services Program provided by Mercy House CoC (Program 32). Table 2-27 shows the city's current supply of housing for homeless persons. As shown in Table 2-27, the total beds available (at least 155) can accommodate the city's homeless persons (102 persons) based on the 2020 San Bernardino County Homeless Count.

Table 2-27
Housing for Homeless People

Housing Types	*Type of Housing*	*Clients*	*Number of Beds*
Mercy House Ontario Access Center	Intake Center	Homeless people	N/A
Assisi House	Transitional housing	Single men, women, and women with children	9 units 34 beds
Foothill Family Shelter	Transitional housing	Homeless families with children	26 units All 2- bedroom units (56 beds or more)
House of Ruth	Emergency shelter, transitional housing, and permanent housing	Battered women and children	20 emergency beds; 35 transitional beds, and 2-bedroom units for permanent housing or rapid re-housing (up to 10 beds)
Affordable Permanent Housing Program	Permanent Housing	Priority access for homeless individuals and families	76 units
Project Gateway	Shelter Plus Care	Mentally ill, chronically homeless	12 units
Tenant-Based Rental Assistance	Rental Subsidies for Permanent Housing	Chronically Homeless individuals	80 units
Veterans Affairs Supportive Housing	Voucher	Veterans	352 vouchers
Family Unification Program	Voucher	Families	1,109 vouchers
SOVA Food Security Center	Voucher	Families	As available
		Total	**155 beds or more 1,666 units or more**

Source: City of Ontario, 2020-2024 Consolidated Plan; Communication with homelessness services agencies.

Farmworkers

Ontario first developed as an agricultural community, devoted primarily to the citrus industry. A reminder of the heyday of orange groves, the Sunkist plant, has now closed operations. Dairies later replaced the citrus industry. In the mid-1980s, in fact, the Chino-Ontario area was renowned

for the highest concentration of dairy cows per acre in the world. Twenty years later, however, only about 50 dairy farms were still located in the Ontario-Chino area. Many moved to Fresno, Kern, and San Joaquin Counties or to other states.

In 2021, SCAG reported that 505 farmworkers had jobs in Ontario, 380 were full-time, year-round jobs. There was also a total of 586 workers employed in the agricultural industry in general, 461 of which were full-time, year-round jobs. Table 2-28 shows the amounts of farmworkers and agricultural industry workers in Ontario. In the past decades, the dairy industry has dramatically changed. Ontario's dairy industry today is highly automated and generally family-owned and operated. Some dairy farms employ farmworkers to assist with the daily operations, but the use of technology, automation, and family labor has minimized the need for farmworkers. The 2017 Department of Agriculture (USDA) Agricultural Census estimates there are approximately 2,246 hired farmworkers in San Bernardino County, with 1,579 estimated to be permanent labor and 1,114 estimated to be seasonal workers. Based on the primary agricultural uses in Ontario (dairy), the majority of hired farmworkers are presumed to be permanent labor.

The housing needed for dairy workers is different from that of traditional seasonal/migratory farm laborers. Traditional migrant laborers move from place to place to harvest crops on a seasonal basis and live in migrant farmworker housing, such as dormitories. In contrast, dairy work is relatively constant, and employees, who are often family members, live on-site. Today, many dairy farms have two or more dwellings to accommodate the owner/operator and several key employees.

Building more year-round housing that is affordable to lower-income households would address the housing needs of permanent farmworkers. Social services can defray the cost of living and assist permanent and seasonal farmworkers to be able to afford housing expenses and avoid becoming homeless. Program 33 addresses groups with special housing needs, including permanent and seasonal farmworkers.

The City has an Agricultural Overlay District to allow existing agricultural uses to continue until a development is approved for urban uses. The City's zoning allows single-family homes by-right, agricultural caretaker units as an accessory use, and manufactured housing by-right.

Conservative estimates are that each farm residence is occupied by a farm owner/operator and one family member working on-site at the dairy. The other homes in the Ontario Ranch agricultural areas are assumed to have one to two residents working in the agricultural business. With these assumptions, existing housing in Ontario Ranch accommodates between

500 and 800 agricultural workers. Additional agricultural laborers work in Ontario, but many are employed in the food processing, horticultural, or other agricultural industries.

Table 2-28
Farmworkers in Ontario

Farmworkers Occupation and Employment	*Number in Ontario*	*Percentage of Ontario Workers*
Total jobs: Farming, fishing, and forestry occupations	505	0.61%
Full-time jobs only: Farming, fishing, and forestry occupations	380	0.66%
Total employment in agriculture, forestry, fishing, and hunting	586	0.70%
Full-time employment only in agriculture, forestry, fishing, and hunting	461	0.80%

Source: SCAG Pre-Certified Local Housing Data - Ontario 2021.

Extremely Low Income

Extremely low-income households are defined as households earning annual incomes that are 30 percent or less of the AMI. Based on state income limits for 2021, a four-person, extremely low-income household earns no more than $26,500 and can afford approximately $663 per month for rent. Homeownership for extremely low-income households is considered financially infeasible throughout much of California because of the levels of subsidies required for a single unit.

According to the 2013-2017 CHAS, approximately 5,455 households (11 percent) earn extremely low income in Ontario. Of the extremely low-income households, it is estimated that 3,855 rent and 1,600 own the home they live in. The average income of a wide range of service and retail occupations falls into this category, at approximately 18 percent of Ontario's workforce. As businesses cope with the economic recession, many are converting jobs into part-time employment, further increasing the number of individuals earning extremely low incomes.

Extremely low-income households experience a broader range and severity of housing problems (overcrowding and overpayment) than other households because of their income level. For instance, the majority of extremely low-income households are renter households (3,855) and 3,145 (81 percent) of extremely low-income renter households overpay for housing. Of the 1,600 extremely low-income households who own a home, 1,215 (76 percent) overpay for housing. Overcrowding is also predominantly concentrated among very low- and extremely low-income households.

According to SCAG, the City of Ontario has a construction goal of 5,640 very low-income units from 2021 through 2029. Of that total, the City estimates that the construction need for extremely low-income units is 50 percent of that number, or 2,820 units. This estimate is based on a methodology approved by HCD for estimating the need for extremely low-income housing. Providing housing affordable to extremely low-income households is challenging because of the significant financial subsidies required to make rental housing projects financially feasible.

The City's strategy to house extremely low-income households is focused on rental assistance and housing preservation. The Housing Authority of San Bernardino County (HASCB) has issued 773 housing vouchers to Ontario residents, predominantly those with extremely low incomes. The vouchers are primarily in traditional voucher programs (735) with a small amount (38) used in special voucher programs such as Veterans Affairs Supportive Housing. Of the total number of vouchers, a significant portion is assumed to be for families.

2.4 Neighborhood Conditions

Ontario's history is rooted in agriculture, and many of the city's homes, lot patterns, and other neighborhood features reflect that history. In other instances, the city's neighborhood fabric is defined by recent patterns of development. Today, Ontario's neighborhoods are the building blocks of the community. Neighborhoods profoundly define the sense of identity and community for residents, the quality of life experienced, and the image and role of Ontario in the Inland Empire. Therefore, the design of neighborhoods, the maintenance of housing, and historic preservation are all critical aspects of building Ontario's future.

Historic Neighborhoods

The City has developed historic contexts to describe and explain the circumstances and period within which historic resources were built. Contexts provide an understanding of the importance of resources and features. Contexts also provide insight as to the location of neighborhoods.

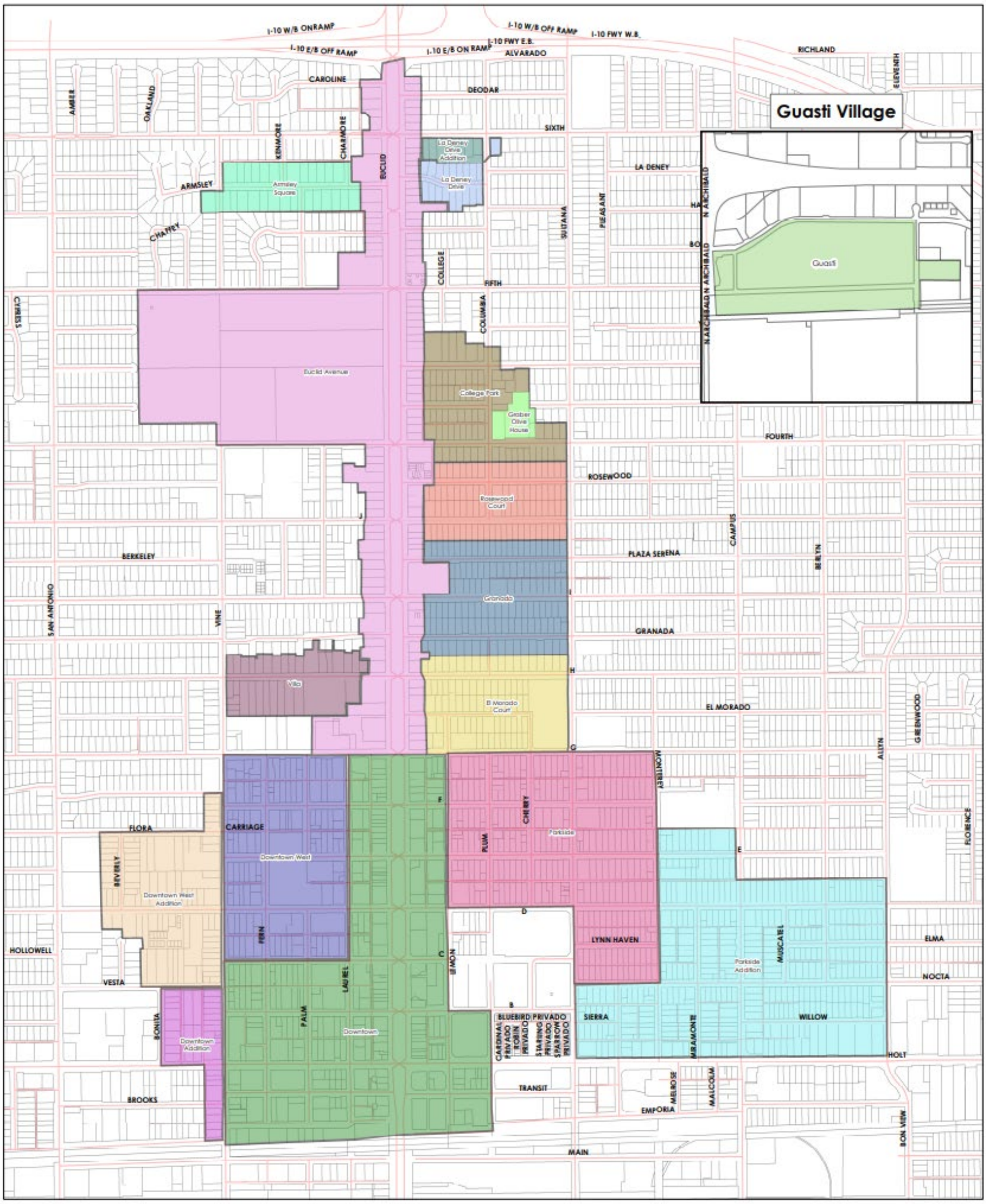
To date, the City has identified the following historic contexts:

- Ontario Irrigation Colony, which includes the Chaffey Brothers, the Ontario Land and Improvement Company, and the Citrus Industry.
- Wine Industry, which is in the eastern part of Ontario and was exemplified by Hofer Ranch and the Guasti Winery.

- Citrus Industry, which is in the central portion of Ontario and symbolized by the Sunkist Plant.
- Dairy Industry, which is in the southern portion of Ontario, mostly in what is known as Ontario Ranch.
- Aviation Industry, located at the Ontario International Airport, which identifies aviation themes in commercial, civil, military, and architecture.

Historic surveys are a fundamental part of this effort. The City's first survey of historic properties was completed in 1983. The survey identified almost 3,000 properties as eligible for designation as Historic Landmarks or as part of Historic Districts. Of the 3,000 listed properties, approximately 300 properties were nominated for designation. Currently, Ontario has designated 99 properties designated as Local Historic Landmarks and eight Historic Districts. Nine additional areas have been identified as potential districts. These districts are illustrated on Figure 2-1.

Figure 2-1 Ontario Local Historic Districts



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Age and Condition of Housing Stock

Ensuring decent and well-maintained housing helps provide safe housing for families, improves property values and the image of Ontario, and contributes to higher levels of neighborhood investment. Like any physical asset, housing requires regular maintenance and repair to extend its life. The age of the existing housing stock is one way of measuring housing conditions and is a factor in determining the need for home rehabilitation.

Housing age is correlated with rehabilitation needs. Homes built between 30 and 50 years ago are more likely to need rehabilitation or substantial repairs. Homes built before 1971 are less likely to meet seismic standards enacted following the Sylmar Earthquake of 1971. Homes older than 50 years often need new electrical, plumbing, roofing, and other subsystems. Older homes may also have been altered without building permits, and the alterations do not meet current health and safety standards. As shown in Table 2-29, 39 percent (22,270) of the homes in Ontario were built prior to 1970. Program 3 is included to assist with home rehabilitation.

Housing deterioration is associated with several other conditions, such as overcrowding and small rental projects, as well as investor-owned homes. Accelerated home deterioration is caused by overcrowding, which places additional wear and tear on housing designed for fewer occupants. Smaller rental projects often appear to need major rehabilitation because they are often owned by inexperienced investors. Finally, investors tend not to maintain single-family homes as well as resident owners.

Table 2-29
Age of Housing Stock

Year Built	*Housing Units*	
	Number	*Percentage*
Before 1940	5,093	9%
1940–1949	2,648	5%
1950–1959	9,142	16%
1960–1969	5,387	9%
1970–1979	9,882	17%
1980–1989	10,326	18%
1990–1999	4,972	9%
2000-2009	3,497	6%
2010 or later	7,096	12%
Total	**58,043**	**100%**

Source: US Census ACS 2015-2019; City of Ontario APRs 2019, 2020.

As part of periodic windshield surveys undertaken over the past few years, City staff has identified several residential areas with significant rehabilitation needs that may provide opportunities for improvement and new programs. The following discussion describes general areas, provides a map illustrating their locations, and concludes with an estimate of housing rehabilitation and repair needs.

CDBG Conservation Home Improvement Program (CHIP Loan)

This new program launched in June 2020, provides low-income homeowners with a loan to make energy efficiency or water conservation improvements to the exterior of their homes. Eligible improvements include roof repairs/replacement, window replacement, exterior painting, landscaping improvements, irrigation systems and other improvements deemed necessary to provide energy/water conservation benefits.

Distressed Multifamily Development

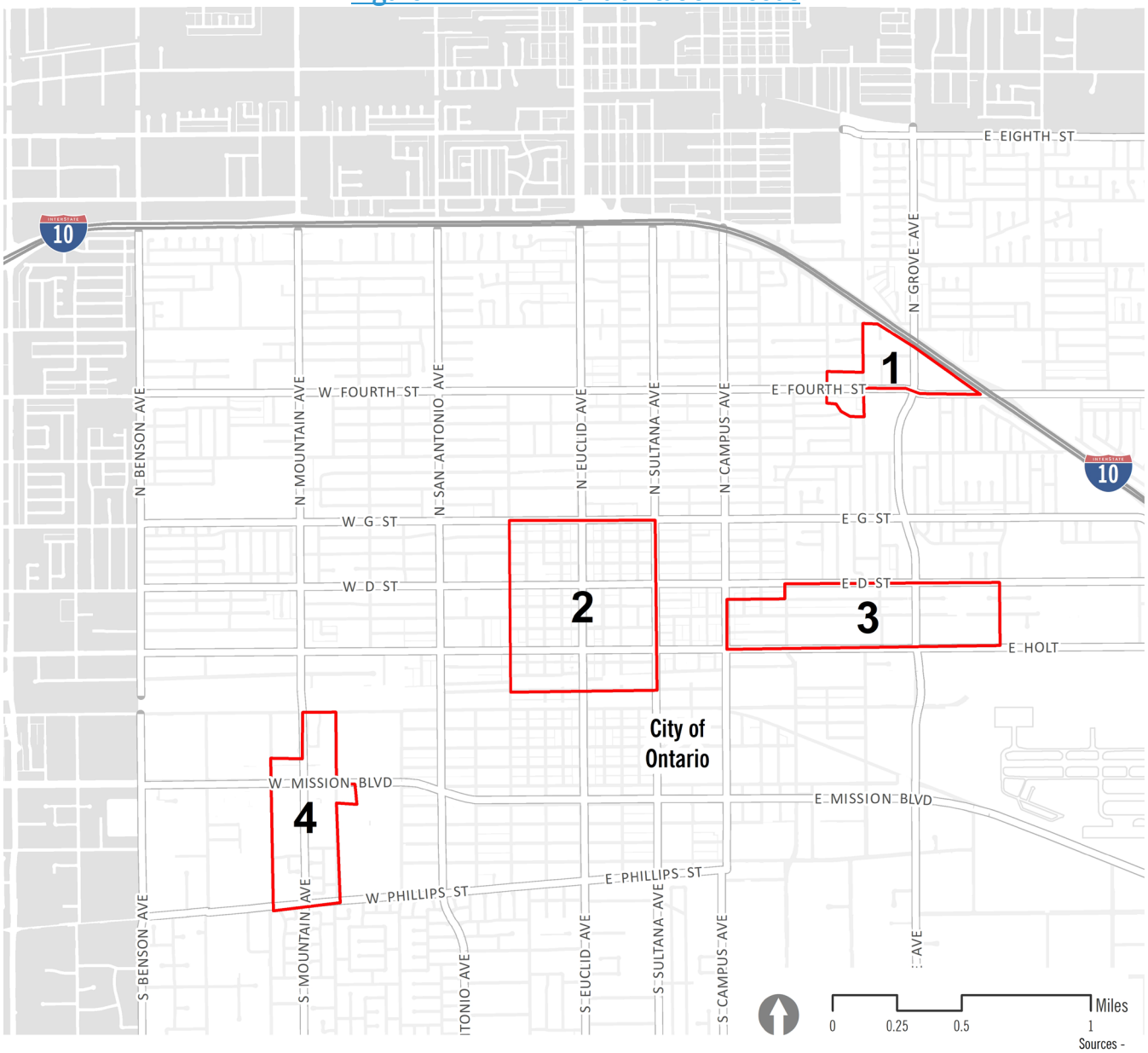
The City of Ontario was incorporated in 1891. Like most cities of this age, there are areas within the community that a need substantial reinvestment to eliminate the deteriorated and blighted conditions that occur when properties are not adequately maintained. Most of these areas are in portions of the city that were formally designated as Redevelopment Project Areas. Most of the deteriorated residential properties are in the city's former Central City and Cimarron Project Areas. These areas contain some of the oldest multifamily housing in the city. In 2007, a survey of 2,400 homes was conducted in the Cimarron Project Area and found 22 percent of the units needed repair and maintenance and 28 percent were deteriorated or dilapidated. Prior to the dissolution of redevelopment by the State, hundreds of these multifamily housing units had been rehabilitated using a variety of funding sources (including Redevelopment Low- and Moderate-Income Housing Funds (LMIHF) and federal HOME funds). Most of the funding was provided through LMIHF funding. The City has worked to develop innovative programs to address the rehabilitation needs of multifamily units. Funding for this type of reinvestment is limited.

The City recently added a Systematic Health and Safety Inspection requirement for all rental units over seven years old to be inspected by Community Improvement staff every four years (Program 1). Any units not in compliance must make necessary improvements to the property to ensure the units meet all applicable codes. These efforts have resulted in the improvement of many properties to meet these minimum standards and improve the quality and safety of Ontario's housing stock.

Rehabilitation Needs

Figure 2-2 identifies the four neighborhoods in Ontario with the highest rates of rehabilitation needs and abandoned homes, as reported in the 2019 Neighborhood Preservation Strategy. This plan was developed with the intent to establish partnerships between the City, its residents, business owners, community organizations, and neighborhoods with the goal of neighborhood preservation and building community. The Plan focuses on four neighborhoods strategically identified census and land use data as well as data from Community Improvement active cases, including outcomes of Systematic Health and Safety Inspections, select My Ontario mobile app reports, and calls for police services. As shown on Figure 2-2, the four neighborhoods with the highest rates of rehabilitation need and abandoned homes are Fourth and Grove, Downtown, Nocta and Mission-Mountain. These neighborhoods are in Northwest Ontario (see Figure 3-1 Areas of Ontario). As described in Section 3, Assessment of Fair Housing, Northwest Ontario contains low-resource areas and areas of high segregation and poverty. Across the four neighborhoods identified in Figure 2-2, there are approximately 324 homes in need of rehabilitation and approximately 168 abandoned homes. Program 3 is included to address rehabilitation needs. Programs 16, 17 and 25 encourage the acquisition of housing.

Figure 2-2 Rehabilitation Needs



Sources -
Total Units: Placeworks + City of Ontario [2020]
Rehabilitation Needs and Abandoned:
Neighborhood Preservation Strategy Plan, 2019

Rehabilitation Needs

Neighborhood in Need of Rehabilitation

Map Number	Neighborhoods	Total Units	Rehabilitation Needs		Abandoned	
			Percent	Number	Percent	Number
1	Fourth and Grove	179	15.38	28	7.69	14
2	Downtown	848	1.75	15	2.63	22
3	Nocta	997	25	249	10	100
4	Mission-Mountain	522	6.25	33	6.25	33

Housing Construction Needs

Every eight years, California law requires cities to plan to accommodate population and employment growth in their community through the implementation of responsive housing policies and programs. To assist in that effort, SCAG prepares housing construction needs goals for each city in Southern California as part of the Regional Housing Needs Assessment (RHNA). All local governments, including Ontario, are required to set aside sufficient land, adopt programs, and provide funding, to the extent feasible, to facilitate and encourage housing production commensurate with that need.

Total "housing construction need" includes three components: (1) the number of housing units needed to accommodate future population and employment growth; (2) an additional allowance to replace demolished units and restore normal vacancy rates; and (3) a fair adjustment that determines housing need by different affordability levels. The following discusses the specifics of each factor in Ontario.

Population and Employment Growth

The first component of construction need represents the number of units needed to accommodate new households forming as a result of population and employment growth. Ontario's housing need is based on SCAG's regional growth forecast, adopted as part of the 2020 Regional Transportation Plan (RTP) and revised to reflect further local comments. Table 2-30 compares projected population, employment, and household growth in Ontario from 2016 through 2045.

Table 2-30
Households, Employment, and Population Projections 2016–2045

Category	2016	2045	Change	
			Numeric	Percentage
Households	46,000	74,500	28,500	62%
Employment	113,900	169,300	55,400	49%
Population	172,200	269,100	96,900	56%

Source: SCAG 2020 RTP/SCS

Housing Factors

The RHNA goal for new construction incorporates additional units to accommodate two factors in the housing market. First, the housing market requires a certain number of vacant units to allow for sufficient choice for consumers, maintain rents and prices at adequate levels, and encourage normal housing maintenance and repair.

Over time, it is expected that a certain number of housing units will be lost to residential uses from demolition, fire, conversion to nonresidential uses, recycling to other uses, or a variety of other reasons. In other cases, the City's redevelopment activities throughout the community will also result in the demolition and replacement of certain uses. Therefore, SCAG adjusts the City's housing production goals by a standard "replacement factor" based on the historical rate of units lost to demolition or conversion to nonresidential uses in each community.

Fair-Share Allocation

Ontario's housing construction need represents the total construction needed to accommodate expected population and employment growth while accommodating vacancies and replacement units. This need is further divided into five household income categories defined by state law. The income limits defined by HCD for San Bernardino County in 2021 are:

- ***Extremely low:*** households earning 30 percent or less of AMI, or a maximum income of $26,500 for a four-person household
- ***Very low:*** households earning 31 to 50 percent of AMI, or a maximum income of $39,500 for a four-person household
- ***Low:*** households earning 51 to 80 percent of AMI, which translates into a maximum of $63,200 for a four-person household
- ***Moderate:*** households earning 81 to 120 percent of AMI, or a maximum income of $93,000 for a four-person household
- ***Above moderate:*** households earning above 120 percent of AMI, or a minimum of $93,001 for a four-person household

California law states that the RHNA is required to avoid or mitigate the overconcentration of income groups in a jurisdiction to achieve its objective of increasing supply and mix of housing types, tenure, and affordability in an equitable manner. In practice, jurisdictions with a smaller proportion of lower-income units are required to provide a larger share of those units as part of their construction need to compensate for jurisdictions that already accommodate more than their fair share. Table 2-31 shows the City's RHNA by affordability level.

Table 2-31
Regional Housing Needs Goals, 2021–2029

Household Income Levels for the RHNA	*Number of Housing Units*	*Percentage of Units by Affordability level*
Extremely Low Income	2,820	14%
Very Low Income	2,820	14%
Low Income	3,286	16%
Moderate Income	3,329	16%
Above Moderate Income	8,599	41%
Total	**20,854**	**100%**

Source: Southern California Association of Governments 2021.

Housing Preservation Needs

Subsidized housing provides the largest amount of affordable housing to persons and families earning extremely low, very low, and low income. As shown in Table 2-32, as of September 2021, Ontario has an identified 33 developments with 1,959 units of housing built with various local, state, and federal subsidies that are deed-restricted as affordable for lower-income households and persons with special housing needs. California law requires that all housing elements include an analysis of "assisted multiple-family housing" projects as to their eligibility to change from low-income housing to market rates within 10 years of the beginning of the eight-year planning period that will begin on October 15, 2021. This at-risk analysis section thus addresses any affordable assisted units that are at-risk of market-rate conversion as late as October 15, 2031.

Assisted housing developments or at-risk units are multifamily rental housing complexes that receive government assistance under federal, state, and local programs within the current and subsequent eight-year planning period of the housing element. It there are units at-risk, the element must include a detailed inventory and analysis. The inventory must list:

- Each development by project name and address;
- Type of governmental assistance received;
- Earliest possible date of change from low-income use;
- Total elderly and nonelderly units that could be converted;
- An analysis of the costs of preserving and replacing these units;

- Resources for preservation of at-risk units; and
- Program for preservation of at-risk units and quantified objectives.

Affordable housing periodically converts to market rents, particularly during inflationary times when market rents escalate and create a financial incentive.

The City of Ontario made significant progress in preserving many affordable housing projects at-risk of conversion to market rents. During the past housing planning period, the City actively preserved the Ontario Townhomes project, an 85-unit project-based Section 8 property, for an additional 20 years. Table 2-32 provides an inventory of all publicly subsidized affordable housing projects in Ontario and their status.

Table 2-32
Publicly Subsidized Multiple-Family Housing

Project/Address	Unit Type	Total Units	Total Assisted Units	Assisted Units at Risk	Funding Source	Earliest Expiration
Units at Risk of Converting						
WOODSIDE II (SENIOR) 302 West G Street	Senior	60	60	12	Amended and Restated Regulatory and Declaration of Restrictive Covenants First Supplemental Regulatory Agreement and Declaration of Restrictive Covenants	12/1/2021
ENCORE TOWNHOMES (F/K/A WAVERLY PLACE) 1725 East G Street	Multifamily	155	62	31	MFHB	12/1/2021
RANCHO VISTA TOWNHOMES (F/K/A CAMBRIDGE SQUARE) 1037 N. Archibald Avenue	Multifamily	125	50	25	MFHB	12/1/2022
CEDAR VILLAS (SENIOR) 301 East Cedar	Senior	136	123	123	Housing Revenue Bond	3/25/2024
MISSION OAKS 1427 West Mission Boulevard	Multifamily	80	80	80	RDA Housing Set-Aside	5/30/2025
CICHON 225 East D Street and 415 North Plum A & B	Multifamily	3	3	3	LMIHF	7/15/2025
ESTANCIA 1720 East D Street	Multifamily	152	85	85	ORA Agreement with Owner	8/6/2026
CINNAMON RIDGE (SENIOR) 1051 East Fourth Street	Senior	101	101	101	Housing Revenue Bond	8/6/2026
SUBTOTAL		**812**	**564**	**460**		
Units Not at Risk of Converting						
AVANTE (F/K/A WATERFORD COURT) 1675 East G Street	Multifamily	165	17	_	MFHB	2/9/2059
WOODSIDE III (SENIOR) 408 West G Street	Senior	84	67	_	MFHB	2/9/2059
ONTARIO TOWNHOUSES 1360 East D Street	Multifamily	86	85	_	HUD Assisted Project Section 236(J)(1)	3/26/2074
SEASONS (SENIOR) 955 North Palmetto	Senior	80	80	_	Housing Revenue Bond; LIHTC	12/31/2072

Table 2-32
Publicly Subsidized Multiple-Family Housing

Project/Address	Unit Type	Total Units	Total Assisted Units	Assisted Units at Risk	Funding Source	Earliest Expiration
VESTA (HOGI) 520-526 1/2 West Vest Street	Multifamily	6	6	_	HOME	6/6/2057
MT. VIEW (SENIOR) Phase I 511 North Palmetto Avenue	Senior	86	86	_	HOME; RDA Set-Aside: LIHTC	2/13/2058
PALM TERRACE II 1449 East D Street	Senior	48	47	_	Section 202	6/30/2059
PARK CENTRE 850 North Center Street	Multifamily	404	101	_	Housing Revenue Bonds	12/1/2060
CASITAS 1900 South Campus	Multifamily	253	48	_	Parc Vista/Terrace View deal	1/11/2061
SUMMIT PLACE 1130 West Fourth Street	Multifamily	75	75	_	MFHB, RDA Set-Aside	1/11/2061
SUMMIT WALK 1206 West Fourth Street	Multifamily	78	78	_	MFHB, RDA Set-Aside	1/11/2061
LANDMARK @ONTARIO 950 North Dussenberg Drive	Multifamily	469	71	_	City DDA with property owner	11/20/2061
VINTAGE APARTMENTS 955 North Dussenberg	Multifamily	300	45	_	DDA (Developer Agreement)	4/17/2062
Mt. VIEW (SENIOR) Phase II 511 North Palmetto Avenue	Senior	20	20	_	LIHTC	7/15/2062
FRANCIS APARTMENTS 307-311 West Francis	Multifamily	15	15	_	HOME, LMIHF	7/1/2114
CITY CENTER SENIOR APARTMENTS 280 North Lemon	Senior	76	75	_	HOME, LIHTC	9/21/2065
METRO 102 (F/K/A COLONY APARTMENTS) 102 North Lemon Avenue	Multifamily	160	160	_	LMIHF	9/21/2064
PALM TERRACE I 1433 East D Street	Senior	91	90	_	HOME; Section 202	8/12/2060

Table 2-32
Publicly Subsidized Multiple-Family Housing

Project/Address	Unit Type	Total Units	Total Assisted Units	Assisted Units at Risk	Funding Source	Earliest Expiration
BEGONIA AVENUE APARTMENTS 209, 216, 217, 222, 223, 228, and 231N. Begonia Ave.	Multifamily	28	28	_	NSP1, LMIHF, NSP3, HOME	1/24/2066
305 NORTH BEGONIA AVENUE	Multifamily	4	4	_	LMIHF, HOME	7/1/2114
1164 WEST VESTA STREET and 1165 WEST HOLLOWELL STREET	Multifamily	8	8	_	NSP3, HOME	7/5/2067
EMPORIA PLACE 220 South Fern Avenue	Multifamily	75	74	_	LIHTC, OHA Funds	8/27/2075
VISTA VERDE APARTMENTS 110 North Virginia Avenue	Multifamily	101	101	_	TCC, OHA Funds, MF Housing Revenue Bonds	4/25/2074
MERCY HOUSE Guadalupe 411 & 412 North Parkside Drive	Multifamily	15	14	_	RDA Set Aside	"411 – 02/14/2073
MERCY HOUSE Assisi House (Transitional Housing) 517,521 & 525 Virginia Street	Transitional	34 beds	34 beds	_	HOME	412 – 02/28/2069"
SUBTOTAL (Does not include the 34 beds at Mecy House Transitional Housing)		**2,727**	**1,395**			
GRAND TOTAL (Does not include the 34 beds at Mecy House Transitional Housing)		**3,539**	**1,959**	**460**		

Source: City of Ontario. 2021
F/K/A = Formerly Known As

Funding Sources

DDA = Disposition and Development Agreement
HOME = HOME Investment Partnerships Program
LIHTC = Low-Income Housing Tax Credit
LMIHF = Low and Moderate Income Housing Fund
MFHB = Multiple-Family Housing Revenue Bonds
NSP = Neighborhood Stabilization Program
OHA = Ontario Housing Authority
ORA = Ontario Redevelopment Agency
RDA Set-Aside = Redevelopment Housing Set-Aside funds
TCC = Transformative Climate Communities

Potential At-Risk Projects

City records identified eight affordable housing projects totaling 460 units for lower-income and moderate-income households where the owner's obligation to retain the units as affordable will expire in the next 10 years if there is no intervention from the City or other entity. The potential of conversion is greater in an escalating rental market, where owners have a greater financial incentive to convert the projects.

The following describes the at-risk properties in detail.

- **Avante Townhomes.** This project provided 50 affordable units to very low-, low-, and moderate-income households. The affordability restrictions for 33 of the 50 assisted units expired on July 15, 2021. Seventeen (17) units remain restricted for moderate-income households until February 9, 2059.
- **Woodside III.** This project provided 84 affordable units to very low-, low-, or moderate-income senior households. The project is financed through multifamily Housing Revenue Bonds. The affordability restrictions for 17 of the 84 assisted units expired on July 15, 2021. Sixty-seven (67) units remain restricted for moderate-income households until February 9, 2059.
- **Woodside II.** This project provides 60 affordable units to very low-, low-, or moderate-income senior households. The affordable units in this project were secured through an Amended and Restated Regulatory and Declaration of Restrictive Covenants First Supplemental Regulatory Agreement and Declaration of Restrictive Covenants. The affordability restrictions for 12 of the 60 assisted units expire as soon as December 1, 2021.
- **Encore Townhomes.** This project provides 62 affordable units to low- and moderate-income households. The project is financed through multifamily Housing Revenue Bonds. The affordability restrictions for 31 of the 62 affordable units expire as soon as December 1, 2021.
- **Rancho Vista Townhomes.** This project provides 50 affordable units to very low-, low-, and moderate-income households. This project is financed through multifamily Housing Revenue Bonds. The affordability restrictions for 25 of the 50 assisted units expire as soon as December 1, 2021.

- **Cedar Villas.** This project provides 123 affordable units to very low- and moderate-income seniors. The project is financed through Housing Revenue Bonds. The affordability restrictions expire as soon as March 25, 2024.
- **Mission Oaks.** This project provides 80 affordable units to very low- and moderate-income families. The project is financed through an RDA Housing Set-Aside. The affordability restrictions expire as soon as May 30, 2025.
- **Cichon.** This project provides three affordable units to very low-, low-, and moderate-income families. The project is financed through the Low- and Moderate-Income Housing Fund. The affordability restrictions expire as soon as July 15, 2025.
- **Estancia.** This project provides 85 affordable units to low- and moderate-income families. The affordability of units in this project is secured through an Occupational Rights Agreement with its owner. The affordability restrictions expire as soon as August 6, 2026.
- **Cinnamon Ridge.** This project provides 101 affordable units to very low-, low-, and moderate-income seniors. The project is financed through Housing Revenue Bonds. The affordability restrictions expire as soon as August 6, 2026.

Preservation Options

Typically, local governments have a wide range of options to replace affordable housing units lost through conversion to market rents. However, the four primary ways are to replace the expired rental subsidies, construct new affordable housing units, offer incentives to rehabilitate the units in return for extended affordability controls, or facilitate the transfer of the project to another entity.

Replacement of Rent Subsidies

Rental subsidies using non-federal (state, local, or other) funding sources can be used to maintain affordability of the at-risk affordable units. These rent subsidies can be structured to mirror the federal Housing Choice Voucher (Section 8) program. Under Section 8, HUD pays the difference between what tenants can pay (defined as 30 percent of household income) and what HUD estimates as the fair-market rent on the unit. The feasibility of this alternative is highly dependent on the availability of other funding sources necessary to make rent subsidies available and the willingness of property owners to accept rental vouchers if they can be provided.

Table 2-33 calculates the annual subsidy needed to replace HUD subsidies at fair-market rents based on 2021 prices. As an example, the annual cost to subsidize the difference between affordable rent and fair-market rent for an existing very low-income unit for a family of four in a three-bedroom unit in Ontario that is at-risk of market-rate conversion would be approximately $11,154, in 2021 dollars. Low-income households occupying one- and two-bedroom units as well as moderate-income households of any size currently do not require subsidies as the affordable rents for these types of housing situations are estimated to be higher than the fair-market rent costs. Very low-income households of any size as well as low-income households occupying three- or four-bedroom units will likely require subsidies to pay rent as the fair-market rent estimates are higher than the affordable rent estimates.

Table 2-33
Cost to Replace Rent Subsidies

Unit Size	Fair-Market Rent		Household Size	Affordable Very Low-Income (50% AMI) Rent		Affordable Low- Income (80% AMI) Rent		Affordable Moderate-Income (120% AMI) Rent		Monthly per-Unit Subsidy			Annual per-Unit Subsidy		
	Monthly	Annual		Monthly	Annual	Monthly	Annual	Monthly	Annual	Very Low-Income	Low Income	Moderate Income	Very Low-Income	Low Income	Moderate Income
1-bedroom	$1,106	$13,272	2	$790	$9,480	$1,265	$15,180	$1,860	$22,320	$316	$0	$0	$3,792	$0	$0
2-bedroom	$1,390	$16,680	3	$889	$10,665	$1,423	$17,070	$2,093	$25,110	$501	$0	$0	$6,015	$0	$0
3-bedroom	$1,917	$23,004	4	$988	$11,850	$1,580	$18,960	$2,325	$27,900	$930	$337	$0	$11,154	$4,044	$0
4-bedroom	$2,369	$28,428	5	$1,068	$12,810	$1,708	$20,490	$2,511	$30,135	$1,302	$662	$0	$15,618	$7,938	$0

Sources: HUD Fair Market Rents 2021; San Bernardino County; 2021 California HCD Income Limits
Note: Affordability based on 30% of monthly income for each category as outlined in the 2021 California HCD Income Limits. Subsidy costs of $0 indicate that the affordable rent estimate is higher than the estimated fair market rent price from HUD so no subsidy is needed.

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Based on the data and cost estimates presented in Table 2-33, Table 2-34 presents the estimated costs to preserve the identified at-risk housing units. Currently, the estimated annual cost to preserve all at-risk housing in Ontario using rent subsidies would likely be $470,093. The median cost to preserve all the at-risk units within one housing project is an estimated $65,511. The most expensive project to preserve via rent subsidies would be 123 units at Cedar Villas at an estimated $162,405 in 2021 dollars, whereas the least costly project in the city to subsidize would be the 3 units at Cichon, at an estimated $3,792 in 2021 dollars. Encore Townhomes and Estancia likely have units whose affordable rents are currently higher than the estimated fair-market rent cost and thus they likely would be ineligible to receive subsidies. These estimates may vary depending on data limitations relating to the bedroom mix and income category since these factors together determine the cost of the rent subsidy.

Table 2-34
Cost to Subsidize At-Risk Units in Ontario, 2021

Project/Address	Unit Type	Total Units	Assisted Units Total	At-Risk Units				Total Unit Bedroom Mix	Annual Subsidy Cost	Earliest Expiration
				Total	Very Low Income	Low Income	Moderate Income			
WOODSIDE II (SENIOR) 302 West G Street	Senior	84	84	12	6	6	0	68 1-bedroom, 15 2-bedroom, and 13-bedroom units	$58,842	12/1/2021
ENCORE TOWNHOMES (F/K/A WAVERLY PLACE) 1725 East G Street	Multifamily	155	62	31	0	31	0	152 2-bedroom and 3 4-bedroom units	$0	12/1/2021
RANCHO VISTA TOWNHOMES (F/K/A CAMBRIDGE SQUARE) 1037 N. Archibald Avenue	Multifamily	125	50	25	12	13	0	116 2-bedroom and 9 3-bedroom units	$72,180	12/1/2022
CEDAR VILLAS (SENIOR) 301 East Cedar	Senior	136	123	123	27	0	96	104 1-bedroom and 32 2-bedroom units	$162,405	3/25/2024
MISSION OAKS 1427 West Mission Boulevard	Multifamily	80	80	80	16	0	64	8 1-bedroom, 64 2-bedroom, and 8 3-bedroom units	$93,242	5/30/2025
CICHON 225 East D Street and 415 North Plum A & B	Multifamily	3	3	3	1	1	1	1 1-bedroom, 1 2-bedroom, and 1 3-bedroom units	$3,792	7/15/2025
ESTANCIA 1720 East D Street	Multifamily	152	85	85	0	31	54	50 1-bedroom and 102 2-bedroom units	$0	8/6/2026
CINNAMON RIDGE (SENIOR) 1051 East Fourth Street	Senior	101	101	101	21	60	20	38 1-bedroom and 63 2-bedroom units	$79,632	8/6/2026
Total	--	**836**	**588**	**460**	**83**	**142**	**235**	--	**$470,093**	--

Source: City of Ontario, 2021.
Note: Costs to preserve at-risk units are estimates only based on available data. Cost estimates rely on 2021 Fair Market Rent data from HUD to determine costs of subsidizing at-risk units, which varies by income category and bedroom count. Data on each housing project does not indicate the bedroom count or income category of each at-risk unit concurrently so cost estimates assume the bedroom count and income category of each unit at-risk. These assumptions are as follows:
Woodside II: Estimate assumes 6 Very Low Income 1-bedroom and 6 Low Income 2-bedroom units
Encore: Estimate assumes 31 Low Income 2-bedroom units
Rancho Vista: Estimate assumes 12 Very Low Income and 4 Low Income 2-bedroom and 9 Low Income 3-bedroom units
Cedar Villas: Estimate assumes 96 Moderate Income 1-bedroom and 27 Very Low Income 2-bedroom units
Mission Oaks: Estimate assumes 8 Very Low Income 1-bedroom, 64 Moderate Income 2-bedroom, and 8 Very Low Income 3-bedroom units
Cichon: Estimate assumes 1 Very Low Income 1-bedroom, 1 Low Income 2-bedroom, and 1 Moderate Income 3-bedroom units
Estancia: Estimate assumes 31 Low Income 1-bedroom and 54 Moderate Income 2-bedroom units
Cinnamon Ridge: Estimate assumes 21 Very Low Income and 17 Low Income 1-bedroom and 43 Low Income and 20 Moderate Income 2-bedroom units

Construction of New Units

The second option is to replace the actual affordable units through new construction. This alternative entails finding suitable sites, purchasing land, negotiating with a developer, funding the project, and the other costs associated with building new housing. The final cost of constructing deed-restricted affordable housing units depends on whether the developer needs to purchase land (or whether the City can transfer the land at a subsidized price) and whether the City or private developer's initial financial contribution can be leveraged with other funding sources.

No recent examples of a non-subsidized affordable multifamily project have been developed. Construction costs are higher than normal because of the nature of the projects and the desire for quality housing. Based on construction cost estimates derived from R.S. Means Construction Cost data, a five-story, 68-unit building built with precast concrete panels and a steel frame would cost approximately $140.84 per square foot. Using an average of 1,000 square feet per unit, this would equate to $140,840 per unit. At this per-unit cost, it would cost $64,786,400 to construct 460 new units to replace the 460 at-risk units.

The final cost to the City could be lowered through access to affordable housing funds from the state, federal government, or private funding sources.

Purchase of At-Risk Units

The City could purchase the units and facilitate transfer to a nonprofit organization dedicated to providing affordable housing. Under the right transfer provisions, this option would be an effective way to preserve the units because the new owner would have a vested interest in maintaining the affordability of the units and have access to funding sources not necessarily available to private for-profit companies. A nonprofit housing corporation could also rehabilitate it using low-income housing tax credits and extend affordability controls.

To facilitate the transfer to a nonprofit, the City could purchase the building outright at market prices and transfer it to the new owner. The market price could be determined in many different ways. The valuation of apartments is often done by examining the sales price of similarly situated properties. When this is not possible, apartments are often valued based on a combination of gross income, vacancy rate, operating and maintenance costs, condition of the property, and the capitalization rate.

The current market value of the projects was estimated using information from multifamily sales listings within Ontario's boundaries. The average cost to purchase a multifamily development was $289,700 per unit. There are 460 units at-risk of converting to market rate within the current

planning cycle. Using the previously established average cost per unit, if these were purchased, the estimated cost of acquiring these for the City would be $133,262,000.

Rehabilitation of At-Risk Units

Apartment projects often need rehabilitation, and the property owner may have insufficient funds to complete periodic repairs and renovations. In these situations, the City may find it advantageous to work with the property owner and offer a flexible number of financial incentives (e.g., low-interest loans, renegotiation of current loan packages, cash incentives) in return for extending the length of the affordability covenants on the affordable units. In fact, the City of Ontario has successfully used this approach for the vast majority of affordable housing units.

Rehabilitation and preservation costs depend on a number of factors, most notably the condition of the property, the amount of deferred maintenance, the financial viability of the project, and the length of affordability term. Projects requiring structural improvements may be more expensive, particularly if lead-based paint hazards must be abated.

Qualified Entities

Nonprofit entities serving the larger Greater Los Angeles region, including San Bernardino County and Ontario, can be contacted to gauge their interest and ability in acquiring and/or managing units at-risk of conversion. Table 2-35 shows a partial listing of entities with resources in the San Bernardino County and Greater Los Angeles area. In addition, the full list of quantified entities is included as Appendix A.

Table 2-35
Qualified Entities Near Ontario

Entity Name	Address	City
Neighborhood Housing Services of the Inland Empire Inc.	1390 North D Street	San Bernardino
National Community Renaissance	9421 Haven Avenue	Rancho Cucamonga
Nexus for Affordable Housing	1572 N. Main Street	Orange
Orange Housing Development Corporation	414 E. Chapman Avenue	Orange
Richman Group of California LLC	21520 Yorba Linda Blvd, Suite G-548	Yorba Linda
CSI Support & Development Services	201 E. Huntington Drive	Monrovia
Highland Property Development LLC	250 W. Colorado Boulevard. Suite 210	Arcadia

Source: California Department of Housing and Community Development, 2021.

Summary of Options

As described previously, estimates to preserve the 460 at-risk units in Ontario are:

- Annual cost of rent subsidies: $470,093
- Construction of new units: $64,786,400
- Purchase of existing multifamily units: $133,262,000.

Determining the most cost-effective approach to preserving affordable housing at-risk of conversion to market rents must consider a number of cost factors and market contingencies. Important cost considerations include the achievable rents under current market conditions, the condition of the property and need for rehabilitation, the income levels of the occupants, and the willingness of property owners to accept one or more of the available options. Moreover, one option may be more effective than another, depending on the timing of the decision.

Under the first scenario, City replacement of rent subsidies would easily be the most cost-effective approach in the present market since there is little difference between fair-market rents and affordable rents. But this could quickly change if the occupants had very low or extremely low incomes or rents increased. For preservation options with a longer guarantee of affordability, when funding is available, the City of Ontario could offer rehabilitation loans. The City has successfully used this option to preserve the affordability of many projects.

If the City wishes to preserve the building for as long as possible, potentially in perpetuity, transfer of ownership is the best route. Qualified entities in the business of affordable housing are looking for opportunities to purchase at-risk projects. However, they may lack the financing to make such a purchase. In these cases, if funding is available, the City could offer low-interest loans or gap financing that would allow a nonprofit entity to purchase the property. This strategy would allow the City to ensure the long-term affordability of the project while minimizing the amount of direct public investment.

Program 25 is the City's program to assist with at-risk housing projects.

Potential Sources of Funding to Preserve Affordable Housing

The funding sources that can potentially be used to preserve affordable housing are listed herein.

Home Investment Partnerships Funds

The Federal HOME program was created as a result of the Cranston-Gonzalez National Affordable Housing Act of 1990. Local jurisdictions may use HOME funds to develop and support affordable rental housing and homeownership affordability through acquisition and to provide assistance to homebuyers. This includes new construction; reconstruction or rehabilitation of non-luxury housing with suitable amenities, including real property acquisition, site improvements, conversion, demolition, and other expenses, such as financing costs; and relocation expenses of any displaced people, families, businesses, or organizations. HOME funds may also be used to provide tenant-based rental assistance. Housing developed with HOME funds must serve low- and very-low-income households.

Community Development Block Grant Program

Through the Federal CDBG program, HUD provides funding for a range of community development activities. The primary objectives of the CDBG program are decent housing, suitable living environments, and expanded economic opportunities for people with low and moderate incomes ("low income" is defined as household income at 80 percent or less of AMI and includes the local and State definition of "very low income"). CDBG funds are awarded for housing activities, including acquisition and rehabilitation, homebuyer assistance, economic development, homelessness services, and public services. CDBG funds are subject to certain restrictions and generally cannot be used for new housing construction.

Section 108 Loan Guarantee Program

The Section 108 Loan Guarantee Program is the loan guarantee provision of the CDBG program. This provision provides communities with a source of financing for various housing and economic development activities. Rules and requirements of the CDBG program apply, and therefore, projects and activities must principally benefit people with low and moderate incomes, aid in the elimination or prevention of blight, and/or meet urgent needs of the community. Activities eligible for these funds include economic development activities eligible under CDBG; acquisition of real property; rehabilitation of publicly owned property; housing rehabilitation eligible under CDBG; construction, reconstruction, or installation of public facilities; related relocation, clearance, or installation of public facilities; payment of interest on the guaranteed loan

and issuance costs of public offerings; debt service reserves; and public works and site improvements.

Housing Choice Voucher (Section 8) Program

The Federal Housing Choice Voucher (Section 8) Program provides rental assistance to lower income households earning up to 80 percent of the County AMI. Under Section 8, HUD pays the difference between what tenants can pay (defined as 30 percent of household income) and what HUD estimates as the fair-market rent on the unit.

Low Income Housing Tax Credits

The CTCAC administers the Low-Income Housing Tax Credit (LIHTC) program to encourage private investment in affordable rental housing for households meeting certain income requirements. Credits are available for new construction projects or existing properties undergoing rehabilitation. Two types of Federal tax credits are available and are generally referred to as 9 percent and 4 percent credits, respectively. The competition for each type is fierce. Because 9 percent credits are so desirable and in limited supply, the CTCAC awards them through a competitive process twice per year. Projects compete on point scoring, but because most projects receive the maximum point score, the CTCAC's tiebreaker formula generally decides the outcome. Tax credits of 4 percent derive from a project's use of tax-exempt bond authority allocated by the California Debt Limit Allocation Committee (CDLAC). The California Legislature authorized a State LIHTC program to augment the Federal LIHTC program. Because State LIHTCs are also in limited supply, the CTCAC awards them competitively. In total, 85 percent of the State LIHTCs are integrated into 9 percent tax credit projects, while the remainder are reserved for 4 percent tax credit projects. As of 2020, the trend has been that an award of 9 percent tax credits is not feasible for projects that do not include some component of permanent supportive housing. Thus, projects focused on low-income units or a mix of very-low- and low-income units, are now applying for 4 percent tax credits, which represent significantly less funding. Overall, the demand for this significant funding source critical to the development of lower-income housing greatly outweighs the supply of funding.

3. ASSESSMENT OF FAIR HOUSING

Assembly Bill (AB) 686 requires that all housing elements due on or after January 1, 2021, contain an Assessment of Fair Housing (AFH) consistent with the core elements of the analysis required by the federal Affirmatively Furthering Fair Housing (AFFH) Final Rule of July 16, 2015.

Under state law, AFFH means "taking meaningful actions, in addition to combatting discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics."

AB 686 requires the City of Ontario (City), and all jurisdictions in the state, to complete three major requirements as part of the housing element update:

1. Conduct an AFH that includes a summary of fair housing issues; an analysis of available federal, state, and local data knowledge to identify patterns of segregation or other barriers to fair housing; and prioritization of contributing factors to fair housing issues.

2. Prepare the Housing Element Land Inventory and identification of sites through the lens of AFFH.

3. Include a program in the Housing Element that affirmatively furthers fair housing and promotes housing opportunities throughout the community for protected classes and addresses contributing factors identified in the AFH (applies to housing elements beginning January 1, 2019).

To comply with AB 686, the City has completed the following outreach and analysis. Some of the information is based on the City of Ontario's 2020 AFH adopted in June 2020, and the San Bernardino County Regional Analysis of Impediments (Regional AI), completed in April 2020.

3.1 Outreach

As discussed in ~~the~~Section 7, *Housing Element Outreach* ~~section~~, the City has used a variety of outreach methods, in addition to the standard public hearing process, to reach stakeholders and members of all socioeconomic segments of the city.

Feedback obtained through the concurrent greater TOP update outreach effort, which included stakeholder interviews, an online survey, and community and local group workshops, highlighted prominent fair housing issues Ontario residents experience. The City also conducted outreach specific to the topic of Environmental Justice, including

stakeholder interviews, and an on-line Environmental Survey which was advertised on social media and posters at the Community Centers. Staff attended two Concert in the Park events resulting in over 200 responses to the Environmental Survey.

With respect to barriers to access affordable housing, environmental justice groups and residents both identified the rapid increase of housing and rental prices in Ontario, and anecdotally observed an increase in displaced and unhoused households. As will be discussed in the analysis of Displacement Risk, this feedback reinforces findings that the prevalence of poverty, particularly in northwest Ontario, makes lower income households vulnerable to displacement with even minor increases in rent. As rapidly rising rent continues to be of concern for Ontario residents and community stakeholders, the City has committed to Programs 2, 23, 24, 27, 31, and 32 that work to implement anti-displacement efforts for lower income households. Community members and stakeholders shared difficulty qualifying for income-restricted affordable housing units, indicating a need to review if the qualification requirements for income-restricted units appropriately address Ontario residents' housing needs to identify barriers to qualifying (e.g., proof of residency, income levels, employment record, credit history, etc.). This request was included in Programs 7 and 27 (ADUs and Fair Housing) to consider barriers for persons with disabilities in accessing income-restricted units and as a program consideration for ADU incentive programs. Overall, both community members and environmental justice groups identified that existing affordable housing is largely concentrated in one area of the City, establishing a need to disperse affordable housing in neighborhoods citywide. In particular, community members and stakeholders identified that new development in Ontario Ranch should not be limited to affluent households but include a balance of affordable housing, with the caveat that Ontario Ranch is served by consistent and safe transit options to access essential services. This consideration was included with Program 27 (Fair Housing).

To prepare the Ontario 2020 AFH, the City and the Lawyers' Committee for Civil Rights Under Law conducted a broad array of outreach to ensure active community involvement, including groups typically underrepresented in the planning process. Through a combination of community meetings, focus groups, community surveys, and public hearings, the City and the Lawyers' Committee reached out to Ontario residents, including Hispanic groups, tenants, homeowners, fair housing organizations, advocacy groups, social service providers for persons with disabilities, low-income households, and persons experiencing homelessness, among others.

Beginning in February 2020, the Lawyers' Committee held meetings with individual stakeholders throughout the region. In addition, the City of

Ontario organized a series of meetings in predominantly Hispanic communities. On Saturday, February 29, 2020, an all-day community fair was held that attracted hundreds of residents. The City also held an evening meeting with a wide array of organizations to discuss the AFH. All community meetings had translation services available in Spanish. In addition, all meetings were held in locations accessible to people with mobility issues.

Through the outreach process, the City and the Lawyers' Committee identified the following salient Fair Housing Goals and Policies, which informed the Ontario 2020 AFH. The City's commitment to these goals and priority actions is included as Program 27.

Goal #1: Increase the supply of affordable housing in high-opportunity areas.

Ontario has a significant portion of its residents who are rent-burdened and facing severe housing problems. Additionally, publicly supported affordable housing accounts for slightly under 3 percent of the total housing stock, and Ontario and its environs are experiencing rapidly rising housing costs. Members of protected classes, particularly Hispanic and Black residents, experience these problems most acutely. These findings indicate a need to expand the supply of affordable housing. The Ontario 2020 AFH proposes the following priorities to increase the supply of affordable housing:

1. Explore the creation of new funding sources of affordable housing.
2. Using best practices from other jurisdictions, explore policies and programs that increase the supply of affordable housing, such as linkage fees, inclusionary housing, public land set-aside, community land trusts, transit-oriented development, and expedited permitting and review.
3. Explore opportunities to provide low-interest loans to single-family homeowners and grants to homeowners with household incomes of up to 120 percent of the Area Median Income to develop accessory dwelling units with affordability restriction on their property.
4. Align development codes to conform to recent California affordable housing legislation.

Goal #2: Increase community integration for persons with disabilities.

There is a lack of permanent supportive housing for non-elderly persons with disabilities in Ontario. The Ontario 2020 AFH identifies the

following priority to expand housing opportunity for non-elderly persons with disabilities.

1. Prioritizing HOME funding for such projects, which should ideally set aside 10 to 25 percent of units for persons with disabilities who need supportive services, the City can help make development proposals more competitive for low-income housing tax credits (LIHTC) and Mental Health Services Act assistance.

Goal #3: Ensure equal access to housing for persons with protected characteristics, who are disproportionately likely to be lower-income and to experience homelessness.

As community stakeholder meeting attendees were unaware that landlords are required to accept housing vouchers and third-party checks and would benefit from fair housing education, targeted education efforts would help to reduce the incidence of unlawful source of income discrimination. Therefore, the Ontario 2020 AFH proposes the following priority to ensure equal access to housing.

1. Conduct fair housing training for landlords and tenants on California's Source of Income Discrimination protections to reduce the number of voucher holders turned away.

The San Bernardino County Regional AI used a variety of approaches to achieve meaningful public engagement with residents and stakeholders, including 20 public meetings, 20 stakeholder interviews, and a communitywide survey. Respondents to the community survey reported overwhelmingly that there is a lack of affordable housing in San Bernardino County for both individual and families (selected by 71 percent of respondents) and additionally identified displacement risk due to rising housing costs as a barrier to fair housing (selected by 67 percent of respondents). Stakeholder interviews were conducted with 20 local providers of fair housing/legal advocacy, affordable housing, persons with disabilities, seniors, low-income households, and others. Stakeholders spoke about housing conditions and fair housing issues regionally but offered insights specific to Ontario. In response to the question "Are public resources (e.g., parks, schools, roads, police & fire services, etc.) available evenly throughout all neighborhoods in your community?" stakeholders found that Ontario has "a good distribution of parks, schools, and community centers."

3.2 Description of Ontario by Area

The AFH relies on comparing the history of development and land use practices across neighborhoods in Ontario and resulting differences in

demographics and access to opportunity that have potential to affect the quality of life and achievement for residents in differing areas of the city. For the purposes of the AFH, the areas of the city used for comparison are based on the 2021 California Housing and Community Development (HCD) and California Tax Credit Allocation Committee (TCAC) Opportunity Area Map (Figure 3-2). As will be described in more detail, the HCD/TCAC Opportunity Map shows broadly that residents may experience differing access to opportunity depending on what area of Ontario they live in and, therefore, defining these areas of the city is meaningful to understand land use patterns that result in fair housing issues. Unless otherwise specified, these areas of Ontario identified in the HCD/TCAC Map that are used in this assessment for the purposes of comparison are defined by streets as follows (see Figure 3-1, *Areas of Ontario*, for visual representation).

Northwest area/Northwest Ontario: West of Archibald Avenue, inclusive of Ontario International Airport to the city's western limits and north of Riverside Drive to the city's northern limits.

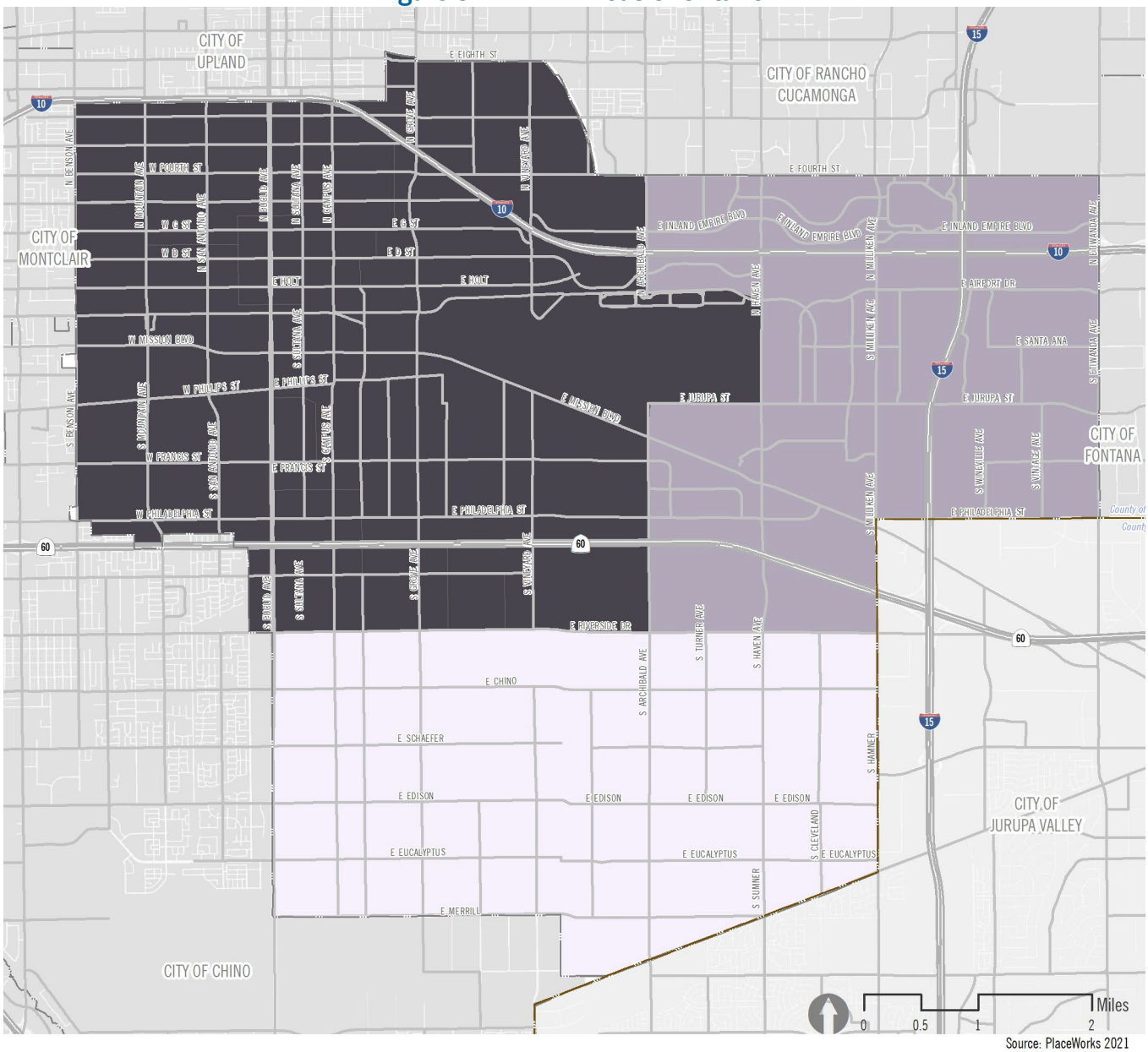
Southeast area/Southeastern Ontario: East of the Ontario International Airport and Archibald Avenue to the eastern city limits and south of Riverside Drive to the city's southern limits.

South and east Ontario is further delineated by:

Eastern area/Eastern Ontario: East of the Ontario International Airport and Archibald Avenue to the city limits and north of Riverside Drive.

Southern area/South Ontario: South of Riverside Drive, bounded by the city's southern limits.

Figure 3-1 Areas of Ontario



Areas of Ontario

Northwest area/Northwest Ontario
- Northwest area/Northwest Ontario

Southeast area/Southeastern Ontario
- Eastern area/Eastern Ontario
- Southern area/South Ontario

Boundaries
- Ontario City Boundary
- County Boundary

3.3 City of Ontario History

The City of Ontario was established in the 1880s with the founders' vision of a planned community created on guiding principles including a mutual water company, prohibition of liquor, a grand thoroughfare through the city (Euclid Avenue), and an agricultural college for general education. Ontario was incorporated in 1891, and in 1903, Ontario had been declared the "Model Colony" by an Act of Congress for its establishment of a new standard for urban living.

The City of Ontario first developed as an agricultural community, primarily producing citrus. The town expanded around Euclid Avenue, which established two of Ontario's historic districts, the Historic Downtown and the College Park Historic District. Ontario's population grew in the 1950s as the city shifted from an agricultural-based economy to an industry-based economy and manufacturing jobs became increasingly available. Mass production housing was constructed, reflecting a national beginning of suburban sprawl and the rise of the middle class. This growth radiated from the city's historic cores, establishing most of the residential neighborhoods that dominate northwestern Ontario as it exists today. With the exception of the College Park Historic District, housing in the northwestern area is primarily renter-occupied, and as will be discussed further, households are projected to have poor economic and educational outcomes.

Ontario's rapid job growth continued through the late twentieth century (1980s and 1990s), especially in industrial expansion of automotive plants, air cargo, commerce centers, and housing to match the growing job opportunities. During the 1980s, Ontario was ranked the seventh-fastest growing city in California. Much of the housing growth was focused in master-planned communities on either side of Riverside Drive in the southern and eastern areas of Ontario, including the communities of Archibald Ranch and Creekside. Currently, this area has higher rates of owner-occupied housing and generally higher median incomes than northwestern Ontario.

In 1999, Ontario annexed an 8,200-acre sphere of influence south of Ontario's "Model Colony" southern border, referred to as the "Ag Preserve" and dedicated as the "New Model Colony," and later renamed to "Ontario Ranch." The annexation included the last significant remaining agricultural areas in San Bernardino Valley and provided land development opportunity. Ontario Ranch is the largest master-planned community in Southern California and includes residential neighborhoods, commercial facilities, and public open space, parks, and schools. Ontario's 2020 AFH identified a "lack of affordable housing in south Ontario, in general, and Ontario Ranch in particular" as an

impediment to fair housing. The western half of Ontario Ranch is still largely undeveloped and used for agriculture.

Growth areas for future development include intensified development in the downtown and Holt Boulevard areas, including affordable housing. Development around the Ontario International Airport will continue to include a mix of uses, including hospitality, entertainment, and housing. Future development of the Ontario Mills mall area will not include a reduction in commercial uses, but instead will focus on redevelopment that allows housing opportunities within mixed-use areas.

Recent affordable housing developments have been completed in downtown and along Holt Boulevard. The developments include Emporia Place (75 units of family housing for households with incomes ranging up to 60 percent of area median income) and Vista Verde Apartments (101 units of family housing for households with incomes ranging up to 60 percent of area median income). Additional affordable housing developments are planned in these areas, as well as other housing developments, including new rental and owner-occupied housing.

3.4 Assessment of Fair Housing Issues

California Government Code Section 65583 (10)(A)(ii) requires the City to analyze areas of segregation, racially or ethnically concentrated areas of poverty, disparities in access to opportunity, and disproportionate housing needs, including displacement risk. According to the 2021 HCD/TCAC Opportunity Area Maps (Figure 3-2), Ontario contains a mixture of high-resource, moderate-resource, and low-resource areas. The HCD/TCAC Opportunity Area Maps identify areas in every region of the state whose characteristics have been shown by research to support positive economic, educational, and health outcomes for low-income families—particularly long-term outcomes for children. Specifically, the HCD/TCAC Opportunity Area Map uses a composite score based on education, economic, and environmental indicators to categorize areas as "high resource," "medium resource," and "low resource." Some of the indicators identified by TCAC and HCD to determine the access to opportunity include high levels of employment and close proximity to jobs, access to effective educational opportunities for both children and adults, low concentration of poverty, and low levels of environmental pollutants, among others. For purposes of evaluating fair housing, resource levels refer to the geographic proximity and ease of access to resources, such as low-cost transportation, jobs, and high-quality schools, with low-resource areas having the most limited access.

Ontario's high-resource areas are concentrated in the southeastern areas of the city, east of the Ontario International Airport and Archibald Avenue to the city limits and south of Highway 60 to S Archibald Avenue and E Riverside Drive, bounded by the city's southern limits. Ontario's high-resource areas are characterized by the city's recent and future development. Business parks and industrial commerce centers dominate east Ontario north of Highway 60, while housing (primarily single-family residential) is south of Highway 60 in eastern Ontario Ranch (east of Archibald Avenue to Hamer Avenue). Western Ontario Ranch (west of Archibald Avenue to Euclid Avenue), largely dairy and other agricultural farms, will continue to be developed into a mixed-use area of residential homes, commercial centers, and industrial and business parks.

More than half of Ontario's northwestern area (west of Archibald Avenue, inclusive of Ontario International Airport and north of Riverside Avenue to Euclid Avenue and Highway 60 west of Euclid Avenue) is considered low-resource and has relatively low access to education and employment opportunities. In comparison to Ontario's high-resource areas, Ontario's low-resource areas score poorly for economic and educational indicators. This implies low economic mobility from high rates of poverty and unemployment, low rates of post-secondary school attainment and proximity to jobs, and low upward mobility because of the impact of neighborhood conditions on students' academic proficiency measured by math and reading proficiency, high school graduate rates, and student poverty rates. The remainder of Ontario's northwestern area is made up of moderate-resource areas. These areas have scored much higher for economic outcomes than the low-resource areas but only slightly higher for educational outcomes, indicating Ontario's moderate-resource areas received this categorization based on ability to achieve higher economic mobility than the low-resource areas. All of Ontario, including high-resource areas, scored poorly for environmental outcomes, suggesting Ontario has high exposure to pollution that could result in significant health issues.

Three census tracts in the city are designated as an area of high segregation and poverty (Figure 3-3). The TCAC/HCD created the high segregation and poverty designation to identify census tracts where at least 30 percent of the population is below the federal poverty level ($26,500 annually for a family of four in 2021) coincides with an overrepresentation of people of color relative to the county. Two of the census tracts are adjacent and are bounded by Holt Boulevard to the south, N Vineyard Avenue to the east, E G Street to the north, and N Allyn Avenue to E D Street and Florence Avenue to the west. N Grove Avenue divides the two census tracts. The third census tract is bounded by Interstate 10 to the south, N Baker Avenue to E 6th Street and N Grove Avenue to the east, Ontario city boundaries to the north and west to

Interstate 10. All three census tracts are primarily characterized by small-lot single-family residential and multifamily development.

The City has conducted the following analysis of available data to assess local access to opportunities and indicators of fair housing issues, in addition to the designations provided by the TCAC/HCD Opportunity Areas Map. Data for racial/ethnic concentrations of poverty, median income, poverty status, predominant population (Hispanic), familial status, overpayment, and overcrowding was available at the census-tract level, and data for overpayment and diversity were available at the block-group level. The City has used the most localized level of data available for the analysis.

Patterns of Integration and Segregation

To assess patterns of segregation and integration, the City analyzed six characteristics: Racially/Ethnic Concentrations or Ethnically Concentrated Areas of Poverty (R/ECAP), Hispanic majority, diversity index, income and poverty, familial status, and population with a disability as of 2019 (2018 for Diversity Index and 2010 for Hispanic Majority). Ontario has two census tracts that are considered a R/ECAP, as defined by the United States Department of Housing and Urban Development (HUD) (Figure 3-3). HUD identifies an R/ECAP as any area with a non-white population of more than 50 percent and either a poverty rate of 40 percent or more or a poverty rate of more than three times the average poverty rate for the county. The R/ECAPs are adjacent to one another and located in central Ontario within the low-resource area, and border two of the areas of high segregation and poverty identified in the TCAC /HCD map. One R/ECAP includes Ontario International Airport to the east and is bounded by Mission Boulevard to the south, the city limits along Benson Avenue to the west, and Holt Boulevard to Main Street and Holt Boulevard to N Vineyard Avenue, Interstate 10 to N Archibald Avenue, and E Airport Drive to S Haven Avenue to the north. The second R/ECAP is located north of the first, bounded by Holt Boulevard to the south, N Sultana Avenue to the west, E G Street to the north, and Florence Avenue to E D Street and N Allyn Avenue to the east. According to the analysis provided in the Ontario 2020 AFH, the presence of R/ECAPs has arisen in the last 10 years; from 1990 to 2010, there were no R/ECAPs present in the city. This indicates poverty has become increasingly concentrated in Ontario and may correlate with issues such as increasing economic pressure, lack of affordable housing choice, and lack of educational or economic mobility, and this has disproportionately impacted communities of color. As of the 2015–2019 American Community Survey (ACS), the population of the R/ECAP tracts were estimated to be 4,218 people for the northern R/ECAP (census tract 15.01) and 5,363 people for the southern R/ECAP (census tract 16.0). While there

are few Housing Choice Vouchers (HCVs) in use in either R/ECAP, the south R/ECAP has 11 vouchers in use (1.2 percent of renting households) and the north R/ECAP does not have any HCVs in use, both areas are predominantly renting households, suggesting that low-income housing is concentrated in this area and is a contributing factor to mobility to medium- and high-resources areas in the city. While the majority of Ontario's population identifies as Hispanic, there is a predominant Hispanic majority in both R/ECAPs (gap greater than 50 percent of the population), as well as in the TCAC-identified areas of high segregation and poverty, whereas much of the rest of the city only has a gap between 10 and 50 percent Hispanic (Figure 3-4). The R/ECAPs correlate with the highest levels of linguistic isolation, which can limit residents' access to resources, essential services, and mobility to moderate- and high-resource areas because of language barriers outside of the R/ECAP neighborhoods. Much of San Bernardino Valley's population, including the cities of Fontana, Bloomington, Rialto, and San Bernardino, predominantly identify as Hispanic. These areas similarly coincide with R/ECAPs within those cities, higher levels of linguistic isolation, and predominantly low-resource areas and areas of high poverty and segregation. This indicates that San Bernardino Valley's Hispanic population is more likely to reside in neighborhoods with limited upward mobility due to poor economic outcomes, educational outcomes, and linguistic barriers. Conversely, the cities of Upland and Rancho Cucamonga are predominantly White by a gap ranging from 10 to 50 percent. Northern Upland and Rancho Cucamonga are categorized as highest resource on the TCAC /HCD map, suggesting the residents of these neighborhoods (predominantly White) will have the best economic, educational, and health outcomes. The City has included Program 24 to promote its first-time homebuyer program and other means of connecting residents with housing opportunities in the city, and Programs 6, 24, and 27 to reduce barriers to mobility from language barriers, particularly Spanish, to promote an inclusive community for all families, individuals, and households.

Overall, Ontario exhibits high diversity based on the Diversity Index, with nearly all of the city receiving a diversity index greater than or equal to 70, with 100 being perfect diversity and 0 being no diversity (Figure 3-5). With exception to the R/ECAP south of Holt Boulevard, the city's other R/ECAPs and TCAC/HCD-identified areas of high segregation and poverty coincide with very high levels of diversity. While predominantly Hispanic, the second most prevalent population in the block groups that form the census tracts are either White or Black/African American. Much of southeastern Ontario exhibit the very high levels of diversity, receiving a diversity index of 85 or higher. Hispanics comprise the majority of the population in these block groups; however, Whites are the second-most prevalent population, indicating the diversity in

Ontario's high resource areas are primarily Hispanic and White residents and that other communities of color are not highly represented in Ontario's high resource areas. Regionally, similar patterns arise; overall, nearly all of the San Bernardino Valley received a diversity index greater than or equal to 70, an indicator of integrated communities. As seen in Ontario, regionally TCAC/HCD-identified areas of high segregation and poverty and low-resource areas correspond with high levels of diversity, particularly in the cities of San Bernardino, Bloomington, Rialto, and Fontana. The population for the block groups that comprise the areas of high segregation and poverty and low-resource areas are predominantly Hispanic with Black/African Americans often the second-most prevalent community. Conversely, San Bernardino Valley's high-resource areas have relatively low diversity with a predominantly White population. Regionally, Ontario's diversity reflects the highly urbanized areas of Los Angeles County, Orange County, and Riverside County, often corresponding with the low-resource areas. Rural areas to the east and coastal areas to the south have lower diversity and are predominantly White. The coastal areas are largely categorized as high and highest resource.

The City will address concentrations of communities of color in low-resource areas, TCAC/HCD-identified areas of high segregation and poverty, and R/ECAPs through implementing Program 11 and Program 27, improving housing choice citywide by providing opportunities for affordable housing in high-resource areas.

The areas with the highest median income in Ontario are in south Ontario, which includes newer, high-end single-family homes in eastern Ontario Ranch (east of S Archibald Avenue) and the future Ontario Ranch (Figure 3-6). Currently, western Ontario Ranch (west of S Archibald Avenue) is largely agriculture and industrial uses, particularly truck parking and related small-scale transportation services. However, single-family development east of S Archibald Avenue is under construction and will be affordable to above-moderate income households. Few neighborhoods north of Highway 60 exceed a median income greater than the HCD 2020 State Median Income ($87,100). Further, Ontario's R/ECAP neighborhoods and areas of high segregation and poverty primarily are low income, with median income not exceeding $55,000. These areas similarly show high rates of poverty with at least 20 to 30 percent of the population whose income is below the poverty level and two neighborhoods with 30 to 40 percent living in poverty (Figure 3-7). Ontario's distribution of income and poverty mirrors similar cities in the San Bernardino Valley, with patterns of R/ECAPs and TCAC/HCD-identified areas of high segregation and poverty reinforced by low median income and high rates of poverty. San Bernardino, the County's largest city and with the highest number of census tracts designated as R/ECAPs, also contains the block groups with the lowest median incomes

in the county (as low as $13,500). Fontana, the second largest city in San Bernardino County, also features block groups with median incomes less than $30,000 (as low as $21,500). As with Ontario, Fontana's block groups with -low median income fall within census tracts with majority Hispanic populations. Rancho Cucamonga, while having a similar population size to Ontario, features block groups with median incomes greater than $125,000 (as high as $171,000). These block groups coincide with census tracts with a predominantly White population. Ontario and the San Bernardino Valley reflect a general trend observed ~~T~~throughout the Southern California Association of Governments (SCAG) region, ~~there tends to be an~~showing a ~~increase~~ decrease in median income, ~~and decrease~~ increase in poverty levels, presence of R/ECAPs, and increase in non-White populations (particularly Hispanic) ~~outside~~ within~~of~~ large city centers. Riverside, Los Angeles, and Anaheim all feature concentrated areas of low median income and higher rates of poverty in census tracts designated as R/ECAPs and/or with a predominantly Hispanic population.

Ontario has historically been a family-oriented community, influencing the dominance of single-family housing in many parts of the city, and results in patterns that still exist today. In most areas of the city, including all areas south of Highway 60 and east of Archibald Avenue, 40 percent of households consist of married couples with children (Figure 3-8); however, neighborhoods with lower percentages of children in married-couple households (20 to 40 percent) coincide with the city's low-resource areas in northwest Ontario, including the R/ECAPs and areas of high segregation and poverty north of Holt Boulevard. This suggests Ontario's low-resource areas have a higher percentage of single-parent households. Single-parent households, reliant on one income, tend to have a lower rate of home ownership and face additional difficulties securing housing. Affordable housing options available to single-parent households may be limited to the low-resource areas in northwest Ontario, resulting in the concentration of single-parent households in these areas. The concentration of single-parent households could also indicate discriminatory practices or an uneven distribution of housing types throughout Ontario that would support single-parent households. Similar trends persist regionally within the San Bernardino Valley and countywide, implying that single-parent households have limited housing options in moderate- and high-resource areas of the county. In particular, the cities of San Bernardino, Adelanto, and Victorville all feature a higher proportion of census tracts where children living with married parents represents less than 50 percent of households with children. In Adelanto and San Bernardino, census tracts designated as R/ECAPs largely coincide with census tracts where children living with married parents represents less than 50 percent of households with children. To address the discrepancy in access in Ontario, the City will

implement Program 10 and 11 to ensure the development of a variety of affordable housing options, including in high-resource areas.

Ontario also does not feature any areas with high levels of individuals living with disabilities, which would therefore be especially vulnerable from a fair housing perspective due to accessibility concerns or risk of discriminatory actions. In San Bernardino County, Upland, the City of San Bernardino downtown, northeastern Victorville, the rural High Desert, and much of the Coachella Valley, have the highest concentrations of persons with disabilities. These areas largely do not coincide with R/ECAPs, except for downtown San Bernardino and the portion of Victorville that has a concentration of disabled persons. The distribution of persons with disabilities in San Bernardino County may reflect both the additional availability of most resources for persons with disabilities (San Bernardino and Victorville) and common places to retire (rural High Desert and the Coachella Valley). Within Ontario, disability was the most common alleged basis for discrimination cases received by HUD, with over one-third of cases identifying this protected class. While Ontario features a lower proportion of disabled residents than other areas of San Bernardino County, resulting in fewer access concerns for current residents, it may be worth considering whether there are factors, such as transit access, cost, or Americans with Disabilities Act (ADA)-accessible units, that are tending to preclude disabled individuals from residing in Ontario. In particular, the Ontario 2020 AFH identified "there is a significant shortage of affordable, accessible housing in a range of unit sizes in both Ontario and in the broader region." Ontario's available affordable, accessible housing are predominantly senior housing, limiting opportunity for non-elderly persons with disabilities to secure affordable housing within Ontario. To support the findings of the Ontario 2020 AFH, this Housing Element includes Program 30 and 32 to prioritize funding for developments that include permanent supportive housing for non-elderly persons with disabilities and ensure that existing housing may be retrofitted for ADA accessibility. In addition, while not indicated as an area of discrimination in data provided by HUD, current policies regarding restrictions on the criminal histories of residents in boarding, lodging, or rooming houses may be considered discriminatory under California Code of Regulations, Title 2, Section 12264-12271. As part of Program 20, the City commits to reviewing and removing this restriction to prevent future discrimination against federal, state, or youth authority parolees.

Access to Opportunity

Ontario contains significant job centers for residents within the city and San Bernardino County as a whole. The City's rapid job growth in the late twentieth century (1980s and 1990s) through the expansion of industrial sectors (e.g., the Ontario Airport, automotive plants, and air cargo) and the development of industrial and business parks in eastern Ontario cemented its role as a regional commerce center. As discussed in the Housing Needs Assessment, the net job inflow to Ontario supports the City's position as a regional employment center: 43 percent of Ontario jobs are filled by out-of-city residents. Figure 3-9 (Job Proximity Index) shows Ontario serves as an employment epicenter for the San Bernardino Valley, along with San Bernardino, Loma Linda, and Redlands, which form another employment hot spot. HUD's job proximity index for 2014-2017 calculates scores based on the number of jobs filled by workers with less than a bachelor's degree that fall within a typical commute distance for low-wage workers in the region for each block group. Block groups within Ontario receives relatively higher index scores for job proximity when compared to Rialto, Fontana, and the northern areas of Rancho Cucamonga, indicating that residents within Ontario benefit from closer proximity to employment centers as compared to surrounding cities.

As shown in Figure 3-9, within Ontario access to job centers ~~in Ontario~~ falls along the east-west divide. While higher than surrounding cities like Fontana and Rialto,~~Much of~~ block groups in northwest Ontario~~, particularly areas~~ west of S Euclid Avenue~~,~~ received the lowest scores within the city. ~~based on HUD's job proximity index for 2014-2017, which calculates scores based on the number of jobs filled by workers with less than a bachelor's degree that fall within a typical commute distance for low-wage workers in the region for each block group.~~ Eastern Ontario, and to a lesser degree southern Ontario, primarily received a score of greater than 80, the highest score on the job proximity index. This reflects the pattern of housing development during the 1980s and 1990s, which was focused in master-planned communities on either side of Riverside Drive in the southern and eastern areas of Ontario, including the communities of Archibald Ranch and Creekside. Currently, this area has higher rates of owner-occupied housing and generally higher median incomes than northwestern Ontario. Residents in northwestern Ontario have to commute a longer distance to reach employment centers than residents in east and south Ontario. ~~suggests that while job opportunities exist in high- and moderate-resource areas, the low-resource areas in northwest Ontario may offer fewer job opportunities and further commutes for low-wage workers.~~ The mean commute time for Ontario residents in 2019 was 32.8 minutes, which exceeds the national average (26.9 minutes) and the San Bernardino County average (31.6 minutes), supporting that Ontario's low job proximity may be a result of long commute times. The TCAC map categorized Ontario's low resource areas

due in part to less positive economic outcomes for households within those neighborhoods, based on low access to jobs and wages offered at available jobs, as well as low median household incomes and home values. To increase job opportunity and improve opportunity for economic mobility, Ontario will partner with San Bernardino County to promote the CalWorks program to assist eligible low-income families with children to meet basic needs and enter, or re-enter, the workforce (Program 27).

In February 2021, the California Office for Environmental Health Hazard Assessment (COEHHA) released the fourth version of CalEnviroScreen, a tool that uses environmental, health, and socioeconomic indicators to map and compare community environmental scores. A community with a high score has higher levels of pollution and other negative environmental indicators. While all of Ontario received scores above the 50th percentile, the highest scores are concentrated in the city's low-resource areas, including the R/ECAPs and areas of high segregation and poverty, showing residents of these areas are disproportionately burdened by multiple sources of pollution. Ontario's environmental conditions are similar ~~–~~to the dense urban communities in the San Bernardino Valley, which are highest in the low-resource areas of San Bernardino, Rialto, Bloomington, and Colton and drastically decrease in the high-resource areas of Upland and Rancho Cucamonga. Rancho Cucamonga and Upland not only feature increased access to parks and recreational areas within their city limits, but also border the Angeles National Forest, offering additional access to open space and wilderness area. To address environmental justice concerns in Ontario, the City is concurrently updating the Safety Element and incorporating Environmental Justice policies and actions, which include an assessment to identify neighborhoods that are disproportionately affected by pollution and other hazards that contribute to negative health effects, exposure, and environmental degradation as well as access to parks, grocery stores, and bicycle routes to inform policies to be included in the Policy Plan. Environmental Justice goals are interwoven throughout the City's General Plan Elements.

Each year, the California Department of Education publishes performance metrics for each school in the state, including student assessment results for English Language Arts and Mathematics as they compare to the state on meeting grade-level standards. Reporting of educational indicators was suspended in 2020 due to the COVID-19 pandemic; therefore, 2019 is the most recent data available. There are 33 schools in Ontario, including 23 elementary schools, 6 middle schools, and 4 high schools. In 2019, the state-wide performance for English Language Arts was 2.5 points below standard and 33.5 points below standard for Mathematics. These scores measure how far students are from meeting the lowest possible score for their grade level standard, on

average. A complete list of 2019 performance metrics is shown in Table 3-1. Of the elementary schools, only Edison Elementary was higher than the standard for both English Language and Mathematics; all other elementary schools fell below the standard in either Mathematics or English Language. Of the 23 elementary schools, 4 exceeded the California statewide average for both English Language and Mathematics. While none of Ontario's middle schools or high schools exceeded the statewide average for both English Language and Mathematics, all four high schools and Grace Yokley Middle School exceeded the statewide average for English Language. Colony High School and Ontario High School both exceeded the statewide average for college/career preparedness.

Table 3-1
School Performance Metrics, 2019

School	English Language Arts Score	Mathematics Score	College/Career Preparedness Score
California Statewide Average	2.5 points below standard	33.5 points below standard	44.1% prepared
Elementary Schools			
Edison Elementary	38.5 points above standard	19.3 points above standard	N/A
Liberty Elementary	4.3 points above standard	5.7 points below standard	N/A
Ranch View Elementary	20.3 points above standard	0.2 points below standard	N/A
Creek View Elementary	16.1 points below standard	34.5 points below standard	N/A
Mountain View Elementary	1.5 points below standard	23.3 points below standard	N/A
Vineyard Elementary	3.8 points below standard	33.2 points below standard	N/A
Richard Haynes Elementary	25.8 points below standard	38.6 points below standard	N/A
Levi H. Dickey Elementary	30.8 points below standard	48.2 points below standard	N/A
Vista Grande Elementary	11.2 points above standard	14.4 points below standard	N/A
Elderberry Elementary	4.5 points below standard	7.1 points below standard	N/A
El Camino Elementary	22.8 points below standard	43.3 points below standard	N/A
Sultana Elementary	6 points below standard	22.3 points below standard	N/A
Corona Elementary	21.6 points below standard	27.4 points below standard	N/A
The Ontario Center	19.3 points below standard	38.3 points below standard	N/A
Central Language Center	5.1 points below standard	42.8 points below standard	N/A
Hawthorne Elementary	24.4 points below standard	43.5 points below standard	N/A
Del Norte Elementary	26.8 points below standard	48.8 points below standard	N/A
Arroyo Elementary	28.8 points below standard	47.3 points below standard	N/A
Mission Elementary	23.4 points below standard	34.2 points below standard	N/A
Euclid Elementary	16.7 points below standard	34.3 points below standard	N/A
Berlyn Elementary	46.6 points below standard	66.8 points below standard	N/A

Table 3-1
School Performance Metrics, 2019

School	English Language Arts Score	Mathematics Score	College/Career Preparedness Score
Bon View Elementary	30 points below standard	50.9 points below standard	N/A
Mariposa Elementary	39.4 points below standard	55.2 points below standard	N/A
Middle Schools			
Grace Yokley Middle School	7.1 points above standard	46.1 points below standard	N/A
Woodcrest Junior High	4.4 points below standard	39.8 points below standard	N/A
Oaks Middle School	13.3 points below standard	53.1 points below standard	N/A
De Anza Middle School	46 points below standard	63.9 points below standard	N/A
Vina Danks Middle School	28.6 points below standard	83.8 points below standard	N/A
Ray Wiltsey Middle School	36.2 points below standard	76.7 points below standard	N/A
High Schools			
Colony High School	34.3 points above standard	37.6 points below standard	53.3% prepared
Ontario High School	1.8 points above standard	65.7 points below standard	48.9% prepared
Chaffey High School	1 point below standard	89.3 points below standard	37.5% prepared
Chaffey District Online High School	70.6 points above standard	80.1 points below standard	57.1% prepared
School Districts			
Chaffey Joint Union High District	38.4 points above standard	38.1 points below standard	53.1% prepared
Mountain View Elementary District	3.6 points above standard	33.8 points below standard	N/A
Ontario-Montclair District	16.9 points below standard	39.2 points below standard	N/A
Chino Valley Unified District	Not Available	Not Available	N/A
Cucamonga Elementary District	Not Available	Not Available	N/A

Source: California School Dashboard, 2019.

Schools are fairly well distributed throughout the city, with no areas with dramatically less access or proximity to schools. The highest and lowest ranked schools (per California Student Dashboard) are not clustered in any particular area or neighborhood of the city. Ontario's highest-performing schools (Edison Elementary, followed by Liberty Elementary) are located in moderate-resource areas with low rates of poverty, higher rates of home ownership, and higher median incomes, suggesting residents attending these schools may have more economic and housing stability than residents of low-resource areas. Ontario's lowest performing schools (Berlyn Elementary and Ray Wiltsey Middle School) are located in a low-resource area and a TCAC/HCD-identified area of high segregation and poverty, respectively. For both schools, English learners, socioeconomically disadvantaged students, and homeless students have the highest rate of chronic absenteeism (missing more than 10 percent of instructional days) and suspension rate, further indicating the role of housing security in student performance and engagement at school. While most schools in the district perform similarly, there is not a significant difference in access to schools based on proficiency outside of access to Edison Elementary. Overall, addressing housing security and availability of multilingual support services may improve educational opportunities for all students, and particularly students residing in low-resource areas, areas of high segregation and poverty, and R/ECAPs. This Housing Element includes a set of programs to increase housing opportunity for extremely low-income households, including Programs 23, 24, 32, and 33.

Ontario residents are served by OmniTrans, which provides bus routes connecting cities within San Bernardino Valley. There are six OmniTrans routes with transit stops within Ontario, most providing north-south service connecting Ontario to Upland, Montclair, and Rancho Cucamonga to the north and Chino and Eastvale to the south. Route 61, Route 82, and Route 290 provide east-west service through Ontario, connecting Pomona and Montclair to Fontana and San Bernardino via Ontario. Ontario bus routes typically arrive at stops at 60-minute intervals during morning and evening peak hours; however, Route 61 provides transit approximately every 20 to 30 minutes. Exception for express routes, OmniTrans bus routes operate seven days a week, typically with reduced schedules on weekends. Given that several routes are available to Ontario residents, transit is not considered a barrier to fair housing in the city; however, the City will meet biannually with ~~Orange~~ San Bernardino County Transportation Authority (SB~~O~~CTA) to assess if any new unmet transit needs have developed and, if so, will provide technical assistance in applying for state and federal funding for expansions (Program 27).

To meet the needs of persons with disabilities in Ontario, there are 6 licensed residential care facilities for the elderly and 27 licensed adult residential care facilities. Additionally, residents that qualify under the ADA can use OmniAccess, a curb-to-curb shared ride service that complements the OmniTrans fixed-route system. The OmniAccess service area is up to three-quarter mile on either side of an existing bus route. OmniAccess riders make reservations for trips or arrange a subscription service for recurring trips. OmniTrans offers a Travel Training Program, providing one-on-one or group assistance to seniors and individuals with disabilities to learn to use the bus system. The City also requires new developments to comply with Title 24 of the 2019 California Building Code to ensure that all new construction meets accessible design standards, thus ensuring that all new housing is accessible for all residents regardless of disability. Additionally, the City ensures that older housing that may not meet the same accessibility requirements can be adapted as needed by seeking funding to assist with rehabilitations (Program 30).

Disproportionate Housing Need and Displacement Risk

As discussed previously in the Needs Assessment, overcrowding is an issue in the City of Ontario and significantly impacts renter households. According to California Health and Human Services (CHHS), the rate of overcrowding is higher in the northwest area of the city and highest in areas designated as R/ECAPs and TCAC/HCD-identified areas of high segregation and poverty, where households are primarily renting (Figure 3-10). Overall, approximately 12 percent of households are experiencing overcrowding, which breaks out to 18 percent of renter-occupied households and 0.7 percent of owner-occupied households. Within the areas in Figure 3-10 showing the highest rate of overcrowding, approximately 22 to 32 percent of households are overcrowded. South of Highway 60, tracts experiencing overcrowding do not exceed 12 percent of households. Overcrowding typically implies that either appropriately sized housing is unaffordable or unavailable to current residents, and results in an increased risk of displacement for households living in unit types that do not meet their needs. The area of the city with the highest rate of overcrowding has older, smaller housing units compared to the newer development in southeast Ontario. As discussed in the San Bernardino County 2020 Regional Analysis of Impediments, "availability of housing in a variety sizes is important to meet the needs of different demographic groups." Patterns of overcrowding in Ontario are similarly seen across the San Bernardino Valley; rates of overcrowding are highest in census tracts designated as R/ECAPs. This suggests that communities of color and areas of increased poverty are the most susceptible to overcrowding. Ontario places among San Bernardino, Fontana, and Rialto as cities with higher rates of overcrowding. Rancho Cucamonga and Upland predominantly have census tracts with very low rates of

overcrowding, coinciding with census tract with largely White populations.– Of San Bernardino County households receiving public assistance for housing, housing choice voucher (HCV) programs has the most success in placing households in units with at least three bedrooms (1,045 units), followed by public housing developments (152 units). Project-based Section 8 program housing has allowed for households to occupy 107 units with at least three bedrooms, but is more successful in placing households in studio or one-bedroom units. This suggests that countywide, HCV programs could address issues of overcrowding by improving ability to obtain housing of a suitable size where rental price would have been a barrier. To address overcrowding as a result of doubling up, unaffordable housing options, or multi-generational households, among other reasons, the City commits to expanding HCV use (Program 23), will continue promoting the construction of ADUs (Program 20 and 27), expand housing opportunities for extremely low income households (Program 33) to encourage an increase in housing supply and reduce risk of displacement for residents of these neighborhoods.

As with overcrowding, overpayment (cost burden) is a widespread issue in Ontario, impacting over a third of owner-occupied housing (33 percent) and a majority of renter-occupied housing (58 percent of households). This trend reflects patterns of overpayment throughout the SCAG region, and in much of California. In San Bernardino County, renting households are more highly impacted by overpayment than homeowning households; however, cities with R/ECAPs (San Bernardino, Fontana, and Ontario) exhibit a higher rate of over payment among homeowning households, including within census tracts designated as R/ECAPs (Figure 3-11). By comparison, homeowners in Rancho Cucamonga and Upland experience overpayment at a far lower rate of incidence. Renters experiencing overpayment is far more widespread across the entire county, but again affects census tracts in Rancho Cucamonga and Upland to lesser degree than cities such as Ontario, San Bernardino, and Fontana that contain R/ECAPs. Similar to overcrowding, overpayment is more likely to affect households with higher rates of poverty. As seen in Figure 3-11 the highest concentration of cost-burdened owner-occupied households are located in the city's northwest areas, corresponding with the location of low-resource areas, R/ECAPs, and TCAC/HCD-identified areas of high segregation and poverty. Overpayment by renter-occupied households is experienced citywide, with a majority of the city's census tracts made up of at least 40 percent of renter-occupied households experiencing cost burden (Figure 3-12). In the low resource areas in northwest Ontario, including the R/ECAP south of Holt Boulevard and the area of high segregation and poverty bounded Holt Boulevard, N Grove Avenue, E G Street, and N Allyn Avenue, the percentage of renter households experiencing cost burden increases to between 60 and 80

percent. In south Ontario, the area bounded by Edison Avenue, Hammer Avenue, E Riverside Avenue, and S Archibald Avenue also increases to between 60 and 80 percent cost-burdened, indicating the new development in south Ontario is unaffordable to renter households. Overpayment increases the risk of displacing residents who are no longer able to afford their housing costs. To address displacement risks from overpayment, the City will provide incentives to encourage affordable development and will develop a targeted program to connect lower-income residents with affordable home ownership within the city (Programs 6 and 24) and preserve at-risk affordable housing units to maintain affordability (Program 25).

The San Bernardino County 2020 Regional Analysis found that across the county, Black and Hispanic households had the highest rates of experiencing any of the four housing problems, including living in substandard housing. Ontario is among the oldest cities in San Bernardino County, along with San Bernardino, Colton, and Redlands (all established before 1900). Ontario and San Bernardino likely have some of the oldest existing housing in the County and substandard housing due to age may disproportionately impact Hispanic households in San Bernardino as it does in Ontario. Generally, Ontario's recent development has focused in southeast Ontario while the city's older housing is located in northwest Ontario. While some of northwest Ontario's neighborhoods have maintained housing stock in good condition, such as the College Park Historic District, the burden of rehabilitation disproportionately impacts Ontario's low-resource areas in northwest Ontario. As the housing stock ages, need for repair and rehabilitation may become more common. In some cases, the cost of repairs can be prohibitive, resulting in the owner or renter living in substandard housing or increasing the risk of displacement for occupants of those units. Figure 2-2 in the Housing Needs Assessment identifies the four neighborhoods in Ontario with the highest rates of rehabilitation needs and abandoned homes, as reported in the 2019 Neighborhood Preservation Strategy. ~~In July 2019, t~~The City developed the~~a~~ Neighborhood Preservation Strategy Plan in July 2019, concentrating~~ed~~ on four target neighborhoods: Downtown, Nocta, Mission-Mountain, and Fourth Grove neighborhoods. All of the target neighborhoods are identified as low-resource areas on the TCAC/HCD opportunity map and the Nocta and Mission-Mountain neighborhoods include areas designated as R/ECAPs. These neighborhoods were identified due to predominance of lower-income households, renter-occupied households, households experiencing a housing cost-burden at a higher rate than the city as whole, and calls for police services or other city services, such as debris removal from private property or public rights-of-way. The majority of housing stock in the four target neighborhoods exceeds 40 years of age and has a higher proportion of housing units greater than 80 years old (12.5 percent) than the city (5.6

percent) as a whole. Across the four neighborhoods identified in Figure 2-2, there are approximately 324 homes in need of rehabilitation and approximately 168 abandoned homes. A key strategy identified in the Neighborhood Preservation Strategy Plan is increasing opportunities for homeownership with the intention to increase housing stability, educational achievement, property maintenance, and reduce crime in these neighborhoods. This Housing Element includes programs that will increase opportunities for homeownership through identifying funding mechanisms for homeowner assistance programs (Program 6 and Program 24). To address substandard or older housing, the City will continue to use its code enforcement program to bring substandard units into compliance with city codes and improve overall housing conditions in Ontario (Program 1). Additionally, the City will continue to provide rehabilitation loans and grants for low- and moderate-income homeowners and rental property owners who need assistance to rehabilitate or repair their homes (Program 3). Programs 16, 17 and 25 encourage the acquisition of housing.

As discussed in the Special Needs Group section of the Housing Needs Assessment, there are approximately 102 homeless persons residing in Ontario, including 74 persons unsheltered, and 28 homeless individuals living in emergency shelters or transitional housing, according to the San Bernardino County Point-In-Time report. Persons experiencing homelessness, or at risk of becoming homeless, are typically extremely low-income and are displaced from housing due to inability to pay or other issues. As identified in the San Bernardino Point-In-Time count, the population experiencing homelessness in Ontario and six other cities (San Bernardino, Fontana, Redlands, Rialto, and Victorville) account for more than two-thirds of the County's total population experiencing homelessness. San Bernardino has the largest total population experiencing homelessness in the county (890 persons) by a large margin, followed by Victorville (133 persons). San Bernardino, as the largest city in the county and the San Bernardino Valley, acts as a hub of resources for the San Bernardino Valley, which may result in a larger population experiencing homelessness as compared to the region due to persons experiencing homelessness in the San Bernardino Valley migrating to San Bernardino to access resources. Victorville, as the largest city in the rural High Desert, serves a similar role in that area of the county. Therefore, the migration to Victorville may account for the disproportionately large population experiencing homelessness, considering Ontario, Fontana, and Rancho Cucamonga have a larger general population than Victorville. San Bernardino also has the most census tracts designated as R/ECAPs, and as discussed, shows similar patterns to Ontario for prevalence of poverty and housing problems (over payment, overcrowding, and substandard housing) in R/ECAP census tracts, which can result in a population highly vulnerable to homelessness.

Rancho Cucamonga, while having a similar general population size to Ontario, Fontana, and Victorville, has approximately 58 persons experiencing homelessness, just slightly over half the population experiencing homelessness in Ontario (102 persons). Unlike Ontario, Fontana, San Bernardino, and Victorville, Rancho Cucamonga does not have any R/ECAPs within its city limits and as discussed, largely features high median incomes, access to opportunity, and low rates of overcrowding and substandard housing. –The overall reduced risk to displacement in Rancho Cucamonga supports a smaller population experiencing homelessness.

Ontario offers substantial services and housing for its population experiencing homelessness, and participates in regional solutions for homelessness, as discussed in the Housing Needs Assessment. The City can accommodate its population experiencing homelessness with room to support the region's population experiencing homelessness in its current supply of emergency, transitional, and supportive housing: as shown in Table 2-27, the total beds available (at least 155) can accommodate the city's homeless persons (102 persons) based on the 2020 San Bernardino County Homeless Count. The City continues to make ongoing subsidies available to various homeless service providers to provide for public service programs serving homeless individuals and families, such as the Family Stabilization Program at SOVA Program Center, services for victims of domestic violence and their children provided by House of Ruth, and the Ontario Access Center and Assisi House and Aftercare Services Program provided by Mercy House CoC (Program 32).

The annual rate of increase in average home value or rental prices compared with annual changes in the average income in the County may also indicates an increased risk of displacement due to housing costs outpacing wage increase, a trend that is felt throughout the region, state, and nation. As shown in Table 3-2, citywide median rent increase from 2000 to 2019 was approximately 122 percent, outpacing the countywide median rent increase (approximately 110 percent), based on data from ACS and HUD. The difference in these trends indicates growing unaffordability of housing in Ontario and San Bernardino County as a whole, despite the low cost of housing itself compared to the region, state, and nation, and may prevent low-income households from remaining in their homes over time. The San Bernardino County 2020 Regional Analysis of Impediments similarly found that as of 2019, Rancho Cucamonga and Upland had the highest average rent prices ($2,480 and $2,460, respectively), while the eastern and southern areas of Ontario experienced the highest increases in rent in the City (157 and 139 percent median rent increase, respectively), and housing affordability in Ontario was more similar to Hesperia ($1,550), Apple Valley ($1,400), and Victorville ($1,450). Within Ontario, northwestern Ontario had a slightly lower median rent increase than the County as a whole (108 percent

increase). The census tracts designated as R/ECAPs, which fall within northwestern Ontario, show very low increase in average rent compared to the City on the whole. While still showing an overall increase, the difference in median rent between northwestern Ontario and eastern and southern Ontario since 2000 may be a result from focused investment in these areas. As discussed, much of the housing growth in the 1980s and beyond was focused on master-planned communities on either side of Riverside Drive in the southern and eastern areas of Ontario, including the communities of Archibald Ranch and Creekside. Currently, this area has higher rates of owner-occupied housing and generally higher median incomes than northwestern Ontario.

Table 3-2
Change in Average Rent, 2000-2019

Area	2000[1]	2005[2]	2010	2015	2019	Percent Change 2000-2019
San Bernardino County Median	568	752	922	922	1,190	109.5%
Citywide Median	644	752	1,113	1,195	1,430	122.05%
Northwestern Area[3]	644	752	1,092	1,160	1,338	107.78%
Eastern Area[3]	644	752	1,290	1,301	1,657	157.3%
Southern Area[3]	644	752	1,201	1,295	1,537	138.66%
R/ECAPs						
Census Tract 16	644	752	859	875	968	50.3%
Census Tract 15.03	644	752	956	1,037	1,113	72.8%

Source: ACS 2000, 2010, 2015, 2019; HUD Fair Market Rent 2005

[1] Median rent for 2000 is based on the citywide contract median rent; median rent per census tract was not available.

[2] Rent for 2005 is based on the HUD Countywide Fair Market Rent estimates; median rent from ACS was not available for 2005.

[3] Average rent determined by taking the average of the median contract rent of each census tracts falling within the Northwestern, Eastern, and Southern areas, as shown in Figure 3-1, with the following exceptions due to data limitations:

1) Median rent for 2000 is based on the citywide contract median rent; median rent per census tract was not available.
2) Rent for 2005 is based on the HUD Countywide Fair Market Rent estimates; median rent from ACS was not available for 2005.

While northwestern Ontario shows relatively lower increase in average rent since 2000, the area still has the highest rates of overpayment among renters, overcrowding, and neighborhoods with substandard housing. Displacement risk increases when a household is paying more for housing than their income can support, their housing condition is unstable or unsafe, and when the household is overcrowded. The City commits to actively combat displacement and protect vulnerable households by expanding HCV use (Program 23), continue promoting the construction of ADUs (Program 20 and 27), expand housing opportunities for extremely low income households (Program 33).

Lending Discrimination

The City of Ontario's AFH identified lending discrimination as a potential contributing factor to fair housing issues in Ontario. Based on Home Mortgage Disclosure Act (H~~D~~MDA) Data, "White residents are most likely to have their loan applications results in originated loans, Blacks are least likely, and Hispanics fall between the two groups. Hispanic borrowers are most likely to receive a high-priced loan followed by Black borrowers, while White and Asian borrowers are least likely to be given a high-cost loan. Data is similar for the region." As new housing in southeast Ontario becomes available, past lending practices in Ontario imply White households will have the highest accessibility to the new development and, therefore, high resource areas. The analysis of HMDA data in Ontario found Black households and Hispanic households have less success originating loans that are low or moderate in cost, which can deny access to high resource areas. Additionally, home ownership is a primary means of building equity and intergenerational wealth. White households that have easier access to home ownership can benefit from the economic mobility home ownership provides, while Black and Hispanic households have limited access to economic mobility through home ownership. The City will expand opportunities for homeownership through identifying funding mechanisms for homeowner assistance programs (Program 6 and 24).

Enforcement and Outreach Capacity

The City enforces fair housing and complies with fair housing laws and regulations through a twofold process: review of city policies and code for compliance with State law and referring fair housing complaints to appropriate agencies.

Ontario refers fair housing complaints to IFHMB. IFHMB serves as an intermediary to assist individuals in resolving issues related to housing discrimination, homeownership sustainability, rental complaints, and disputes in court through the provision of resource recommendations, education, and mediation. In addition, the Fair Housing Council provides

fair housing education, landlord/tenant counseling, and homebuyer HUD counseling, which includes first-time homebuyer education and mortgage default counseling. Services are available in English, and Spanish and are provided free of charge to clients. The City disseminates information about fair housing laws, resident rights, and remedies for fair housing complaints.

During the outreach process for the Ontario 2020 AFH, fair housing surveys were conducted in person both in English and Spanish at the community meetings and community fair held in February 2020. The majority of respondents were members of protected classes. Of the 73 respondents, 21 (29 percent) found housing discrimination to be an issue in Ontario, and 14 (19 percent) directly experienced discrimination. Survey respondents cited race as the reason for discrimination, followed by color, familial status, national origin, and disability.

As part of the Fair Housing Assistance Program (FHAP), the California Department of Fair Employment and Housing (DFEH) dual-files fair housing cases with HUD's Region IX Office of Fair Housing and Equal Opportunity (FHEO); HUD FHEO reported that 32 cases were filed by residents of Ontario between January 1, 2013, and March 23, 2021 (see Table 3-3~~2~~). The most common alleged basis of discrimination was Disability (inclusive of Disability and Rehabilitation) with over one-third of cases identifying this protected class. While a majority of cases were found to have no cause determination (53.1 percent), six cases were closed due to successful conciliation/settlement. The Fair Housing Foundation and DFEH were unable to provide specific location information for cases either because they do not track the geographic origin of complaints or because of confidentiality concerns. Therefore, the City was unable to conduct a complete spatial analysis of fair housing issues within the city. Program 30 has been included to work with fair housing enforcement organizations and agencies to track issues and identify patterns in the city.

Table 3-32
Discrimination Cases, 2013-2021

Bases	Number of Cases	Percentage of Total Cases	Closure Reason	Number	Percentage
Disability and Disability & Rehabilitation	12	37.5%	Conciliation/settlement successful	4	33.3%
			Dismissed for lack of jurisdiction	1	8.3%
			No cause determination	7	58.4%
Familial Status and Familial Status & Rehabilitation	5	15.6%	Conciliation/settlement successful	1	20%
			No cause determination	1	20%
			Complaint withdrawn by complainant after resolution	3	60%
National Origin	7	21.9%	No cause determination	3	42.9%
			Complaint withdrawn by complainant after resolution	1	14.3%
			DOJ Settlement	2	28.5%
			Unable to locate complainant	1	14.3%
Race, Race & Color, and Race & Retaliation	7	21.9%	Conciliation/settlement successful	1	14.3%
			No cause determination	5	71.4%
			Unable to locate complainant	1	14.3%
Sex & Race	1	3.1%	No cause determination	1	100%
Total	32	100%	Conciliation/settlement successful	6	18.8%
			Dismissed for lack of jurisdiction	1	3.1%
			No cause determination	17	53.1%
			Complaint withdrawn by complainant after resolution	4	12.5%
			DOJ Settlement	2	6.2%
			Unable to locate complainant	2	6.2%

Source: HUD, 2021.

Site Inventory Analysis

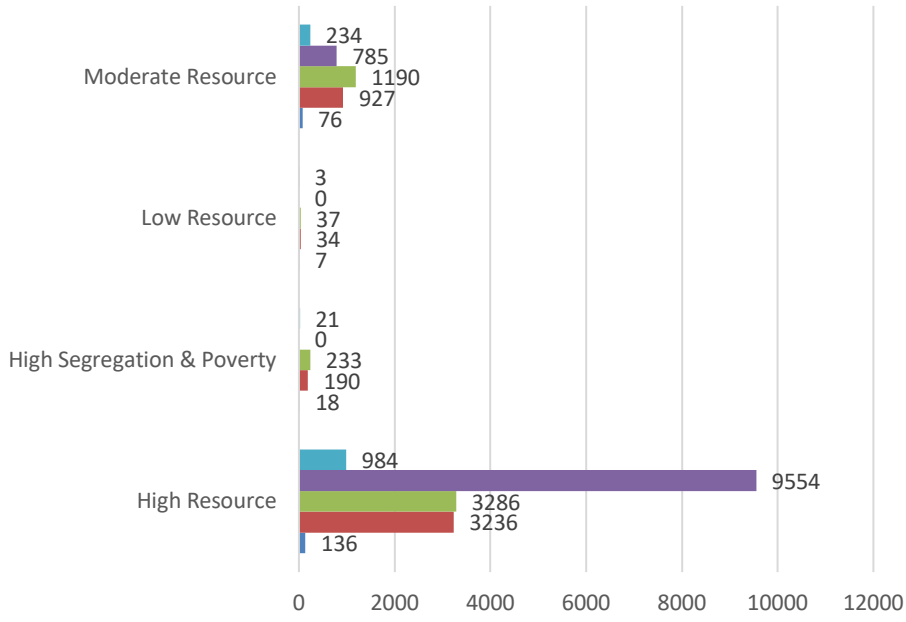
The location of housing in relation to resources and opportunities is integral to addressing disparities in housing needs and opportunity and to fostering inclusive communities where all residents have access to opportunity. This is particularly important for lower-income households. AB 686 added a new requirement for housing elements to analyze the location of lower-income sites in relation to areas of high opportunity. The California Tax Credit Allocation Committee (TCAC) and HCD prepared opportunity maps that identify resource areas. Areas of high or highest resource may have increased access to public services, educational and employment opportunities, medical services, and other daily services (e.g., grocery, pharmacy)~~Using the statewide opportunity area map and indicators of concentrated poverty, displacement risk, and access to opportunity as overlays to the City's sites inventory (Figure 3-13), the City was able to identify if the sites identified in the inventory to accommodate the lower-income RHNA disproportionately concentrate these units or increase patterns of segregation~~. Figure 3-13 shows the distribution of Ontario's sites in each of the TCAC/HCD resource areas. Figures 3-14 through 3-22 show the distribution of projected units by income category of the following indicators to understand how the situation of units will affirmatively further fair housing: median income, R/ECAPs, jobs proximity, educational score, environmental conditions, overcrowding, and overpayment. The discussion is aided by charts that show the number of projected units by income category, site acreage by income category to further assess the potential impacts of the sites inventory to affirmatively further fair housing.

Potential Impacts on Patterns of Integration & Segregation

INCOME

As shown in Figure 3-13, the City primarily identified candidate sites to accommodate low- and very low-income households in south Ontario bounded by Eucalyptus Avenue to the south and E Riverside Drive to the north, within the Ontario Ranch master plan area and a TCAC-designated high-resource area. Candidate sites for moderate and above moderate sites are also primarily located in Ontario Ranch. As shown in Table 5-~~4~~16 8,746 low- and very low-income units (79 percent of the total very low- and low-income units), 3,286 moderate-income units (69 percent of moderate-income units), and 9,555 percent of above moderate-income units (92 percent of above moderate-income units) have been identified within Ontario Ranch. Chart 3-1 shows the general distribution of units into resource areas. As Ontario Ranch is designated high resource (along with other areas of the city), the high resource designation is shown as receiving the most projected units.

Chart 3-1
Unit Count and Site Acreage by TCAC Resource Designation



	High Resource	High Segregation & Poverty	Low Resource	Moderate Resource
Site Acreage	984	21	3	234
Above Moderate Units	9554	0	0	785
Moderate Units	3286	233	37	1190
Low Units	3236	190	34	927
Very Low Units	136	18	7	76

As shown in Figure 3-14, this distribution of sites~~,~~ allows~~ing~~ integration of all income levels in the Ontario Ranch ~~future~~ development, which directly addresses the need expressed by the community and stakeholders that new development in Ontario Ranch should not be limited to affluent households but include a balance of affordable housing. Development within Ontario Ranch will be determined through specific plans, with the proposed Policy Plan designations laying groundwork to support mixed-use development, including mixed-density residential neighborhoods, commercial uses, and open space and park area. The candidate sites for low- and very low-income units have proposed Policy Plan designations for Medium-Density Residential and Mixed-Use, adjacent to areas designated for recreational open space, general commercial uses, and business parks. As discussed, Ontario's lower-income households are primarily concentrated in northwest Ontario, which is the location of the city's TCAC/HCD-identified areas of

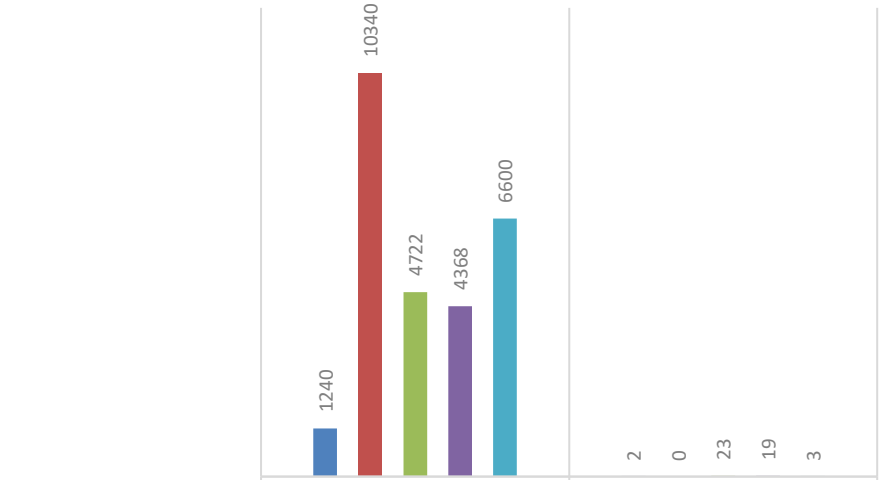
high segregation and poverty and R/ECAPs and correlate with factors that limit economic mobility and perpetuate poverty. As a key area for growth and investment for the city, locating the majority of candidate sites intended for low- and very low-income in Ontario Ranch disrupts patterns of concentrated poverty in Ontario. Moreover, populations currently concentrated in northwest Ontario, including single-parent households, lower-income Hispanic households, and Black/African American households, will have access to positive education and economic outcomes from expanding affordable housing opportunities to south Ontario. The City will implement Program 11 to ensure that in addition to affordable housing opportunities to high-resource areas, such as Ontario Ranch, the City will reduce barriers to mobility from language barriers, particularly Spanish, to promote an inclusive community for all families, individuals, and households.

The City will additionally locate low- and very low-income sites along Holt Boulevard. Holt Boulevard serves as a boundary for the city's R/ECAPs and TCAC/HCD-identified areas of high segregation and poverty and is designated as a low-resource area on the TCAC map. As shown in Table 5-~~4~~16, a total of 623 low- and very low-income units (about 5 percent of the total very low- and low-income units) are in Downtown (20) and along West Holt (227 units) and East Holt (284 units), which transverse R/ECAPs or areas of high segregation and poverty. Locating additional affordable housing along Holt Boulevard, particularly within R/ECAPs and areas of high segregation and poverty, supports placed-based solutions to alleviating fair housing issues and disproportionate housing need issues. As shown in Figure 3-10 and Figure 3-11, northwest Ontario and particularly areas of high segregation and poverty and R/ECAPs have the highest rates of overcrowding and overpayment in the city. Expanding affordable housing options will reduce competition for existing units. The Downtown District Plan (Plan), which encompasses portions of Holt Boulevard and seven of the low- and very low-income candidate sites, creates an opportunity for reinvestment in northwest Ontario. Downtown will also accommodate moderate housing units, with a total of 20 units located in the Downtown area. The Plan includes goals to expand housing choice and "ensure access to diverse range of quality housing options, encourage density, and variety of affordable price points." Along Holt Boulevard specifically, the plan identifies opportunities to create market-rate and affordable housing, develop vertical and horizontal mixed-use, and provide residential access to downtown amenities, shopping, public services, open space, and transportation. The City will ensure existing residents are protected from displacement risk through implementing Program 6. Through focused community reinvestment along Holt Boulevard, the City will reduce fair housing issues and expand economic opportunities for new and future residents in northwest Ontario.

R/ECAPS

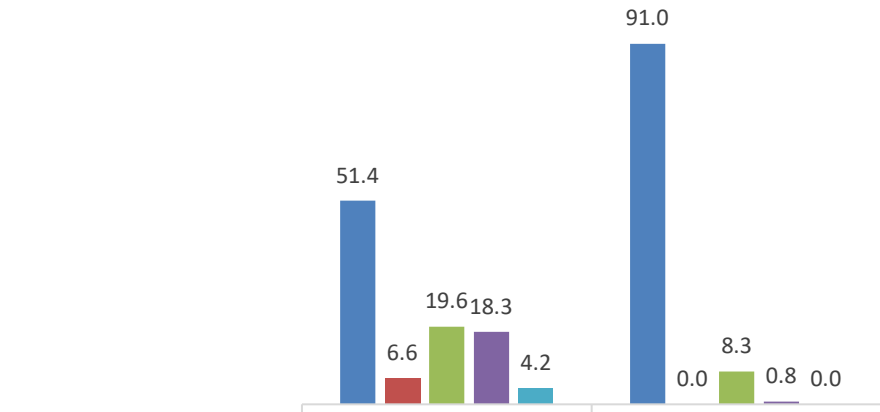
Figure 3-15 shows the distribution of sites by income level in census tracts designated as R/ECAPs compared to the rest of the city. There are five sites that fall within Ontario's two designated R/ECAPs, which can provide a total of 19 low-income units, 3 very low-income units (amounting to less than 1 percent of the total low and very low-income units) and 23 moderate income units (again, amounting to less than 1 percent of the total moderate units) (Chart 3-2). There are no above moderate-income units proposed in R/ECAPs. Chart 3-3 identifies the racial/ethnic composition of the R/ECAPs where the sites are located, showing these areas overwhelmingly Hispanic with a small White population. On average, sites in census tracts that are not designated as R/ECAPs have a majority Hispanic population (51 percent). In R/ECAP designated census tracts, this majority jumps to 91 percent. As discussed, the City's R/ECAPs indicate areas of predominantly non-white populations and high rates of poverty. The assessment of fair housing repeatedly identifies that R/ECAPs correlate with factors that limit economic mobility and perpetuate poverty, keeping residents at an overall disadvantage. In particular, census tracts designated as R/ECAPs show higher rates of overpayment (for both renting and homeowner households) and overcrowding as compared to the rest of the city, indicating residents may be more vulnerable to displacement risk. This also identifies a demand for more affordable housing, which is served by providing very low-, low-, and moderate-income housing within the R/ECAPs. Further, integration of moderate-income units in R/ECAPs will promote mixed-income communities. Existing residents will have additional affordable housing opportunities by introducing a total of 623 low- and very low-income units (about 5 percent of the total very low- and low-income units) in the Downtown (20) and along West Holt (227 units) and East Holt (284 units), which transverse R/ECAPs or areas of high segregation and poverty. Additionally, the City has included Program 23, committing to expanding HCV use, Program 33 to expand housing opportunities for extremely low income households, and Program 24 and Program 27 to provide resources for homeownership and fair housing implementation in multiple languages to reduce language barriers.

Chart 3-2
Unit Count and Site Acreage by R/ECAP



	Not an R/ECAP	R/ECAP
Site Acreage	1240	2
Above Moderate Units	10340	0
Moderate Units	4722	23
Low Units	4368	19
Very Low Units	6600	3

Chart 3-3
Average Racial/Ethnic Distribution by R/ECAP

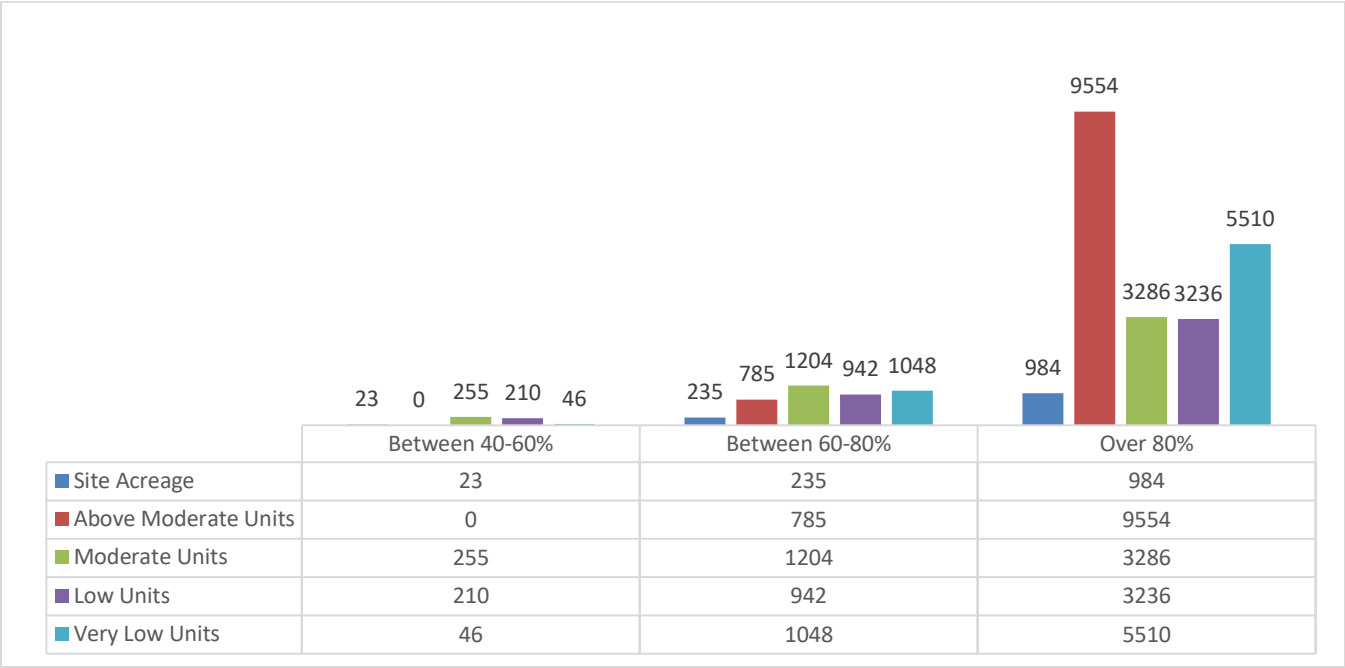


	Not an R/ECAP	R/ECAP
Average of Percent Lantinx	51.4	91.0
Average of Percent Black	6.6	0.0
Average of Percent White	19.6	8.3
Average of Percent Asian	18.3	0.8
Average of Percent Other	4.2	0.0

FAMILIAL STATUS

To understand the potential impact on familial status, Figure 3-16 shows the distribution of sites by income level by areas with percent children in families with married parents. Chart 3-4 further demonstrates that on 23 acres, or approximately 2 percent of the total site inventory acreage, up to 60 percent of households with children live in a family type other than married parents, which could include a single parent or guardian. As discussed, single-parent households with children typically requires more affordable, multi-bedroom units due to family sized coupled with a single-source income. In order to reduce displacement risk for these households, units affordable to low- and very low-income households comprise just over 50 percent of the units proposed in areas with highest concentration of non-married parent households, thereby increasing the affordable housing supply in the area. This accounts for approximately 2 percent of the lower income units; the majority of lower income units are planned within Ontario Ranch. Providing lower income housing in Ontario Ranch will assist in reducing the current concentration of non-married parent households with children in northwestern Ontario (Figure 3-16), encouraging access to mixed income communities. Further, the Ontario Ranch development will include new schools, parks, and recreational areas, supporting increased access to opportunity important to families that will not be limited to affluent, married-parent families.

Chart 3-4
Unit Count and Site Acreage by Familial Status (Percent Children in Married Couple Household)

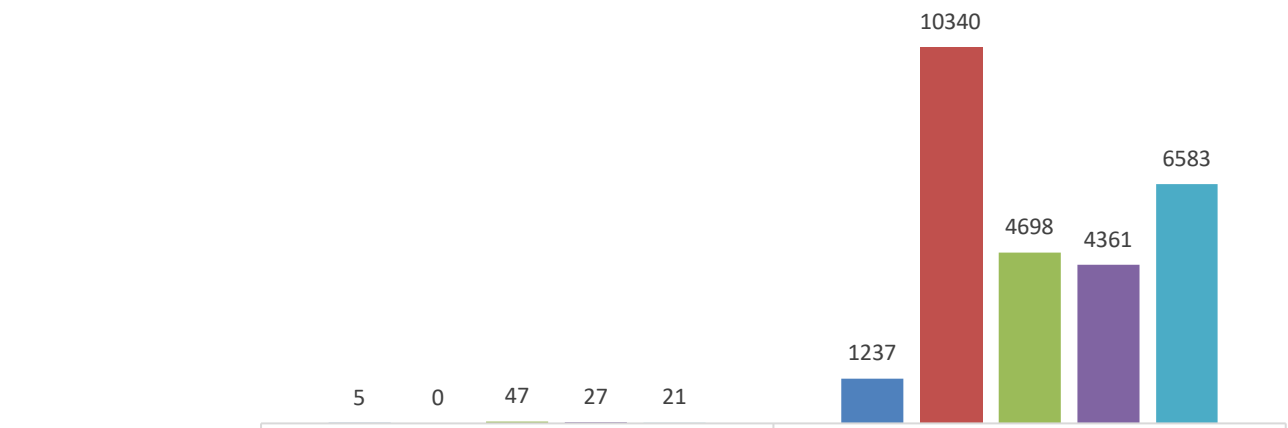


	Between 40-60%	Between 60-80%	Over 80%
Site Acreage	23	235	984
Above Moderate Units	0	785	9554
Moderate Units	255	1204	3286
Low Units	210	942	3236
Very Low Units	46	1048	5510

POPULATION WITH DISABILITY

There are a total of six census tracts within Ontario where the population with a disability exceeds 10 percent, with the highest concentration of persons with a disability not exceeding 13 percent. While Ontario's population with a disability is low, particularly when compared to cities such as San Bernardino, Upland, or the rural High Desert, all but one of the census tracts that do contain a higher concentration of persons with disabilities are located in northwestern Ontario, coinciding with area of lower median income and less access to opportunity (see Figure 3-17). Chart 3-5 shows the distribution of units by affordability and overall site acreage based on the percent of population with a disability. As the City overall has a small population of persons with a disability, Chart 3-5 shows a large proportion of units projected in census tracts with a disability rate not exceeding 10 percent. This includes the units proposed in Ontario Ranch, which offers units at all affordability levels to provide housing mobility opportunities. There are 48 lower income units (less than 1 percent of the total projected lower units) proposed in areas where the population of persons with disabilities exceeds 10 percent. As discussed, the Ontario 2020 AFH identified that there is a significant need for affordable housing exclusively for persons with disabilities, which may contribute to the City's low population of persons with disabilities as compared to other San Bernardino County cities of similar general population size. In addition to the projected housing units in areas of higher concentration and the housing mobility opportunities in Ontario Ranch, the City commits to specifically expand available housing for persons with disabilities through prioritizing funding for developments that include permanent supportive housing for non-elderly persons with disabilities and ensure that existing housing may be retrofitted for ADA accessibility (Program 30 and 32).

Chart 3-5
Unit Count and Site Acreage by Population with Disability



	Between 10-15%	Less than 10%
Site Acreage	5	1237
Above Moderate Units	0	10340
Moderate Units	47	4698
Low Units	27	4361
Very Low Units	21	6583

Potential Impact on Access to Opportunity

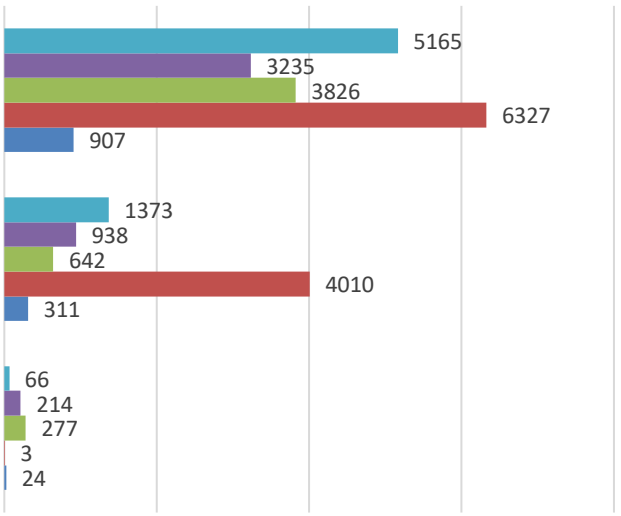
As a larger metropolitan center in both San Bernardino County and the greater San Bernardino-Riverside-Ontario region, Ontario provides access to quality jobs at all skill levels, well-distributed higher performing schools, and reliable public transit with frequent service within the city and in the greater San Bernardino Valley. As shown in Chart 3-1 and Figure 3-13, projected units at all affordability levels are predominantly located in high resource areas (i.e., Ontario Ranch), where new residential units will be in close proximity to jobs in eastern Ontario and have access to newly built schools, parks, and recreational areas. As discussed, Ontario Ranch will be developed through specific plans, with the proposed Policy Plan designations laying groundwork to support mixed-use development, including mixed-density residential neighborhoods, commercial uses, and open space and park area. The projected sites for low- and very low-income units have proposed Policy Plan designations for Medium-Density Residential and Mixed-Use, adjacent to areas designated for recreational open space, general commercial uses, and business parks, thereby increasing access to job centers, environmentally-healthy uses, and essential commercial services, such as pharmacies and grocery stores.

As discussed, units are projected in Ontario's low resource areas in northwestern Ontario (see Chart 3-1 and Figure 3-13). The City identified sites with opportunities to increase the supply of affordable housing in northwestern Ontario, addressing issues of overpayment and overcrowding as a result of higher rates of poverty. The identified sites reflect renewed interest in northwestern Ontario, supported by the implementation of the Downtown, Mountain and Euclid Corridor, and Holt Boulevard plans (Program 8, 9, and 10) to catalyze place-based revitalization. Ontario intends to take a measured approach to revitalization in northwestern Ontario to ensure that revitalization efforts do not result in gentrification-based displacement. To this end, the City is committed to neighborhood engagement strategies (Program 6), promoting homeownership (Program 24), and expanding affordable housing for extremely low income households (Program 32) to improve housing stability.

JOB PROXIMITY

As shown in Figure 3-18 and Chart 3-6, the sites identified to meet Ontario's RHNA are located in areas that are either considered highly proximate to employment or in relatively close proximity to employment. As discussed in the assessment of fair housing, areas that show a lower job proximity index value within Ontario still score higher than many areas in San Bernardino County (the lowest score within Ontario is 51). Approximately 3 percent of the total units will be located in areas that received a job index score between 40-60. The City has committed to continuing to improve job opportunities in these areas, disseminating job options from eastern Ontario to a more equal distribution citywide by providing employment services to low-wage workers (Program 27). Locating housing in this area will serve resident interest in increasing the supply of affordable units to reduce displacement risk due to higher rates of poverty. Most of the existing large employers are located in eastern Ontario. Approximately 76 percent of lower income units will be located in areas with closest proximity to Ontario's employment centers, and the remaining 21 percent of lower income units will still be within very reasonable distance (receiving a score between 60 and 80), thus providing housing mobility opportunities for all income categories in high resource areas that may facilitate further economic opportunities.

Chart 3-6
Unit Count and Site Acreage by Job Proximity



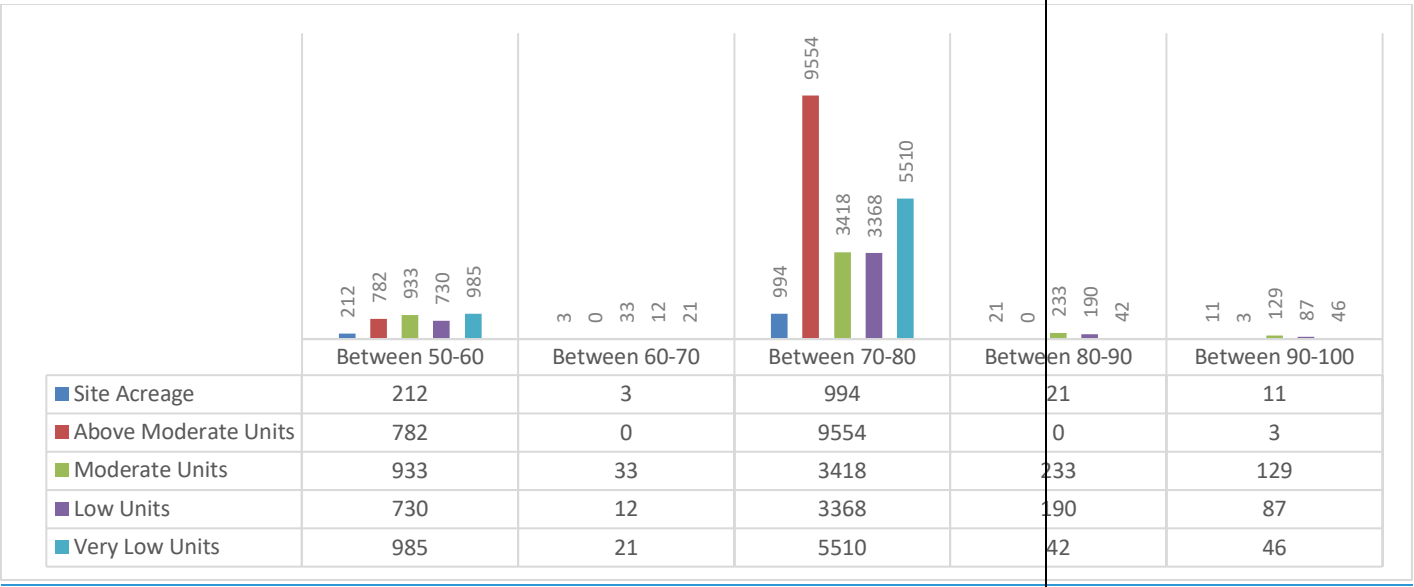
	Between 40-60	Between 60-80	Greater than 80 (closest proximity)
Very Low Units	66	1373	5165
Low Units	214	938	3235
Moderate Units	277	642	3826
Above Moderate Units	3	4010	6327
Site Acreage	24	311	907

ENVIRONMENTAL HEALTH

As Ontario is situated within a urbanized valley, the overall predicted environmental health of residents citywide scores poorly. As northwest Ontario has compounding factors of higher rates of poverty and lower access to parks, recreational area, and open space, those census tracts received scored marginally worse than areas of the city with higher median income (southern and eastern Ontario); however, no area within the city scored positively. The sites identified to meet the City's RHNA are anticipated to combat the existing patterns of lower-income areas coinciding with poor environmental conditions. First, approximately 17 percent of the site acreage are within areas with more positive environmental scores (Chart 3-7 and Figure 3-19). Ontario Ranch will offer the most reprieve from poor environmental conditions and accommodates 80 percent of site acreage, supporting the majority of lower income and moderate units as well as above moderate. As discussed, the Ontario Ranch area will be developed through specific plans, with the proposed Policy Plan designations laying groundwork to support mixed-

use development, including mixed-density residential neighborhoods, commercial uses, and open space and park area. Lower income households, which are currently concentrated in northwestern Ontario, will have access to nearby parks and open space that is less available in the northwest area. Further, the mixed-use design will locate commercial uses, employment areas, schools, and other resources within close proximity to residential units, reducing pollution from traffic as a result of increased and/or longer vehicle trips to daily conveniences/necessities. Given the poor environmental conditions in Ontario, identifying sites in a variety of conditions will ensure that there are housing opportunities regardless of socioeconomic status in a range of places to reduce congestion that may worsen negative conditions resulting from traffic or associated impacts. The distribution of sites will aid in improving environmental conditions for all areas in the City, including where units are projected.

Chart 3-7
Unit Count and Site Acreage by CalEnviroscreen 4.0 Score



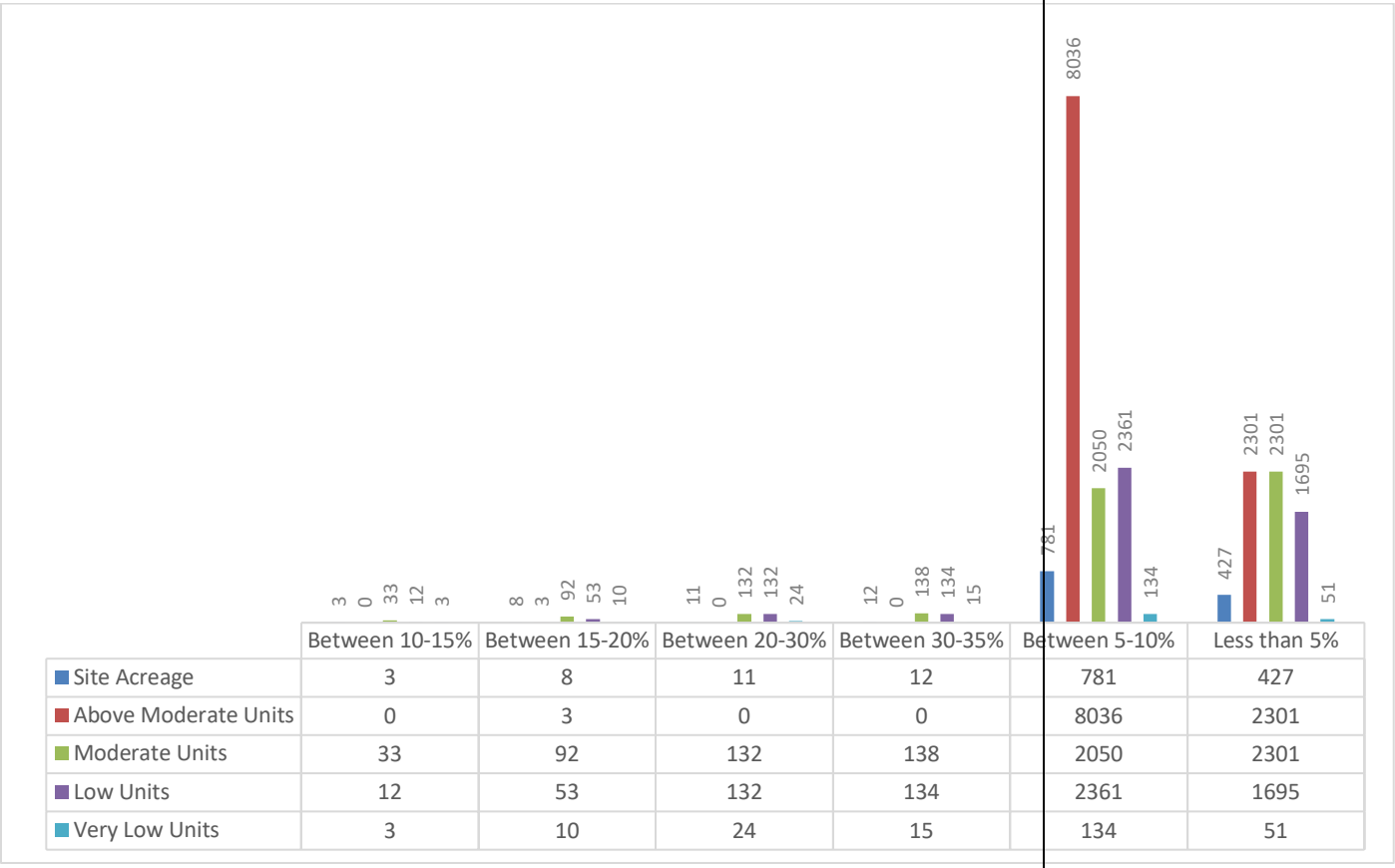
	Between 50-60	Between 60-70	Between 70-80	Between 80-90	Between 90-100
Site Acreage	212	3	994	21	11
Above Moderate Units	782	0	9554	0	3
Moderate Units	933	33	3418	233	129
Low Units	730	12	3368	190	87
Very Low Units	985	21	5510	42	46

Potential Impact on Disproportionate Housing Need and Displacement Risk

As identified in this assessment, overpayment is a significant issue citywide, impacting high, moderate, and low resource areas. Overpayment rates among both renting households and are highest in northwest Ontario, including within the City's R/ECPAPs. Overpayment among renting households citywide does decrease below 50 percent citywide and overpayment among homeowning households does not decrease below 30 percent citywide. The City is actively combatting this issue by identifying sites for affordable housing citywide to increase the supply of housing, thus addressing existing demand. The Housing Element sites were selected in an effort to increase the supply of affordable housing units in high resource areas, disrupting the current concentration of lower-income households in northwest Ontario. The City has committed to housing mobility strategies to support lower income households in accessing opportunities in high resources, including addressing linguistic barriers (Program 24 and 27). The housing opportunities presented by these sites will aid in preventing future displacement of low-income residents from their homes and communities while also providing additional units for households that may currently be living in overcrowded situations to afford housing. Additionally, the moderate- and above moderate-income sites will easy pressure on the housing stock, thus potentially reducing displacement risk and overcrowding for these households as well as more units become available.

Overcrowding most significantly impacts residents in northwestern Ontario (see Figure 3-20), where 22 to 32 percent of households are overcrowded. South of Highway 60, tracts experiencing overcrowding do not exceed 12 percent of households. As shown in Chart 3-8, approximately 7 percent of projected lower income units are slated for census tracts experiencing highest rates of overcrowding. The majority of lower income units (92 percent) will be located in Ontario Ranch, with close access to schools, parks, commercial areas, and employment areas, offering lower income households improved access to opportunity. While a limited number of units are slated in areas experiencing the highest rates of overcrowding, the overall increased supply of affordable housing will support households at-risk of displacement by reducing competition for limited number of units. The City commits to further serving households experiencing overcrowding through Program 31 (Family Housing) implements programs through CDBG funding to support large families, including HCV use for units appropriate for large families, Program ~~2~~7 (~~Fair housing~~ADUs) to expand ADU development through incentive programs, and Program 3 (Housing Rehabilitation Loans & Grants) will continue providing rehabilitation programs to qualifying lower income households.

Chart 3-8
Unit Count and Site Acreage by Overcrowding

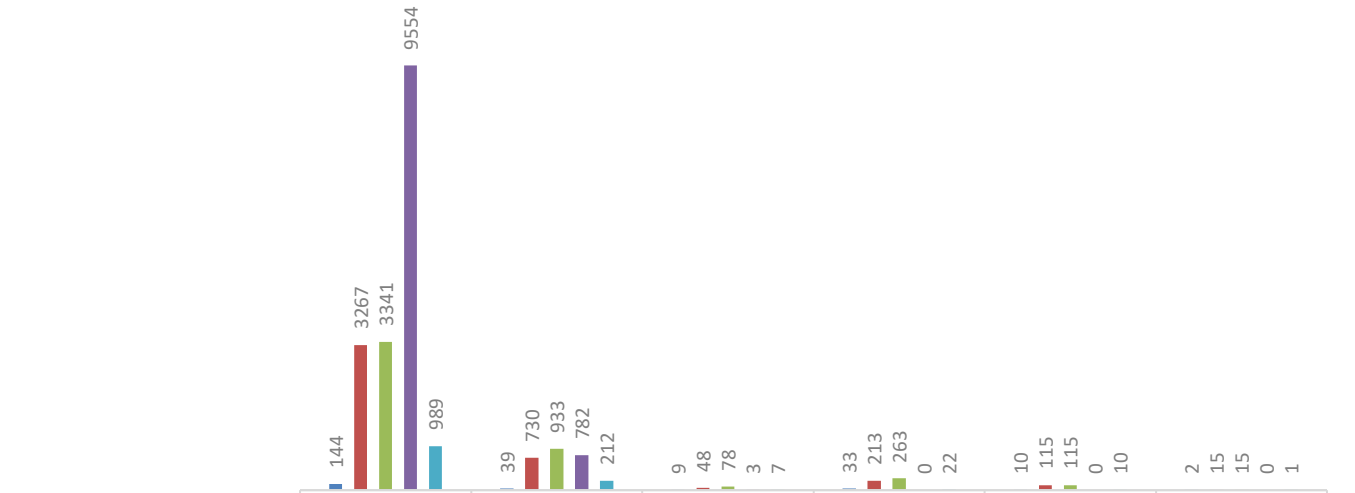


	Between 10-15%	Between 15-20%	Between 20-30%	Between 30-35%	Between 5-10%	Less than 5%
Site Acreage	3	8	11	12	781	427
Above Moderate Units	0	3	0	0	8036	2301
Moderate Units	33	92	132	138	2050	2301
Low Units	12	53	132	134	2361	1695
Very Low Units	3	10	24	15	134	51

As shown in Figure 3-21 and 3-22, all projected units, regardless of expected income, are on sites located in areas where at least 30 percent of homeowners are cost burdened and 50 percent of renter households are cost burdened. As stated previously, rates of overpayment are most significant in northwestern Ontario, where supplying lower income units is critical to alleviating risk of displacement due to overpayment. A total of 142 project lower income units are identified in areas of where at least 60 percent of owners experience overpayment and at least 65 percent of renters experience overpayment, which accounts for approximately 3 percent of the total lower income units. While this represents a small fraction of the total lower income units, importantly only moderate- and lower-income units are slated in areas of highest overpayment. Typically, above moderate-income units are unaffordable to cost-burdened households, while lower- and moderate-income housing units can help alleviate overpayment. The focused effort to provide affordable units in northwestern Ontario, coupled with the new housing opportunities for all incomes in Ontario Ranch, provide existing, cost burdened households housing choice that has not been previously available outside of

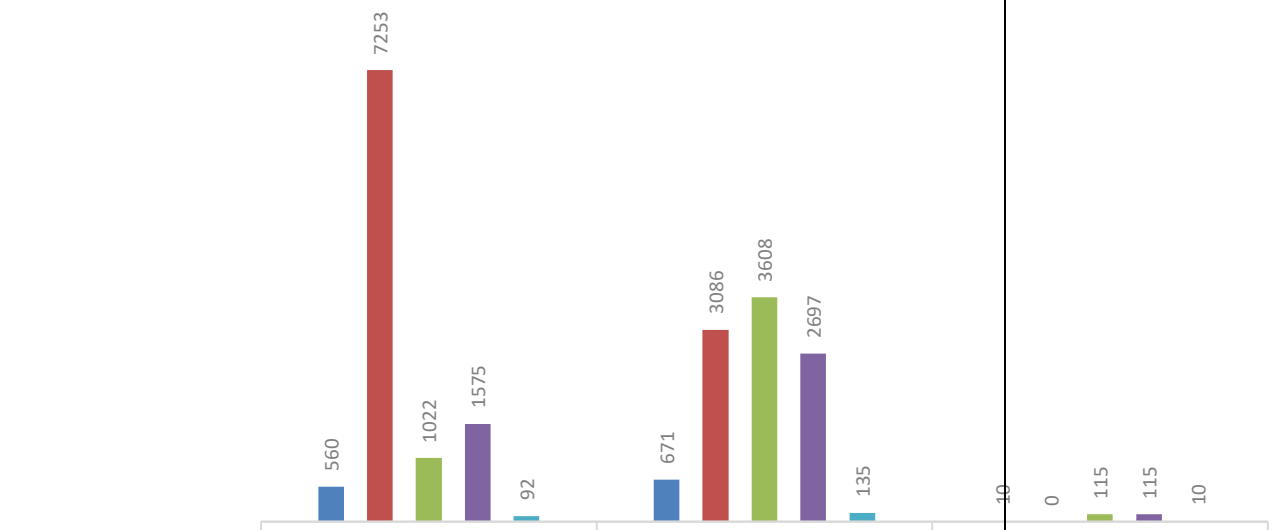
northwest Ontario. While increasing the overall supply of affordable housing reduces the risk of displacement due to overpayment, the distribution of lower income sites has the additional benefit of providing access to high resource areas and creating mixed-income communities in southern Ontario.

Chart 3-9
Unit Count and Site Acreage by Overpayment (Homeowners)



	Between 30-35%	Between 35-40%	Between 40-45%	Between 45-50%	Between 60-65%	Between 70-75%
Very Low Units	144	39	9	33	10	2
Low Units	3267	730	48	213	115	15
Moderate Units	3341	933	78	263	115	15
Above Moderate Units	9554	782	3	0	0	0
Site Acreage	989	212	7	22	10	1

Chart 3-10
Unit Count and Site Acreage by Overpayment (Renters)



	Between 50-55%	Between 55-60%	Between 65-70%
Site Acreage	560	671	10
Above Moderate Units	7253	3086	0
Moderate Units	1022	3608	115
Low Units	1575	2697	115
Very Low Units	92	135	10

Contributing Factors

Through discussions with stakeholders, fair housing advocates, and this assessment of fair housing issues, the County identified factors that contribute to fair housing issues in Imperial County, as shown in Table 3-4. While there are several strategies identified to address the fair housing issues, the most pressing barriers are the concentration of lower-income households in northwest Ontario, lack of affordable housing in high resource areas, and displacement risk, that may prevent lower-income households from securing safe and stable housing. The County has identified the factors that contribute to these issues as priorities in combatting fair housing issues and facilitating new housing choices in high resource areas and place-based revitalization in northwestern Ontario. Prioritized contributing factors are **bolded** in the table.

Programs to address Housing Choice and Affordability in High Resource Areas:

- Program 7 explores initiatives to promote ADU development in high resource areas, including reviewing impact fees, actively marketing ADU materials, and implementing a monitoring program.
- Program 11 (Ontario Ranch) encourages development of affordable housing in future developments in Ontario Ranch, the high resource area in the city.
- Program 23 (Public Housing) commits to expanding HCV use in high and moderate resource areas.
- Program 27 (Fair Housing) commits the City to conducting fair housing training for landlords and tenants on California's Source of Income Discrimination protections, to reduce the number of voucher holders turned away, particularly in high resource areas. ~~explores initiatives to promote ADU development in high resource areas, including reviewing impact fees, actively marketing ADU materials, and implementing a monitoring program.~~

Programs to address Place-based Revitalization Strategies:

- Program 6 (Neighborhood Stabilization) implements the Neighborhood Preservation Strategy Plan, which identifies revitalization strategies in key neighborhoods in northwest Ontario.
- Program 8 (Downtown Plan), which implements the Downtown Plan
- Program 27 (Fair Housing) commits the City to coordinate with San Bernardino County to expand the CalWorks program, providing trainings, job fairs, and/or other key resources to northwest Ontario.

Programs to address Anti-Displacement Strategies.

- Program 3 (Housing Rehabilitation Loans & Grants) will continue providing rehabilitation programs, with the goal of rehabilitating at least 30 units.
- Program 31 (Family Housing) implements programs through CDBG funding to support large families, including HCV use for units appropriate for large families.

- Program 23 (Public Housing) commits to expanding HCV use.
- Program 32 (Extremely Low Income Households) commits to expanding housing opportunities for ELI households.
- Program 24 (Homeownership) will expand homeownership opportunities, including in low resources areas.
- Program 27 (Fair Housing) commits the city to partner with the local fair housing provider to improve access to fair housing resources (including legal aid) and education for tenants and landlords.

Programs to address Housing Mobility to High Resource Areas:

- Program 24 (Homeownership) and Program 27 (Fair Housing Implementation) will provide resources in multiple languages to reduce language barriers
- Program 23 (Public Housing) commits to expanding HCV use in high and moderate resource areas.
- Program 30 (Housing for People with Disabilities) commits the City to assist with the development of affordable housing for persons with disabilities.
- Program 27 (Fair Housing) commits the City to meet with transit authorities biannually to discuss unmet transit needs.

~~Through discussions with stakeholders, fair housing advocates, and the Assessment of Fair Housing, the City identified factors that contribute to fair housing issues in Ontario, as shown in Table 3-3.~~

Table 3-3
Contributing Factors to Fair Housing

AFH Identified Fair Housing Issues	*Contributing Factors*	*Meaningful Actions*
Presence of R/ECAPs and Areas of High Segregation and Poverty	**Lack of meaningful language access for individuals with limited English proficiency** **Lack of affordable housing in moderate and high-resource areas of the city** **Lack of investment/community revitalization strategies in low-resource areas of the city** **Availability of rentals that accept HCV in moderate and high resource areas of the city** Displacement of residents in moderate and/or high resource areas of the city due to economic pressure	Program 24 (Homeownership) and Program 27 (Fair Housing Implementation) will provide resources in multiple languages to reduce language barriers. Program 11 (Ontario Ranch) encourages development of affordable housing in future developments in Ontario Ranch, the high resource area in the city. Program 6 (Neighborhood Stabilization) implements the Neighborhood Preservation Strategy Plan, which identifies revitalization strategies in key neighborhoods in northwest Ontario. Program 23 (Public Housing) commits to expanding HCV use ~~across the city~~, in~~cluding~~ high and moderate resource areas.
Concentration of communities of color in low-resource areas, TCAC/HCD-identified areas of high segregation and poverty, and R/ECAPs	**Lack of meaningful language access for individuals with limited English proficiency** **Lack of affordable housing in moderate and high-resource areas of the city** **Availability of rentals that accept HCV in moderate and high resource areas of the city**	Program 24 (Homeownership) and Program 27 (Fair Housing Implementation) will provide resources in multiple languages to reduce language barriers. Program 11 (Ontario Ranch) encourages development of affordable housing in future developments in Ontario Ranch, the high resource area in the city. Program 6 (Neighborhood Stabilization) implements the Neighborhood Preservation Strategy Plan, which identifies revitalization strategies in key neighborhoods in northwest Ontario. Program 23 (Public Housing) commits to expanding HCV use in high and moderate resource areas.
Concentration of single-parent households	Concentration of affordable housing in low resource areas of the city Lack of affordable housing in moderate and high-resource areas of the city Lack of access to opportunity due to high housing cost	Program 11 (Ontario Ranch) encourages development of affordable housing in future developments in Ontario Ranch, the high resource area in the city. Program 23 (Public Housing) commits to expanding HCV use ~~across the city~~, in~~cluding~~ high and moderate resource areas.
Discriminatory actions against persons with disabilities	Instances of private discrimination Lack of accessible affordable housing appropriate for persons with disabilities Cost of home repairs	Program 3 (Housing Rehabilitation Loans & Grants) will continue providing rehabilitation programs, with the goal of rehabilitating at least 30 units. Program 30 (Housing for People with Disabilities) commits the City to assist with the development of affordable housing for persons with disabilities ~~across the city~~.

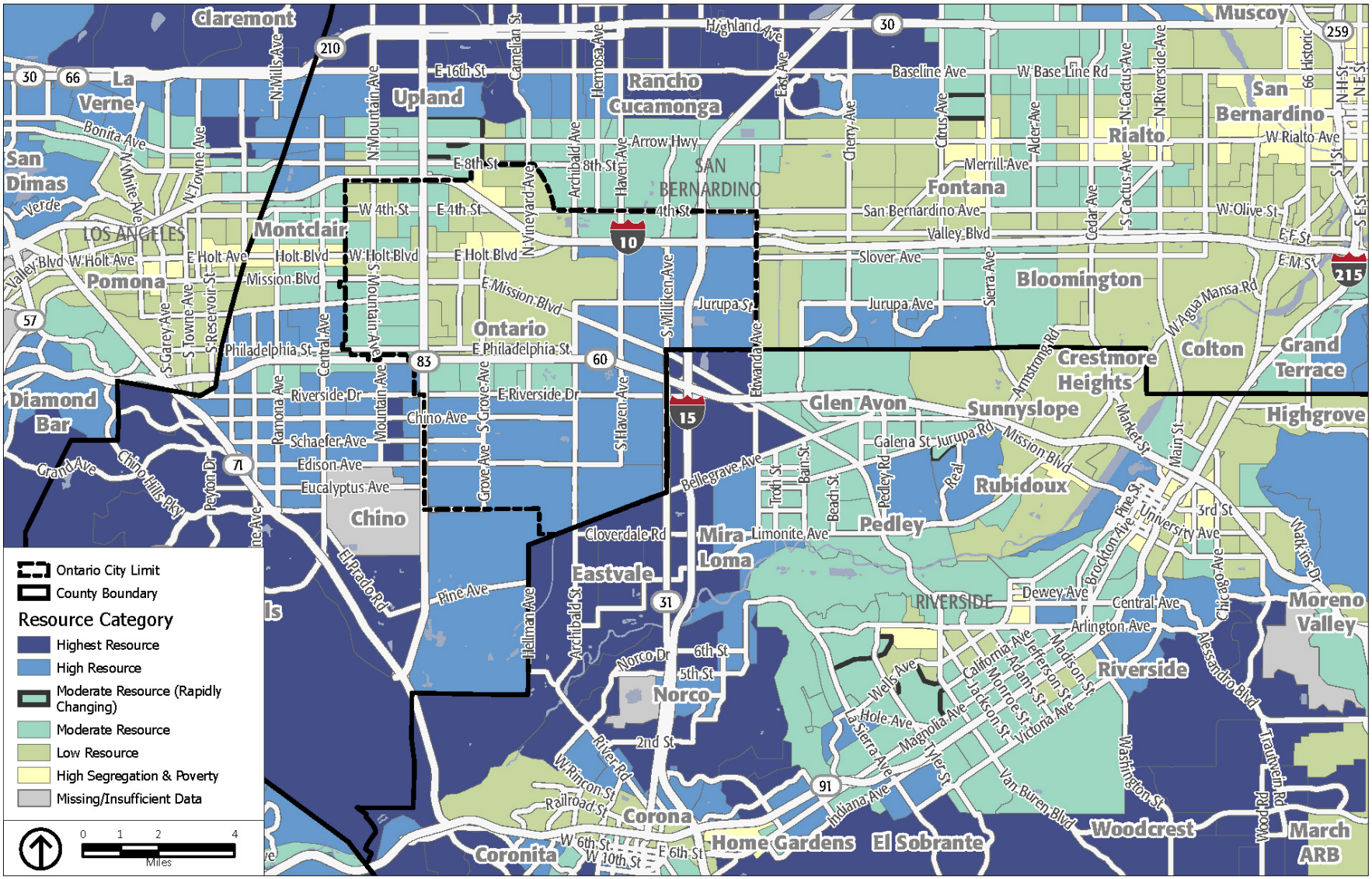
Table 3-3
Contributing Factors to Fair Housing

AFH Identified Fair Housing Issues	*Contributing Factors*	*Meaningful Actions*
Displacement risk from overcrowding	**Availability of affordable housing units in a range of sizes** **Availability of affordable housing in the form of ADUs and JADUs**	Program 31 (Family Housing) implements programs through CDBG funding to support large families, including HCV use for units appropriate for large families. Program 20 (Development Code Amendments) implements code updates to comply with recent state law for ADUs, supporting the development of ADUs citywide. Program ~~2~~7 (ADUs~~Fair Housing~~) explores initiatives to promote ADU development in high resource areas, including reviewing impact fees, actively marketing ADU materials, and implementing a monitoring program.
Displacement risk due to housing condition	**Age of housing stock in north-west area of the city** **Cost of home repairs** **Lack of meaningful language access for individuals with limited English proficiency to learn about rehabilitation options**	Program 3 (Housing Rehabilitation Loans & Grants) will continue providing rehabilitation programs, with the goal of rehabilitating at least 30 units. Program 24 (Homeownership) and Program 27 (Fair Housing Implementation) will provide resources in multiple languages to reduce language barriers.
Displacement due to overpayment	**Lack of affordable housing in moderate and high-resource areas of the city** **Displacement of residents in moderate and/or high resource areas of the city due to economic pressure** **Lack of investment/community revitalization strategies in low-resource areas of the city to improve economic outcomes for residents**	Program 11 (Ontario Ranch) encourages development of affordable housing in future developments in Ontario Ranch, the high resource area in the city. Program 23 (Public Housing) commits to expanding HCV use ~~across the city~~, in~~cluding~~ high and moderate resource areas.
Location of environmental health hazards	Lack of investment/community revitalization strategies in low-resource areas of the city that would improve health outcomes for residents	Program 6 (Neighborhood Stabilization) implements the Neighborhood Preservation Strategy Plan, which identifies revitalization strategies in key neighborhoods in northwest Ontario.
Access to proficient schools and low student performance	Lack of access to opportunity due to high housing cost Lack of investment/community revitalization strategies in low-resource areas of the city to improve economic outcomes for residents Availability of rentals that accept HCV in moderate and high resource areas of the city	Program 11 (Ontario Ranch) encourages development of affordable housing in future developments in Ontario Ranch, the high resource area in the city. Program 23 (Public Housing) commits to expanding HCV use ~~across the city~~, in~~cluding~~ high and moderate resource areas. Program 6 (Neighborhood Stabilization) implements the Neighborhood Preservation Strategy Plan, which identifies revitalization strategies in key neighborhoods in northwest Ontario.

Table 3-3
Contributing Factors to Fair Housing

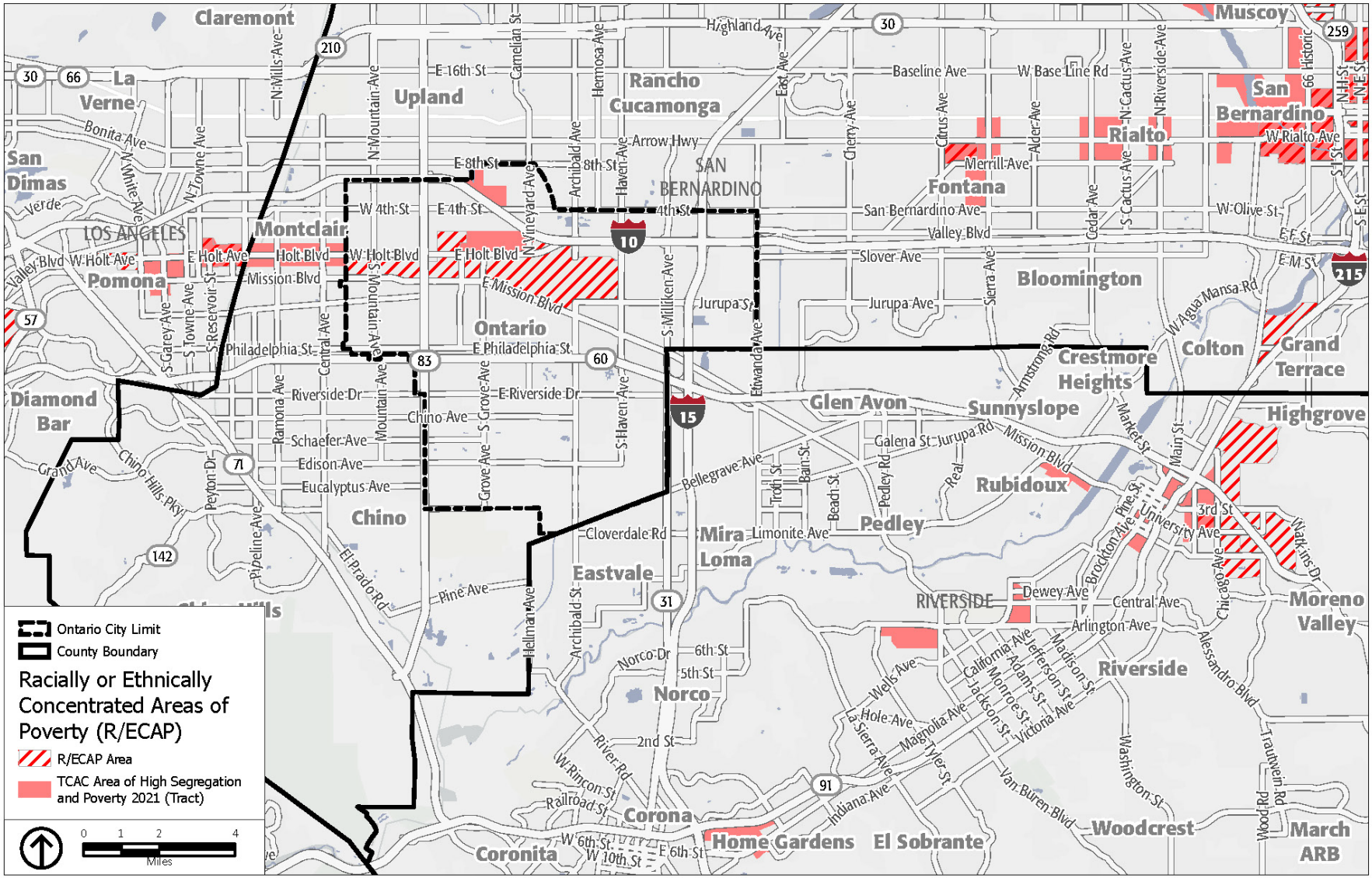
AFH Identified Fair Housing Issues	*Contributing Factors*	*Meaningful Actions*
Location of employers	Lack of investment/community revitalization strategies in low-resource areas of the city that would improve health outcomes for residents Lack of affordable housing in moderate and high-resource areas of the city	Program 11 (Ontario Ranch) encourages development of affordable housing in future developments in Ontario Ranch, the high resource area in the city. Program 23 (Public Housing) commits to expanding HCV use ~~across the city~~, in~~cluding~~ high and moderate resource areas. Program 6 (Neighborhood Stabilization) implements the Neighborhood Preservation Strategy Plan, which identifies revitalization strategies in key neighborhoods in northwest Ontario.

Figure-3-2 TCAC/HCD Opportunity Map



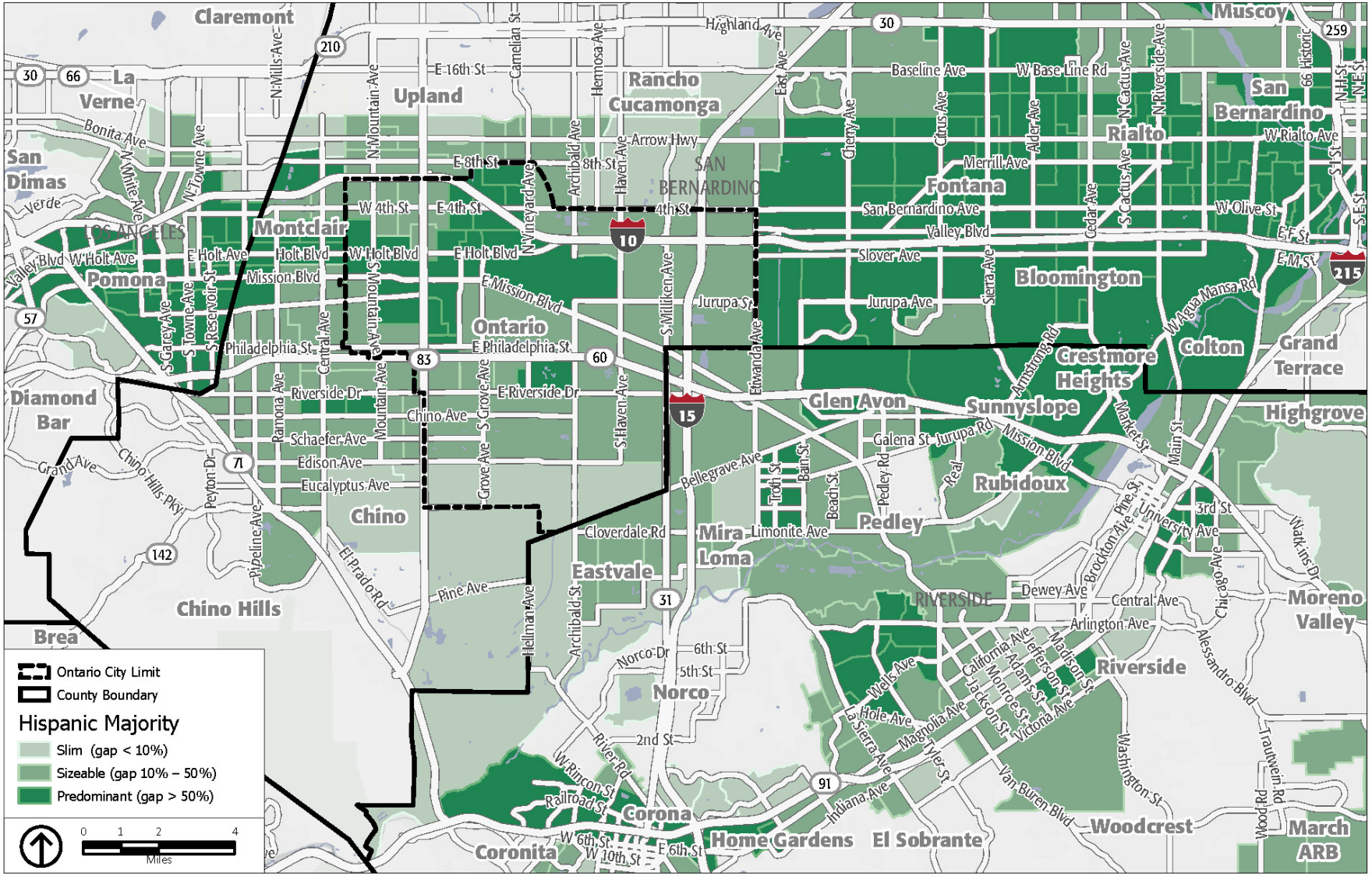
Source: TCAC/HCD, 2021.

Figure 3-3 Racially or Ethnically Concentrated Areas of Poverty



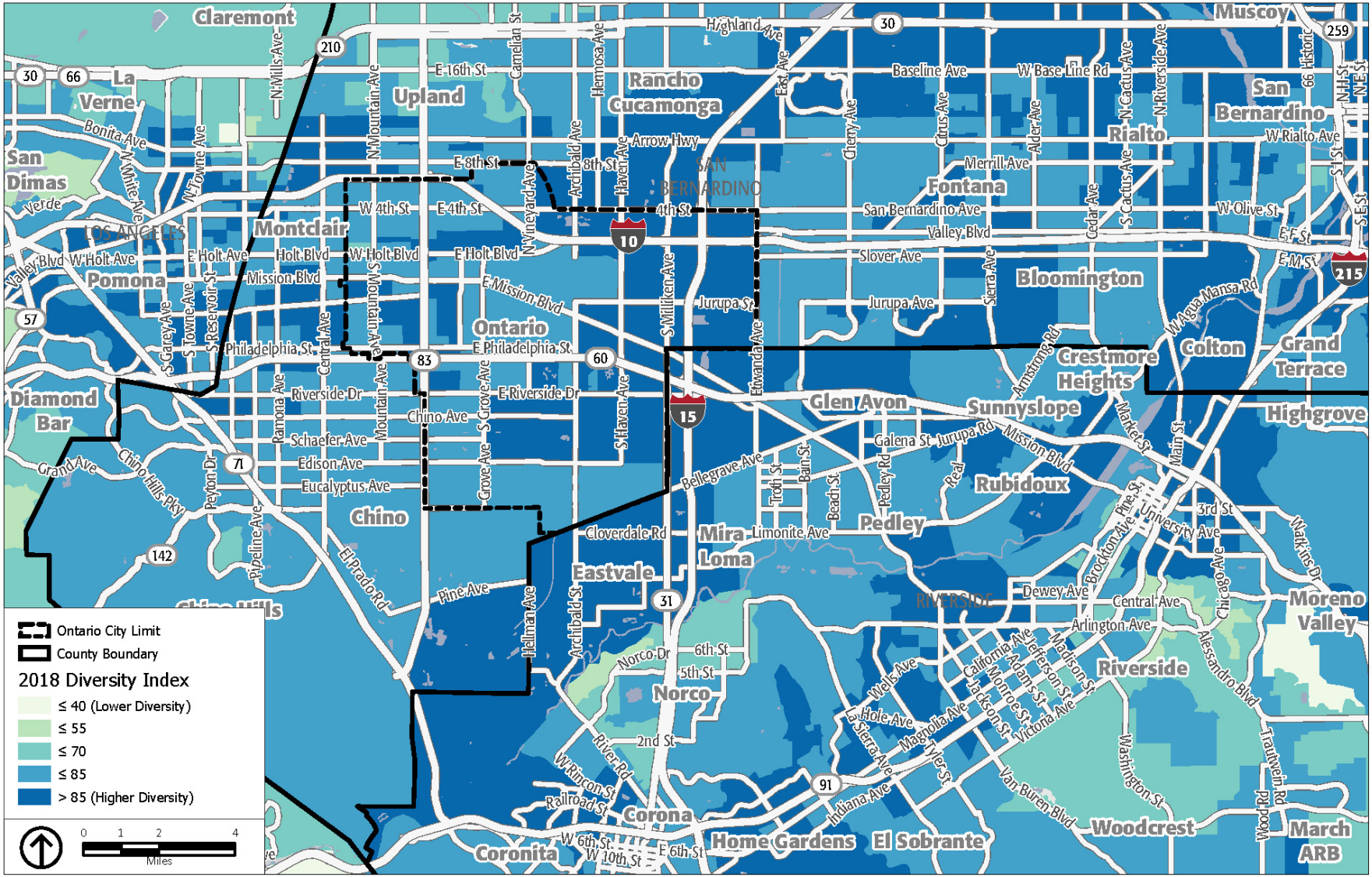
Source: HUD, 2009-2013. TCAC/HCD, 2021.

Figure 3-4 Predominant Population - Hispanic Majority



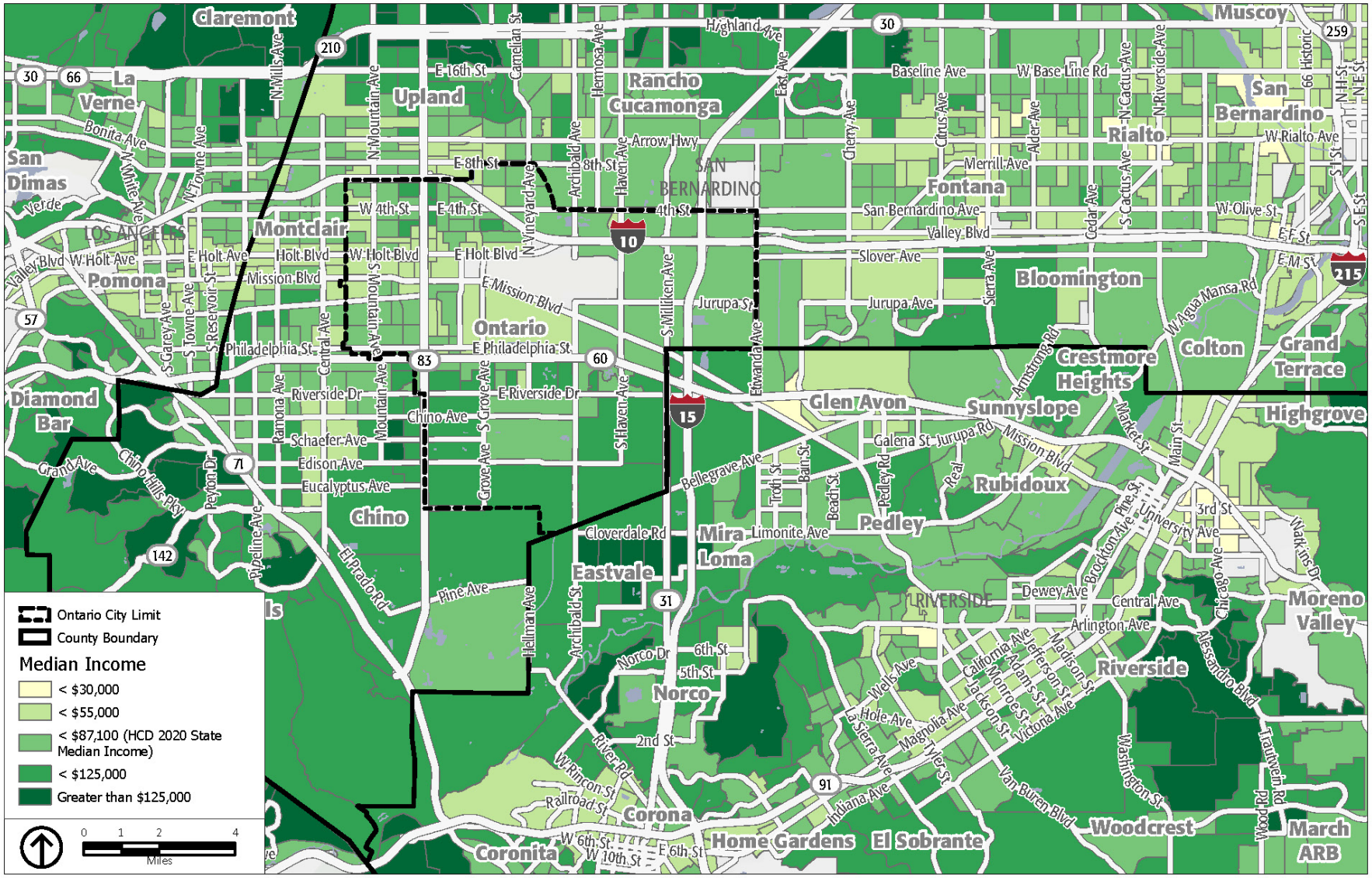
Source: US Census (2010), by block group.

Figure 3-5 Diversity Index



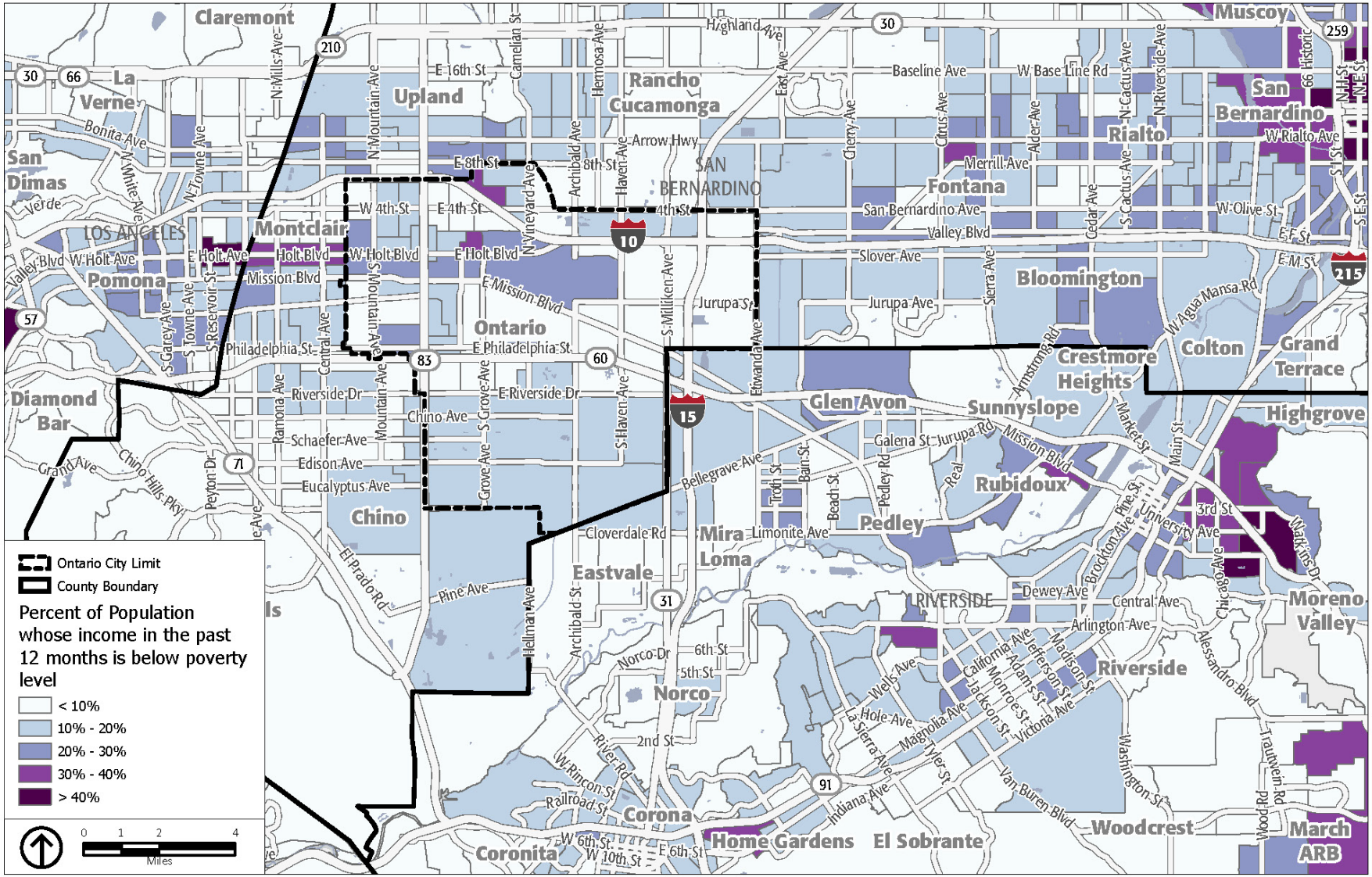
Source: Esri (2018), by block group.

Figure 3-6 Median Income



Source: ACS (2015-2019), by block group.

Figure 3-7 Poverty Status



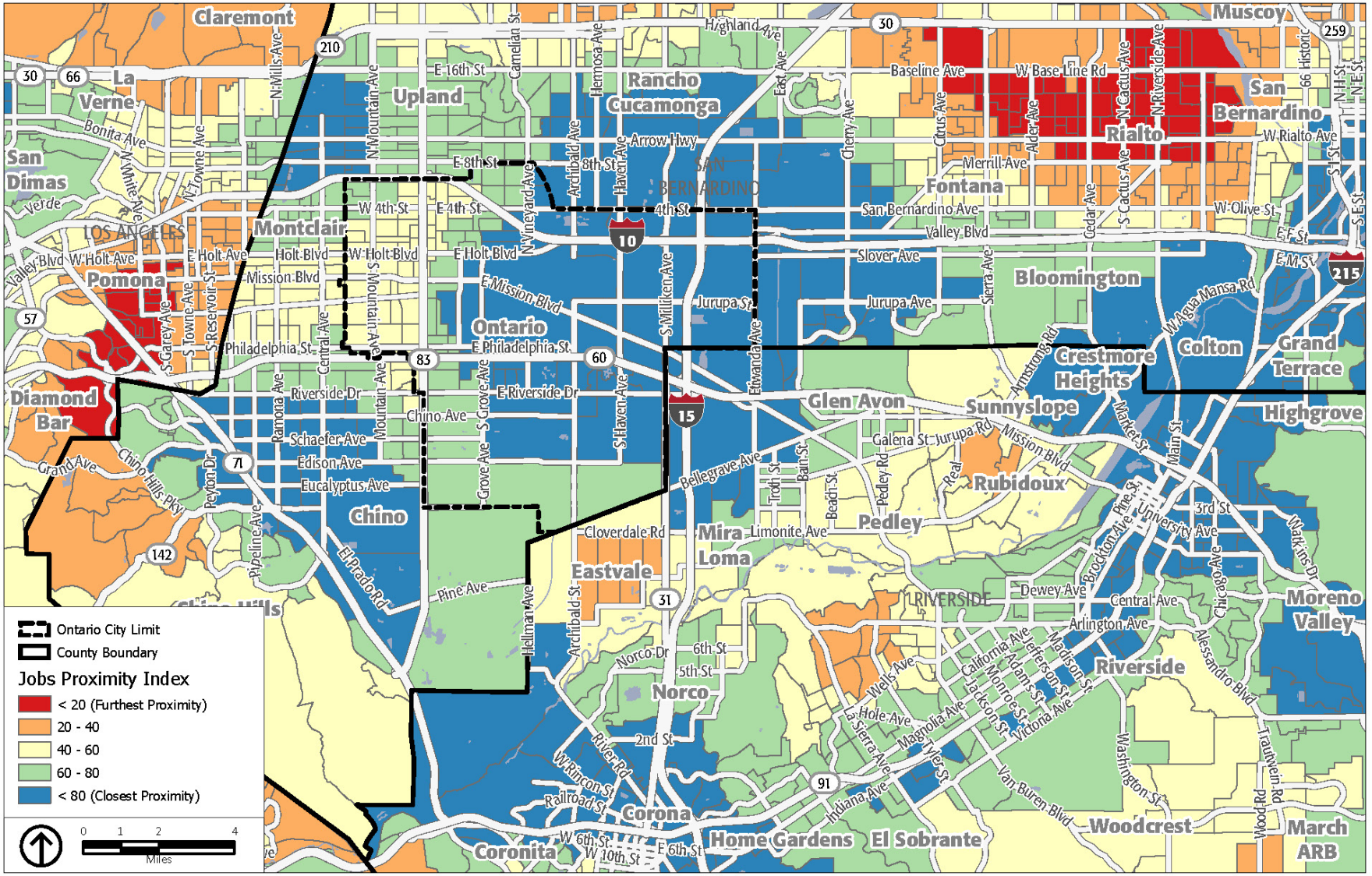
Source: ACS (2015-2019), by tract.

Figure 3-8 Children in Married Couple Households



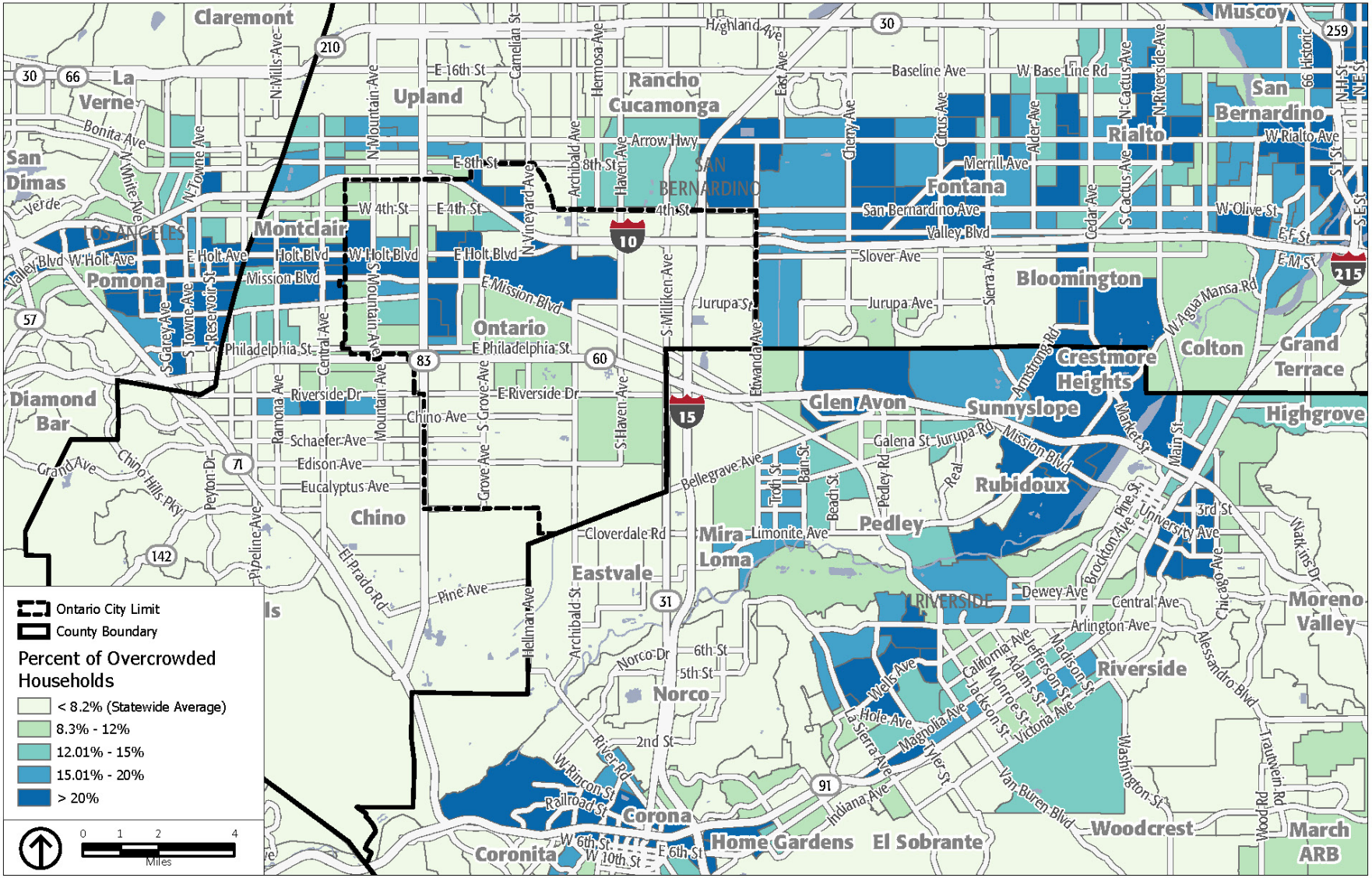
Source: ACS (2015-2019), by tract.

Figure 3-9 Job Proximity



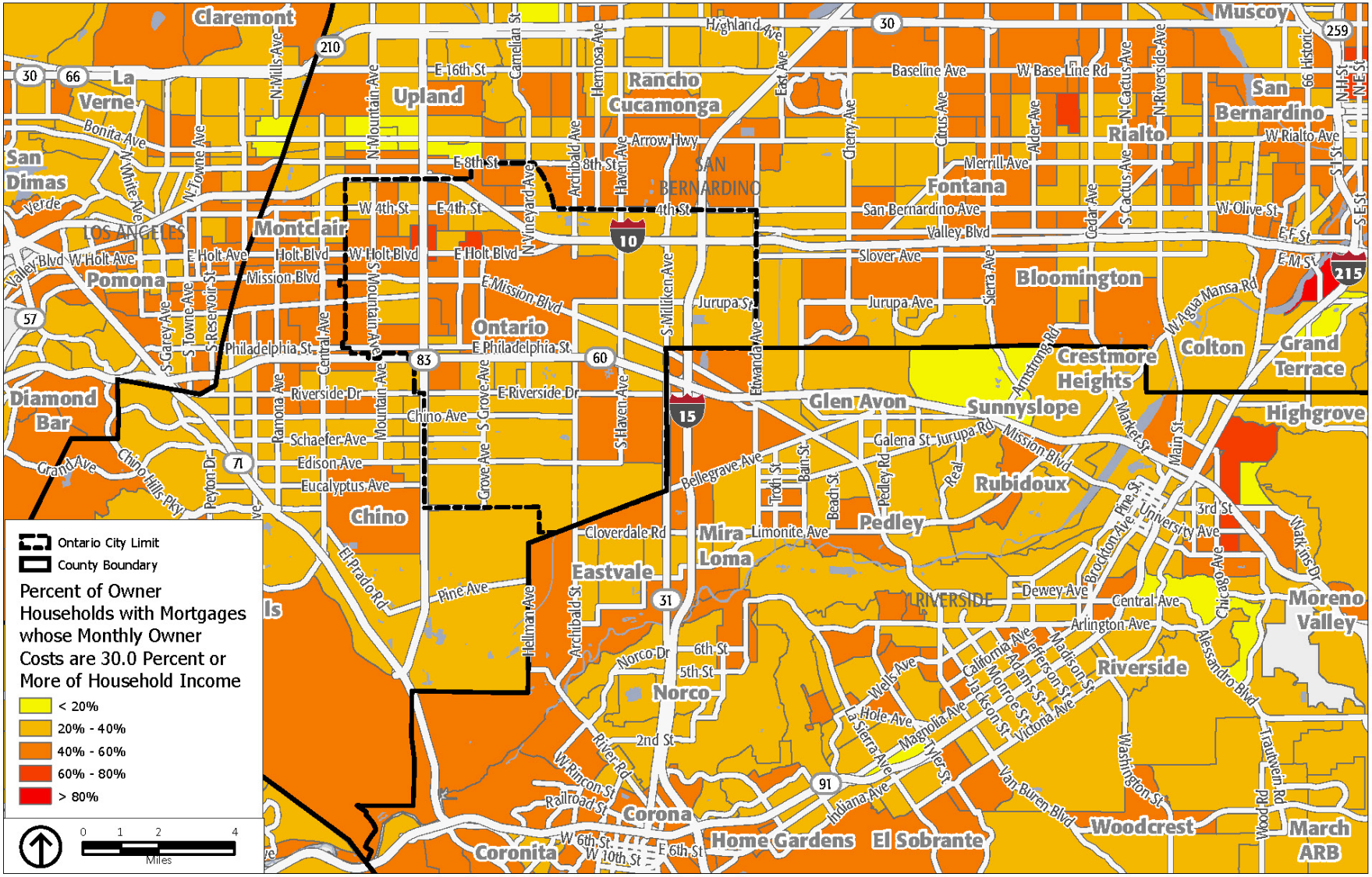
Source: HUD (2014-2017), by block group.

Figure 3-10 Overcrowded Households



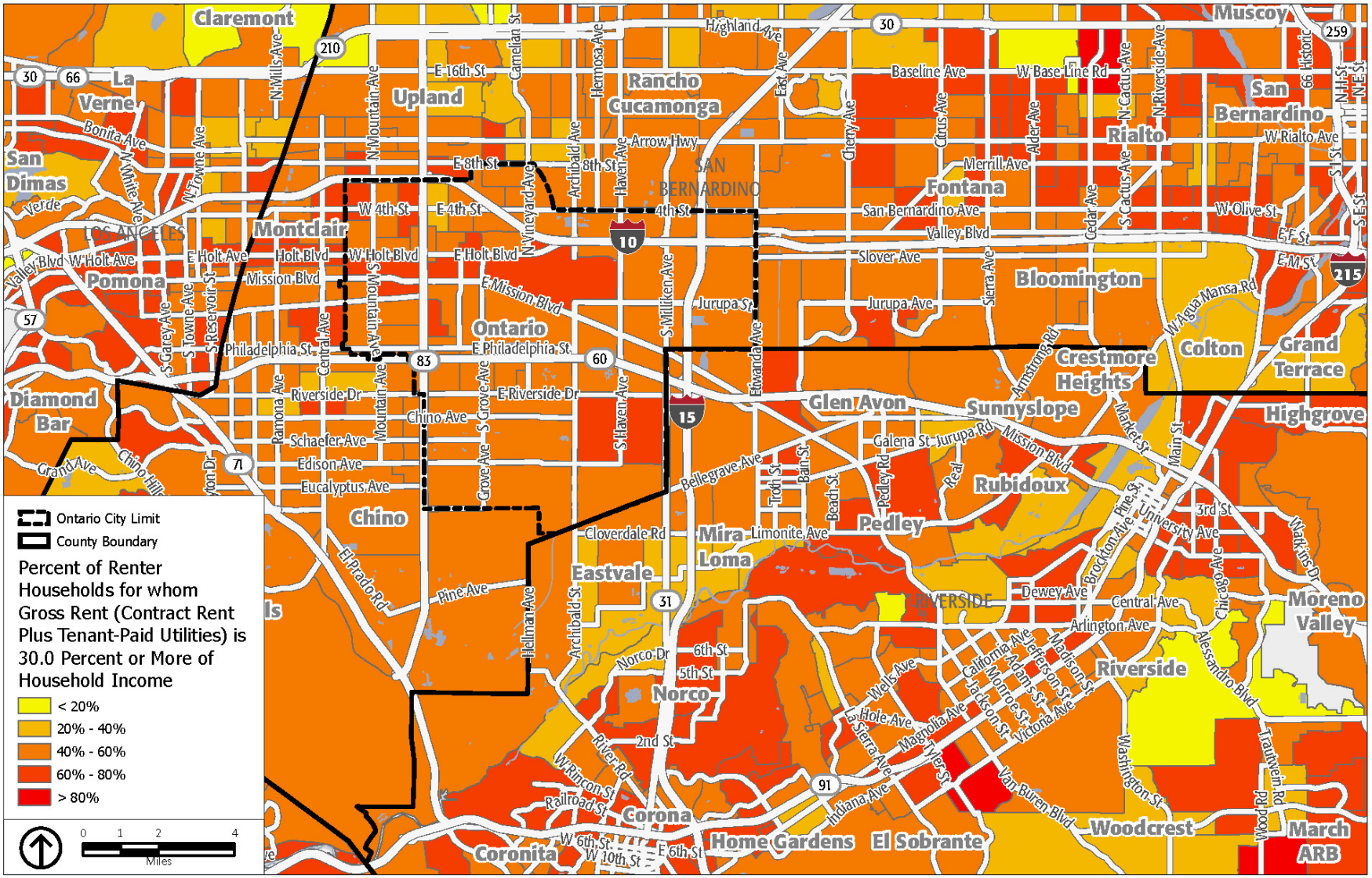
Source: CHHS (2006-2010), by tract.

Figure 3-11 Overpayment by Owners



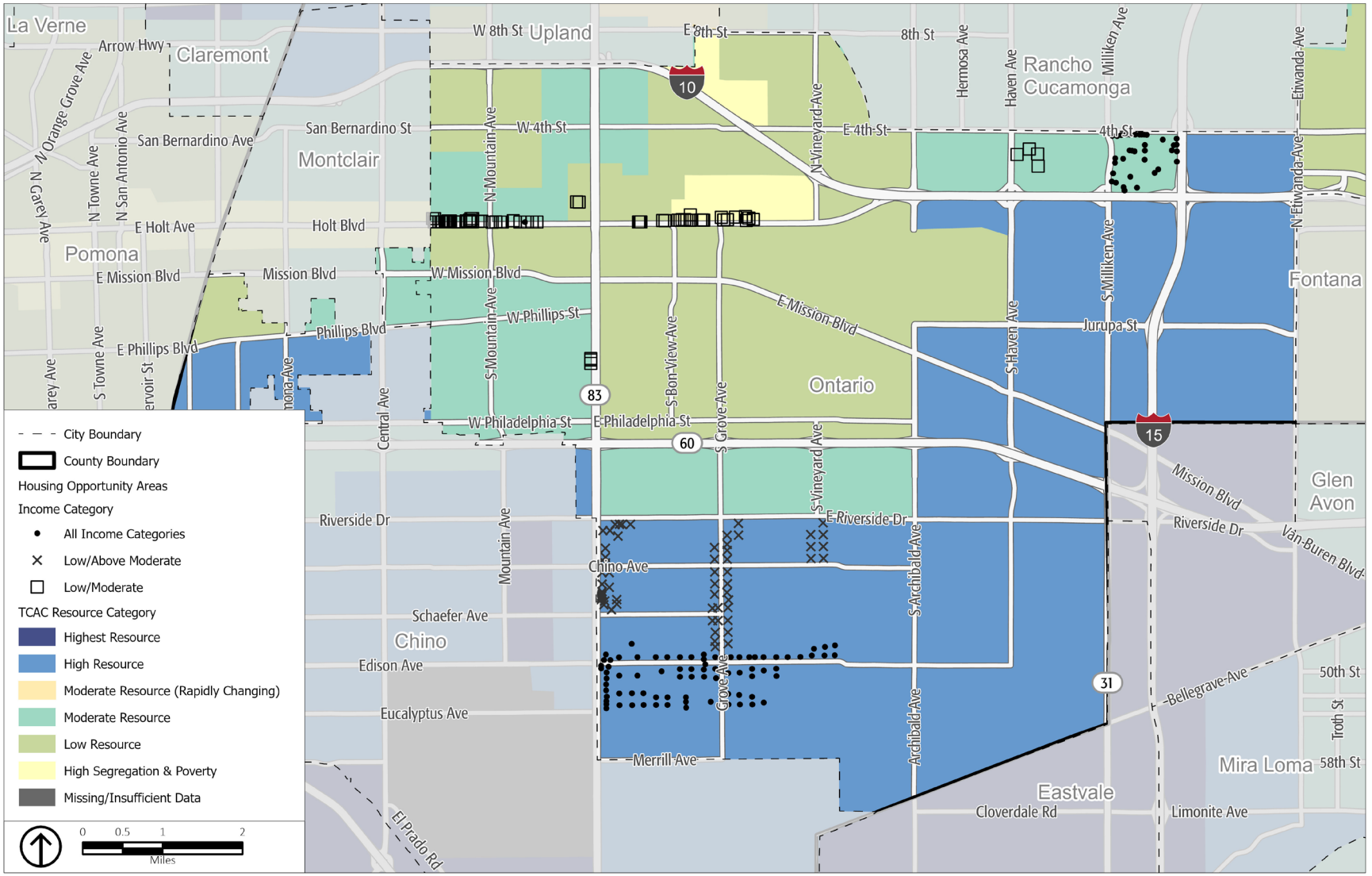
Source: ACS (2015-2019), by tract.

Figure 3-12 Overpayment by Renters



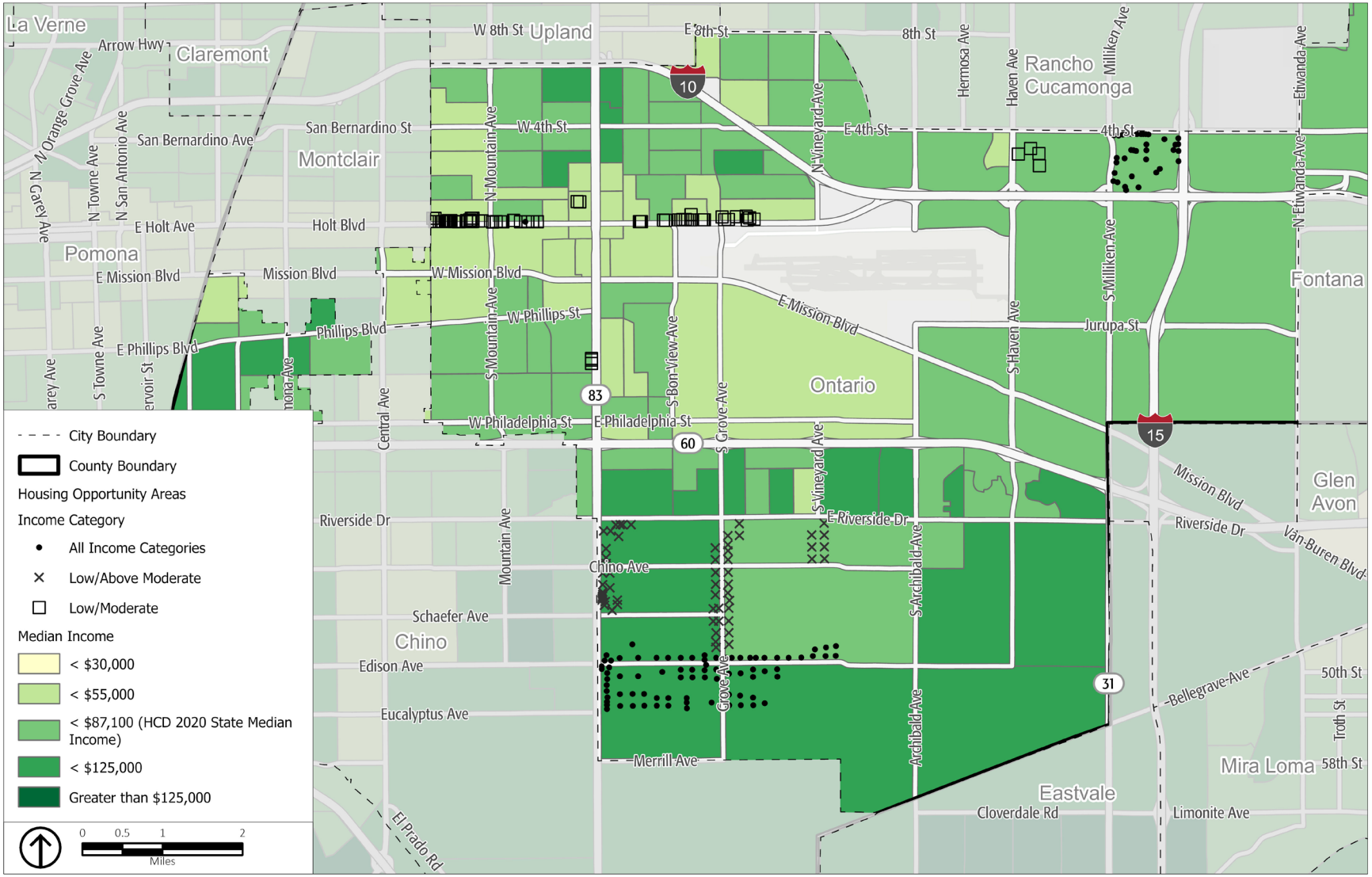
Source: ACS (2015-2019), by tract.

Figure 3-13 Sites Inventory and Resource Areas



Source: TCAC/HCD, 2021.

Figure 3-14 Sites Inventory and Median Income



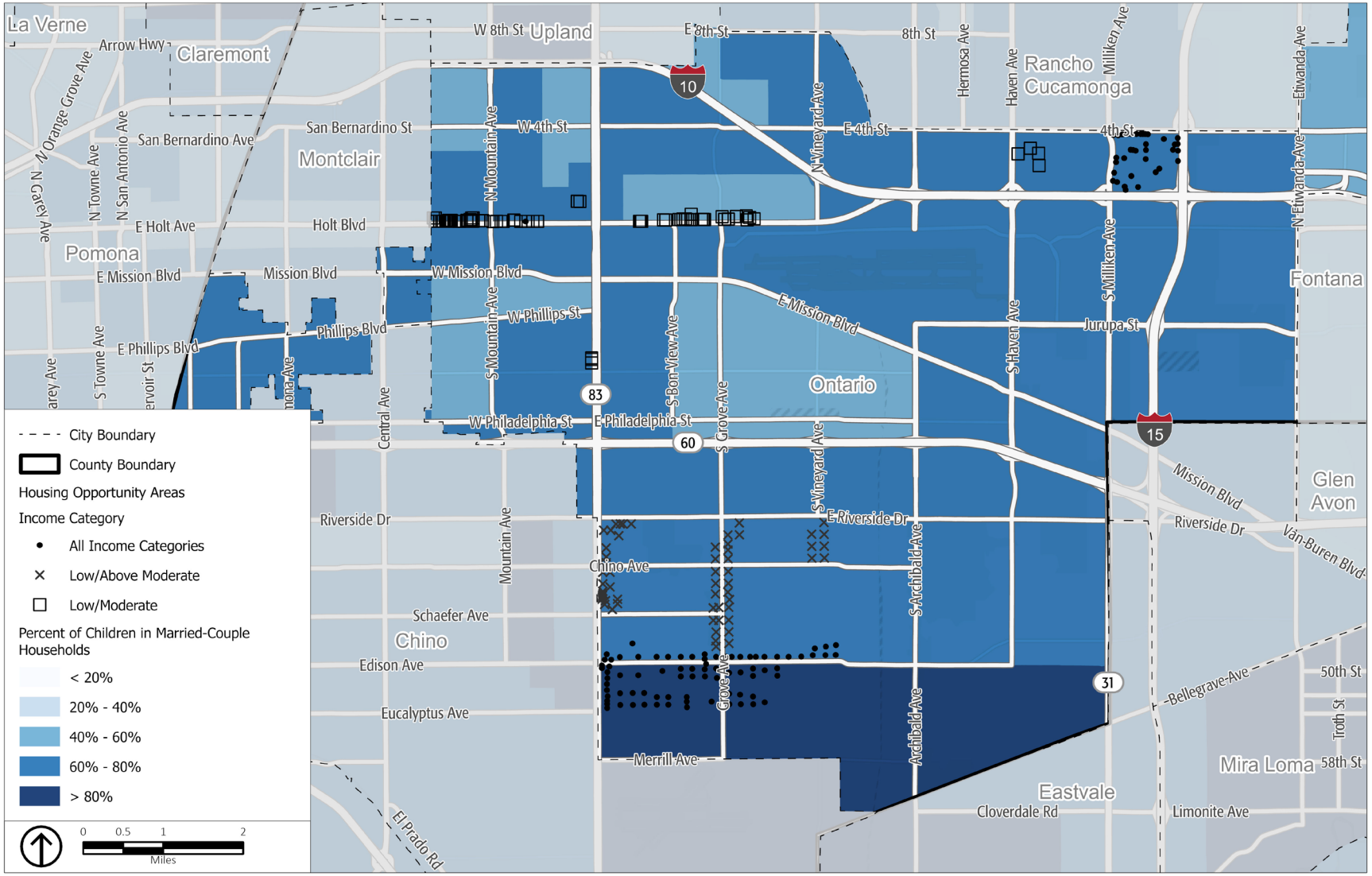
Source: ACS (2015-2019), by block group.

Figure 3-15 Sites Inventory and R/ECAPs



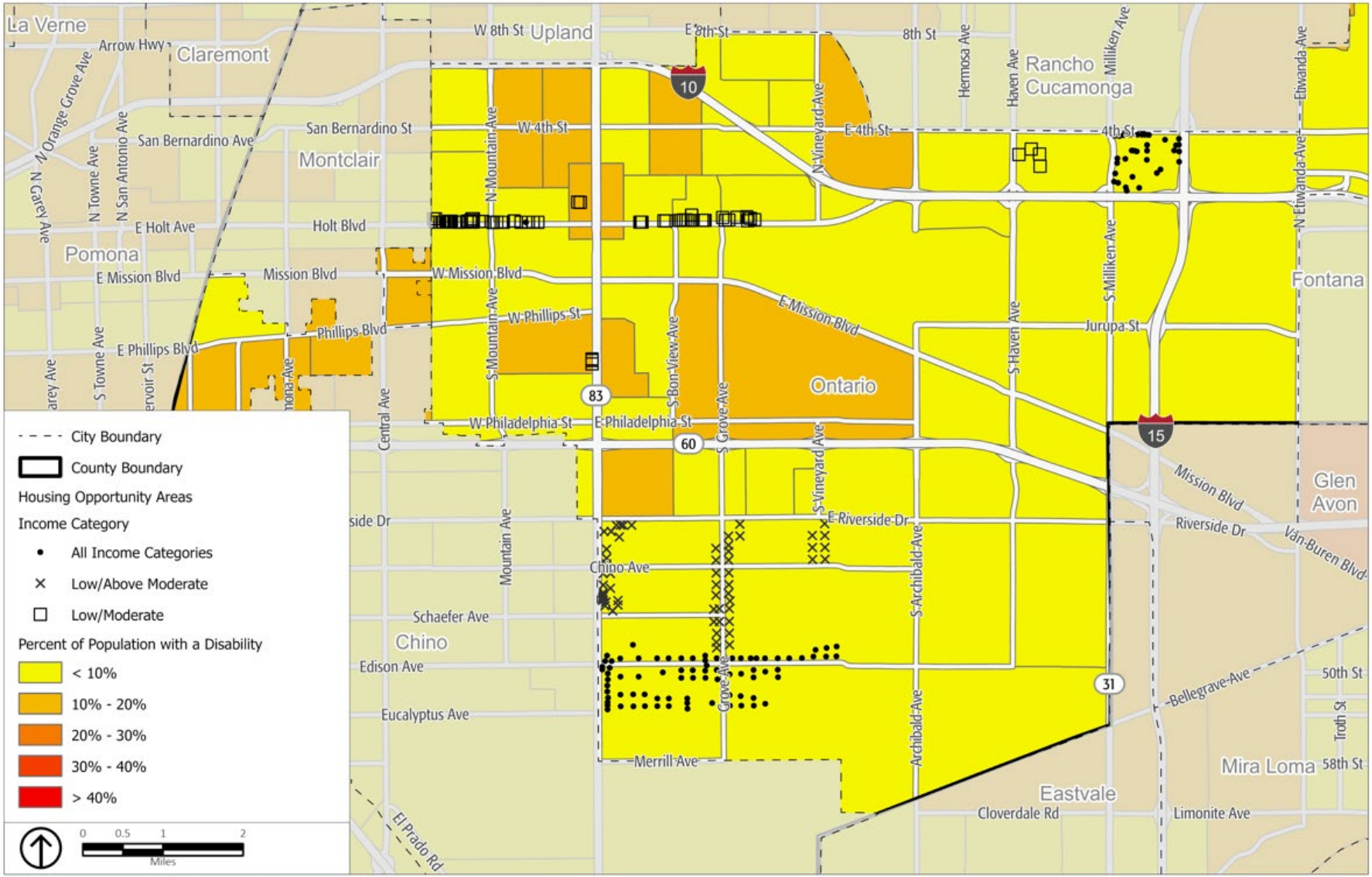
Source: HUD, 2009-2013. TCAC/HCD, 2021.

Figure 3-16 Sites Inventory and Familial Status



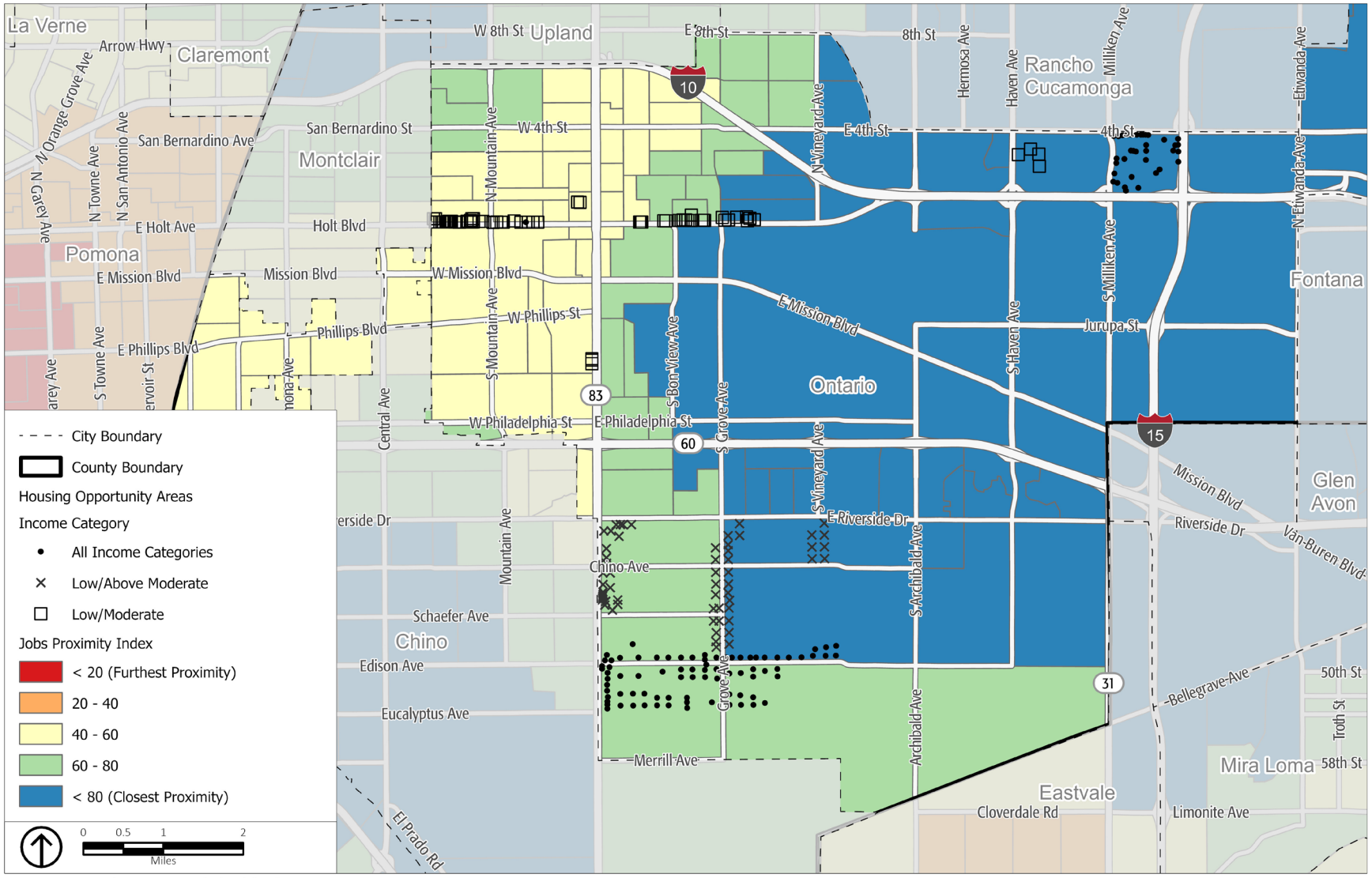
Source: ACS (2015-2019), by tract.

Figure 3-17 Sites Inventory and Population with Disability



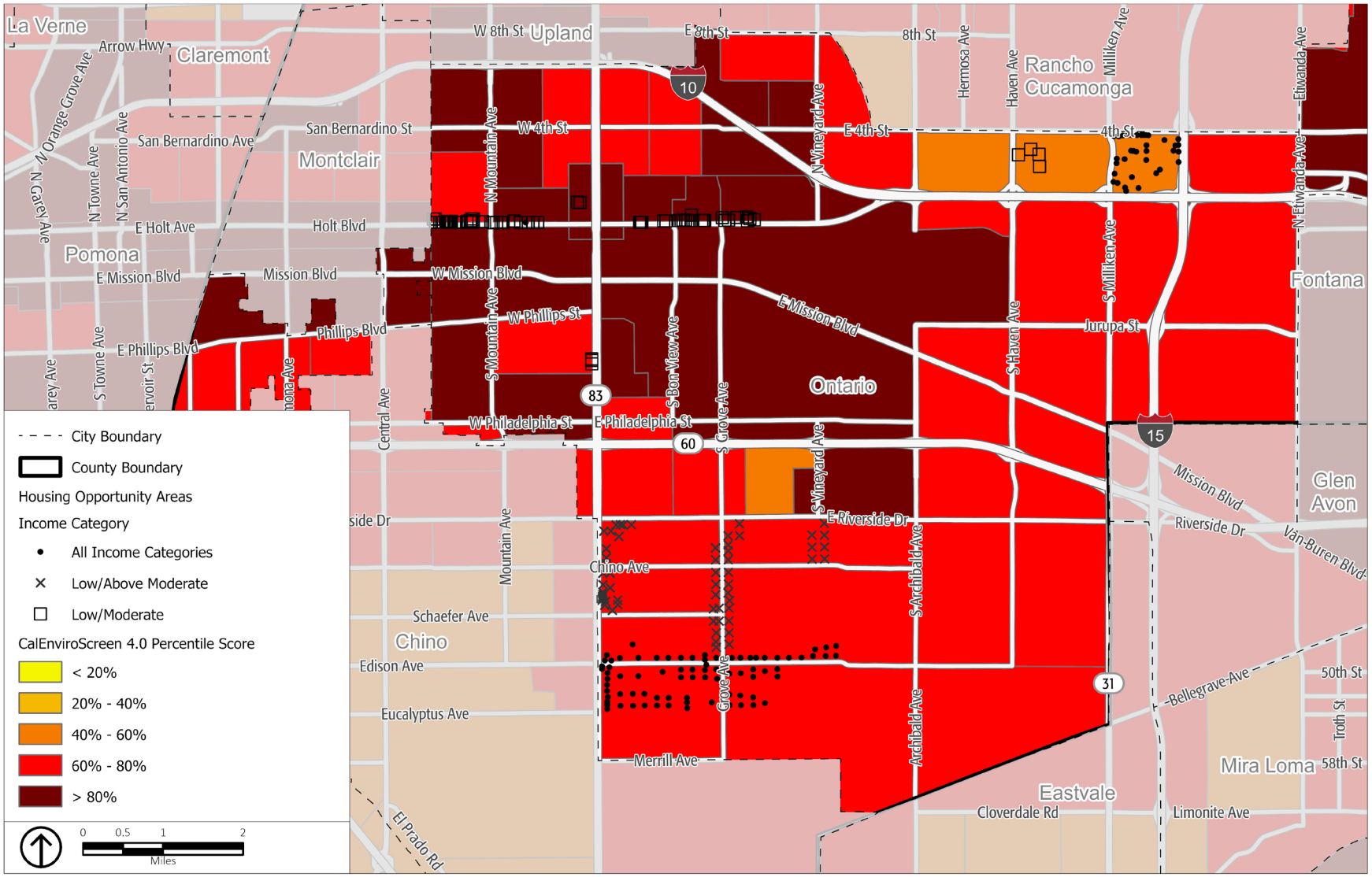
Source: ACS (2015-2019), by tract.

Figure 3-18 Sites Inventory and Proximity to Jobs



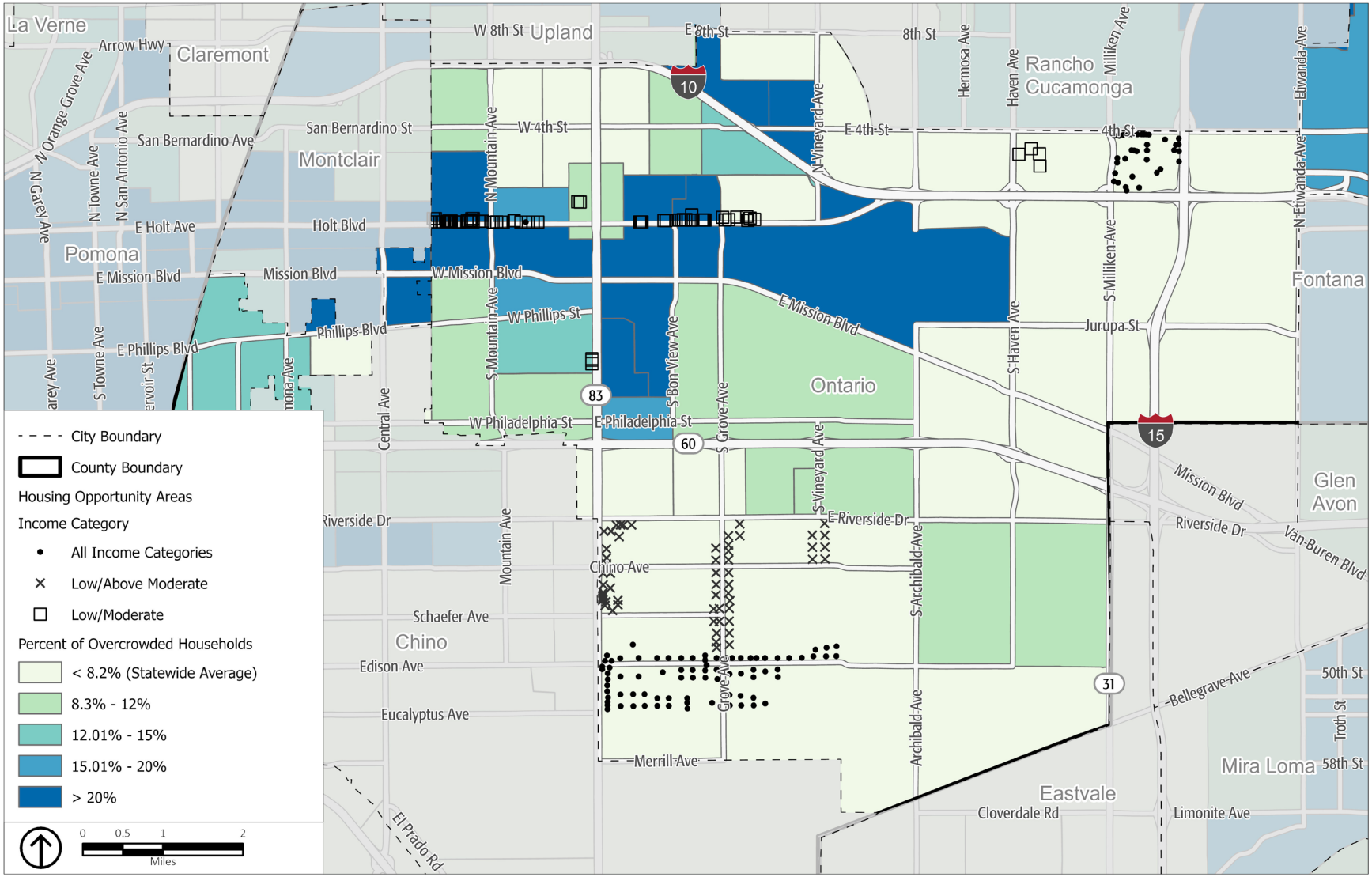
Source: HUD (2014-2017), by block group.

Figure 3-19 Sites Inventory and CalEnviroScreen (CES 4.0)



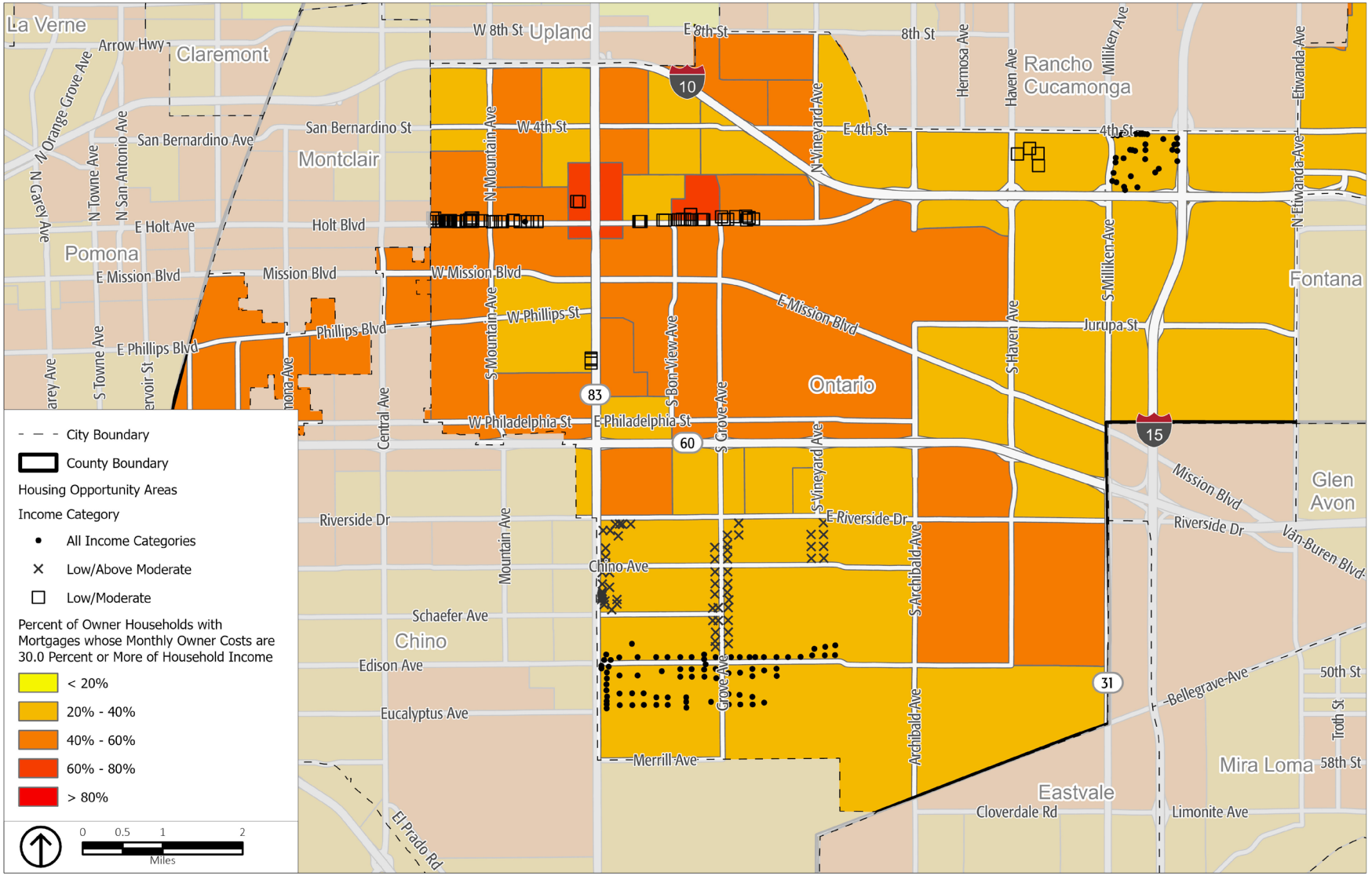
Source: CalEnviroScreen 4.0 (2021), by tract.

Figure 3-20 Sites Inventory and Overcrowding



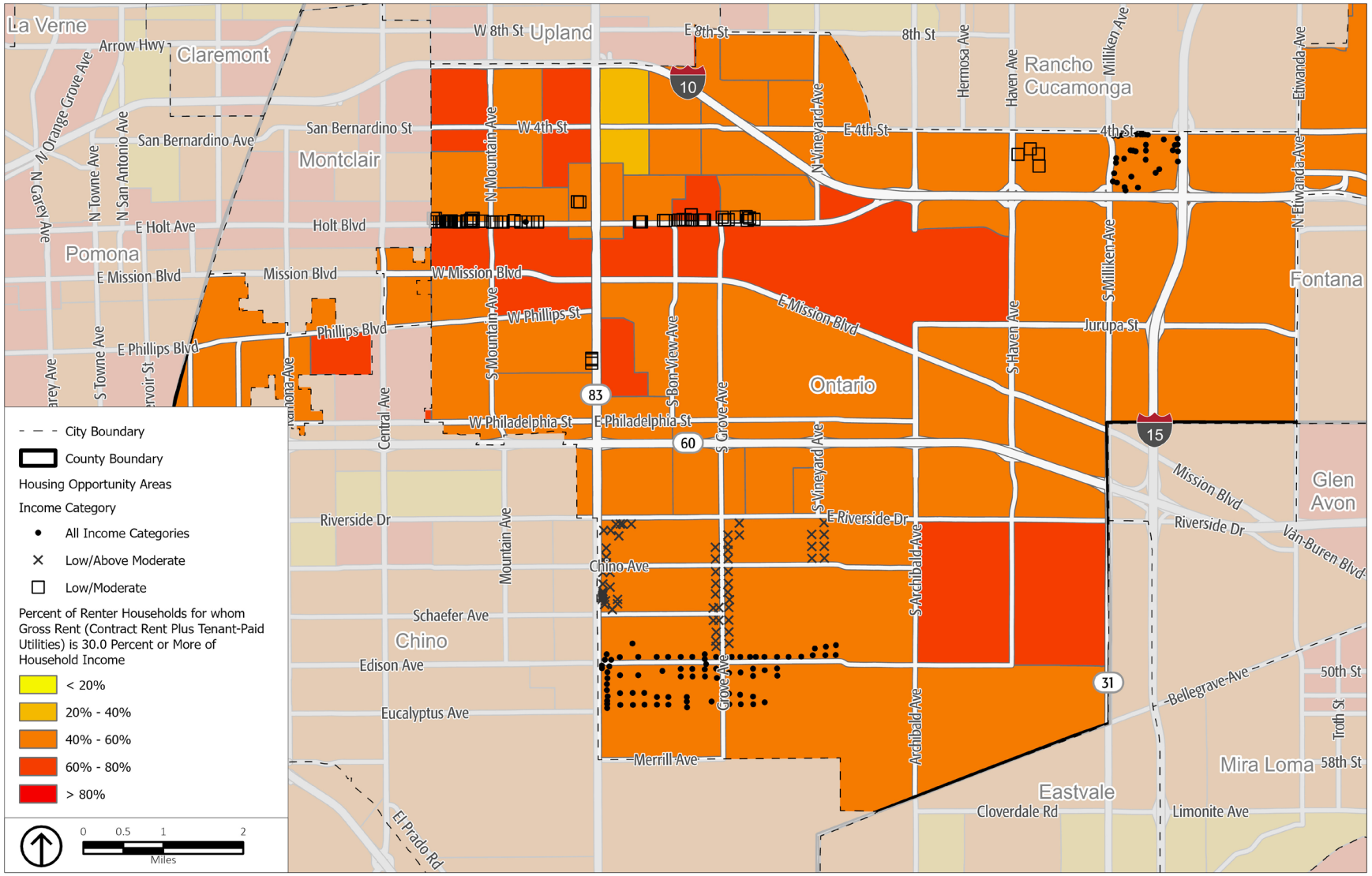
Source: CHHS (2006-2010), by tract.

Figure 3-21 Sites Inventory and Overpayment (Owner-Occupied Housing)



Source: ACS (2015-2019), by tract.

Figure 3-22 Sites Inventory and Overpayment (Renter-Occupied Housing)



Source: ACS (2015-2019), by tract.

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4. HOUSING CONSTRAINTS

Various factors may constrain or limit the City's ability to address its housing production needs, such as governmental regulations or environmental considerations. Market factors, including a change in interest rates or construction costs, may affect the feasibility of building housing or the affordability of housing to the community. Moreover, housing goals may at times conflict with the need to promote other important City goals, including open space or economic development.

These and other governmental constraints may affect the development, improvement, and maintenance of housing for all economic and social groups in the city. State law requires the housing element to analyze potential and actual governmental and nongovernmental constraints to the production, maintenance, and improvement of housing for all persons of all income levels, including persons with disabilities.

This chapter analyzes the following three potential constraints to the production, maintenance, and improvement of housing in Ontario:

- ***Market factors.*** Including the demand for housing, development costs, availability of financing, the price of land, and other factors affecting supply, cost, and affordability of housing.
- ***Governmental factors.*** Including land use regulations, residential development standards, building codes, local fees and taxes, permit procedures, and other local policies.
- ***Environmental factors.*** Including the adequacy of infrastructure, public services, and water supply to support new development within the older and newer portions of the community.

The constraints analysis must also demonstrate local efforts of the City to remove governmental constraints that hinder achievement of its various housing goals. Should actual constraints preclude the achievement of state and local housing goals, a jurisdiction is required to address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing.

This section reviews the City's Policy Plan, Development Code, and other housing and planning documents to analyze public policies and governmental regulations that may limit housing opportunities in Ontario. Also presented are ways in which the City has acted to remove or mitigate potential constraints to the production of housing.

4.1 Market Factors

The feasibility of building new single-family and multiple-family housing depends on a number of market factors: land costs, the availability or lack of infrastructure and services for the site, the cost of site improvements, construction costs, the availability of financing, and the achievable sales price or rent structure. Fees charged for housing also play into the overall financial pro forma for new housing. This section details these market factors and its overall impact on housing costs.

Land Costs

Land costs typically represent one of the largest components of the total cost of new housing. Because the availability of land has dwindled over the past years, land costs have increased, as have housing prices. Land costs vary throughout the community and depend on the underlying zoning for the site (single- or multiple-family), whether infrastructure is needed, the surrounding area, and location. Because the sphere of influence area surrounding the city is entirely incorporated, there has not been an opportunity during the last planning period to annex new vacant land into the city limits, nor will there be during the current planning period.

In Ontario, land costs range significantly, depending on whether the site is vacant, improved, and has infrastructure in place to support immediate development. Available properties for sale on Zillow.com, Redfin.com, and LandandFarm.com indicate vacant land in northwest Ontario (north of Riverside Drive and west of Ontario Airport) ranges from $24 to $83 per square foot. In south Ontario (south of Riverside Drive), the only available land at the time of the search (September 2021), was about $8 per square foot. Table 4-1 illustrates the cost of vacant land that could support residential use in Ontario.

Table 4-1
Typical Vacant Land Costs in Ontario

Location	*Residential*	*Commercial (Mixed-Use)*
Northwest Ontario	$24 to $83/square foot (sf)	$16 to $38/sf
South Ontario	$8/sf	N/A

Source: Zillow.com; redfin.com; landandfarm.com, September 2021.

Construction Costs

Construction costs are the largest component of housing. Construction costs include labor and materials. Backbone infrastructure costs in Ontario Ranch will also increase the cost of development and lower land costs. Like all cost components, the cost of constructing housing can vary significantly by project type (e.g., apartments, townhomes, single-family homes), the quality of construction materials, the location of new housing, the number of stories of the project, whether underground or subsurface parking is required, labor costs, and profit margin. Currently, growth areas for future development include intensified development in the downtown and Holt Boulevard areas, including some affordable housing. Recent development has tended to move from the east to west in the southern half of the city. On the west side of the channel, future development is expected to occur starting in the south and moving north. Development around the airport will continue to include a mix of uses, including hospitality, entertainment, and housing. Future development of the mall area will not include a reduction in commercial uses, but instead will focus on redevelopment of outbuildings and parking.

R. S. Means Construction Cost data (2021) provides manuals for calculating the average cost per square foot for residential construction. According to standard estimates, the cost for good housing in the five-county Southern California Association of Governments (SCAG) region could be around $203 per square foot for a 2,000-square-foot, two-story, single-family dwelling. Projects with lower construction costs can be expected to contain limited site work, while the higher-cost projects could be inclusive of site work.

Based on recent residential projects built in Ontario, the construction cost was approximately $123,000 per apartment unit and approximately $405,500 for single-family units. The city's higher construction costs reflect the standards for quality construction and amenities that contribute to higher home values over time. These requirements are intended to address the lack of quality construction in past years, which today requires the City to implement extensive and costly housing rehabilitation programs.

Financing Costs

The cost and availability of financing can impact a household's ability to purchase a home or to perform necessary maintenance and repairs. As shown in Table 4-2, conventional mortgage loans for homes range between 2 and 4 percent for a standard fixed-rate loan with a 30-year term. In recent years, interest rates have decreased, reaching historic lows, but are starting to increase. Increases in interest rates can have a dramatic impact on housing affordability. For example, for a home loan for

$200,000 and a 20-percent down payment ($40,000), the difference in the monthly payment between a 3.5-percent interest rate ($718) and a 4.5-percent interest rate ($811) is nearly $100. The difference paid over the life of the loan (assuming a 30-year, fixed-rate loan) exceeds $33,000.

As prices for market-rate housing increase, the subsidies to bridge the amount a household can afford to pay and the market price of the unit have become very high. As a result, substantial financial subsidies, often from multiple funding sources, are required to finance the construction of affordable housing; however, only a few affordable housing developers can assemble multiple funding sources and have experience in complying with the complex regulatory requirements governing the use of various funding programs.

Table 4-2
Interest Rates

	Interest	*Annual Percentage Rate*
30-year fixed	2.875%	2.996%
15-year fixed	2.250%	2.398%
5-year Adjustable Rate Mortgage	2.000%	2.537%
Federal Housing Administration Rates		
30-year fixed	3.125%	4.184%
Veterans Loans		
30-year fixed	2.250%	2.484%

Source: http://www.wellsfargo.com, 2021; http://www.usbank.com

Program Response

Although state housing element law does not require the City to mitigate the impact of market factors on the feasibility of constructing affordable housing, the City does implement many programs to help facilitate the construction of affordable housing and assist renters and homeowners. A commercial linkage or affordable housing in-lieu fee may further support the development of affordable housing and mitigate displacement of lower-income households. Programs 6, 8, 9, 10, 11, 24, and 27 will help mitigate the impact of market factors and achieve the City's affordable housing goals. In some cases, the market downturn also provides the City with a greater ability to influence land costs, such as through land writedowns.

Land Writedowns

Because of the high cost of residential land and its impact on the feasibility of constructing affordable housing, the City has a program (Program 18) to help developers purchase or lease land. For the Mercy House Continuum of Care (CoC) Program, the City and/or the Ontario Housing Authority is leasing some properties to Mercy House for a minimum of $1 per year to help support the operation of the homeless CoC (Program 28).

Working with Nonprofits

The City's affordable housing program works with developers, both nonprofit and for-profit, to facilitate the packaging of financial deals to allow for the construction of affordable housing. All of the recent affordable housing projects built in the city have a range of public and private funding sources that have been leveraged together.

Developer Concessions

The City of Ontario implements various housing programs to reduce or modify development standards that add costs to constructing affordable housing. These may include modification of parking, open space, and other standards through administrative exceptions. Moreover, considerable fee reductions are offered in return for affordability agreements. Finally, developers of affordable housing are also able to secure density bonuses that work to increase the cash flow of a project and indirectly mitigate the cost of construction, land costs, and financing constraints. Each of these incentive programs is described later.

Development Impact Fees and Taxes

The City charges a range of development impact fees and exactions to recover the costs of providing services to new development. Fees are designed to ensure that developers pay a fair pro-rata share of the costs of providing infrastructure and compensate the City for processing the application and fund the construction of future infrastructure necessary to sustain the growth of the city. The types of fees and their amounts are regulated by the California Government Code.

- ***Planning and Building Fees.*** The City charges fees to recover the cost for processing applications, building permits, and services.
- ***Local Impact Fees.*** Ontario charges fees to construct infrastructure (water, sewer, library, etc.) required to serve new development, including housing.

- ***Regional Impact Fees.*** Regional or government entities charge fees to provide infrastructure and services for each new development project, such as schools and regional wastewater entities.
- ***Ontario Ranch Fees.*** Developers pay fees to construct improvements in accordance with City master plans, specific plans, subdivision requirements, and development agreements.

Table 4-3 itemizes fees charged for prototypical projects in Ontario. Development Impact Fees are available on the City's website. Generally, fees range from approximately $26,000 to $42,200 in the general city. Fees in Ontario Ranch range from approximately $20,000 to $52,000 per unit due to the lack of infrastructure in that area.

Table 4-3
Residential Development Fees

Fee Category[1]	General City			Ontario Ranch		
	Detached Dwellings	Attached Dwellings	High-Density Dwellings	Detached Dwellings	Attached Dwellings	High-Density Dwellings
City Building Permits[2]	9,614.74	11,309.16	8,606.65	11,290.02	10,049.65	8,748.91
Public Safety (Police/Fire)	$722	$627	$627	$1,151	$989	$989
Streets (Regional/ Local)	$2,439	$1,629	$1,008	$4,847	$3,237	$2,002
Storm Drainage (Regional/Local)	$3,404	$1,094	$508	$5,335	$1,211	$988
Water Distribution (Regional/Local)	$7,473	$5,109	$3,447	$8,997	$4,939	$2,621
Parks, Library, and Aquatics	$14,506	$12,858	$10,174	$14,506	$12,858	$10,174
Sewer (Regional/Local)	$1,384	$1,211	$1,038	$902	$684	$413
Solid Waste	$699	$509	$255	$699	$509	$255
General Facilities	$610	$127	$93	$610	$127	$93
Public Meetings	$1,386	$1,228	$972	$1,386	$1,228	$972
Fiber Optics (Regional/Local)	--	--	--	$1,943	$1,943	$1,943
School District (per sq. ft.)						
Chaffey Joint Union High School District	$4.08	$4.08	$4.08	$4.08	$4.08	$4.08
Chino Valley Unified School District	$4.08	$4.08	$4.08	--	--	--
Cucamonga School District	$2.82	$2.82	$2.82	--	--	--
Mountain View School District	$2.82	$2.82	$2.82	--	--	--
Ontario-Montclair School District	$4.95	$4.95	$4.95	$4.95	$4.95	$4.95
Total Fees per Unit						
Building	$9,614.74	$11,309.16	$8,606.65	$11,290.02	$10,049.65	$8,748.91
Impact	$32,623	$24,392	$18,122	$40,376	$27,725	$20,450
Total	**$42,237.74**	**$35,701.16**	**$26,728.65**	**$51,666.02**	**$37,774.65**	**$29,198.91**

Source: City of Ontario, 2021.

1. Detached Dwelling Unit – Any residential building containing one dwelling unit on one parcel of land, including a single-family residence, single-family residential condominium or detached townhome, and a manufactured unit on an individual lot.

Attached Dwelling Unit – Apartments, townhomes, condominiums, or any other residential unit that is attached to any other residential unit; usually corresponding to an allowable land use designation of Low-Medium-Density Residential (LMDR) and Medium-Density Residential (MDR) or Mixed-Use (MU).

High-Density Residential – Any residential units with density ranges of more than 25 units per acre; usually corresponding to an allowable land use designation of High-Density Residential (HDR) or Mixed-Use (MU).

2. Building Permit Fees are based on total project valuation and will vary depending on project type, including detached dwelling, attached dwelling, or high-density dwellings.

Affordable Housing Reductions

Although development impact fees add to the cost of residential construction, they are not considered a constraint to the production of affordable housing. In compliance with California Government Code Section 66005, a local government is required to ensure that fees do not exceed the estimated reasonable cost of providing the service. California Government Code Section 66001 requires that impact fees have a reasonable nexus to the project and the fee amount be reasonably related to the cost of providing services and capital facilities. Moreover, the City offers significant fee reductions for qualified projects.

With the adoption of Resolution No. 2007-023, the City Council determined that the development and redevelopment of affordable housing is of utmost importance to promote the objectives of the Policy Plan, the Housing Element, revitalization objectives, and the overall supply of decent and affordable housing. Therefore, the City Council approved the reduction of development impact fees for projects covered by an Affordable Housing Agreement with the City.

The ordinance sets a sliding scale of fee reductions for qualified residential projects, with potential fee reductions shown in Table 4-4. All qualified projects must make available a minimum of 20 percent of affordable units for very low-income households and the remaining units affordable to low-income households. To assist Ontario Ranch developers and their substantial commitment to fund infrastructure improvements, the City issues reimbursements or credits to the developer for the eligible costs of public infrastructure based on the estimated and/or actual eligible construction costs identified in the Development Impact Fee Nexus Report and Master Facilities Plan that will serve their project.

Table 4-4
Residential Development Fee Credits

Project	*General City*	
	Percentage of Maximum Fee	*Dollar Amount of Possible Reduction*
Where 10% of units are affordable	65%	$15,000 to $17,000/du
Where 15% of units are affordable	35%	$28,000 to $33,000/du
Where 15% of units are affordable	15%	$37,000 to $43,000/du
Multistory Building with Mixed-Uses	50%	$21,000 to $25,000/du
- with Structured Parking	10%	$39,000 to $45,000/du

Source: City of Ontario, 2007.
Notes:
For these projects, a minimum of 20 percent of the affordable units must be affordable to very low-income households and the remainder must be affordable to low-income households.
Fee reductions do not apply to the Streets, Signals, and Bridges Fee category attributable to the 36 regional projects constructed by SANBAG under the Measure I program.

4.2 Land Use Controls

The Land Use Element prescribes the allowable uses of land in Ontario. Land use categories are provided to guide the type of development, intensity or density of development, and the permitted uses of land. The City's Development Code implements the Policy Plan by providing specific direction and development standards within each of the general land use categories through zoning. Previously, the City had separate categories for its Ontario Ranch area. Recent projects in the city have reached the City's target densities, and projects tend toward the higher ends of permitted densities. Other areas of the city have been rezoned to a more intensive land use but are largely built out.

As part of the 2050 Policy Plan update, the City revised its Policy Plan land use designations, most notably expanding the Mixed-Use category to include area-specific Mixed-Use designations to create focal points for community activity and identity and facilitate the use of transit. These designations facilitate the development of high-density residential projects, principally with the Ontario Center Mixed-Use designation allowing up to 125.0 dwelling units per acre (du/ac). Some parts of the city permit blended densities. The new Policy Plan land use designations apply to Ontario Ranch.

Table 4-5 presents the 2050 Policy Plan land use designations, corresponding zoning districts, and the permitted densities for residential development.

Table 4-5
Primary Policy Plan Land Uses Allowing Housing

2050 Policy Plan	
Policy Plan Land Use and Allowable Density	***Zoning District and Allowable Density***
Rural 0.0–2.0 du/ac	AR-2 and RE-2 Districts 0.0–2.0 du/ac
Low Density 2.1–5.0 du/ac	RE-4 and District 2.1–4.0 du/ac LDR-5 District 2.1 – 5.0 du/ac
Low Medium Density 5.1-11.0 du/ac	MHP District 5.1 – 8.0 du/ac MDR-11 District 5.1–11.0 du/ac
Medium Density 11.1-25.0 du/ac	MDR-18 District 11.1–18.0 du/ac MDR-25 District[1] 18.1 – 25.0 du/ac

Table 4-5
Primary Policy Plan Land Uses Allowing Housing

2050 Policy Plan	
Policy Plan Land Use and Allowable Density	***Zoning District and Allowable Density***
High Density 25.1 – 45.0 du/ac	HDR-45 25.1 – 45.0 du/ac
Downtown Mixed-Use Area 25.0 – 75.0 du/ac	MU-1 District and LUA-1, LUA-2N, LUA-3, LUA-4 Sub-Districts 25.0 – 75.0 du/ac
East Holt Mixed-Use Area 14.0 – 40.0 du/ac	MU-2 District[1] 14.0 – 40.0 du/ac
Meredith Mixed-Use Area 14.0 – 125.0 du/ac	Existing Specific Plan 14.0 – 25.0 du/ac
Multimodal Mixed-Use Area 20.0 – 80.0 du/ac	Existing Specific Plan 20.0 – 80.0 du/ac
Inland Empire Corridor Mixed-Use Area 14.0 – 30.0 du/ac	Existing Specific Plan 14.0 – 30.0 du/ac
Guasti Mixed-Use Area 25.0 – 65.0 du/ac	Existing Specific Plan 25.0 – 65.0 du/ac
Ontario Center Mixed-Use Area 20.0 – 125.0 du/ac	Existing Specific Plan[1] 20.0 – 125.0 du/ac
Ontario Mills Mixed-Use Area 25.0 – 85.0 du/ac	Existing Specific Plan[1] 25.0 – 85.0 du/ac
NMC East Mixed-Use Area 14.0 – 50.0 du/ac	Existing Specific Plan 14.0 – 50.0 du/ac
NMC West Mixed-Use Area 14.0 – 65.0 du/ac	Specific Plan Required[1] 14.0 – 65.0 du/ac
Euclid/Francis Mixed-Use Area 14.0 – 25.0 du/ac	MU-11 District 14.0 – 25.0 du/ac

Source: City of Ontario, 2021.

1. City is proposing changes to increase the minimum and/or maximum density for sites for lower-income units subject to requirements of Section 65583.2(h) in the MDR-25 land-use designation, Mixed-Use Districts, and Ontario Mills Specific Plan, Ontario Center Specific Plan (and Piedmonte Overlay), and Armstrong Ranch Specific Plan. See Program 13 for details.

To provide for greater land use controls and guidance, Ontario has 49 different Specific Plans, 18 of which contain significant residential uses. Pursuant to the annexation of the dairy lands south of the city in 1998, the City is processing Specific Plans for Ontario Ranch as well. Table 4-6 displays the Specific Plan areas that are primarily residential.

Table 4-6
Existing Specific Plans with Residential Uses

No.	Specific Plan	Description	Development Status
1	Ontario Center (1987)	701-acre residential, commercial, industrial, and office development plan	Partially developed
2	Ontario Festival (2003)	37.6-acre commercial and residential development	Residential portion built out
3	Meredith Center (1981)	258-acre multiple-use commercial, office, hotel, and residential development	Partially developed
4	Guasti Plaza Specific Plan (2011)	78.4-acre historic preservation of Guasti Winery and office, hotel, and commercial development with a possible residential component. Residential uses are allowed at a density of 25-60 du/ac on 7.76 acres within the plan.	Approved
5	Mountain Village	Pedestrian-oriented commercial/retail/residential district; entertainment destination with "round-the-clock" district	Built out
6	Borba Village	32-acre residential, neighborhood commercial, and open space linked by a pedestrian corridor	Built out
7	Creekside (1994)	410-acre planned residential community with 9 activity centers, with lake and school site	Built out
8	Wagner Specific Plan (1992)	Now converted from commercial to residential specific plan proposing 275 units on 45 acres of land, 11 of which are residential	Built out
No.	**Ontario Ranch**	**Description**	**Development Status**
9	Countryside (2006)	178-acre master-planned residential with 819 single-family homes	Partially developed
10	Edenglen (2005)	160-acre master-planned community with 277 single-family and 307 multiple-family residences	Residential portion built out
11	Rich-Haven	510.6-acre traditional neighborhood design, residential, and regional commercial/mixed-use with 2,732 single-family and 1,524 multifamily units	Partially developed
12	Esperanza	223-acre residential planned community with 914 single-family and 496 multiple-family homes	Partially developed
13	Sub-Area 29	532-acre planned residential, commercial, and recreational uses with 2,418 single-family units	Partially developed
14	The Avenue	560-acre specific plan with 2,875 single-family and multiple-family residences with parks	Partially developed
15	West Haven Specific Plan	200-acre residential development with 753 single-family residences	Partially developed
16	Parkside	250-acre planned community with 437 single-family and 1,510 multiple-family homes and 50 acres of parks	Partially developed
17	Armstrong Ranch	176-acre specific plan with 891 single-family units	Approved
18	Grand Park	106-acre specific plan with 1,327 housing units, including 587 units of high-density housing	Partially developed

4.3 Environmental Factors

Water and wastewater services are provided by the Ontario Municipal Utilities Company (OMUC), which is a department of the City. Environmental and infrastructure issues affect the amount, location, and timing of new residential development. The City prioritizes water and sewer hook ups for all new residential developments, including affordable housing. New housing opportunities create challenges regarding public infrastructure extensions and expansions, and encroachment into agricultural land. In addition, the availability of adequate water, public infrastructure such as wells and wastewater treatment facilities, and other public services and facilities can impact the feasibility of new residential development. The City will examine potential alternative infrastructure funding sources to evaluate opportunities to provide fee reductions or offer fee waivers for affordable housing (Program 34).

A lack of water and wastewater capacity or infrastructure can present a barrier to the development of affordable housing in many jurisdictions. The status of current infrastructure capabilities and capacities by ~~planning~~ Housing Opportunity Areas~~area~~ are presented below.

- ~~***Campus Site***. The site has no development, infrastructure or environmental constraints, and is ready to be developed immediately.~~

- ***Downtown***. The City installed sewer infrastructure along East Holt Boulevard to accommodate development projected under the Policy Plan. The capacity is adequate to serve the projected new residential and commercial development in the Downtown and Emporia District. There is adequate water for the sites and no known environmental constraints. Roadway improvements have also been completed along Holt Boulevard. While storm drain capacity upgrades have been recommended, this is not anticipated to be a constraint to development. In the southwest corner of the planning area, 12.3 acres are designated as a special flood hazard area, which will require additional assessment prior to development. No properties within this special flood hazard area are included in the City's housing sites.

- ***East Holt***. As East Holt Boulevard serves the East Holt commercial area as well as the Downtown areas and Emporia Districts. The City recently installed sewer infrastructure along East Holt Boulevard to accommodate development projected under the Policy Plan. Sewer capacity is now adequate to accommodate projected new residential and commercial development in the East Holt areas, though infrastructure

improvements are recommended. There are no known water or stormwater constraints that would preclude or delay the development of housing in any of these three areas, though infrastructure improvements are recommended.

- *West* ***Holt.*** While storm drain capacity upgrades have been recommended, this is not anticipated to be a constraint to development. Approximately 4.7 acres of this area are designated as a special flood hazard area, which will require additional assessment prior to development. No properties within this special flood hazard area are included in the City's housing sites.

- *Old Cardenas Market.* The site has no development, infrastructure, or environmental constraints, and is ready to be developed immediately.

- ~~***Mountain Corridor.*** The corridor is ripe for conversion due to its underutilized nature, new Policy Plan land use designation that doubles or triples the allowable density, and the construction of capital improvement projects along the corridor that address water and sewer needs.~~

- ~~***Euclid Corridor.*** Water and sewer infrastructure is currently in place to support residential development. However, the properties on Fern Avenue, north of Philadelphia Street, and on Philadelphia Street, between Fern Avenue and Euclid Avenue, are on septic systems and will require sewer facilities. In these cases, developers will be required to make on-site improvements. Given the project size possible on these sites, the cost of these types of improvements is not anticipated to preclude or delay the construction of housing.~~

- ~~***Grove Corridor.*** The sites are predominantly vacant and have no infrastructure or environmental constraints that would preclude or delay development. Adequate water and sewer capacity is available.~~

- ~~***Mission Corridor.*** Currently, there are no known constraints that would preclude or delay development of these sites. Water infrastructure and sewer infrastructure is in place and adequate to accommodate the development. The sites do not contain any environmental hazards, as they are predominantly residential and commercial in nature.~~

- ***Ontario*** ~~***Airport Metro***~~ ***Center*** *Specific Plan and Ontario Mills*. Master plans for infrastructure ~~will need to be~~were prepared as ~~will appropriate~~as part of the existing specific plans. Additional assessment may be necessary as part of the Ontario Mills Specific

Plan update (required under Program 13). ~~environmental clearance for these projects.~~ There is adequate sewer and water capacity for each of these sites proposed to be developed during the planning period. ~~Limited areas are within a special flood hazard area, but this only represents 5.3 acres of the planning area, and no properties within the special flood hazard area are included in the City's housing sites.~~ Stormwater improvements are anticipated to alleviate local flooding in this area.

Ontario Ranch ***(Great Park, Grove, and Euclid Corridors and Vineyard Corridor/Armstrong Ranch Specific Plan)***. ~~The City entered into an agreement with a consortium of 14 developers to fund $430 million in infrastructure (streets, drainage, water, parks, etc.) that will serve the eastern portion of Ontario Ranch~~ Backbone infrastructure serving the western Ontario Ranch is planned in conjunction with several approved industrial projects (between Merrill and Eucalyptus Avenues). The initial sewer trunk line (expected completion 2022) will travel along Merrill Avenue between Euclid and Walker Avenues. Additional sewer lines are planned to extend north along Euclid, Bon View, Grove, and Walker Avenues, with the southern-most areas expected to be first served. Backbone water infrastructure will also be installed more extensively throughout the western Ontario Ranch (expected completion 2022), but service will follow the extension of the sewer lines, which are more complicated and costly to install. Roadways, recycled water lines, storm drains, and dry utilities are expected to expand at pace with the sewer infrastructure as new development is established.

While areas ~~adjacent to Cucamonga Creek~~in the southwest corner of the Great Park Corridor are considered to be in a ~~flood~~ potential liquefaction zone, this is not anticipated to limit proposed development. Infrastructure and environmental constraints in the Ontario Ranch are discussed in detail in section 5.1.

4.4 Housing Opportunities

California law requires that all local governments adopt and administer programs to facilitate and encourage the provision of a range of types and prices of housing for all income levels. The City's zoning implements the intent of the Policy Plan by specifying the type of housing allowed, the location of residential uses, the permitted density, and the permitting processes involved for different types of housing.

Table 4-7 summarizes the types of conventional housing allowed in each zoning district and whether the use is permitted by right or conditionally permitted. Where no notation is provided, the use is prohibited.

Following is an explanation of the housing types and their legal or planning context. Table 4-8 addresses how special-needs housing types are allowed.

Table 4-7
Conventional Housing Permitted by Zoning District

Residential Uses	Residential Zoning Districts				Commercial Zoning Districts							Mixed-Use Zoning Districts							Industrial Zoning Districts					Specialized Use and Overlay Zoning Districts			Additional Regulations (Development Code References)
												MU-1														
	AR-2 & RE-2	RE-4 & LDR-5	MDR-11, MDR-18, MDR-25	HDR-45	CS	CN	CC	CR	CCS	OL	OH	LUA-1	LUA-2N	LUA-2S	LUA-3	LUA-4	MU-2	MU-11	BP	IP	IL	IG	IH	AG	CIV	MHP	
Accessory Structures, including guesthouses	P	P	P	P	--	--	--	--	--	--	--	P	P	--	P	--	--	--	--	--	--	--	--	P	--	--	Section 5.03.010 (B))
Accessory Dwelling Units	P	P	P	P	--	--	--	--	--	--	--	P	P	--	P	--	P	P	--	--	--	--	--	P	--	--	Section 5.03.010 (A)
Caretaker Quarters	--	--	--	--	--	C	C	C	C	--	C	--	--	--	--	--	--	--	C	--	C	C	C	P	--	--	Excludes Caretaker Quarters established in conjunction with Self-Storage Facilities
Residential Mixed-Use Developments (Development projects containing a mix or commercial and residential on the same site)	--	--	--	--	--	C	C	--	--	--	--	P	P	--	P	--	P	P	--	--	--	--	--	--	--	--	Section 5.03.285
Work/Live Units	--	--	--	--	--	--	--	--	--	--	--	C	C	C	--	--	C	--	--	--	--	--	--	--	--	--	Section 5.03.425
Mobile Home Parks	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	Section 5.03.295
Mobile Home or Manufactured Home[1]	P	P	P	P	--	--	--	--	--	--	--	P	P	--	P	--	P	--	--	--	--	--	--	P	--	--	
Multiple-Family Dwellings	--	--	P	P	--	--	--	--	--	--	--	P	P	--	P	P	P	P	--	--	--	--	--	--	--	--	Table 6.01-3
Single-Family Dwellings (Traditional Residential Subdivisions)	P	P	P	P	--	--	--	--	--	--	--	P	--	--	P	--	--	--	--	--	--	--	--	P	--	--	Section 5.03.365; Table 6.01-1.
Single-Family Dwellings (Small Lot Traditional Residential Subdivisions)	--	P	P	P	--	--	--	--	--	--	--	P	--	--	P	--	P	--	--	--	--	--	--	--	--	--	Section 5.03.365; Table 6.01-2A
Single-Family Dwellings (Small Lot Alley-Loaded Residential Subdivisions)	--	--	P	P	--	--	--	--	--	--	--	P	--	--	P	--	P	--	--	--	--	--	--	--	--	--	Section 5.03.365; Table 6.01-2B
Single-Family Dwellings (Cluster Residential Subdivisions)	--	--	P	P	--	--	--	--	--	--	--	P	--	--	P	--	P	--	--	--	--	--	--	--	--	--	Section 5.03.365; Table 6.01-2C
Small-Lot Infill Subdivisions	--	--	P	P	--	--	--	--	--	--	--	P	P	--	P	--	P	--	--	--	--	--	--	--	--	--	Section 6.01.010.F

P=Permitted Use C=Conditionally Permitted Use -- = Prohibited

Source: City of Ontario, 2021.

Residential Zoning Districts:

AR-2 = Residential-Agricultural 0-2; RE-2 = Rural Estate 0-2; RE-4 = Residential Estate 2-4; LDR-5 = Low-Density Residential 2.1-5; MDR-11 = Low-Medium-Density Residential 5.1-11; MDR-11 = Low-Medium-Density Residential 11.1-18; MDR-25 = Low-Medium-Density Residential 18.1-25; HDR-45 = High-Density Residential 25.1-45

Commercial Zoning Districts:

CS = Corner Store; CN = Commercial Neighborhood; CC = Community Commercial; CR = Regional Commercial; CCS = Convention Center Support Commercial; OL = Low Intensity Office; OH = High Intensity Office

Mixed-Use Zoning Districts:

MU-1= Downtown Mixed-Use; LUA-1 = Euclid Avenue Entertainment; LUA-2N = Arts; LUA-3 = Holt Boulevard; LUA-4 = Civic Center; MU-2 = East Holt Mixed-Use, MU-11 = Euclid/Francis Mixed-Use

Industrial Zoning Districts:

BP = Business Park; IL = Light Industrial; IG = General Industrial; IH = Heavy Industrial

Overlays and Specialized Use Zoning Districts

AG = Agriculture Overlay; CIV = Civic; MHP = Mobile Home Park

1 Mobile Homes/Manufactured Homes are treated as single-family homes and permitted by right anywhere single-family homes are permitted.

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Single- and Multiple-Family Housing

The City permits single-family and multiple-family housing types as by-right uses in their respective zoning districts. The City allows a multitude of single-family housing land uses to encourage a variety of design and allow for small-lot and/or infill development. Traditional single-family housing is permitted by right in the most zoning districts (AR-2, RE-2, RE-4, LDR-5, MDR-11, MDR-18, MDR-25, HDR-45, LUA-1, LUA-3, and AG), followed by single-family dwellings on small lots (RE-4, LDR-5, MDR-11, MDR-18, MDR-25, HDR-45, LUA-1, LUA-3, and MU-2). Single-family dwellings, alley-loaded, and single-family dwellings, clustered, are allowed by right in the same zoning districts: MDR-11, MDR-18, MDR-25, HDR-45, LUA-1, LUA-3, and MU-2. Small-lot infill subdivisions are allowed by right in the MDR-11, MDR-18, MDR-25, HDR-45, LUA-1, LUA-2N, LUA-3, and MU-2 zoning districts. Flexibility in residential subdivision design can also be achieved through a Planned Unit Development (PUD) Overlay District that conditionally permits a range of housing types in every residential zone. The PUD is a tool to encourage and facilitate innovative design, variety, and flexibility in housing products that would otherwise not be allowed in other zoning districts. Under a PUD, the City may permit attached and detached single-family residences, townhomes, and zero lot line and any other type of housing product permitted by the regulations of the underlying zone. Multiple-family housing is permitted by right in medium- and high-density residential zones (MDR-11, MDR-18, MDR-25, and HDR-45) and mixed-use zones (LUA-1, LUA-2, LUA-3, LUA-4, MU-2, and MU-11).

Mixed-Use

Residential mixed-use projects are projects containing single-family and/or multiple-family dwellings constructed in conjunction with a variety of complementary commercial land uses—such as office, retail, public, or entertainment—in the same building or site as an integrated development that has both significant functional interrelationships and a coherent physical design. Mixed-use can be vertically integrated or horizontally placed (side by side). Mixed-use developments are permitted by right in the LUA-1, LUA-2N, LUA-3, LUA-4, MU-2, and MU-11 zoning districts and conditionally permitted in the CN and CC zoning districts. The 2050 Policy Plan established 12 Mixed-Use land use designations to support the development vision in important corridors within the city, creating focal points for community activity and identity and to integrate transit. While not all 12 mixed-use land use designations have a corresponding zoning district, the Downtown Mixed-Use zoning districts (MU-1 and subdistricts LUA-1, LUA-2N, LUA-2S, LUA-3, and LUA-4) support the Downtown Mixed-Use designation, the MU-2 supports the East Holt Mixed-Use designation, and MU-11 supports the

Euclid/Francis Mixed-Use designation, integrating more opportunities for housing in these neighborhoods.

Mobile Homes and Manufactured Housing

Mobile homes or manufactured housing offer an affordable housing option to many low- and moderate-income households. California Government Code Section 65852.3 requires cities to treat certified mobile homes (manufactured homes) on a permanent foundation for permanent occupancy the same as single-family dwellings. They may not be excluded from lots zoned for single-family dwellings and are subject to the same rules as site-built homes, except for certain architectural requirements. Further, a city may not require an administrative permit, planning or development process, or requirement that is not imposed on a conventional single-family dwelling.

The City allows, by right, factory-built housing in all zones permitting single-family dwellings. Factory-built housing on residential lots not constructed within a mobile home park must conform to the same development standards applied to site-built homes with regards to setbacks, parking, placement, and other standards, but have additional specific architectural requirements related to exterior finish and roofing material to blend factory-built housing with site-built housing. Mobile home units may also be used as rental accessory dwelling units (ADUs) subject to certain construction standards (e.g., National Mobile Home Construction and Safety Standards of 1974), and architectural requirements. These standards do not impose a constraint on the placement of mobile homes or unreasonable cost burdens on mobile homeowners since new factory-built homes normally comply with the City's requirements with little or no modification.

Mobile homes are allowed by right in the Mobile Home Park (MHP) zone constructed as mobile home parks, permitting 5.1 to 8.0 du/ac. According to the 2021 Department of Finance numbers, an estimated 2,175 mobile homes are located in the city.

Accessory Dwelling Units

ADUs (second units) are defined in the Development Code (see Section 5.03.010) as an ancillary dwelling unit providing complete independent living facilities for one household located on a parcel with the primary single-unit dwelling that houses a separate household. As of January 2022, the City was drafting an updated ordinance which will clarify that ADUs are allowed on lots zoned for single-family residences with a proposed or existing single- family residence on the lot (Program 20). An ADU may be within the same structure as the primary unit, in an attached structure, or in a separate structure on the same parcel. State legislation

requires jurisdictions to allow ADUs that meet certain standards by right anywhere that single-family or multifamily uses are allowed. Junior accessory dwelling units (JADUs), that is, smaller units located entirely within an existing single-family primary unit, are also allowed under state law.

Ontario permits ADUs by right in all zoning districts where single-family and multiple-family residential is permitted, including mixed-use zoning districts, subject to the provisions of the Development Code Section 5.03.010. Ontario allows detached and attached ADUs up to 800 square feet for a studio or one bedroom and 1,000 square feet for a unit with two or more bedrooms. ADUs are permitted through an approved ministerial ADU permit, although some conversions or detached ADUs only require an approved building permit.

The City adopted updates to the ADU ordinance as a part of the development Code update in 2020 to comply with State law. During the planning period, the City will implement the ADU ordinance and update it to comply with any new State requirements (Program 20). Additionally, the City will explore initiatives to promote ADU development as an affordable housing option, including considering establishing a loan program for homeowners for ADUs, market ADU guidance materials, and create frequently-asked-questions webpage for ADUs on the City's website (Program ~~2~~7).

4.5 Special-Needs Housing

State law requires that housing elements analyze the needs of certain groups of households that have special housing needs. Furthermore, state and federal fair housing laws are designed to ensure that persons and families with special housing needs (e.g., disabled people [including those with developmental disabilities], homeless people, etc.) have adequate access to a full range of housing opportunities. An important component of meeting this challenge is to ensure that adequate housing opportunities are permitted in the community.

Table 4-8 summarizes the types of special-needs housing allowed in each zoning district in Ontario and whether the type of housing is permitted by right or conditionally permitted. Where a land use is not expressly permitted, the use is considered prohibited by the Municipal Code.

Table 4-8
Special-Needs Housing Permitted by Zoning District

Special-Needs Uses	Residential Zoning Districts				Professional and Commercial Zoning Districts							Mixed-Use Zoning Districts							Industrial Zoning Districts					Specialized Use and Overlay Zoning Districts			Additional Regulations (Development Code References)
												MU-1														
	AR-2 & RE-2	RE-4 & LDR-5	MDR-11, MDR-18, MDR-25	HDR-45	CS	CN	CC	CR	CCS	OL	OH	LUA-1	LUA-2N	LUA-2S	LUA-3	LUA-4	MU-2	MU-11	BP	IP	IL	IG	IH	AG	CIV	MHP	
Senior Citizen Housing	--	--	P	P	--	--	C	--	--	--	--	P	--	--	P	P	--	--	--	--	--	--	--	--	--	--	Section 5.03.360
Continuing Care Retirement Communities 6 or fewer clients	*P	*P	*P	*P	--	--	--	--	--	--	--	*P	*P	*P	*P		*P	*P	--	--	--	--	--	*P	--	--	
Continuing Care Retirement Communities More than 6 clients	--	--	C	C	--	--	C	--	--	--	--	--	--	--	--	--	--	C	--	--	--	--	--	--	--	C	
Assisted Living Facilities for the Elderly 6 or fewer clients	*P	*P	*P	*P	--	--	--	--	--	--	--	*P	*P	*P	*P		*P	*P	--	--	--	--	--	*P	--	--	Section 5.03.110
Assisted Living Facilities for the Elderly More than 6 clients	--	--	C	C	--	--	C	--	--	--	--	--	--	--	--	--	--	C	--	--	--	--	--	--	--	C	Section 5.03.105
Nursing Care Facilities	--	--	--	--	--	--	C	C	--	--	C	--	--	--	--	--	--	--	--	--	--	--	--	--	--	C	
Residential Intellectual and Development Disability, Mental Health, and Substance Abuse Facilities 6 or fewer clients	*P	*P	*P	*P	--	--	--	--	--	--	--	*P	*P	*P	*P		*P	*P	--	--	--	--	--	*P	--	--	
Residential Intellectual and Development Disability, Mental Health, and Substance Abuse Facilities More than 6 clients	--	--	C	C	--	--	C	--	--	--	--	--	--	--	--	--	--	C	--	--	--	--	--	--	--	C	
Other Residential Care Facilities 6 or fewer clients	*P	*P	*P	*P	--	--	--	--	--	--	--	*P	*P	*P	*P		*P	*P	--	--	--	--	--	*P	--	--	Section 5.03.345

Special-Needs Uses	Residential Zoning Districts				Professional and Commercial Zoning Districts							Mixed-Use Zoning Districts							Industrial Zoning Districts					Specialized Use and Overlay Zoning Districts			Additional Regulations (Development Code References)
												MU-1															
	AR-2 & RE-2	RE-4 & LDR-5	MDR-11, MDR-18, MDR-25	HDR-45	CS	CN	CC	CR	CCS	OL	OH	LUA-1	LUA-2N	LUA-2S	LUA-3	LUA-4	MU-2	MU-11	BP	IP	IL	IG	IH	AG	CIV	MHP	
Other Residential Care Facilities More than 6 clients	--	--	C	C	--	--	C	--	--	--	--	--	--	--	--	--	--	C	--	--	--	--	--	--	--	C	
Boarding, Lodging, and Rooming Houses	A	A	A	C	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	A	--	A	Section 5.03.080
Single-Room Occupancy (SRO) Facilities	--	--	--	C	--	--	C	--	C	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Section 5.03.360
Emergency Shelters	--	--	C	--	--	--	C	--	--	--	--	--	--	--	C	--	--	--	--	--	P	C	C	--	C	C	Section 5.03.405
Supportive Housing	P	P	P	--	--	--	C	--	--	--	--	C	--	--	C	--	--	--	--	--	P	C	--	--	C	--	Section 5.03.405
Transitional Housing	P	P	P	P	--	--	C	--	--	--	--	--	--	--	--	--	--	--	--	--	P	C	C	--	C	P	Section 5.03.405
Transitional Living Centers	--	--	--	--	--	--	--	--	--	--	--	--	--	--	C	--	--	--	--	--	C	C	C	--	--	--	Section 5.03.405
Low-Barrier Navigation Centers[1]	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
Employee (Farmworker) Housing	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	Section 5.03.177

Source: City of Ontario, 2021.

1 Low-Barrier Navigation Centers are addressed by Program 20.

*Allowed only in conjunction with an existing single-family residence.

P=Permitted Use C=Conditionally Permitted Use A=Administratively Permitted Use -- = Prohibited

Residential Zoning Districts:

AR-2 = Residential-Agricultural 0-2; RE-2 = Rural Estate 0-2; RE-4 = Residential Estate 2-4; LDR-5 = Low-Density Residential 2-5; MDR-11 = Low-Medium-Density Residential 5-11; MDR-11 = Low-Medium-Density Residential 11-18; MDR-25 = Low-Medium-Density Residential 18-25; HDR-45 = High-Density Residential 25-45

Commercial Zoning Districts:

CS = Corner Store; CN = Commercial Neighborhood; CC = Community Commercial; CR = Regional Commercial; CCS = Convention Center Support Commercial; OL = Low Intensity Office; OH = High Intensity Office

Mixed-Use Zoning Districts:

MU-1= Downtown Mixed-Use; LUA-1 = Euclid Avenue Entertainment; LUA-2N = Arts; LUA-3 = Holt Boulevard; LUA-4 = Civic Center; MU-2 = East Holt Mixed-Use, MU-11 = Euclid/Francis Mixed-Use

Industrial Zoning Districts:

BP = Business Park; IL = Light Industrial; IG = General Industrial; IH = Heavy Industrial

Overlays and Specialized Use Zoning Districts

AG = Agriculture Overlay; CIV = Civic; MHP = Mobile Home Park

Senior Housing

The Development Code contains regulations that encourage the production or location of a continuum of housing suitable for seniors. The intent of these ordinances is to ensure that seniors have the ability to remain in Ontario throughout their lives regardless of medical condition.

The major types of senior housing facilities are summarized below.

- ***Senior Citizen Housing Development.*** Senior citizen housing developments are designed to meet the physical and social needs of seniors consistent with the California Fair Employment and Housing Act. The City permits by right senior citizen housing developments in the MDR-11, MDR-18, MDR-25, HDR-45, LUA-1, LUA-3, and LUA-4 zones and conditionally permits senior housing in the CC zone and offers significant incentives for new senior housing. Applications for senior citizen housing developments are reviewed based on their proximity to frequently-serviced public transit, parks and open space, medical facilities, libraries, and pharmacies. Additionally, senior citizen housing developments must provide high-speed internet, a service coordinator to assist with activities of daily living, and an exercise facility.

- ***Nursing Care Facilities (Convalescent Homes [Hospital], Rest Home, or Rehabilitation Facility).*** Nursing care facilities are lodging and care facilities for those who are convalescing, invalids, or aged persons, in which surgery is not performed and primary treatment given in hospitals is not provided. These uses are permitted conditionally in the CC, CR, OH, and MHP zones.

- ***Residential Care Facilities.*** As discussed in later sections, the City also allows state-licensed community care facilities and residential care facilities for the elderly, further categorized in the Development Code Table 5.02-1 (Land Use Matrix) as **Continuing Care Retirement Communities** and **Assisted Living Facilities for the Elderly**. Community Care Facilities, including those that serve seniors, comply with the Community Care Facilities Act and are discussed below within the Community Care Facilities section.

The City has excellent examples of facilities offering CoC options for seniors. Inland Christian Home, a nonprofit provider of health and retirement care services for the elderly, has four facilities that provide accommodations for seniors. These include independent living, memory care, assisted living, and skilled nursing facilities.

Community Care Facilities

The Welfare and Institutions Code (Lanterman-Petris Act) and the Health and Safety Code (Community Care Facilities Act) declare that it is the policy of the state that people with a wide variety of disabilities are entitled to live in normal residential settings. The Health and Safety Code (California Residential Care Facilities for the Elderly Act) also extends this protection to elderly persons. State law sets forth regulations and guidelines for care facilities that preempt or limit many local regulations.

Facilities covered under these acts include:

- Residential care facility
- Adult day program
- Therapeutic day services facility
- Foster family agency or home
- Small family home
- Social rehabilitation facility
- Community treatment facility
- Full-service adoption agency
- Noncustodial adoption agency
- Transitional shelter care facility
- Transitional housing placement facility
- Residential care facility for the elderly (Continuing Care Retirement Communities and Assisted Living Facilities for the Elderly)
- Alcoholism or drug abuse recovery or treatment facility (Residential Mental Health and Substance Abuse Facilities)
- Congregate care facility

The Health and Safety Code (Section 1500 et seq.) requires that licensed community care facilities serving six or fewer persons be (1) treated the same as a residential use; (2) allowed by right in all residential zones; and (3) treated the same with respect to regulations, fees, taxes, and permit processes as other residential uses in the same zone. The Health and Safety Code extends this protection to residential care facilities for the elderly (Section 1569.84 et seq.), to alcoholism or drug abuse recovery or

treatment facilities (Section 11834.22 et seq.), and to congregate care facilities (Section 1267.16 et seq.), all of which serve no more than six clients.

As required by Health and Safety Code Section 1569.84 et seq., community care facilities serving six or fewer people are allowed by right in the residential zoning districts and the LUA-1, LUA-2N, LUA-2S, LUA-3, MU-2, MU-11, and the AG zoning districts. Licensed community care facilities are also subject to the same development standards, fees, taxes, and permitting processes as other similar residential uses in the same zone. Large facilities (seven or more persons) are conditionally permitted in the MDR-11, MDR-18, MDR-25, HDR-45, MU-11, and MHP zoning districts. To expand the use of care facilities for seven or more persons, the City has included Program 20 to explore amending provisions in the Municipal Code to allow state-licensed residential care facilities for seven or more persons only subject to those restrictions that apply to residential uses in the same zone or otherwise amending the Municipal Code to make it easier to locate a state-licensed residential care facility for seven or more persons in the city. Residential care facilities would still be subject to state licensing.

Boarding, Lodging, or Rooming House

In contrast to community care facilities licensed by the State of California, boarding, lodging, and rooming houses are non-licensed facilities. This category refers to a residence or dwelling other than a hotel wherein one or more rooms with or without individual or group cooking facilities are rented, leased, or subleased to individuals under separate agreements, either written or oral.

Unlike licensed community care facilities, cities can regulate such boarding, lodging, and rooming houses that are not used as transitional or supportive housing. "A city may prohibit, limit or regulate the operation of a boarding house or rooming house business in a single-family home located in a low-density residential (R-1) zone, where boarding house is defined as a residence or dwelling, other than a hotel, wherein three or more rooms, with or without individual or group cooking facilities are: rented to individuals under separate rental agreements or lease in order to preserve the residential character of the neighborhood" (86 Ops. Cal. Atty. Gen. 30 (2003)). The City permits boarding, lodging, or rooming houses in the AR-2, RE-2, RE-4, LDR-5, MDR-11, MDR-18, MDR-25, AG, and MHP zoning districts with an approved administrative use permit and the HDR-45 zoning district with a conditional use permit.

Boarding, lodging, or rooming houses have, at times, been a source of concern that they be operated in a manner compatible with residential neighborhoods. To that end, the City Municipal Code requires that such homes cannot be occupied by more than one federal, state, or youth authority parolee. Moreover, all such homes shall require boarders to sign a "Crime-Free Lease Addendum" to their rental or lease agreement. In Program 20, the City commits to reviewing and removing this restriction to prevent discrimination based on criminal history (see California Code of Regulations, Title 2, Section 12264-12271). The Municipal Code limits providing accommodations to a maximum occupancy of six individuals, excluding a resident owner, agent, or manager. The operator may seek relief from the strict application of this provision by submitting a request for reasonable accommodation pursuant to Section 4.02.035 (Fair Housing and Reasonable Accommodation).

Single-Room Occupancy

The City permits single-room occupancy (SRO) uses within the community. The Development Code defines SRO uses as a cluster of five or more dwelling units on one property for weekly or longer tenancy and providing sleeping and living facilities for one or two persons within the unit, in which sanitary facilities are also normally provided and cooking facilities may be provided within each unit or shared by multiple units. SROs are conditionally permitted in three zones (HDR-45, CC, and CCS).

To secure a conditional use permit, a comprehensive management plan must be submitted with the application. The operator must submit a plan that includes the company or agency responsible for resident selection, day-to-day maintenance of the facility, proposed security arrangements, and background information and references about the proposed management company or agency. Moreover, SROs may not be located within 500 feet of any school for children, church, daycare facility, or other existing SRO facility. SRO units are an important source of affordable housing for extremely low-income households. In Programs 20 and 32, the City commits to addressing the needs of extremely low-income households, including expanding affordable housing opportunities. As a part of this effort, the City will explore amending the Development Code to reduce location constraints for SRO facilities and permitting SROs through a ministerial process rather than requiring a conditional use permit or administrative use permit.

Housing for Homeless People

In recognition of the homeless population in Ontario, and with the desire to act affirmatively to address the issue, the City entered into an agreement with Mercy House to implement a CoC. Under the CoC, Mercy House operates a homeless intake center, transitional housing, and

permanent affordable housing, including housing with supportive services. Regulations were subsequently adopted to facilitate the completion and implementation of the CoC.

Emergency Shelters

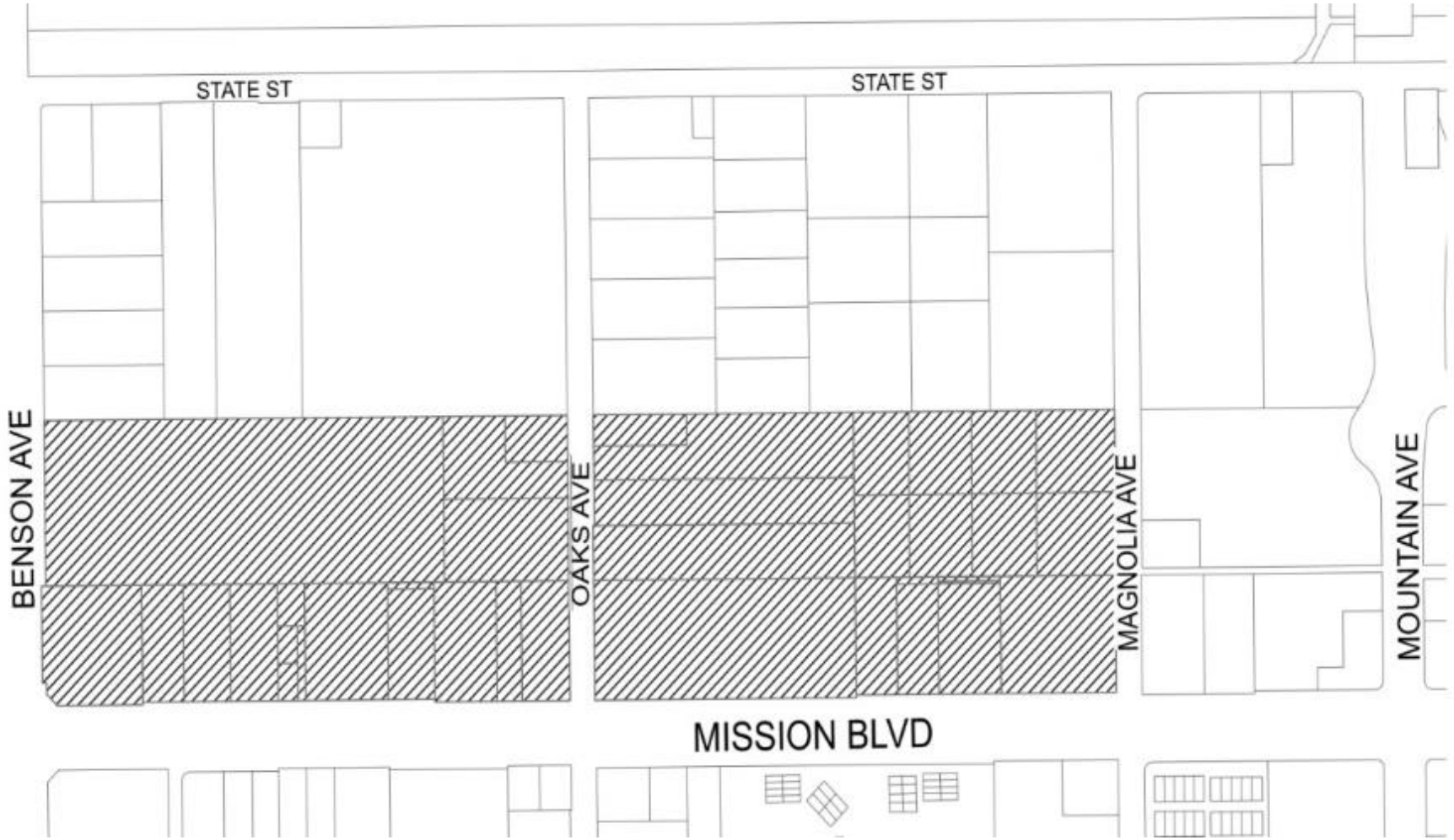
The California Health and Safety Code (Section 50801) defines an emergency shelter as "housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or households may be denied emergency shelter because of an inability to pay."

California Government Code Section 65583(a)(4) states that every jurisdiction must identify a zone or zones where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit. The identified zone or zones must include sufficient capacity to accommodate the need for an emergency shelter as identified in the housing element, and each jurisdiction must identify a zone or zones to accommodate at least one year-round shelter. Adequate sites can include sites with existing buildings that can be converted to emergency shelters to accommodate the need for emergency shelters.

The Development Code permits an emergency shelter by right in the IL zone and conditionally permits an emergency shelter in the MDR-11, MDR-18, MDR-25, CC, LUA-3, IG, and IH zones. Emergency shelters are also permitted by right in the Emergency Shelter Overlay, subject to the base zone standards and consistent with California Government Code Section 65583(4)(A).

The overlay zone is an approximately 500-foot-deep area on the north side of Mission Boulevard and bounded by Benson Avenue on the west and Magnolia Avenue on the east. The overlay area is suitable for emergency shelters since it is near two transit routes (Mission Boulevard and Mountain Avenue) and services, such as a grocery store. The overlay zone comprises 36 acres of land, of which, 0.4 acres are vacant (additionally, the area has 38 parcels, 4 of which are vacant). Many of the parcels in the proposed overlay district are underutilized, providing many opportunities for developing new facilities or reusing or converting underutilized buildings into one or more shelters. The overlay zone contains five properties that have transient lodging that might be suitable for conversion to an emergency shelter, should one be warranted in the community. Figure 4-1 provides a map for the location of the Emergency Shelter Overlay.

Figure 4-1 Emergency Shelter Overlay



The City has objective development and management standards that are designed to encourage and facilitate the development of emergency shelters:

- The maximum length of stay for an Emergency Shelter client shall be six months.
- On-site management shall be provided during the hours that the Emergency Shelter is in operation.
- On-site security shall be provided during the hours that the Emergency Shelter is in operation.
- No more than 20 client/tenant beds shall be allowed within any Emergency Shelter.
- An intake waiting area equal to a minimum of 10 square feet for each client/tenant bed shall be provided.
- The exterior of the intake waiting areas shall be screened from public view by a six-foot-high decorative masonry block wall and appropriate landscaping.
- A storage area for use by clients/tenants shall be provided at a rate of seven square feet for each client/tenant bed.
- A storage area is not required to be provided adjacent to the respective client/tenant bed.
- An emergency shelter shall provide lavatory, toilet, and shower facilities adequate for the number of clients/tenants served; however, a minimum of one such facility shall be provided for each 15 client/tenant beds.

Program 20 commits the City to reviewing these standards and revising as needed to be consistent with California Government Code Section 65583(a)(4), including establishing sufficient parking requirements to accommodate all staff working in the emergency shelter.

Transitional and Supportive Housing

Consistent with Health and Safety Code Section 50675.14(b)(2), the City defines supportive housing as "housing with no limit on length of stay, that is occupied by the target population, and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community." Target population refers to persons, including persons with disabilities, youth, and families experiencing homelessness. Transitional housing is intended

as a middle point between emergency shelters and permanent housing, providing shelter up to two years, in an environment of security and support, which is designed to help residents progress toward self-sufficiency.

Transitional housing and supportive housing must be permitted as a residential use and only subject to those restrictions that apply to other residential dwellings of the same type in the same zone (Government Code Section 65583(a)(5)). The City permits transitional housing by right in residential zoning districts and IL and MHP zones, and conditionally permits transitional housing in CC, IG, IH, and CIV zones. Supportive housing is permitted by right in all residential zones, except HDR-45, and is permitted by right in IL zones. Supportive housing is conditionally permitted in CC, LUA-1, LUA-3, IG, and CIV zones. Currently, transitional housing and supportive housing are not permitted in all mixed-use zoning districts (LUA-2N, LUA-2S, MU-2, and MU-11) that permit residential uses, and supportive housing is not permitted in the HDR-45 zoning district. To comply with Government Code Section 65583(a)(5), the City has included Program 20 to amend the Development Code to permit transitional housing and supportive housing in all zoning districts that permit residential uses, including mixed-use and nonresidential zoning districts, subject only to the same regulations as similar uses in the same zone.

Low-Barrier Navigation Centers

California Government Code Section 65662 requires that the development of Low-Barrier Navigation Centers be developed as a use by right in zones where mixed-uses are allowed or in nonresidential zones that permit multifamily housing. For a navigation center to be considered "low barrier," its operation should incorporate best practices to reduce barriers to entry, which may include, but are not limited to, the following:

- Permitting the presence of partners if it is not a population-specific site, such as for survivors of domestic violence or sexual assault, women, or youth
- Pets
- Ability to store possessions
- Providing privacy, such as private rooms or partitions around beds in a dormitory setting or in larger rooms with multiple beds.

Currently, the City does not recognize low-barrier navigation centers as a permitted use. Program 20 has been included to comply with Government Code Sections 65660-65662.

Farmworker Housing

The City has established an Agricultural Overlay District (AG overlay), which covers the entire Ontario Ranch area. The intent of the Agricultural Overlay District is to allow for the continuation of agricultural uses on an interim basis until such time as a specific plan is proposed for urbanized uses. The Agricultural Overlay District is designed to limit land use activity to uses compatible with and supportive of agricultural uses.

The Health and Safety Code (Section 17021.6) declares that each city must permit and encourage the development and use of sufficient numbers and types of employee housing facilities commensurate with local needs. Section 17021.5 requires that employee housing providing accommodations for six or fewer employees shall be deemed a single-family structure with a residential land use designation, treated as a residential use of property, and that the use not be subject to any regulations or fees not otherwise required of a single-family residence within the same zone. For facilities with 7 to 12 units or spaces, the use shall be considered an agricultural use, subject only to regulations applied to any agricultural use in the same zone, and the permitted occupancy may include employees who do not work on the property where the employee housing is located. Section 17021.8 requires a streamlined, ministerial application process for qualifying agricultural employee housing on land designated as Agricultural (AG) in the City's Policy Plan. While the City no longer has any areas designated as AG, it has included Program 20 to review Development Code Section 5.03.177 to fully comply with the requirements of the Employment Housing Act, including Sections 17021.5, 17021.6, and 17021.8.

The Municipal Code allows for the following uses to provide housing for farmworkers:

- ***Employee (Farmworker) Housing.*** Employee housing for farmworkers is only permitted in the AG overlay, where it is allowed by right. Consistent with Section 17021.5 of the Health and Safety Code, the City deems farmworker dwelling units providing accommodations for six or fewer employees, or for one employee and their respective household, a single-family structure. Farmworker dwelling units for six or fewer occupants are permitted by right in the AG overlay and all zoning districts that allow single-family dwellings, subject to the same development standards for single-family dwellings. A farmworker housing complex consisting of up to 36 beds in a group quarter, or 12 units or spaces designed for use by a single family or household, is deemed an agricultural use. The City does not require farmworker housing to be on the same site as the qualifying agricultural operation where the farmworkers are

employed, but does require a minimum lot size of 10 acres for farmworker housing.

- ***Caretaker's Quarters.*** Caretaker's quarters are designed to accommodate employees living on-site to provide security and surveillance, including agricultural operations in the AG overlay. The unit size is restricted to no more than 600 square feet and is limited to one bedroom. These uses are permitted by right in the AG overlay and conditionally permitted in the CN, CC, CR, CCS, OH, BP, IL, IG, and IH zones.

- ***Accessory Residential Structures (Guest House).*** Guest houses are permitted by right in all residential zones, LUA-1, LUA-2N, LUA-3, and the AG overlay. Guest houses cannot exceed 650 square feet, only one is permitted per lot containing a single-family dwelling, and quarters are reserved for temporary use (period not exceeding 90 days) of the residents of the property, their nonpaying guests, family, or persons employed on the residence. Guest houses shall not be rented.

Agricultural employment is relatively minor in the community, and the type of agricultural work is year-round and not migrant labor. Ontario's primary agricultural industry is dairy, which is highly automated and generally family-owned and operated. Some dairy farms employ farmworkers to assist with the daily operations, but the use of technology, automation, and family labor has minimized the need for additional farmworkers. Dairy work is relatively constant, and employees, who are often family members, live on-site. Today, many dairy farms have two or more dwellings to accommodate the owner/operator and several key employees.

4.6 Housing for People with Disabilities

California Government Code Section 65583 requires that the housing element analyze potential and actual constraints on the development, maintenance, and improvement of housing for persons with disabilities and demonstrate local efforts to remove governmental constraints that hinder the locality from meeting the need for housing for persons with disabilities (California Government Code, Section 65583(a)(4)). As part of the required constraints program, the element must include programs that remove constraints or provide reasonable accommodations for housing designed for persons with disabilities (California Government Code, Section 65583(c)(3)). This section addresses these requirements.

Allowance of Land Uses

State law requires group homes serving six or fewer persons to be (1) treated the same as any residential use; (2) allowed by right in all residential zones; and (3) subject to the same standards, fees, taxes, and permitting procedures as those imposed on the same type of housing in the same zone. These laws ensure that housing opportunities are available for people with disabilities and that such uses are not discriminated against. The City currently permits such uses by right in all residential zones. To expand the use of care facilities for any number of occupants, the City has included Program 20 to explore amending provisions in the Municipal Code to allow state-licensed residential care facilities for seven or more persons only subject to those restrictions that apply to residential uses in the same zone. Residential care facilities would still be subject to state licensing.

State law requires local governments to identify adequate sites, development standards, and a permitting process to facilitate and encourage the development of emergency shelters and transitional housing.

New Construction/Building Codes

Cities that use federal funds must, in all new construction and substantial rehabilitation projects, ensure that at least 5 percent of the units are accessible to persons with mobility impairments and another 2 percent are accessible to persons with hearing or visual impairments. Multiple-family housing must be built so that (1) the public and common-use portions of such units are readily accessible and usable by persons with disabilities, (2) doors allowing passage into and within such units can accommodate wheelchairs, and (3) all units contain adaptive design features.

The United States Department of Housing and Urban Development (HUD) also recommends, but does not require, that all design, construction, and alterations incorporate, wherever practical, the concept of visitability. This recommendation is in addition to requirements of Section 504 and the Fair Housing Act. Recommended construction practices include wide openings for bathrooms and interior doorways and at least one accessible means of egress/ingress per unit. The City enforces federal and state accessibility laws through the building plan check and permit process.

Rehabilitation of Units

In an older community with many homes built prior to the development of modern accessibility standards for people with disabilities, allowing the retrofit of homes for people with disabilities is an important issue. Federal law requires that substantial rehabilitation projects using federal funds set aside units for disabled people, and HUD encourages visitability standards. Providing options for rehabilitating housing to modern accessibility standards allows people to live in an independent housing arrangement.

To accommodate the needs of persons with disabilities, the City allows property owners to install features that accommodate a disability (e.g., ramp to the front door) without the need to apply for a variance. The City allows retrofit of a residential structure upon submittal of plans and the payment of a normal building plan check and permit issuance fee.

Definition of Family

Fair housing laws prohibit restrictive definitions of family that discriminate against households based on the number, personal characteristics, or the relationship of occupants to one another.

The City's Development Code defines a "family" as a group of individuals not necessarily related by blood, marriage, adoption, or guardianship living together in a dwelling unit as a single housekeeping unit under a common housekeeping management plan based on an intentionally structured relationship providing organization and stability. A "household" is defined as a family living together in a single dwelling unit, with common access to and common use of all living and eating areas and all areas and facilities for the preparation and serving of food within the dwelling unit.

Consistent with state law, the City's family definition states "One or more persons living together in a dwelling unit, with common access to, and common use of all living, kitchen, and eating areas within the dwelling unit."

Spacing and Concentration

The City abides by the spacing and concentration limits set forth by the California Department of Social Services with respect to residential care facilities. The only spacing concentration is for SRO hotels, which shall not be located within 500 feet of any public or private school for children under 18, church, child daycare facility, or other existing SRO facility. The City has included Program 20 to explore amending the Development Code to reduce location constraints for SRO facilities and permitting

SROs through a ministerial process rather than requiring a conditional use permit or administrative use permit.

Development Standards

To facilitate the construction of housing for people with disabilities, including seniors, builders can seek specific development incentives. For instance, the City allows density increases specific to senior citizen housing with affordable units to lower-income seniors. The Development Code allows reduced parking requirements of one space per unit. Boarding and rooming houses have similarly lower standards than other residential uses. Senior citizen housing developments are evaluated based on proximity to essential services, including public transit with frequent service, community centers and/or parks, medical facilities, and pharmacies, among others. Additionally, senior citizen housing developments can determine parking on a project-by-project basis, providing as low as 0.25 parking spaces per rental dwelling unit. While residential care facilities with six or less clients are only subject to development standards for residential uses permitted in the zoning district consistent with Health and Safety Code Section 1500 et seq., large residential care facilities are required to have only 0.5 parking space per unit. The City will seek to amend the Development Code to allow state-licensed residential care facilities for seven or more persons only subject to those restrictions that apply to residential uses in the same zone through Program 20. Further modifications can be sought through administrative exceptions and reasonable accommodation process, detailed below.

Reasonable Accommodation

The federal Fair Housing Act and California Fair Employment and Housing Act impose an affirmative duty on local governments to make reasonable accommodation when such accommodation may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling.

In 2006, the City adopted Ordinance No. 2837 to allow reasonable accommodations from certain land use, permitting, and building codes. The ordinance set up a process to evaluate requests for reasonable accommodations related to specific applications of the zoning law to allow for full use and enjoyment of a dwelling and to authorize the application of exceptions to the zoning law, if warranted, to comply with state and federal fair housing law. Application for reasonable accommodation shall be made pursuant to the provisions listed for an administrative exception.

With respect to the approval process, the applicant must file an application and pay an administrative fee of $376. Public notice requirements shall be pursuant to the provisions listed for a homeowner variance. The Zoning Administrator may approve, deny, or conditionally approve the request. The Zoning Administrator must issue administrative variance findings to approve such a request. A determination to approve, conditionally approve, or deny a request shall be based on the following:

- The persons who will use the subject property are protected under federal and state fair housing laws.
- The requested exception is necessary to make specific housing available to a person who will occupy the subject property and who is protected under federal and state fair housing laws.
- The requested exception will not impose an undue financial or administrative burden upon the City.
- The requested exception will comply with all applicable Building and Fire Codes and will not result in a fundamental alteration of the planning, zoning, and development laws and procedures of the City.

If the project is deemed to be of significant controversy, the matter may be referred to the Planning Commission. All decisions made on the matter may be appealed to the City Council.

In summary, the City of Ontario continues to ensure that people of all abilities have opportunities to find housing in the community.

4.7 Development Standards

The Development Code provides specific residential development standards that determine building height, density, setbacks, parking, etc. These standards are made available to the public online on the City's website. Residential development standards are designed to promote a more livable environment, with adequate yards, height restrictions and setbacks to ensure privacy from adjacent homes, and minimum unit sizes to ensure adequate living areas for families.

Conventional Residential Development

The following tables describe the development standards in Ontario, such as density ranges, lot standards, open space requirements, and building standards, for the multiple types of residential development Ontario supports: Traditional Single-Family (Table 4-9), Small Lot Traditional Single-Family (Table 4-10), Small Lot Alley-loaded Single-Family (Table 4-11), Cluster Single-Family (Table 4-12), and Multifamily Residential (Table 4-13). The following discussion analyzes the City's development standards as they apply to different types of housing.

Detached single-family residential accounts for nearly 60 percent of Ontario's total housing units (Table 2-10). To encourage flexibility in single-family residential subdivision design, higher-density, and use of unconventional, small, and/or infill lots, the City provides development standards for a range of single-family development models. The conventional residential development, called traditional single-family residential, consists of the construction of one or more single-family (detached) dwellings and is permitted in all residential zones. Traditional single-family residential has lower maximum lot coverage and higher setbacks, leading to lower lot utilization than the other single-family use types. Small lot traditional, small lot alley-loaded, and cluster single-family residential development consist of two or more detached dwelling units per lot, allowing for higher density and lot utilization.

Table 4-9
Traditional Single-Family Residential Development Standards

Development Standards	Residential Zones							
	AR-2	RE-2	RE-4	LDR-5	MDR-11	MDR-18	MDR-25	HDR-45
Density[1,2,3]								
Density Ranges	0-2.0	0-2.0	2.1-4.0	2.1-5.0	5.1-11	11.1-18	18.1-25	25.1-45
Lot Standards								
Maximum Lot Coverage	30%	40%	40%	50%	60%	60%	60%	60%
Minimum Lot Size (sf)[4]	18,000	10,000	10,000	7,200	5,000	5,000	5,000	5,000
Average Lot Size	--	18,000	--	8,000	6,000	6,000	6,000	6,000
Min. Lot Dimensions[4]								
Width (Interior)	100	70	70	60	60	60	60	60
Width (Corner Lots)	120	80	80	65	65	65	65	65
Width (Cul-de-Sac)								
At front property line	40	40	40	40	40	40	40	40
At front building setback	70	70	70	60	40	40	40	40
Depth	135	100	100	75	100	100	100	100
Open Space								
Min Setback from Street and Alley Property Lines								
Freeways	20	20	20	20	20	20	20	20
Arterial Streets (front)[5,6]	30	30	30	30	30	30	30	30
Collector & Local								
Front	30	30	30	20	20	20	20	20
Front garage other	30	30	30	10	10	10	10	10
Street side	30	30	30	10	10	10	10	10
Street rear (1st floor)	30	30	30	10	10	10	10	10
Street rear (2nd/3rd floor)	30	30	30	20	20	20	20	20
Front Rear Alleys								
1st floor	10	10	10	10	10	10	10	10
2nd/3rd floor	20	20	20	20	20	20	20	20
Garage entry	5	5	5	5	5	5	5	5
Garage other	10	10	10	10	10	10	10	10
Minimum Setback from Interior Property Lines								
Front side property lines[7]	10	10	5	5	5	5	5	5
Rear side property lines (1st floor)	25	25	10	10	10	10	10	10
Rear side property lines (2nd/3rd floor)	25	25	20	20	20	20	20	20
Rear side property lines (patio covers)	25	25	10	10	10	10	10	10
Landscaping Area Required	The front yard and any street side yard of a conventional or small lot single-family project site, and all parkway areas that abut the site, shall be fully landscaped and provided with an underground automatic irrigation system							

Table 4-9
Traditional Single-Family Residential Development Standards

Development Standards	Residential Zones							
	AR-2	RE-2	RE-4	LDR-5	MDR-11	MDR-18	MDR-25	HDR-45
Building Standards								
Maximum Units/Building	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Maximum Height (ft).	35	35	35	35	35	35	35	35

Source: City of Ontario Development Code, 2021.

1. A density bonus and other incentives pursuant to Government Code Sections 65915 through 65918 may be granted by the Approving Authority.
2. Lots with a maximum density calculation of less than one dwelling shall be allowed the construction of one dwelling unit.
3. A residentially zoned lot shall be developed at no less than the minimum number of dwelling units allowed within the specified density range for the applicable zoning district, except that if, as a result of the configuration/design of a lot, the minimum residential density cannot be achieved, the lot may be developed with a maximum of one dwelling unit.
4. An existing lot of record that is substandard as to minimum "lot" area and/or dimension(s) shall be granted all development rights of the zoning district in which it is located.
5. On a lot having a street adjacent rear property line (arterial, collector, and local streets only), for the purpose of wall placement, each wall shall be setback a minimum of 5 feet behind the street property line to allow for landscaping beyond any required parkway landscaping.
6. Refer to Collector and Local Streets standards for street side and rear setbacks.
7. When vehicle parking is provided at the rear of a lot (whether within a garage or carport, or uncovered) that does not have alley access, a minimum 10-foot interior side building setback, which is clear of meters and mechanical equipment, shall be provided to ensure clear vehicular access to the rear of the lot.

Table 4-10
Small-Lot Traditional Single-Family Residential Development Standards

Development Standards	Residential Zones							
	AR-2[1]	RE-2[1]	RE-4[1]	LDR-5	MDR-11	MDR-18	MDR-25	HDR-45
Density[2,3,4]								
Density Ranges	N/A	N/A	N/A	2.1-5.0	5.1-11	11.1-18	18.1-25	25.1-45
Minimum Project Area	N/A	N/A	N/A	1 acre	1 acre	1 acre	1 acre	1 acre
Lot Standards								
Maximum Lot Coverage	N/A	N/A	N/A	55%	60%	70%	70%	70%
Minimum Lot Size (sf)[5]								
Interior Lot	N/A	N/A	N/A	4,000	4,000	2,800	2,800	2,800
Corner Lot				4,500	4,500	3,200	3,200	3,200
Min. Lot Dimensions[5]								
Width (Interior)	N/A	N/A	N/A	40	40	35	35	35
Width (Corner Lots)				45	45	40	40	40
Depth				75	75	70	70	70
Open Space								
Min Setback from Street and Alley Property Lines[6]								
Freeways				20	20	20	20	20
Arterial Streets (front)[7]				30	30	30	30	30
Collector & Local								
Street Front (living area)				14	14	14	14	14
Street Front (garage entry)				18	18	18	18	18
Street Front (garage other)								
Street Side[8]				10	10	10	10	10
Street rear (1st floor)[8]								
Street rear (2nd/3rd floor)[8]	N/A	N/A	N/A	10	10	10	10	10
Street rear (garage entry)[8]				10	10	10	10	10
Street rear (garage other – 1st floor only)[8]				15	15	15	15	15
Street rear (patio cover)[8]				18	18	18	18	18
Front Rear Alleys[9]								
1st floor				5	5	5	5	5
2nd/3rd floor				5	5	5	5	5
				5	5	5	5	5
				10	10	10	10	10
Minimum Setback from Interior Property Lines								
From side property lines	N/A	N/A	N/A	5/4	5/4	5/4	5/4	5/4
From rear property lines[10]								

Table 4-10
Small-Lot Traditional Single-Family Residential Development Standards

Development Standards	Residential Zones							
	AR-2[1]	RE-2[1]	RE-4[1]	LDR-5	MDR-11	MDR-18	MDR-25	HDR-45
Living area				10	10	10	10	10
Garage – 1st floor only				5	5	5	5	5
Patio covers to side or rear				5	5	5	5	5
Landscaping Area Required	The front yard and any street side yard of a conventional or small lot single-family project site, and all parkway areas that abut the site, shall be fully landscaped and provided with an underground automatic irrigation system							
Building Standards								
Maximum Height (ft).	35	35	35	35	35	35	35	35

Source: City of Ontario Development Code, 2021.

1 Small Lot Traditional Single-Family Residential Development is not a permitted use type in the AR-2 and RE-2 zoning districts.

2 A density bonus and other incentives pursuant to Government Code Sections 65915 through 65918 may be granted by the Approving Authority.

3 Lots with a maximum density calculation of less than one dwelling shall be allowed the construction of one dwelling unit.

4 A residentially zoned lot shall be developed at no less than the minimum number of dwelling units allowed within the specified density range for the applicable zoning district, except that if, as a result of the configuration/design of a lot, the minimum residential density cannot be achieved, the lot may be developed with a maximum of one dwelling unit.

5 An existing lot of record that is substandard as to minimum "project" area and/or dimension(s) shall be permitted the development rights of the zone in which it is located, except that the maximum density shall be limited to the minimum allowed within the density range.

6 The minimum setback from private streets shall be measured from a line running parallel to the street, which is located 12 feet behind face-of-curb (a.k.a., "parkway").

7 Refer to Collector and Local Streets standards for street side and rear setbacks.

8 On a lot having a street adjacent side or rear property line, for the purpose of wall placement, each wall shall be setback a minimum of 5 feet behind the street property line to allow for landscaping beyond any required parkway landscaping.

9 For side alley conditions, refer to the Interior Property Lines standards.

10 The interior side property line setback may be reduced to 4 feet if the setback area is combined with the side setback area of the adjacent property to create a single minimum 8-foot-wide outdoor use area clear of walls, thereby allowing a minimum 8–foot-wide side-to-side building separation.

Table 4-11
Small-Lot Alley-loaded Single-Family Residential Development Standards

Development Standards	Residential Zones							
	AR-2[1]	RE-2[1]	RE-4[1]	LDR-5	MDR-11	MDR-18	MDR-25	HDR-45
Density[2,3,4]								
Density Ranges	N/A	N/A	N/A	2.1-5.0	5.1-11	11.1-18	18.1-25	25.1-45
Minimum Project Area[2]	N/A	N/A	N/A	1 acre	1 acre	1 acre	1 acre	1 acre
Minimum Project Dimensions[2]								
Width	N/A	N/A	N/A	200	200	200	200	200
Depth				200	200	200	200	200
Lot Standards								
Maximum Lot Coverage	N/A	N/A	N/A	55%	60%	70%	70%	70%
Min. Lot Size								
Width (Interior)	N/A	N/A	N/A	40	40	35	35	35
Width (Corner Lots)				45	45	40	40	40
Depth				75	75	70	70	70
Open Space								
Min Setback from Street Property Lines[5]								
Freeways				20	20	20	20	20
Arterial Streets[6]				30	30	30	30	30
Collector & Local[6]	N/A	N/A	N/A					
Front				10	10	10	10	10
Street side				10	10	10	10	10
Street rear				15	15	15	15	15
Minimum Setback from Project Boundary Property Lines[7]								
Project Boundaries	N/A	N/A	N/A	10	10	10	10	10
Side				5/4	5/4	5/4	5/4	5/4
Rear				10	10	10	10	10
Patio Cover				5	5	5	5	5
Minimum Setback from Private Drive[5]								
Living area				10	10	10	10	10
Porch (single-story)	N/A	N/A	N/A	6	6	6	6	6
Garage entry				18	18	18	18	18
Garage other (side/rear)				10	10	10	10	10
Minimum Setback from Private Lanes/Alleyways	N/A	N/A	N/A					
Living area				10	10	10	10	10
Garage				5	5	5	5	5
Minimum Setback from Parking Spaces	N/A	N/A	N/A	10	10	10	10	10
Landscaping Area Required	The front yard and any street side yard of a conventional or small lot single-family project site, and all parkway areas that abut the site, shall be fully landscaped and provided with an underground automatic irrigation system							

Table 4-11
Small-Lot Alley-loaded Single-Family Residential Development Standards

Development Standards	Residential Zones							
	AR-2[1]	RE-2[1]	RE-4[1]	LDR-5	MDR-11	MDR-18	MDR-25	HDR-45
Building Standards								
Minimum Separations Between Buildings								
Dwelling Front to Front				25	25	25	25	25
Dwelling Front to Side				20	20	20	20	20
Dwelling Side to Side[7]				10/8	10/8	10/8	10/8	10/8
Dwelling Rear to Rear	N/A	N/A	N/A	20	20	20	20	20
Garage to Garage[7]								
Entry to entry				30	30	30	30	30
Entry to side				30	30	30	30	30
Side to side				10/8	10/8	10/8	10/8	10/8
Side to rear				10/8	10/8	10/8	10/8	10/8
Maximum Height (ft).	35	35	35	35	35	35	35	35

Source: City of Ontario Development Code, 2021.

1 Small-Lot Alley-Loaded Single-Family Residential Development is not a permitted use type in the AR-2, RE-2, and RE-4 zoning districts.

2 A density bonus and other incentives pursuant to Government Code Sections 65915 through 65918 may be granted by the Approving Authority.

3 Lots with a maximum density calculation of less than one dwelling shall be allowed the construction of one dwelling unit.

4 A residentially zoned lot shall be developed at no less than the minimum number of dwelling units allowed within the specified density range for the applicable zoning district, except that if, as a result of the configuration/design of a lot, the minimum residential density cannot be achieved, the lot may be developed with a maximum of one dwelling unit.

5 The minimum setback from private streets shall be measured from a line running parallel to the street, which is located 12 feet behind face-of-curb (a.k.a., "parkway").

6 On lot having a street-adjacent side or rear property line, for the purpose of wall placement, each wall shall be setback a minimum of 5 feet behind the street property line to allow for landscaping beyond any required parkway landscaping.

7 The interior side property line setback may be reduced to 4 feet if the setback area is combined with the side setback area of the adjacent property to create a single minimum 8-foot-wide outdoor use area clear of walls, thereby allowing a minimum 8–foot-wide side-to-side building separation.

Table 4-12
Cluster Single-Family Residential Development Standards

Development Standards	Residential Zones							
	AR-2[1]	RE-2[1]	RE-4[1]	LDR-5	MDR-11	MDR-18	MDR-25	HDR-45
Density[2,3,4]								
Density Ranges	N/A	N/A	N/A	2.1-5.0	5.1-11	11.1-18	18.1-25	25.1-45
Minimum Project Area[2]	N/A	N/A	N/A	1 acre	1 acre	1 acre	1 acre	1 acre
Minimum Project Dimensions[2]								
Width	N/A	N/A	N/A	200	200	200	200	200
Depth				200	200	200	200	200
Lot Standards								
Maximum Lot Coverage	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Minimum Lot Size	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Minimum Lot Dimensions	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Open Space								
Minimum Setback from Public Street Property Lines[5]								
Freeways	N/A	N/A	N/A	20	20	20	20	20
Arterial Streets[6]				30	30	30	30	30
Collector and Local Streets[6]								
Front				20	20	20	20	20
Street side				10	10	10	10	10
Street rear				15	15	15	15	15
Minimum Setback from Interior Property Lines[7]								
Project Boundaries	N/A	N/A	N/A	10	10	10	10	10
Sides				4	4	4	4	4
Rear				4	4	4	4	4
Patio Cover				4	4	4	4	4
Minimum Setback from Private Drive[5]								
Living area	N/A	N/A	N/A	10	10	10	10	10
Porch (single-story)				5	5	5	5	5
Garage entry				<5 or >18	<5 or >18	<5 or >18	<5 or >18	<5 or >18
Garage other				10	10	10	10	10
Minimum Setback from Private Lanes/Alleyways								
Living area	N/A	N/A	N/A	5	5	5	5	5
Porch (single story)				5	5	5	5	5
Garage				5	5	5	5	5

Table 4-12
Cluster Single-Family Residential Development Standards

Development Standards	Residential Zones							
	AR-2[1]	RE-2[1]	RE-4[1]	LDR-5	MDR-11	MDR-18	MDR-25	HDR-45
Minimum Setback from Parking Spaces								
Living area	N/A	N/A	N/A	10	10	10	10	10
Porch (single story)				8	8	8	8	8
Garage				5	5	5	5	5
Landscaping Area Required	The entirety of a cluster single-family or multiple-family project site, including street parkway and median areas that abut the project site, which is not otherwise devoted to building area and paving, shall be fully landscaped and provided with an underground automatic irrigation system,							
Building Standards								
Minimum Separations Between Buildings								
Dwelling Front to Front				30	30	30	30	30
Dwelling Front to Side[7]				14	14	14	14	14
Dwelling Side to Side[7]				8	8	8	8	8
Dwelling Rear to Rear	N/A	N/A	N/A	8	8	8	8	8
Garage to Garage[7]								
Entry to entry				30	30	30	30	30
Entry to side				30	30	30	30	30
Side to side				8	8	8	8	8
Side to rear				8	8	8	8	8
Maximum Height (ft).	35	35	35	35	35	35	35	35

Source: City of Ontario Development Code, 2021.

1 Cluster Single-Family Residential Development is not a permitted use type in the AR-2, RE-2, and RE-4 zoning districts.

2 A density bonus and other incentives pursuant to Government Code Sections 65915 through 65918 may be granted by the Approving Authority.

3 Lots with a maximum-density calculation of less than one dwelling shall be allowed the construction of one dwelling unit.

4 A residentially zoned lot shall be developed at no less than the minimum number of dwelling units allowed within the specified density range for the applicable zoning district, except that if, as a result of the configuration/design of a lot, the minimum residential density cannot be achieved, the lot may be developed with a maximum of one dwelling unit.

5 The minimum setback from private streets shall be measured from a line running parallel to the street, which is located 12 feet behind face-of-curb (a.k.a., "parkway").

6 On a lot having a street-adjacent side or rear property line, for the purpose of wall placement, each wall shall be setback a minimum of 5 feet behind the street property line to allow for landscaping beyond any required parkway landscaping.

7 The interior side property line setback may be combined with the side setback area of the adjacent property to create a single minimum 8-foot-wide outdoor use area clear of walls, which is defined in the project CC&Rs.

Table 4-13
Multifamily Residential Development Standards

Development Standards	Residential Zones							
	AR-2[1]	RE-2[1]	RE-4[1]	LDR-5[1]	MDR-11	MDR-18	MDR-25	HDR-45
Density[2,3,4,5]								
Density Ranges	N/A	N/A	N/A	N/A	5.1-11	11.1-18	18.1-25	25.1-45
Minimum Project Area[2]	N/A	N/A	N/A	N/A	10,000 sf	10,000 sf	10,000 sf	1 acre
Minimum Project Dimensions[2]								
Width	N/A	N/A	N/A	N/A	100	100	100	180
Depth					100	100	100	200
Lot Standards								
Maximum Project Coverage	N/A	N/A	N/A	N/A	60%	60%	60%	100%
Minimum Lot Size	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Minimum Lot Dimensions	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Open Space								
Minimum Setback from Public Street Property Lines[6,7]								
Freeways	N/A	N/A	N/A	N/A	20	20	10	10
Arterial Streets					30	30	10	10
Collector and Local Streets					20	20	10	10
Minimum Setback from Interior Project Boundary Property Lines[8]	N/A	N/A	N/A	N/A	5	5	5	5
Minimum Setback from Public Alley Property Line	N/A	N/A	N/A	N/A	5	5	5	5
Minimum Setback from Private Drives/Alleyways (from edge of drive aisle)								
Living area	N/A	N/A	N/A	N/A	15	15	15	15
Garage and other non-habitable structures					5	5	5	5
Minimum Setback from Parking Spaces or Drive Aisle to Wall or Fence	N/A	N/A	N/A	N/A	5	5	5	5
Landscaping Area Required	The entirety of a cluster single-family or multiple-family project site, including street parkway and median areas that abut the project site, which is not otherwise devoted to building area and paving, shall be fully landscaped and provided with an underground automatic irrigation system							

Building Standards								
Minimum Separations Between Buildings								
Dwelling Front to Front								
Less than 2 stories					25	25	25	25
Greater than 3 stories					30	30	30	30
Dwelling Front to Side[7]								
Less than 2 stories					25	25	25	25
Greater than 3 stories					30	30	30	30
Dwelling Side to Side[7]								
Less than 2 stories					25	25	25	25
Greater than 3 stories	N/A	N/A	N/A	N/A	30	30	30	30
Dwelling Rear to Rear								
Less than 2 stories					10	10	10	10
Greater than 3 stories					15	15	15	15
Dwelling Side to Rear					15	15	15	15
Dwelling Rear to Rear					20	20	20	20
Garage to Garage[7]								
Entry to entry					30	30	30	30
Entry to side					30	30	30	30
Side to side					10	10	10	10
Side to rear					10	10	10	10
Maximum Height (ft).	N/A	N/A	N/A	N/A	35	45	60	75

Source: City of Ontario Development Code, 2021.

1 Multifamily Residential is not a permitted use type in the AR-2, RE-2, RE-4, and LDR-5 zoning districts.

2 An existing lot of record that is substandard as to minimum "project" area and/or dimension(s), shall be permitted all of the development rights of the zone in which it is located, except that the maximum density shall be limited to the minimum number of dwelling units allowed within the specified density range for the applicable zoning district.

3 A density bonus and other incentives pursuant to Government Code Sections 65915 through 65918 may be granted by the Approving Authority.

4 Lots with a maximum density calculation of less than 1.00 may be developed with one dwelling unit.

5 A residentially zoned lot shall be developed at no less than the minimum number of dwelling units allowed within the specified density range for the applicable zoning district, except that If, as a result of the configuration/design of a lot, the minimum residential density cannot be achieved, the lot may be developed with a maximum of one dwelling unit.

6 A health risk assessment shall be required for multiple-family development projects located within close proximity to a freeway, as determined by the Zoning Administrator.

7 The minimum setback from private streets shall be measured from a line running parallel to the street, which is located 12 feet behind face-of-curb (a.k.a., "parkway").

8 A dwelling having the primary entry facing onto an interior property line shall maintain a minimum 10-foot setback from the corresponding interior property line.

Mixed-Use Development

The City of Ontario actively encourages and facilitates the planning and production of mixed-use housing, vertically and horizontally integrated. Mixed-Use developments contain buildings or structures with a variety of complementary uses, such as residential, office, manufacturing, retail, public, or entertainment, in an integrated development project that has significant functional interrelationships and a coherent physical design. As part of The Ontario Plan, prepared in 2010, the City revised its Policy Plan land use designations, most notably expanding the Mixed-Use category to include area-specific designations to create focal points for community activity and identity and facilitate the use of transit. Three of the Policy Plan Mixed-Use designations have corresponding mixed-use zoning districts, shown in Table 4-14. Currently, mixed-use projects can be found along the Interstate (I-) 10 corridor, in the historic Downtown area, and in the newly developing Ontario Ranch area.

The development standards for the Downtown Mixed-Use Area (MU-1) and East Holt Mixed-Use Area (MU-2) rely on a PUD created by the developer at the time of project submittal. The City has the opportunity to develop an area plan or form-based code for the Downtown Mixed-Use Area that would establish development standards or guidelines. The Euclid/Francis Mixed-Use Area (MU-11) uses the same development standards as the MDR-25 zoning district. The Ontario Airport Metro Center area and Ontario Ranch are required to have specific plans. The maximum density indicated in Table 4-14 is derived from the Policy Plan and in some cases has a higher density than is permitted by current zoning. In these areas, specific plans are required, so development standards would be altered to conform to the permitted density in the Policy Plan through the specific plan process (Program 20). Where there are discrepancies, the City has included a program to amend the Development Code to increase the density to match the corresponding Policy Plan land use designation.

Table 4-14
Mixed-Use Development Standards

Development Standards	Mixed-Use Zones		
	MU-1[1] Downtown Mixed-Use Area	***MU-2 East Holt Mixed-Use Area***	***MU-11 Euclid / Francis Mixed-Use Area***
Density Ranges	25.1 – 40 du/ac	14.1 – 40.0 du/ac	14.1 – 25.0[2]
Assumed Maximum Build Out for Mixed-Use Area – Residential Density[3] Dwelling units/acre Maximum Units	60% of the area at 35 du/ac 2,365	25% of the area at 30 du/ac 428	50% of the area at 30 du/ac 156
Floor Area Ratio (Non-residential) Commercial-retail Commercial-office	2.0 2.0	1.0 2.0	1.0[4]
Development Standards[2]			
Minimum Setback from Public Street Property Lines[5,6] Freeways Arterial Streets Collector and Local Streets	Governed by planned development regulations or future City area plan or form-based code	Governed by planned development regulations	 10 10 10
Minimum Setback from Interior Project Boundary Property Lines[7]			5
Minimum Setback from Public Alley Property Line			5
Minimum Setback from Private Drives/Alleyways (from edge of drive aisle) Living area Garage and other non-habitable structures			 15 5
Minimum Setback from Parking Spaces or Drive Aisle to Wall or Fence			5

Table 4-14
Mixed-Use Development Standards

Development Standards	Mixed-Use Zones		
	MU-1[1] ***Downtown Mixed-Use Area***	***MU-2*** ***East Holt Mixed-Use Area***	***MU-11*** ***Euclid / Francis Mixed-Use Area***
Landscaping			The entirety of a multiple-family project site, including street parkway and median areas that abut the project site, which is not otherwise devoted to building area and paving, shall be fully landscaped and provided with an underground automatic irrigation system
Maximum Height (feet)	Governed by planned development regulations or future City area plan or form-based code	Governed by planned development regulations	45 feet

Source: City of Ontario Development Code, June 2021.

1 MU-1 includes sub-zoning districts LUA-1, LUA – 2N, LUA-2S, LUA-3, LUA-4; however, residential mixed-use development is not permitted in the LUA-2S and LUA-4 zones.

2 Within the MU-11 zoning district, residential development shall be allowed pursuant to the standards of the HDR-25 zoning district.

3 Within each Mixed-Use Zoning District, the number of dwelling units allotted shall not exceed the number of units prescribed by the Exhibit LU– 03 (Future Buildout) of the Policy Plan

4 Nonresidential development shall be allowed pursuant to the requirements of the CN zoning district.

5 A health risk assessment shall be required for multiple-family development projects within close proximity to a freeway, as determined by the Zoning Administrator.

6 The minimum setback from private streets shall be measured from a line running parallel to the street, which is located 12 feet behind face-of-curb (a.k.a., "parkway").

7 A dwelling having the primary entry facing onto an interior property line shall maintain a minimum 10-foot setback from the corresponding interior property line.

Residential density is often equated with the affordability of housing. For zoning districts primarily permitting single-family residential, the City allows a maximum density of two units per acre in the AR-2 and RE-2 zones, four units per acre in the RE-4 zone, and five units per acre in the LDR-5 zone. For zones intended for multifamily residential, the City permits a maximum density of 11 units in the MDR-11 zone, 18 in the MDR-18 zone, 25 in the MDR-25 zone, and 45 in the MDR-45 zone. The MDR-45 zoning district allows the highest density of zones permitting residential uses, including the mixed-use zoning districts. Recognizing the importance of a variety of densities to facilitate and encourage a range in types and prices of housing, the City offers three key ways to receive additional density increases.

- ***Planned Unit Development (PUD).*** In an effort to secure a fuller realization of the Policy Plan component of The Ontario Plan, particularly the Exhibit LU-3, Future Buildout, than would result from strict application of the zoning district regulations, developers can submit PUDs to achieve higher density. Mixed-Use developments in the MU-1 and MU-2 zoning districts require a PUD, leading to establishing development standards on a project-by-project basis, including density standards. The City is currently updating objective design standards to reduce the necessity of PUDs. PUDs require approval by the City Council pursuant to California Government Code Section 65850 based on the following findings of approval:

  - The proposed PUD, or amendment thereto, is consistent with the goals, policies, plans, and exhibits of the Vision, Policy Plan, and City Council Priorities components of The Ontario Plan.

  - The proposed PUD, or amendment thereto, would not be detrimental to the public interest, health, safety, convenience, or general welfare of the city.

  - In the case of an application affecting specific property(ies), the proposed PUD, or amendment thereto, will not adversely affect the harmonious relationship with adjacent properties and land uses.

  - In the case of an application affecting specific property(ies), the subject site is physically suitable, including, but not limited to, parcel size, shape, access, and availability of utilities, for the request and anticipated development.

- The proposed PUD is superior to that which could be obtained through the application of the Development Code or a specific plan.

- ***Senior Citizen Housing Development.*** The City allows a base density of 25 units per acre for the CC and MU-1 zones, and are subject to the maximum density for the respective residential zoning districts that senior citizen housing developments are permitted in (i.e., MDR-11, MDR-18, MDR-25, and MDR-45). Qualifying senior citizen housing development projects are eligible for a density bonus pursuant to California Government Code Sections 65915 through 65918, permitting a 20-percent density bonus for qualified projects.

- ***State Density Bonus.*** In compliance with California Government Code Section 65915, the City allows qualified residential projects to receive a density bonus plus appropriate development incentives when the residential project sets aside the required number of units for affordable housing. Density bonuses are also allowed for senior housing (described in greater detail above). The City processes applications for density bonuses following the City's procedure for Development Agreements, requiring City Council approval unless one or more of the following findings is established:

  - The concession or incentive is not required to provide for affordable housing costs, as defined in Health and Safety Code Section 50052.5, or for rents for the targeted units to be set as specified in California Government Code Section 659159(c).

  - The concession or incentive would have a specific adverse impact, as defined in Government Code Section 65589.5(d)(2), upon public health and safety or the physical environment, or on any real property that is listed in the California Register of Historical Resources and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to low- and moderate-income households.

  - The concession or incentive would be contrary to state or federal law.

Assembly Bills (ABs) 2753, 2372, 1763, 1227, and 2345 were passed in 2018, 2019, and 2020 and revised density bonus law to provide additional benefits for qualifying projects. To ensure the City's development requirements are consistent with recent state law, the City will review Sections 6.01.010(H) and 5.03.360 of the Development Code for

compliance with ABs 2753, 2372, 1227, 1763, and 2345 and to provide requirements within the Development Code sections (Program 20).

Parking Standards

In an urban environment, parking standards are critical to prevent traffic congestion caused by a shortage of parking spaces and the loading and unloading of trucks on public streets to result in maximum efficiency, protect the public safety, provide for the special needs of the physically handicapped, and where appropriate, insulate surrounding land uses from their impact.

City parking standards are also designed to ensure that sufficient on-site spaces are available to accommodate vehicle ownership rates of residents (which is typically more than 2 cars per homeowner and an average of 1.9 vehicles for renters), the needs of the business community, and the rate of overcrowding. Table 4-15 summarizes the common parking standards for residential uses, and the following text describes potential reductions of standards.

Table 4-15
Parking Standards for Housing

Housing Types	*Requirement*
Traditional Single-Family (one per lot)	2 spaces within enclosed garage
Small Lot and Common Interest Developments	2 resident spaces per dwelling within a garage, plus, 0.2 guest/visitor spaces per dwelling. Guest parking spaces may be provided on-street, immediately adjacent to the development boundary, if available. A minimum of 2 guest spaces shall be provided regardless of the number of dwellings proposed.
Multiple-Family[1]	*Resident Parking Spaces*: Studio: 1.5 spaces per dwelling, including one space in a garage or carport; One-Bedroom: 1.75 spaces per dwelling, including one space in a garage or carport; Two-Bedrooms: 2.0 spaces per dwelling, including one space in a garage or carport; and Three or more Bedrooms: 2.5 spaces per dwelling, including one space in a garage or carport *Guest Parking Spaces*: Portion of dwellings < 50: 0.25 spaces per dwelling; Portion of 50 to 100 dwellings: 0.20 spaces per dwelling; Portion of dwellings > 100: 0.17 spaces per dwelling; and A minimum of 3 guest spaces shall be provided for developments consisting of more than 8 dwellings.
Mobile Home Park[1]	*Resident Parking Spaces*: 2 spaces per unit, tandem allowed *Guest Parking Spaces*: Portion of dwellings < 50: 0.25 spaces per dwelling; Portion of 50 to 100 dwellings: 0.20 spaces per dwelling; Portion of dwellings > 100: 0.17 spaces per dwelling; and A minimum of 3 guest spaces shall be provided for developments consisting of more than 8 dwellings.
ADUs[1,2]	Generally, 1 space per unit
Residential Care 7+ clients	0.5 spaces per bed; plus, one space per employee or staff

Table 4-15
Parking Standards for Housing

Housing Types	Requirement
SRO	*Resident Parking Spaces*: One resident space per room; plus, 2 spaces for the resident manager *Guest Parking Spaces*: Portion of dwellings < 50: 0.25 spaces per dwelling; Portion of 50 to 100 dwellings: 0.20 spaces per dwelling; Portion of dwellings > 100: 0.17 spaces per dwelling; and A minimum of 3 guest spaces shall be provided for developments consisting of more than 8 dwellings.
Boarding, Lodging, or Rooming House	One space per sleeping room; however, provide no fewer than one space per 2 beds
Senior Citizen Housing Development[3] Income Qualified Market Rate Development	*Resident Parking Spaces*: 0.7 resident space per dwelling *Guest Parking Spaces*: Portion of dwellings < 50: 0.25 spaces per dwelling; Portion of 50 to 100 dwellings: 0.20 spaces per dwelling; Portion of dwellings > 100: 0.17 spaces per dwelling; and A minimum of 3 guest spaces shall be provided for developments consisting of more than 8 dwellings. *Resident Parking Spaces*: One resident space per dwelling *Guest Parking Spaces*: Portion of dwellings < 50: 0.25 spaces per dwelling; Portion of 50 to 100 dwellings: 0.20 spaces per dwelling; Portion of dwellings > 100: 0.17 spaces per dwelling; and A minimum of 3 guest spaces shall be provided for developments consisting of more than 8 dwellings.
Transitional Shelter/Housing	Determined by the Zoning Administrator or Approval Authority
Nursing Care Facilities	Determined by the Zoning Administrator or Approval Authority

Source: City of Ontario Development Code, June 2021

1 Tandem parking may be used to satisfy the minimum resident parking requirement for mobile home parks and ADUs and satisfy unenclosed on-site parking for multifamily projects.

2 ADUs are not required to provide parking in the following situations:

- The ADU is within one-half mile walking distance of public transit
- The ADU is within an architecturally and historically significant historic district.
- The ADU is part of the proposed or existing primary residence, or an accessory structure.
- When on-street parking permits are required but not offered to the occupant of the ADU.
- When there is an established car-share vehicle stop located within one block of the ADU.

3 The number of parking spaces required to be provided for senior citizen housing developments may be as low as 0.25 spaces per rental dwelling unit and as high as 1.0 space per for-sale dwelling unit. The actual ratio shall be determined at the time of project approval for the use and shall be based on a parking demand study to be prepared by a qualified traffic consultant or engineer. Of the parking spaces provided, 10 percent shall be designated as parking for the physically impaired.

The Approval Authority may reduce the number of required parking spaces if an applicant is able to provide evidence to substantiate: (1) shared parking (if multiple users use the same joint-parking facilities when operations for the respective uses are not normally conducted during the same hours or when peak use differs); or (2) low demand (when demonstrated via a parking analysis that the use will not use the required number of spaces because of the nature of the specific use or manner in which the use is conducted). The Approval Authority may require a parking analysis to prove either circumstance.

In the Downtown Civic Center, a focus area for revitalization of the City's historic downtown, permits 1.2 spaces/bedroom for residential condominiums, inclusive of guest parking. Developers are encouraged to use a mix of standard and tandem spaces to achieve the required number of parking spaces; however, compact and tandem spaces can each only comprise 20 percent of the total spaces and require the Planning Director to approve a parking study. The City has adopted a flexible parking approach to facilitate revitalization of the city's historic Downtown through a mix of housing types and prices. The Downtown Parking Model continues to provide flexible parking requirements for multiple-family, mixed-use development, adaptive reuse, and live-work within the Downtown. The model considers parking supply, shared parking, and peak or non-peak demand from any combination of 30 land uses. Downtown parking standards are now performance-based rather than based on a prescriptive standard.

Open Space

The City of Ontario values the incorporation of an appropriate amount and quality of open space in residential projects, particularly higher-density housing. Ensuring an adequate amount of open space enhances higher-density residential projects by providing appropriate levels of privacy, provides green infrastructure that reduces runoff, softens concrete hardscape and beautifies residential projects, improves the value of the property, and creates a more desirable living environment for residents. The City's open space standards are shown in Table 4-16.

Table 4-16
Open Space Standards for Housing

Housing	Lot Coverage	Open Space	
		Private	Common
Single-Family - Small Lot Traditional, Small Lot Alley Loaded, and Cluster Development Projects[1]	20% for all zoning districts permitting use types	Contiguous private open space area for each ground-level dwelling unit that is 225 square feet	Remaining area after Private Open Space per unit shall be used toward Common Open Space
Multifamily and Mixed-Use Development Projects[1] (sf/unit)			
Zoning Districts:			
MDR-11 & MDR-18	500	200	300
MDR-25	400	150	250
HDR-45	310	60	250
Mobile Home Park	Same as the underlying zone	None specified	300 square feet per pad
Senior Citizen Housing Development	Based on the development standards applicable to residential uses in the underlying zone		

Source: City of Ontario Development Code, June 2021

1 Open space requirements only apply to residential development projects consisting of more than three dwelling units.

The Subdivision Chapter of the Development Code provides additional detail on the appropriate types of private and common open space for multiple-family projects. For instance, common open space does not include driveways, sidewalks, parking areas, or service areas, but may include playgrounds, lawn areas, swimming pools, tennis and sport courts, and other outdoor recreational facilities. Private open space typically is accessible only to occupants of a particular unit and often consists of a fenced yard, fenced patio, or balcony. In addition to project-specific requirements, residential developers must also contribute to the City's goal of providing 3 acres of parks per 1,000 residents through payment of a park impact fee. The ratio is higher in Ontario Ranch, where developers are required to provide 2 acres of park space per 1,000 residents.

The City's zoning allows a variance or administrative exception process, where needed, to provide relief from typical residential development standards that preclude the full enjoyment and use of residential property. However, to obtain density bonus allowances, open space requirements must be met. The variance and administrative exception process is more fully described below.

Variance Process

The City has established a variance and administrative exception process to facilitate the resolution of practical difficulties or unnecessary physical hardships that may arise due to the size, shape, or dimensions of a site or the location of existing structures thereon, or from geographic, topographic, or other physical conditions on the site or in the immediate vicinity.

The two primary means of obtaining additional flexibility in residential development standards are:

- ***Administrative Exception.*** The City may grant an administrative exception of up to 10 percent from any numerical development standard set forth in the Development Code, except for standards for floor-area ratios and residential density. The Zoning Administrator is empowered to approve the exception.

- ***Variance.*** Variances may be granted for the following development requirements: landscaping, screening, site area, site dimensions, yards and projections into yards, heights of structures, distances between buildings, open space, off-street parking, and loading. The Planning Commission can grant the request after a public hearing.

The Planning Commission or Zoning Administrator, as applicable, may grant a variance or administrative exception provided that the following findings can be made:

1. Special property circumstances and literal interpretation and enforcement of the code would result in practical difficulties or unnecessary physical hardship inconsistent with the objectives of the City's Development Code or Policy Plan.

2. Strict or literal interpretation and enforcement of the specified regulation would deprive the applicant of privileges enjoyed by the owners of other properties classified in the same zoning district.

3. Approval of the administrative exception/variance will not constitute a grant of special privilege inconsistent with the limitations of other properties classified in the same zoning district.

4. Exceptional/extraordinary circumstances or conditions applicable to the site involved or to the intended use of the property do not apply generally to other properties in the same zone.

5. Granting of the administrative exception/variance will not be detrimental to the public health, safety, or welfare or materially injurious to the properties or improvements in the vicinity.

4.8 Building Codes and Subdivision Improvements

The City implements and enforces building codes, property maintenance standards, subdivision improvement requirements, and other municipal codes to ensure quality housing and neighborhoods for residents. Although building codes and subdivision improvement requirements do raise construction costs, the public interest is best served when buildings adhere to proper construction and engineering practices and neighborhoods have appropriate infrastructure suitable to their design.

Building Codes

Every three years, the State of California adopts new codes that contain the latest advances in construction practices and engineering concepts. The California Building Standards Commission adopts the California Building Codes based on "model" codes produced by professional organizations. Local agencies must adopt these codes, but may make amendments to address geological, climatic, or topographical conditions provided the modifications are no less restrictive than the state standards.

The new state codes incorporate, by reference, the Model Codes published by the International Code Council (ICC), which recently consolidated multiple regional codes into a single set of codes applicable throughout the United States. The City has adopted the most recent building codes to reflect the latest advances in construction technology and building practices. The following codes are currently being implemented:

- 2019 California Building Code/2018 International Building Code
- 2019 California Residential Code/2018 International Residential Code
- 2019 California Electrical Code/2017 National Electrical Code
- 2019 California Mechanical Code/2018 Uniform Mechanical Code
- 2019 California Plumbing Code/2018 Uniform Plumbing Code
- 2019 California Energy Code
- 2019 California Historical Building Code
- 2019 California Green Buildings Standards Code
- 2019 California Fire Code/2018 International Fire Code

According to the local building official, the City has made some minor modifications to the building codes. Local amendments are minimal and related to administrative procedures. Such amendments do not materially increase the cost of residential construction and are similar to the amendments adopted in jurisdictions throughout the county. The City has not imposed any building codes other than those mentioned previously.

Therefore, the new building codes do not present a potential or actual constraint to the development, maintenance, and improvement of housing.

Subdivision Requirements

The City Subdivision Code requires that all new residential developments incorporate a standard set of subdivision requirements and infrastructure improvements to the property in compliance with City specifications and applicable Policy Plan or Specific Plan provisions. This requirement ensures that the subdivision is served by an adequate level of services that contribute to the long-term sustainability of the development.

The type and dimensions of subdivision improvements depend on a number of factors, including topography, density and intensity of development, project size, and other factors. The following list indicates typical infrastructure improvements that are required in subdivisions:

- Dedication of the ultimate street right-of-way if not currently existing at its ultimate width. Most local streets are a 60-foot right-of-way. Arterial streets start at 88-foot rights-of-way.
- Installation of paving, curb, gutter, and sidewalk along the street frontage at the ultimate right-of-way location.
- Installation of streetlights, street trees, fire hydrants, and other needed improvements across the property frontage.
- Undergrounding of all overhead telephone, cable, and electrical lines (less than 34 kilovolts), in accordance with City ordinances.
- Extension and/or installation of existing underground dry utilities needed to serve the development project (such as gas, telephone, cable, and electrical).
- Extension/installation/relocation of wet utilities (sewer, water, storm drain) needed to serve the site, if any. If no storm drain system exists to serve the site, on-site retention would be required.

- Payment of Development Impact Fees (DIF). These fees are used to fund expansions to public facilities and improvements, such as water, sewer, parks, fire and police, transportation systems, and other improvements. Developers may be eligible for DIF credit if they are installing master-planned facilities to serve their sites.

4.9 Permit Approval Process

The City uses a standard development review process to ensure that residential projects are of high-quality construction and design. The time frame for processing proposals depends on the complexity of the project, the need for legislative action, and environmental review.

The City's General Plan specifies minimum densities. The City does not approve projects with densities less than those prescribed in the General Plan.

The typical length of time between receiving approval for a housing development and submittal of an application for building permits is four to six months; for small lot developments it is typically less than 45 days. Applicants have 10 days to file an appeal of a Planning Commission decision to the City Council, however the time frame between a Planning Commission hearing and City Council appeal hearing is 30 to 60 days. There is also a Pre-Application Review process with Planning staff, engineering and utilities to identify any issues and concurrence on land use and density. Required CEQA analysis and outdated infrastructure and/or lack of infrastructure has been cited by developers as a hinderance.

The Development Advisory Board is made up of citywide staff in order to provide a one-stop design team review of infrastructure, site design, product types and confirm conditions of approval in support of accelerating the project discretionary review process and provide the applicant the opportunity to collaborate on shared solutions. The process front loads the vetting of the project, which helps to reduce delays once the project is before the Planning Commission and City Council.

Table 4-17 and the following text describe the steps to process proposals for residential development.

- ***Initial Project Submittal.*** The first step in the development review process is the initial submittal of the development application to either the Building Department (for a single-family home) or the Planning Department (for more than two dwellings on a lot or more than four dwellings in total). The initial submittal may be preceded by an initial consultation with the Planning or

Building Department as requested by the applicant to determine appropriate submittal requirements.

- ***Development Plan Review.*** The Building or Planning Department then routes the application to affected departments for their review and comment. The purpose of the review is to ensure that new development or expansion of existing uses or structures occurs in a manner consistent with the Policy Plan and the objectives and standards of the Development Code, and that reasonable conditions are placed on the project to maintain public health, safety, and welfare.

- ***Design Review.*** While the project is reviewed by the affected City departments, the Planning Department conducts design review. Design review is intended to ensure that the proposed architectural treatment of new buildings and structures, including landscaping, open space, and signs, is consistent with the objective and illustrative design guidelines contained in the Development Code and expectations of the City. If the property is designated in a historic area of the community, additional reviews may be required consistent with state and local law.

- ***Environmental Review.*** City staff initiates the environmental review process to the extent required by the project. Most standard infill development projects require an initial study and negative declaration or mitigated negative declaration under the California Environmental Quality Act (CEQA). In some cases, an environmental impact report is required for sensitive projects or for specific plans. In these cases, the developer pays a standard fee for the required type of environmental review. The completion of the environmental review is timed to coincide with the forwarding of the application to the Planning Commission.

- ***Development Advisory Board (DAB).*** The DAB meets to review the project and its conformance with the previous conditions, the Development Code, Municipal Code, and other requirements of the City. The DAB may review the site in relation to location of buildings on adjoining sites, any physical constraint identified on the site, the characteristics of the area in which the site is located, the degree to which the proposed development will complement or improve the quality of development in the vicinity of the proposed project, and the extent to which adverse impacts to surrounding properties will be minimized.

The DAB has the authority to hear and decide on development plan review applications, substantial modifications to previously approved development plan review applications, environmental assessments associated with any of the above applications, and tentative maps. The DAB may also make recommendations as to the need for variances, conditional use permits, specific plans, etc. Once the review is completed, the DAB makes recommendations to the Planning Commission for appropriate action. To ensure a timely review, the members of the DAB are the same individuals who conducted the initial review of the application.

- ***Planning Commission Action.*** Planning Commission action is required for single-family tracts, multiple-family projects, specific plans, etc. In most cases, the Planning Commission does not act as a Design Review Board, unless a significant project is proposed or the applicant is appealing recommendations of the Development Advisory Board. The Planning Commission typically approves recommendations of the DAB but may require modifications.

Table 4-17
Permit Processing Procedures

Processing Steps	Residential Products		Time Frame
	Four or Fewer Housing Units	Five or More Housing Units*	
Submit Initial Application	Required	Required	---
Design Review	N/A	Required	Concurrent with project processing
Environmental Clearance	N/A	Required	
City Review & Modifications	Required	Required	30 to 60 days
Developer Makes Modifications	Required	Required	30 to 60 days
Development Advisory Board	N/A	Required	30 days
Planning Commission Action	N/A	Required	30 days
Building Permits Issued	Required	Required	Over the counter
Total	2 to 3 months	5 to 6 months	

Source: City of Ontario, 20212112.
* Also applies to more than two units on a single lot

- ***Approval Findings and Decision.*** A Development Plan shall be acted upon by the Approving Authority based on the information provided in the submitted application, evidence presented in the Planning Department's written report, and testimony provided during the public hearing, only after considering and clearly establishing all of the following findings and giving supporting reasons for each finding. The application shall be denied if one or more of the following findings cannot be clearly established.

  - The proposed development at the proposed location is consistent with the goals, policies, plans, and exhibits of the Vision, Policy Plan, and City Council Priorities components of The Ontario Plan;

  - The proposed development is compatible with those on adjoining sites in relation to location of buildings, with particular attention to privacy, views, any physical constraint identified on the site and the characteristics of the area in which the site is located;

  - The proposed development will complement and/or improve on the quality of existing development in the vicinity of the project and the minimum safeguards necessary to protect the public health, safety, and general welfare have been required of the proposed project;

  - The proposed development is consistent with the development standards and design guidelines set forth in the Development Code, or applicable specific plan or PUD.

The City is charged with the responsibility of ensuring that residential projects are decent, safe, and well-designed. While the permit approval process adds to the length of time required to process applications, it does not add any unduly constraints on the development of housing.

The City has not received residential development applications proposing to develop housing at a density lower than the minimum density permitted.

In an effort to streamline affordable housing projects, the City is including Program 22 to comply with the requirements of Senate Bill (SB) 35 by establishing a written policy or procedure and other guidance as appropriate to specify the SB 35 (2017) streamlining approval process and standards for eligible projects, as set forth under Government Code Section 65913.4.

Design Review

Design review is a critical component of Ontario's overall housing strategy. Poor quality design, in the long term, leads to the premature deterioration of housing, a decline in the quality of neighborhoods, and resident opposition or "NIMBYism" ("not in my backyard" mentality). However, to achieve the City's housing goals, providing a level of certainty to the development community is important. Developers need to know how to design their projects and neighborhoods to meet City expectations and avoid adverse public opinion and project denials.

Recognizing the need to balance the City's housing goals, neighborhood stabilization, and revitalization goals, the City adopted Residential Design Guidelines in 2006. The guidelines provide guidance, objective standards, and graphics to illustrate the preferred and discouraged methods of planning, neighborhood design, and construction.

Topics include:

- ***Developments and Subdivisions.*** Include mixed-use housing, walkable neighborhoods, street networks, and open spaces.
- ***Open Space and Landscaping.*** Include common open space, common recreation facilities, pathways, parks, and trails.
- ***Lots and Buildings.*** Include size and dimensions, model variety, building orientation, garage placement, and fences and walls.
- ***Building Design***. Include building types, massing and roof form, garage design, accessory structures, and architectural details.

The Development Advisory Board conducts design review for residential projects exceeding four units. To ensure the process does not unduly lengthen the time period for project approval, design review is conducted concurrently with project review. The majority of multiple-family projects are approved within five to six months of project submittal, which includes the processing of environmental documentation. This process allows approvals to be secured without a public hearing.

For large projects requiring more design creativity, the City has adopted a PUD ordinance or Planned Residential Development Overlay to provide for more flexibility in design. This strategy was successfully employed for six blocks in the Downtown. The City also adopted a performance-based parking model that allows parking requirements to be based on the demand for parking rather than traditional, more rigid standards. This process has resulted in hundreds of new homes in Downtown Ontario.

4.10 Regulations Affecting Housing Supply

The City does not regulate short-term rentals and does not have inclusionary housing regulations. No other ordinances or regulatory tools in the city affect the cost and supply of housing.

4.11 Energy Conservation Opportunities

Rising energy costs, dependence on fossil fuels, and increasing evidence of the adverse impacts of global warming have provoked the need in California and nationwide to improve energy-management strategies. Buildings use 76 percent of all electricity generated in the United States for their operation and generate 40 percent of carbon dioxide, a major component of greenhouse gases (GHGs), which are primarily responsible for global climate change. How we design, build, and operate buildings thus has profound implications for energy use and resulting global warming.

Although the State of California has long supported energy conservation, recent state laws have been enacted to combat GHG emissions and increase energy independence. In 2006, the State Legislature adopted AB 32, the Global Warming Solutions Act of 2006, which created the first comprehensive, state regulatory program to reduce GHG emissions to 80 percent below 1990 levels by 2050. SB 1368 bars California energy providers from entering into long-term contracts with high-polluting power generators in an effort to encourage the development of the state's renewable energy portfolio.

Promoting energy conservation has become a consistent theme in regulations, green building practices, and general business operations. For Ontario, opportunities abound to promote energy-efficient practices in the siting, design, construction, and renovation of housing stock. These practices not only respond to regulatory requirements but also can generate significant community, environmental, and economic benefits.

In 2018, the City received a Transformative Climate Communities grant for its Ontario Together project, which included a wide range of workforce development, displacement avoidance, and community engagement strategies as well as sustainability projects. These projects included a Rooftop Solar Project, which will install 700 kilowatts of solar power on affordable multifamily developments and single-family homes and will provide paid solar installation internships to grow the renewable energy workforce. The project also intends to plant 365 street trees, which can reduce energy costs to adjacent buildings. As of April 2021, 360 street trees had been planted and 24 solar photovoltaic systems had been installed.

Neighborhood Design

Energy management is rarely a driving consideration for local, land use decision-making authorities. In fact, most land use frameworks—general plans, specific plans, zoning ordinances—do not provide sufficient language for these authorities to require developers to incorporate energy-efficient site planning. The Subdivision Map Act makes references to providing passive or natural heating or cooling opportunities, but no prescriptive guidance is provided. Accordingly, such site planning is often the result of individual developers who recognize the economic and marketing value of an energy-efficient community design.

Strategies to reduce energy demand begin with efficient site planning. Sizing and configuring lots to maximize a building's solar orientation (east–west alignment for southern exposure) facilitates optimal use of passive heating and cooling techniques. Infill development reduces potential energy costs of new infrastructure needed to service the site. Placing housing near jobs, services, and other amenities reduces energy consumption related to transportation. Other design strategies with beneficial energy implications include narrowing street widths to reduce the urban heat island effect, installing broad-canopied trees for shade, and clustering compact development to reduce automobile use.

Building Design

Title 24, Part 6, California Energy Efficiency Standards, requires all residential construction to meet minimum energy conservation standards through either a prescriptive or performance-based approach. The former approach requires each individual component of a building to meet an identified minimum energy requirement. The performance-based approach, on the other hand, allows developers to choose a range of measures, which, in totality, meet specified energy-conservation targets. With either of these options, mandatory components must still be installed, such as minimum insulation; heating, ventilation, and air conditioning (HVAC); and efficient water heating equipment.

In addition to California's Title 24 standards, all residential projects are subject to meeting the state building codes, which also include energy conservation standards. The California Building Standards Commission adopted the California Building Codes in 2008 based on "model" codes produced and updated periodically by various professional organizations. The City of Ontario has adopted these standards, which apply to all new residential buildings constructed after January 1, 2010. The City of Ontario enforces Title 24 as the primary means for ensuring new housing incorporates the latest energy-efficient technologies.

Green Standards Design

In 2010, California's Building Standards Commission adopted the California Green Building Code (CALGreen), making California the first state to adopt a uniform green building code. The City of Ontario has adopted the minimum standards of CALGreen to ensure energy efficiency, water conservation, material conservation and resource efficiency, and environmental quality are considered in all new buildings.

The building industry has developed different "green" building programs. The Building Industry Association sponsors a voluntary program called Green Builder. The program focuses on energy efficiency, water conservation, wood conservation, advanced ventilation, and waste diversion. Certified homes incorporate water-efficient landscaping and fixtures, use high-efficiency insulation and ventilation systems, contain environmentally sound building materials, initiate waste-reduction methods during construction, and exceed Title 24 Building Code energy standards by 15 percent.

Other green building programs have also been sponsored by other agencies. The United States Green Building Council (USGBC) sponsors another building certification program called Leadership in Energy and Environmental Design (LEED). The LEED program is a national rating system for green buildings that focuses on commercial and multiple-family residential projects. The USGBC reviews projects for conformance based on various efficiency, sustainability, materials quality, and design factors, and then issues certifications based on points achieved.

5. RESOURCES

5.1 Housing Resources

This section describes the land resources within Ontario that are available to address the City's existing and future housing needs, including its share of the Regional Housing Needs Assessment (RHNA).

Regional Housing Needs

The regional housing needs mandate requires every local government in California to plan for its "fair share" of the region's existing and future housing needs. The California Legislature has stated that housing availability is of vital statewide importance, as is the early attainment of decent housing and a suitable living environment for every Californian. State law, therefore, requires the California Department of Housing and Community Development (HCD) to develop housing needs projections for every region in California. As directed by state law, HCD estimates each region's existing and future needs every eight years; each eight-year period is called a housing cycle. For Ontario and the rest of the Southern California Association of Governments (SCAG) region, the upcoming housing cycle (the 6th cycle) plans for projected housing needs between 2021 and 2029.

For the 6th cycle, the SCAG region has been allocated more than 1.3 million housing units to be planned for by 2029. This estimate is 300 percent higher than the approximately 400,000 units required in the previous housing planning period (the 5th cycle, which covered 2013-2021). The large regional allocation results from underproduction of housing, rapidly increasing housing prices and rents, and increasing levels of housing overpayment among residents. As a result, local governments across the region must plan to accommodate an unprecedented increase in housing goals.

SCAG is responsible for dividing the 1.3-million-unit target between each of the 191 jurisdictions in the region. Under state law, SCAG must consider specific planning factors in allocating the required housing units between jurisdictions, but it can develop a tailored model for the region. SCAG's model for the 6th cycle considers the availability of land, adequacy of infrastructure and services, market demand for housing, fair housing, availability of employment and transit, local population growth estimates, and many other housing and planning considerations; the model, however, weights opportunities to promote fair housing, proximity to employment, and transit accessibility more heavily than other factors, so jurisdictions that were closer to jobs centers, had a lower concentration of poverty, and had more access to transit opportunities

were generally allocated more units than those with poor jobs access and no public transit.

In Ontario, the RHNA goal has nearly doubled since the last Housing Element planning period. For the 2013-2021 planning period, Ontario's RHNA was 10,861 units; the allocation increased 92 percent to 20,854 units for the 2021-2029 period. Within this goal, the City must plan for housing production at three different income levels: lower-income housing (includes extremely low, very low, and low income), moderate-income, and above moderate-income. Table 5-1 summarizes the City's 2021–2029 RHNA. Ontario is required to set aside sufficient land, adopt programs, and provide funding (to the extent feasible) to facilitate and encourage housing production commensurate with that need.

Table 5-1
Ontario Regional Housing Need Allocation, 2021–2029

	Lower Income	*Moderate Income*	*Above Moderate Income*	*Total Capacity*
RHNA Need	8,926	3,329	8,599	20,854

Source: SCAG, 2021.

California law holds local governments responsible for planning for their share of the region' housing needs and ensuring that housing is planned commensurate with the total assigned need for each affordability category. However, state law does not require a city to build housing; that is the responsibility of the building industry. Local governments can obtain credit toward meeting their RHNA target in four ways:

- **Housing Production.** Housing units built and occupied (received a certificate of occupancy) on or after June 30, 2021, when the projection period for the 6th cycle RHNA begins.
- **Planned Production**. Housing units proposed for construction that are likely to be approved and built during the planning period, from July 2021 to October 2029.
- **Available Land.** Designation of vacant and underutilized sites with zoning, development standards, services, and public facilities in place so housing can be built.
- **Alternative Credits**. Qualified projects that involve the rehabilitation, preservation, and conversion of non-affordable units to affordable units, subject to conditions.

The City's housing strategies use the first three options. The following section describes how the City will address its housing planning and production goals for the 2021-2029 RHNA.

Relationship of Zoning and Density to Housing Affordability

This section describes the suitability of residential development standards, namely allowed density and zoning districts, for facilitating housing affordable to different income levels.

Zoning and density standards are correlated to the affordability of housing. In general, higher-density housing projects, like apartment buildings, are more affordable than lower-density projects, like single-family homes. While other factors such as location, the size of the units, and quality of the finish materials also contribute to a project's ultimate affordability, the state has determined that density and zoning standards are suitable proxies for identifying the potential affordability level of a site.

The following sections describe the density thresholds identified for each income category and the current zoning districts that allow the identified densities.

Lower Income

Density

Housing element law requires jurisdictions to provide a requisite analysis showing that zones identified for lower-income households provide sufficient density to encourage such development. The law provides two options for preparing the analysis: (1) describe market demand and trends, financial feasibility, and recent development experience; (2) utilize default density standards deemed adequate to meet the appropriate zoning test. According to state law, the default density standard for Ontario is 30 dwelling units per acre. In 2019 and 2020, two 100-percent affordable housing projects were built in Ontario with densities between 25 and 30 dwelling units per acre:

- ***Vista Verde***. Completed in ~~2020~~2021. Consists of 101 affordable units (~~lower income~~lower-income); built at a density of 26 dwelling units per acre.
- ***Emporia Place I***. Completed in ~~2019~~2020. Consists of 74 affordable units (~~lower income~~lower-income); built at a density of 26.7 dwelling units per acre.

Therefore, for the 2021-2029 planning period, the City has determined that the default density adequately demonstrates its capacity to accommodate the lower-income RHNA.

Zoning

Under the current development standards, residential development within the following zoning districts allows for densities of 30 dwelling units per acre or more.

- ***Mixed-Use (MU-1)*** – 20–75 dwelling units per acre
- ***Mixed-Use (MU-2)*** – 14-40 dwelling units per acre
  - The City's Development Code allows for stand-alone multifamily residential projects in mixed-use districts.
- ***Planned Unit Development (PUDs)*** – 25–75 dwelling units per acre
- ***High-Density Residential (HDR-45)*** – 25.1–45 dwelling units per acre

The City's rezoning program (Program 13) will also create an affordable housing overlay that expands the land use categories that can accommodate at least 30 dwelling units per acre, exempt projects ~~south of Riverside Drive~~ with at least ~~25~~ 20 percent of units affordable to lower ~~-~~incomes from specific plan requirements if no specific plan exists, and revises existing specific plans to allow at least 30 dwelling units per acre on identified sites. Each of these changes will play a key role in fulfilling the City's lower-income RHNA.

Moderate Income

Density

Typically, medium to medium-high multiple-family zoning districts are suitable for facilitating the construction of housing affordable to moderate-income households. To determine the densities needed to accommodate moderate-income housing, nearly 2,000 properties sold or listed on the MLS between September 2020 and September 2021 were analyzed. Of the 2,000 records analyzed, 66 were newer construction (built after 2017) townhomes or condos, most of which were built at densities between 8 and 18 dwelling units per acre. Of those, 10 properties sold for less than $410,000, the moderate-income threshold, indicating the densities were sufficient to produce moderate-income housing. These sales included four new construction homes in the New Haven master-

planned community (two two-bedroom units and two three-bedroom units), where projects are typically 18 units per acre or less.

In recognition of increasing home prices, however, the City has determined that a higher density of 25 units per acre would be more conducive to creating moderate-income housing. In support of this, the Cities of Chino, Fontana, and Rancho Cucamonga indicate that master-planned communities with densities up to 25 dwelling units per acre offer homes that are affordable to moderate-income households. Therefore, the City's land inventory will focus on sites that allow for 25 or more dwelling units per acre to fulfill its moderate-income allocation.

Zoning

The same zoning districts identified as suitable for lower-income housing are suitable for moderate-income housing, as well as the following:

- ***Medium-Density Residential (MDR-25)*** – 18.1 – 25 dwelling units per acre
- ***Specific Plan (SP)*** – Sites designated as SP, where no specific plan exists, can facilitate moderate-income housing if the corresponding Policy Plan designation allows densities up to 25 dwelling units per acre. Such Policy Plan designations include:
  - *Medium-Density Residential (MDR)* – 11 to 25 dwelling units per acre
  - *Mixed-Use (MU)* – current and proposed designations for various mixed-use areas allow a range of densities with maximums ranging from 25 to 125 dwelling units per acre.

Above Moderate Income

Density and Zoning

The planned residential development projects in the city (see Table 5-2) include a mix of housing types at various densities. Most, however, are anticipated to develop at market rates that are affordable to above-moderate-income households. Therefore, it is assumed that any density and any residentially zoned land can support the development of above-moderate housing.

Housing Production and Planned Production

This section details residential development projects that have been approved, or are very near approval by the City and will complete constructed during the 6th housing cycle. ~~currently in the pipeline.~~

The City of Ontario has ~~several~~ approved or expects to approve several residential projects that ~~are anticipated to be built and~~will receive their certificate of occupancy or final inspection ~~on or after June 30, 2021~~during the 6th cycle. Most of these projects are already under construction, as noted in Table 5-2. As allowed under state housing element law, these approved and pending residential projects will be eligible for credit toward the 6th cycle RHNA.

As described here and listed in Table 5-2, housing pipeline projects represent a mix of residential types, price points, and affordability levels.

- **Mix of Housing Types**. A broad range of housing products is in the development pipeline, including single-family residential projects, condominiums, townhomes, clustered and motor court homes, and apartment projects. Proposed projects are located on vacant land throughout the city, within existing residential neighborhoods, in underutilized mixed-use areas, and on undeveloped land south of Riverside Drive and east of the Cucamonga Channel (the Channel), where the area is transitioning from agricultural uses to residential communities.

- **Project affordability**. A project's affordability is based on the type of residential product approved/entitled in the community and the market sales price or rent charged for recently built projects in the city.

- **Mix of Vacant and Underused Sites**. Similar to the land inventory discussed later, proposed projects are situated on a combination of vacant and underused sites. Many included the subdivision of large lots or the development of a range of products, including multifamily housing, on large lots over 10 acres in size. Further, prior projects that have been built in the city have been within underutilized lots.

- **Mix of Housing Locations**. The City has approved proposals ~~or issued a certificate of occupancy after July 1, 2021~~, to develop ~~1,650~~2,111 units, most of which are currently under construction and expected to receive a certificate of occupancy during the 6th cycle. While the greatest volume of housing development is in the area south of Riverside Drive and east of the Channel, projects have also been approved in the downtown area, along commercial corridors like Holt Boulevard, within the mixed-use areas along the Interstate (I-) 10 corridor, and scattered throughout established neighborhoods.

Only projects that have been ~~approved~~issued a building permit or are expected to receive a building permit in the near term ~~for development~~ are included in the pipeline projections. Several more projects have been entitled, and many additional complex projects are currently under review that would add thousands ~~of additional~~ more units to the city, but these have not been included. Table 5-2, therefore, represents a conservative estimate of the planned projects.

Table 5-2
Residential Projects in the Pipeline

ID	Project Name	Assessor's Parcel Number (APN)	Type*	Total Units	Affordability			Status**
					Lower	Mod.	Above Mod.	
1	Misc. Projects Downtown	104837612, 104839431	SF	2	-	-	2	UC
2	Misc. Projects Between Mission Blvd and Riverside Dr	104955121, 105034106, 105034162, 104931214, 104953154	SF & ADU	5	-	-	5	UC
3	West Holt Multi-family	101055106	MF	6	-	-	6	UC
4	Mission & Palmetto	101138204	MF	68	-	-	68	PC
5	890 South Magnolia	101137115-16	MF	49	-	-	49	EN
6	Meredith	11031152, -53	MF	~~464~~925	-	-	~~464~~925	UC
7	Piemonte	21020440	MF	22	-	-	22	UC
8	Esperanza	21830203-04, 21830301-17, 21830326-57, 21832201-04, 21832312-33, 21832362-65, 21858501-27, 21858638-41, 21872301-11, 21872339-40, 21872349, 21872401-40, 21872442	SF	200	-	-	200	UC
9	Rich-Haven	21801602-03, 21816115, 21826229-30, 21826235-37, 21826239	SF	60	-	-	60	UC
		21801601, 21801604-05, 21809303, 21816115, 21821102, 21826206-07, 21839303-04, 21839308-09	MF	271	-	-	271	UC
10	Subarea 29	107339105-17, 107339129-35, 107339209-12, 107339243-53, 107340214-26, 107340228-30, 107340244-47, 21801501-05, 21801507-16, 21801529-47, 21801549-54, 21801562-64, 21827123, 21833153-54, 21867448-50, 21899125-33, 21899221-27, 21899232-53, 21899331-32, 21899334-42, 21899405-10, 21899477-84, 107339118, 107339126-28, 107339213-15	SF	325	-	-	325	UC
11	The Avenue	21865227	SF	11	-	-	11	UC
12	West Haven	21815111, 21815138	SF	129	-	-	129	UC
13	Harlow Ln	107339216-27, 107340231-38	SF	20	-	-	20	UC
14	Hazel St	107340110-27	SF	18	-	-	18	UC
TOTAL			-	2,111	-	-	2,111	-

Source: City of Ontario, 2021.

Notes: The projects included in the table include permits that have been issued but not completed and certificates of occupancy issued on or after 6/30/2021. There are also several projects currently under review that are not included in this table.

* SF = Single-Family, MF = Multifamily

** UC = Under Construction, PC = Currently in Plan Check, EN = Entitlement has been approved and project is expected to submit plans in near-term

Ontario's 2021-2029 RHNA includes 8,599 units for the above-~~moderate income~~moderate-income allocation (Table 5-1). As shown in Table 5-2, ~~pipeline~~ the majority of projects are currently under construction. The two projects that are not under construction include:

- Mission & Palmetto, which is currently in plan check and expected to be issued a building permit and commence construction by 2023.
- 890 South Magnolia, which is fully entitled, and it expected to be issued a building permit and commence construction before 2024.

Projects that are currently under construction and those that will begin construction before 2024 are expected to complete construction and received a certificate of occupancy well before the close of 6th cycle. Therefore, these projects can address ~~1,650~~2,111 units of the above-moderate allocation.

The remainder of this chapter will focus on key strategies that the City will undertake to address the remainder of the above-moderate allocation as well as the lower- and moderate-income RHNA.

2021-2029 RHNA Strategies

While the prior section listed residential projects approved for development in the city, this section describes additional strategies proposed to address the remaining RHNA for the 2021-2029 Housing Element.

~~*Housing Opportunity Areas*~~

The City is required to identify available sites to accommodate its 2021–2029 RHNA. An analysis of the city's available land and existing zoning districts showed that there was not enough land zoned at the correct densities to facilitate the development of enough housing affordable to lower- and moderate-income households to fulfill the RHNA and a rezoning program (Program 13) was needed. The City evaluated all of its land resources for suitability to develop at densities suitable to lower- and moderate-income housing and developed strategies and programs to meet its obligation. A description and analysis of the sites identified, including the sites' suitability for residential development, suitability to accommodate lower-income housing, realistic capacity, and allocation of units by RHNA income category is included in this section. Applicable programs are discussed as applicable throughout.

~~A detailed list of each site by Assessor's Parcel Number (APN) is included in Appendix B.~~

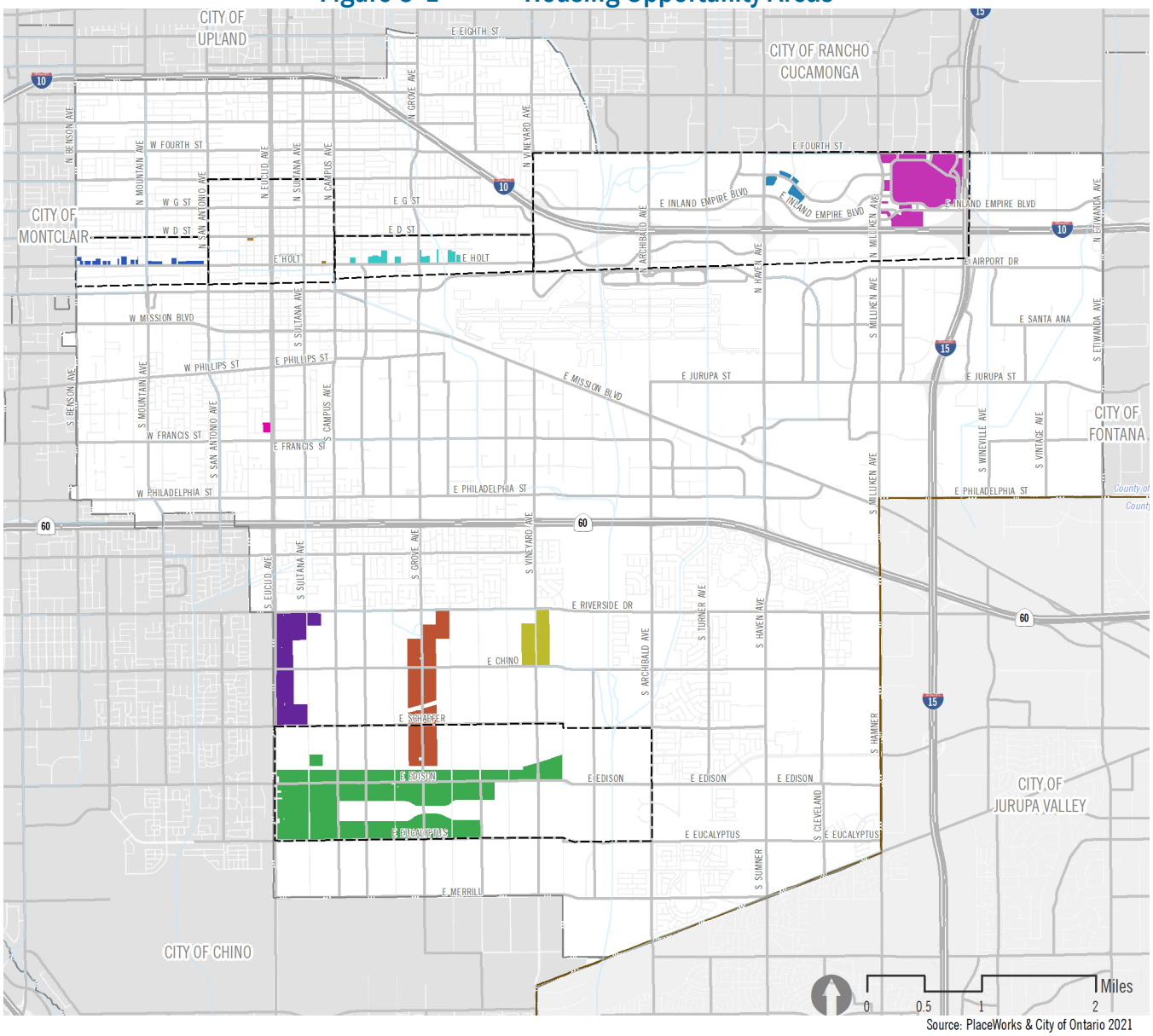
Identification of Sites ~~Housing Opportunity Areas~~

The analysis identified 233 parcels, divided into 10 ~~areas~~ Housing Opportunity Areas in which housing growth can be accommodated after the City implements its rezoning program (Program 13)~~,~~. These Opportunity Areas are further grouped into six key strategies, and illustrated in Figure 5-1, *Housing Opportunity Areas~~,~~*. Housing Opportunity Areas are grouped ~~-~~based on similarities in site suitability, sites ability to accommodate the lower-income RHNA ~~requirements~~, realistic capacity adjustments, and distribution of units by RHNA income category. In addition to the Opportunity Areas, the City used accessory dwelling units (ADUs) as the seventh strategy to fulfill the RHNA. The sites identified in the Opportunity Areas further the City's housing goals and align with regional transportation plans by placing higher-density housing along future transit routes. The RHNA strategies also consider fair and equitable housing goals, development feasibility, ~~and~~ proximity to amenities such as grocery stores, open space, and jobs, environmental constraints, and ~~-~~infrastructure availability. To ensure that the identified sites are suitable for the development of affordable housing within the 6th Cycle, and to promote such development the City has also identified several programs, outlined in the Chapter 9.~~,~~ These programs are intended to work in concert with the sites inventory to facilitate housing development. Programs that specifically relate to the City's sites inventory include Programs 8, 10-11, 13, and 15.

A detailed list of each site by Assessor's Parcel Number (APN) is included in Appendix B.

Figure 5-1 shows the identified sites categorized into 10 Housing Opportunity Areas and six strategies based on their location within the city. Figures 5-2 to 5-11 show detailed maps of sites within each Opportunity Area.

Figure 5-1 Housing Opportunity Areas



Source: PlaceWorks & City of Ontario 2021

Housing Opportunity Areas

Strategy 1: Downtown
- Downtown

Strategy 2: Holt Boulevard
- West Holt
- East Holt

Strategy 3: Old Cardenas Market
- Old Cardenas Market

Strategy 4: Ontario Center Specific Plan
- Ontario Center Specific Plan

Strategy 5: The Mills
- The Mills

Strategy 6: The Ontario Ranch
- Great Park Corridor
- Grove Corridor
- Euclid Corridor
- Vineyard / Armstrong Ranch Specific Plan

Strategies

Strategies 1-6, reflect the City's sites inventory. Discussions of each strategy comprise the City's sites analysis. The discussions analyze the suitability of sites, sites to accommodate lower-income RHNA requirements, realistic capacity, and units by RHNA income level for each strategy. Proposed programs (contained in Chapter 9) that help to demonstrate site suitability, zoning adequacy, ability to accommodate lower-income housing, or are necessary to comply with housing element law are also referenced as applicable.

Following the sites analysis (strategies 1-6), strategy 7 includes a discussion demonstrating realistic ADU development potential within the city and the determination of ADU affordability levels.

Sites Analysis

The City has divided its sites analysis including the suitability of sites, sites to accommodate lower-income RHNA, realistic capacity, and units by RHNA income category by strategy.

Analyzing Suitability of Sites

~~Under each strategy, the~~The following items will be addressed, as described and applicable, under each strategy:

- **Infrastructure Availability**. Analysis assessing infrastructure availability is included for every strategy. Strategy 6, where infrastructure is still in development, outlines planned infrastructure development, and describes the City's strategy to account for the development to necessary systems. Program 11 discusses infrastructure development in the Western Ontario Ranch, where Opportunity Areas under strategy 6 are located.

- **Consistency with Affirmatively Furthering Fair Housing**. Detailed analysis of how identified sites affirmatively further fair housing opportunities is included in Chapter 3, so this topic is not addressed in this chapter.

- **RHNA Income Category**. A description specifying which portion of the realistic capacity is suitable to accommodate lower, moderate, and above moderate households, and a discussion of why the City identified sites within each opportunity area as those best suited to accommodate the lower-income RHNA (based on HCD Best Practices).

- **Environmental Constraints**. Analysis assessing environmental constraints is included for every strategy. Additional analysis is provided for strategy 6, where mapping of potential hazards identified 26 parcels where groundwater levels may be shallow enough to risk potential liquefaction. Program 11 addresses development in the Ontario Ranch, where strategy 6 Opportunity Areas are located.

Analyzing Sites to Accommodate Lower-Income RHNA, Realistic Capacity, and RHNA Income Category

Because the City's RHNA obligation is large, its land resources are finite, its parcel sizes are defined, and vacant land is scarce, the City's inventory of suitable sites includes 233 parcels. The existing conditions, market trends, and types of anticipated development vary dramatically between different parts of the city, but there are many similarities between sites in proximity to one another. To better describe the unique considerations for the 233 parcels, the City has divided its sites analysis including discussions of site suitability, zoning adequacy, and capacity assessment by strategy, in the following section (*Strategies*). The following items will be addressed, as applicable, under each strategy:

- **Inclusion in Previous Housing Element**. Eighteen nonvacant parcels in the City's land inventory were included the previous housing element. To encourage redevelopment on these sites, state law requires that the City allow by-right development of housing projects with at least 20 percent of units affordable to lower-income households. To meet this requirement, these sites are subject to Program 15, as discussed under strategies 1 and 2 (recycled sites are only located in the Downtown and West Holt Housing Opportunity Areas).

- **Zoning**. Many of the identified sites are not currently zoned for the correct densities to support the affordability levels by the City. These sites will be included in the City rezoning program (Program 13). Rezoning is required for strategies 1-4, and strategy 6. A detailed description of current and proposed zoning for specific sites in each Housing Opportunity Area is discussed under the applicable strategy. The proposed zoning changes are also tabulated by APN in Appendix B.

- **Size of Sites.** Analysis assessing the suitability of sites is included for every strategy. Strategies 1, 2, 5, and 6 (where sites less than 0.5 acres or greater than 10 acres are identified) also provide sufficient evidence demonstrating that the identified sites are suitable to accommodate housing for lower-income households. Programs to facilitate affordable development on these sites, including Programs 8, 10, 11, and 13 are discussed under each strategy.

- **Underutilized (Nonvacant) Sites.** Underutilized (nonvacant) sites are identified in strategies 1-4, and strategy 6. Analysis for each strategy includes a discussion of existing uses, availability of sites, and feasibility of development. A discussion of Citywide trends and market conditions is included in the next section, while additional information about market trends specific to the strategy has been added to the discussion under strategies 5 and 6. Examples of projects demonstrating the potential for the sites to accommodate the lower-income RHNA are included under the discussion of strategy-specific market trends (strategies 5-6), Size of Site, and Feasibility of Development for each strategy or Opportunity Area as applicable. Finally, development potential on sites were confirmed through discussions with property owners, home building groups, developers and affordable housing developers.

In addition to the items described above, the sites analysis includes description of the following topics:

- **Realistic Capacity**. A detailed analysis demonstrating the realistic capacity on each site.
- **RHNA Income Category**. A breakdown of units identified to meet RHNA obligation by income category.

~~***Underutilized Sites***~~

~~The City has included non-vacant sites in its land inventory to meet a significant portion of its regional housing need. These sites are underutilized, and many are located in the undeveloped area south of Riverside Drive and east of the Cucamonga Channel, where the primary use is agricultural; other underutilized sites, like those located in the Downtown area, along Holt Boulevard, and at the old Cardenas market, are parking lots or aging and underused commercial properties that are suitable for residential development and are ready to turn over; finally, the land inventory includes the parking lots and several out parcels around the Ontario Mills Mall, reflecting a national trend of repositioning shopping centers as mixed-use communities.~~

~~While the city has seen immense growth in the past few decades, the City is continuously expanding the opportunity for new housing development in response to market demand, developer interest, and state housing law. Interest from property owners and local developers is very high, and projects at densities of 50+ units per acre were recently approved. In 2021, it was estimated that building applications under review would add more than 5,000 dwelling units to the city. Several of the approved projects and projects under review include high-density apartments and condos. This~~

~~indicates a strong market for higher-density housing products in the inland empire.~~

~~To demonstrate a realistic capacity throughout its inventory, but particularly on the underutilized sites, the City calculated the total housing capacity on each site using a realistic density below the maximum allowed by the current or proposed zoning.~~

Citywide Market Trends

The COVID-19 pandemic has profoundly changed the way that people shop, work, travel, and use their homes. By forcing the closure of many businesses and forcing many businesses to allow employees to work from home, COVID-19 has created economic impacts that will live on long after the pandemic subsides. These impacts are reasonably expected to affect market demand for development throughout the 6th Cycle. This section summarizes the findings expected to impact the development feasibility during the 2021-2029 cycle.

RETAIL

- Increasing retail vacancies from permanent closure of retail stores, services, dining, and entertainment businesses
- Hastened shift from in-store to online retail will lengthen the recovery period for retail
- Long term, household growth will support faster recovery and experience-oriented retail districts may ameliorate competition from online retail
- Weak to no demand for new retail development (3 to 5 year minimum)

OFFICE

- Shift to more work-from-home will lead office-based businesses to downsize as office leases come up for renewal over the next several years
- Could take five to ten years for office vacancies to peak and then recover to healthy levels
- Not clear yet if medical office and commercial office space for retail services will be as hard hit as the broader office market, but may suffer from pandemic-related permanent business closures
- Weak to no demand for new office development for five to ten years; once development demand returns, smaller office footprints likely to result in slower growth in office development over the long term

LODGING AND HOSPITALITY

- Business travel virtually ceased at height of pandemic
- Business travel is the most profitable segment in hospitality and is key to the hospitality market in Ontario
- Recovery in hospitality tends to lag overall economic recovery
- Business travel may never return to pre-pandemic levels as technology for internet-based meetings improve and become more commonplace
- Market demand would have supported new hotels prior to the pandemic but will now take several years or longer for market demand to recover

RESIDENTIAL

- Residential market has remained strong during the pandemic
- US and California have underbuilt housing since the 2008–09 recession, so continued market strength expected
- However, rising mortgage delinquencies and potential for rental evictions after protections expire are serious complications that could disrupt the housing market in the short term, or longer, depending on the government's response
- For now, residential market demand is strong and expected to remain strong for the foreseeable future

INDUSTRIAL

- The industrial market has remained strong during the pandemic with historic low vacancy rates
- Market driven by warehousing demand, which has ripple effects on manufacturing and other industrial uses
- There is not enough land area in Southern California planned and zoned for industrial uses to meet the long-term potential for industrial development
- The market will continue to support additional industrial development for the foreseeable future

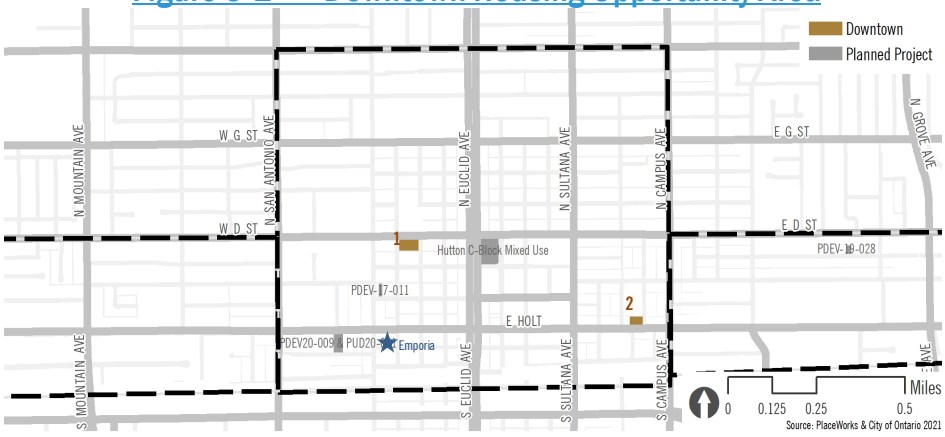
Strategy 1: Downtown Housing Opportunity Area

OPPORTUNITY AREA

The City developed the Downtown District Plan, as described in Program 8, which provides opportunities for high-density, market-rate, and affordable housing in the Euclid Avenue Entertainment District and Holt Boulevard District. Projects pending funding, such as ~~like~~ the Emporia II affordable housing development, ~~P~~projects under review, such as the Hutton C-Block Mixed-Use development that will bring ground-floor commercial with high-density housing and structured parking to the heart of downtown, and recently completed projects, such as the Emporia I affordable housing project (completed 2020), embody the vision for housing in the downtown.

The City has identified two sites in addition to the pipeline projects for inclusion in the land inventory, as shown in Figure 5-2.

Figure 5-2 Downtown Housing Opportunity Area



SUITABILITY OF SITES

Infrastructure Availability

Downtown is well-served by infrastructure. The City is also working to build OntarioNet, a new fiber-optic internet service throughout the city. The first fiber lines serving Ontario have already been installed in the areas around downtown.~~,~~

RHNA Income Category

~~Using the metrics described above, t~~The Downtown Opportunity Area was determined to be suitable for lower-income households based on proximity to transit, access to existing and planned jobs and amenities, access to grocery stores, proximity to available infrastructure and utilities, and because there are no known requirements for environmental mitigation:

- *Proximity to transit.* All sites in this Opportunity Area are within a 1/4 mile walk of the new Bus Rapid Transit (BRT) stop that is planned by the San Bernardino County Transit Authority (SBCTA) along Holt Boulevard. This BRT route is funded and expected to be operational in 2023.

- *Access to existing and planned jobs and a~~m~~menities.* It is estimated that Downtown Ontario is currently home to more than 6,500 jobs, and the Downtown District Plan, described under Program 11, includes incentives to increase that number through development streamlining tools such as an expansion of the administrative use permit (AUP) program, and through economic development efforts, such as bringing structured parking to the area and focused outreach to desired employment-generating users.

- *Access to grocery stores.* All sites in this Opportunity Area are within a 1/2 mile walk of an existing grocery store (Stater Brothers at 646 W. Holt Blvd. and Cardenas Markets at 720 E. Holt Blvd.).

- *Proximity to infrastructure and utilities.* As noted under infrastructure availability, this area is well-served, and these sites will benefit from innovative technology the City is piloting in the downtown.

- *Environmental mitigation.* As noted under Environmental Constraints, and discussed under Existing Use, there are no known natural or man-made environmental development concerns that would require mitigation.

To provide conservative estimates, however, only 50 percent of the identified capacity (described under Realistic Capacity) was considered suitable to accommodate lower-income housing, while the balance was considered suitable for moderate-income housing (detailed under Units by RHNA Income Category).~~has a total housing capacity of 40 units, half of which (20 units) have the capacity to accommodate lower-income housing. The balance (20 units) is presumed to have capacity for housing affordable to moderate-income households.~~

Environmental Constraints

~~and t~~There are no environmental constraints limiting development potential.

ANALYSIS OF SITES TO ACCOMMODATE LOWER-INCOME RHNA

~~The City has identified two sites in addition to the pipeline projects for inclusion in the land inventory, as shown in Figure 5-2.~~

~~Figure 5-2 Downtown Housing Opportunity Area~~



The two sites identified in this area, numbered in Figure 5-2, are described below.

~~*The first site, adjacent to*~~ *1. SWC D Street~~,~~ & Palm Avenue*

- Inclusion in Previous Housing Element

  The two parcels associated with site were included in the City's last housing element. In compliance with Assembly Bill (AB) 1397, by-right development will be allowed for any residential project that provides for at least 20 percent of units affordable to lower-income households as described in Program 15.

- Zoning

  The site is currently ~~is~~ zoned for HDR-45, which allows up to 45 dwelling units per acre, satisfying the default density requirements for lower-income housing.

- Size of Site

  This site consists of two adjoining parcels (0.5 and 0.7 acres in size), so no sites smaller than 0.5 acres are included.

- ~~This~~ Existing Use

  Both parcels ~~site is~~are currently occupied by ~~an~~ underutilized parking lots. While the parking divisions do not follow lot lines, one lot serves the utilities building to the east, while the other functions as auxiliary parking play area for the church complex to the north. Both lots, however, are under different ownership than the uses they currently serve. These parcels were identified in the inventory because parking lots provide a unique opportunity for redevelopment; limited demolition is necessary, so developers can often afford to pay higher land costs.

- Availability of Sites

  The City is not aware of any parking or other leases that would preclude development of these sites for affordable housing within the 6th cycle. In addition, the City is reducing requirements for this type of single-use parking in the downtown through regulatory changes in how the City determines where parking for projects can be accommodated, which would reduce the need for these uses. Further, the City has had informal conversations with property owners. While they do not currently have plans to redevelop, redevelopment of these sites for as residential uses, including potential lower-income housing during the 6th cycle is feasible.

- Feasibility of Development.

  The identified parcels as well as the uses they currently serve are all located within Phase I or Phase II of the Downtown District Plan (Phase I adopted in 2020, Phase II expected adoption in 2023), described under Program 8. Among other actions, the City has already developed a performance-based Downtown Parking Model that promotes a "park once" strategy and considers time-of-use of different land uses to minimize the amount of parking required to serve homes, businesses, and other uses in the area, and to create a pedestrian-oriented hub. As a result of these changes, uses in this area will require less single-use parking, such as that provided on the identified site.

  In addition to the reduced demand for the current use, there is strong interest demand for new residential projects. There are 4 residential projects currently under consideration in the downtown area. Affordable housing has also proven viable on infill sites like the identified parcels in the downtown area. There is one recently completed (2020) affordable housing project (Emporia I), and one proposed affordable housing project (Emporia II, applying for funding in 2022), that were developed on infill properties in the downtown core. There are no other known limitations to development of this site for residential uses or affordable housing within the 6th cycle. ~~, which was included in the City's last housing element. In compliance with Assembly Bill (AB) 1397, by-right development will be allowed for any residential project that provides for at least 20 percent of units affordable to lower-income households as described in Program 15. For conservative estimates, the realistic density used to determine the total housing capacity of the site is 25 units per acre.~~

2. NWC Holt Boulevard & Miramonte Avenue

- Inclusion in Previous Housing Element.

  These parcels were not included in prior housing elements.

- ~~The second site, along Holt Boulevard,~~ Zoning

  The site is currently ~~designated~~ zoned for ~~as~~ Neighborhood Commercial (CN), but it will be part of the City's rezoning program (Program 13) with a proposed designation of MU-1, which allows up to 75 dwelling units per acre and is suitable for lower-income housing.

- Size of Site

  This site consists of 3 parcels which combined cover 0.5 acres. To facilitate the consolidation of these lots and promote redevelopment, the City will implement a lot consolidation ordinance, as described in Program 10. Because this lot is along Holt Boulevard and within the Downtown Opportunity Area, it will benefit from the provisions of both Programs 8 and 10.

- ~~This~~ Existing Use

  The entirety of this site ~~includes three parcels with consistent ownership, and it~~ is currently operating as a used car sales lot. Car lots provide a unique opportunity for redevelopment because limited demolition is necessary; as a result, developers can often afford to pay higher land costs. Furthermore, this lot is currently occupied by an independent car sales operation, so strategic decisions by major corporations would not be necessary. ~~The housing plan also includes a program to encourage lot consolidation along Holt Boulevard~~

- Availability of Sites

  Typical commercial properties are leased on three- to five-year terms. It is unlikely this site would have lease terms longer than industry standards. In addition, uses that occupy lower-rent properties, like small-scale independent used car sales, are historically phased out as land values rise to the point where property owners can realize higher profits through either redevelopment or sale of the property. Given the current market conditions (described above), which show a strong demand for residential, rezoning this property from commercial only (CN) to mixed use (MU-1) and allowing for residential only development, as proposed, will increase the current value of the property and encourage owners to consider alternative uses, like residential.

The City contacted property owners regarding the proposed land uses changes. Several property owners reached out to discuss changes with the City and none indicated that housing development was not feasible.

- Feasibility of Development

  This property is within Phase II of the Downtown District Plan – which promotes park once strategies, and it is adjacent to a planned bus rapid transit (BRT) line on Holt Boulevard that is already funded, and expected to be operational in 2023. Both of these conditions reduce the parking burden of the site, reducing the costs and design challenges associated with accommodating parking on smaller housing sites. Discussions with National Core, the affordable housing developer who constructed and operates the Vista Verde affordable housing project on East Holt Boulevard (completed 2021), indicated that they have developed affordable projects on sites as small as 0.5 acres. The provisions of both ~~(~~Programs 8 and 10~~)~~ are intended to encourage development and enable affordable housing on this site. ~~and facilitate the development of housing affordable to lower-income residents.~~

REALISTIC CAPACITY

~~To account for potential non-residential development, only 60 percent of the total land area was assumed suitable for housing. In addition, a realistic density of 35 dwelling units per acre was used to determine the total housing capacity.~~ To determine the realistic capacity on these sites, the City identified a realistic density below the maximum, and applied an additional reduction factor to sites with a mixed-use designation to account for potential non-residential uses. A summary of the assumptions and realistic capacity is included in Table 5-3, and detailed descriptions of the adjustment factors applied to sites within each zoning designation is provided after the table.

Table 5-3
Strategy 1: Realistic Capacity

Zoning (after rezoning)	Number of Parcels	Acres* (Net)	Max Density (du/ac)	Max Capacity (units*)	Adjustment Factors**	Final Realistic Capacity (units*)
Opportunity Area: Downtown						
HDR-45	2	1.2	45	54	53.3%	**29**
MU-1	3	0.5	75	39	28%	**11**
TOTAL	**5**	**1.7**		**92**		**40**

Source: City of Ontario, 2022.

*Acres and units have been rounded.
**See Adjustment Factor below for a detailed description of the adjustment factors applied to each group of sites.

Adjustment Factors

- HDR-45

Description:

- Size of site: 2 parcels (consolidated), 1.2 acres
- Allowable density: 25-45 dwelling units per acre
- RHNA affordability: ~~Lower-income~~Lower-income (50 percent), ~~Moderate-income~~Moderate-income (50 percent)
- Existing Use: Parking Lot (see Existing Use under "Site Specific Information" above)
- Infrastructure availability: Yes, no constraints
- Environmental constraints: None known

Capacity Factors:

- *Land Use Controls and Site* Improvements. No Adjustment
  Site size reflects net acreage.
- *Realistic Residential Capacity*. No Adjustment
  The HDR-45 zone is a residential district, intended for 100 percent residential projects. For this reason, 100 percent of the site area was considered viable for residential development, and no reduction factor was applied.

- *Typical Densities.* 53.3 Percent Adjustment

  For conservative estimates, the ~~realistic~~minimum density of the zone, 25 dwelling units per acre, was used to determine the total housing capacity ~~of the site is 25 units per acre~~. 25 dwelling units per acre is 53.3 percent of the maximum density allowed.

- *Infrastructure Availability.* No Adjustment

  Not applicable, no constraint

- *Environmental Constraints.* No Adjustment

  No known site constraint

Total Capacity Adjustments: (1)x(1)x(.533)x(1)x(1) = 53.3 percent

- MU-1

  Description:

  - Size of site: 3 parcels (consolidated), 0.5 acres
  - Allowable density: 25-75 dwelling units per acre
  - RHNA affordability: ~~Lower income~~Lower-income (50 percent), ~~Moderate income~~Moderate-income (50 percent)
  - Existing Use: Used car sales (see Existing Use under "Site Specific Information" above)
  - Infrastructure availability: Yes, no constraints
  - Environmental constraints: None known

  Capacity Factors:

  - *Land Use Controls and Site Improvements.* No Adjustment

    Site size reflects net acreage.

  - *Realistic Residential Capacity.* 60 Percent Adjustment

    This mixed-use designation allows for 100 percent residential uses, mixed use projects, and 100 percent non-residential uses. Recent and proposed development in the district includes a mix of all three types of projects, including the following residential and mixed use projects: The Hutton C-Block development is a mixed-use project with commercial uses on the ground floor, structured parking, and multi-family housing on upper floors. The

Palmer West project is 100 percent residential. Two affordable projects, Emporia I, completed in 2020, and Emporia II, which is entitled and expected to start construction in 2022 if funding applications are successful, are also examples of 100 percent residential projects in this district, and illustrated that the zoning can support affordable projects. To account for potential non-residential uses, an adjustment factor of 60 percent was applied. This estimate generally reflects the mix of project types the City anticipates based on recent applications for development in the MU-1 zone.

- *Typical Densities.* 46.7 Percent Adjustment

  The downtown mixed-use category allows residential densities between 25 and 75 dwelling units per acre. A realistic density on the lower end of the allowed range, 35 dwelling units per acre, was used to determine the total capacity in this zoning district. Recent entitlements in excess of 40 dwelling units per acres have been issued in this district. Projects include the Hutton C-Block development (60 dwelling units per acre), and the Palmer West multi-family project (47 dwelling units per acre). Affordable projects in the City, like the Emporia I development (completed in 2020), was built at a slightly lower density (26 dwelling units per acre), but there are several examples of recent affordable projects outside the City that are built at or above 35 dwelling units per acre including, Clark Commons (36 du/ac), affordable family apartments in Buena Park, completed in 2019. Accordingly, 35 dwelling units per acre will provide realistic capacity estimates. Thirty-five dwelling units per acre is 46.7 percent of the maximum density allowed.

- *Infrastructure Availability.* No Adjustment

  Not applicable, no constraint

- *Environmental Constraints.* No Adjustment

  No known site constraint

Total Capacity Adjustments: (1)x(.600)x(.467)x(1)x(1)=28 percent

UNITS BY RHNA INCOME CATEGORY

On both sites, only 50 percent of the ~~total~~ final realistic capacity was estimated to have the potential to accommodate lower incomes, as shown in Table 5-4.

Table 5-4
Strategy 1: Units by Income Category

Zoning (after rezoning)	Number of Parcels	Acres* (Net)	Units by RHNA Income Category			Final Realistic Capacity (units*)
			Lower (units*)	Moderate (units*)	Above Moderate (units*)	
Opportunity Area: Downtown						
HDR-45	2	1.2	15	14	-	29
MU-1	3	0.5	5	6	-	11
TOTAL	5	1.7	20	20	-	40

Source: City of Ontario, 2022.
*Acres and units have been rounded.

~~Using the metrics described above, the Downtown Opportunity Area has a total housing capacity of 40 units, half of which (20 units) have the capacity to accommodate lower-income housing. The balance (20 units) is presumed to have capacity for housing affordable to moderate-income households.~~

Strategy 2: Holt Boulevard Opportunity Areas (West and East)

OPPORTUNITY AREAS

Holt Boulevard is one of the city's original thoroughfares, extending through Ontario and connecting to neighboring communities. It is also an important regional transit corridor. This strategy includes two Opportunity Areas, West Holt Boulevard and East Holt Boulevard. ~~Existing bus lines along Holt Boulevard report some of the highest ridership rates in San Bernardino County. In addition, the San Bernardino County Transportation Authority (SBCTA) plans to provide new bus rapid transit (BRT) service along Holt Boulevard as part of the West Valley Connector Project. Those portions of the project that will serve Holt Boulevard are funded and scheduled for operation in 2023.~~

SUITABILITY OF SITES

Infrastructure Availability

Like Downtown, Holt Boulevard is well-served by infrastructure.

RHNA Income Category

These sites were determined to be suitable for lower-income households based on proximity to transit, access to grocery stores, proximity to available infrastructure and utilities, and because there are no known requirements for environmental mitigation, as discussed below.

- *Proximity to transit.* Holt Boulevard has long been an important transit corridor in the city. Existing bus lines along Holt Boulevard report some of the highest ridership rates in San Bernardino County. In addition, the San Bernardino County Transportation Authority (SBCTA) plans to provide new bus rapid transit (BRT) service along Holt Boulevard as part of the West Valley Connector Project. Those portions of the project that will serve Holt Boulevard are funded and scheduled for operation in 2023.

  - West Holt Boulevard. Approximately 70 percent of the land area identified for lower- and moderate-income housing along West Holt Boulevard is within a 5-minute walk of a planned BRT stop; 100 percent of sites are within a 10-minute walk of a planned BRT stop.

- *Access to grocery stores.*

  - West Holt Boulevard. Approximately half of the acreage identified in this Opportunity Area are within a 1/2 mile walk of an existing grocery store (Superior Grocers at 815 W. Holt Blvd.).

  - East Holt Boulevard. Sites 1-9, as noted on Figure 5-4, East Holt Housing Opportunity Area, are within a 1/2 mile walk of an existing grocery store (Cardenas Markets at 720 E. Holt Blvd.).

- *Proximity to infrastructure and utilities.* As noted under infrastructure availability, this area is well-served, and these sites will benefit from innovative technology the City is piloting in the downtown.

- *Environmental mitigation.* As noted under Environmental Constraints, and discussed under Existing Use, there are no known natural or man-made environmental development concerns that would require mitigation.

To provide conservative estimates, however, only 50 percent of the identified capacity (described under Realistic Capacity) was considered suitable to accommodate lower-income housing, while the balance was considered suitable for moderate-income housing (detailed under Units by RHNA Income Category).

Environmental Constraints

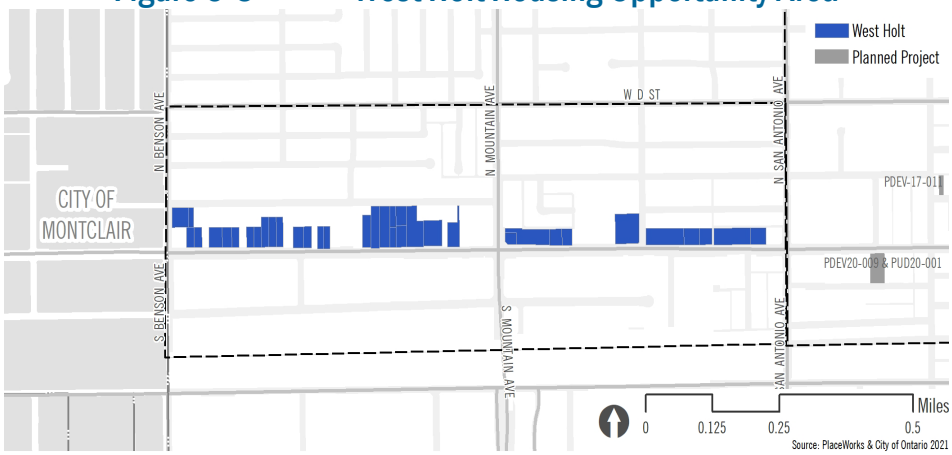
The development in these areas would constitute urban infill projects on already disturbed land, so there are no environmental constraints limiting development potential.

ANALYSIS OF SITES TO ACCOMMODATE LOWER-INCOME RHNA

West Holt Boulevard

The City has identified 36 parcels (18.3 acres) along West Holt Boulevard for inclusion in the land inventory, as shown in Figure 5-3 and described below.

Figure 5-3 West Holt Housing Opportunity Area



- Inclusion in Previous Housing Element

  Several ~~of these~~ parcels were ~~also~~ included in the City's prior housing element (see a detailed list by APN in Appendix B and Program 15). To further encourage residential development on parcels listed in the last housing element and to comply with AB 1397, by-right development will be allowed for any residential project that includes at least 20 percent of units affordable to lower-income households, as described in Program 15.

- ~~These sites were used to meet the City's moderate-income RHNA in the prior housing element. Like other sites reused from the prior element, by-right development will be allowed for any residential project that includes at least 20 percent of units affordable to lower-income households as described in Program 15.~~Zoning

  - *Sites with Adequate Zoning.* There are 27 parcels (12.8 acres) within the Opportunity Area currently zoned as HDR-45, which satisfies the default density requirements for lower-income housing and is sufficient to support moderate-income housing as well.

  - *Proposed Rezoning.* Two parcels (1.5 acres), currently zoned as Community Commercial (CC), are part of the City's rezoning program (Program 13). The City proposes changing the designation to MU-2 with an Affordable Housing Overlay

(described in Program 13), which will allow a density range of 20-40 dwelling units per acre and is suitable for lower- and moderate-income housing.

Five parcels (4.0 acres) are currently zoned as MDR-25. These will be included in the City's rezoning program (Program 13) with a proposed designation of HDR-45, which allows up to 45 dwelling units per acre and is suitable for both lower- and moderate-income housing.

- ~~Sites along West Holt Boulevard were identified based on proximity to transit, potential for redevelopment, and current zoning.~~

- ~~Approximately 70 percent of the land area identified for lower- and moderate-income housing along West Holt Boulevard is within a 5-minute walk of a planned BRT stop; 100 percent of sites are within a 10-minute walk of a planned BRT stop.~~

- Size of Sites

  While parcels smaller than 0.5 acres have been identified throughout West Holt Boulevard, such parcels were only included in the sites inventory if they maintained consistent ownership with an adjacent parcel and together the parcels were greater than 0.5 acres. Adjacent parcels with consistent ownership often function as a single site. As described in Program 10, the City plans to adopt an ordinance to encourage site consolidation.

- Existing Use

  Existing uses include parking lots (2 consolidated sites, 1.4 acres), aging commercial properties including, ~~(~~retail/service commercial (4 consolidated sites, 2.8 acres), ~~and dining~~materials suppliers and related parking areas (2 consolidated sites, 2.1 acres), automotive uses (2 sites, 1.0 acres)~~establishments)~~, and used car sales lots (11 sites, 10.5 acres). These commercial properties are ~~underperforming~~ underutilized and surrounded by residential uses.

  The identified parking lots are associated with an established restaurant. While the restaurant is not expected to turn over this cycle, the parking areas are large, and the restaurant would still retain a large parking area that was not included in the inventory. The consolidated sites (4 parcels total) are adjacent and could be further consolidated to enable redevelopment. The City discussed general growth opportunities with property owners, who do not currently have plans to redevelop, but development could occur

during the 6th cycle. Program 10 encourages lot consolidation as described above.

The retail/service commercial properties identified in the inventory were selected because of the age of the buildings and the current mix of uses. The 4 consolidated sites are comprised of 7 parcels with structures built between 1950 and 1960. The typical lifespan of a commercial building is 30 years. The structures on the identified sites range in age from 60 to 70 years. As structures age, systems need to be updated and hazardous materials common in construction when these buildings were constructed, like asbestos and lead paint need to be abated, increasing the cost of upkeep. As these costs increase, cost-effective revenue generation declines. When buildings no longer produce cost-effect revenue, they have reached the end of their useful life, and properties (and property owners) are typically ready for redevelopment. Tenants in these structures include liquor stores, a party supply store, an independent furniture store, a custom glass and mirror supplier, appliance repair, and a beauty school. ~~Existing tenants along West Holt Boulevard~~All ~~-~~are ~~also~~ small independent ~~uses~~businesses, so redevelopment of these properties would not require strategic decisions by major corporations.

Other commercial uses include a nursery, a building material supplier, tire sales and automotive services. The nursey and building materials supplier operate largely outdoors and have very few supporting structures. If these properties were to redevelopment, these uses would be easier to relocate as tenant improvements are minimum. The tire sales and automotive uses also occupy structure built in the 1970s, that are now reaching the end of their useful lives.

Car sales lots, currently occupy more than half of the acreage identified in the sites inventory. ~~on the other hand,~~ These uses are largely undeveloped, which means the cost and effort required to transition to residential uses are reduced as less site preparation will be necessary.

- Availability of Sites

In general, typical commercial properties are leased on three- to five-year terms. It is unlikely that existing tenants in this area would have lease terms longer than industry standards. In addition, uses that occupy lower-rent properties, like those included in the land inventory along West Holt, are historically phased out of urban areas as land values rise to the point where property owners can realize higher profits through either

redevelopment or sale of the property. Given the current market conditions (described above), which show a strong demand for residential, an increased appetite for higher-density projects. The City has reached out to property owners in this area. While none have current plans for housing development, ~~those who responded would consider introducing housing or affordable housing should the opportunity arise~~many were interested in potential lot consolidation, indicating the redevelopment is feasible within the 6th cycle. ~~Car sales lots, on the other hand, are largely undeveloped, which means the cost and effort required to transition to residential uses are reduced as less site preparation will be necessary.~~

- Feasibility of Development

  Sites along West Holt Boulevard were identified based on proximity to transit, potential for redevelopment, and current zoning.

  There is a growing interest in residential development in this area. The Roosevelt Tower Apartments, located at 549 West Holt Boulevard, is currently in entitlements, but construction of the 59-unit apartment building is expected to begin in 2022. While this project indicates there is an appetite for housing development in this part of the city, examples from the larger region illustrate how underutilized sites, similar to those identified along West Holt, are being redeveloped with affordable housing, demonstrating the potential for affordable housing on the identified sites.

  Affordable housing projects throughout the region have started to look to smaller underutilized parking lots and aging commercial sites for opportunities to develop affordable housing in areas that are well served by transit and infrastructure, like the sites identified along West Holt Boulevard. Recent examples include the Heroes Landing affordable housing project in Santa Ana, CA, which transformed an underutilized parking lot on a 1.5-acre site into 75 units for permanent supportive housing. Also in Santa Ana, the Tiny Tim Plaza affordable housing project that is currently under construction turned an aging strip commercial center into 51 units of affordable family housing and community-serving commercial uses.

~~Existing tenants along West Holt Boulevard are also small independent uses, so redevelopment of these properties would not require strategic decisions by major corporations.~~

~~There are 27 parcels (12.8 acres) within the Opportunity Area currently zoned as HDR-45, which satisfies the default density requirements for lower-income housing and is sufficient to support moderate-income housing as well. Several of these parcels were also included in the City's prior housing element (see a detailed list by APN in Appendix B). To further encourage residential development on parcels listed in the last housing element and to comply with AB 1397, by-right development will be allowed for any residential project that includes at least 20 percent of units affordable to lower-income households, as described in Program 15. Two parcels (1.5 acres), currently zoned as Community Commercial (CC), are part of the City's rezoning program (Program 13). The City proposes changing the designation to MU-2 with an Affordable Housing Overlay (described in Program 13), which will allow a density range of 20-40 dwelling units per acre and is suitable for lower- and moderate-income housing.~~

~~Five parcels (4.0 acres) are currently zoned as MDR-25. These will be included in the City's rezoning program (Program 13) with a proposed designation of HDR-45, which allows up to 45 dwelling units per acre and is suitable for both lower- and moderate-income housing. These sites were used to meet the City's moderate-income RHNA in the prior housing element. Like other sites reused from the prior element, by-right development will be allowed for any residential project that includes at least 20 percent of units affordable to lower-income households as described in Program 15.All but two sites located in the East Holt Opportunity Area have an existing or proposed designation of HDR-45. The HDR-45 zoning designation allows for multifamily residential projects by-right and densities up to 45 dwelling units per acre. To ensure conservative estimates, however, a realistic density of 25 dwelling units per acre is used.~~

~~On the two sites with a proposed designation of MU-2, 75 percent of the total land area is assumed suitable for housing to account for the potential development of non-residential uses while also recognizing that 100-percent residential projects are allowed in the zone. Additionally, a realistic density of 30 dwelling units per acre is used to determine the total housing capacity.~~

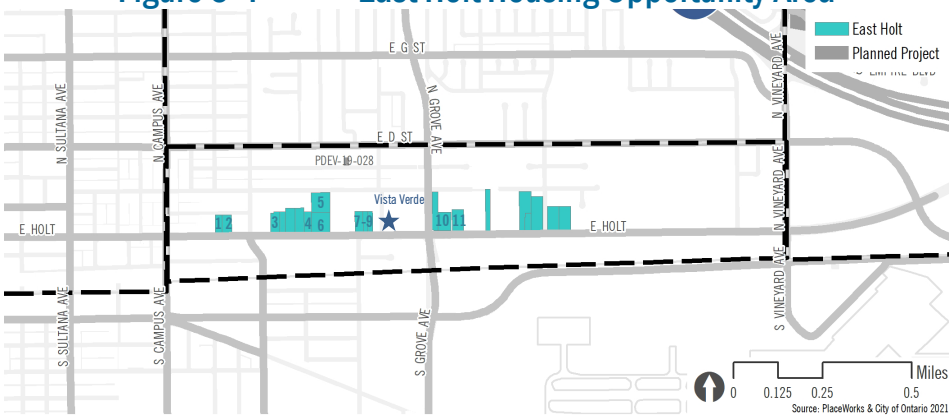
~~On all sites, only 50 percent of the total realistic capacity was estimated to have the potential to accommodate lower incomes.~~

~~Using the metrics described above, the West Holt Opportunity Area has a total housing capacity of 454 units, half of which (227 units) have the capacity to accommodate lower-income housing. The balance (227 units) is presumed to have capacity for housing affordable to moderate-income households.~~

East Holt Boulevard

The City has identified 21 parcels (22.2 acres) for inclusion in the land inventory, as shown in Figure 5-4 and described below.

Figure 5-4 East Holt Housing Opportunity Area



- Inclusion in Previous Housing Element.

  These parcels were not included in prior housing elements.

- Zoning

  - *Sites with Adequate Zoning*. ~~Of those, f~~Five vacant parcels (5.1 acres) and Eleven underutilized parcels (11.2 acres) are zoned MU-2, which allows 14-40 dwelling units per acre, a density sufficient to support the development of lower- and moderate-income housing without rezoning. ~~The balance of the sites identified in the Opportunity Area (11 parcels, 11.2 acres) are currently underutilized and designated as MU-2. Because the current zoning designation allows sufficient density (14-40 dwelling units per acre), redevelopment of these sites could accommodate housing affordable to lower- and moderate-income households without rezoning.~~

  - *Proposed Rezoning*. ~~The remaining f~~Four vacant parcels (5.9 acres) are currently zoned for Business Park (BP) and will be included in the City's rezoning program (Program 13), with a proposed designation of MU-2-AH (mixed-use with an Affordable Housing Overlay, ~~(~~described in Program 13).~~, which~~This designation will allow a density range of 20-40 dwelling units per acre and is suitable to support lower- and moderate-income housing.

- Size of Sites

  There are no sites smaller than 0.5 acres or larger than 10 acres identified within the East Holt Opportunity Area.

- Existing Use

  Nine parcels (11 acres) within the Opportunity Area are currently vacant. Vacant sites are shaded in Figure 5-4, but no numerical value is assigned to Vacant sites.

  Eleven parcels (11.2 acres) are underutilized sites. The potential for redevelopment on each non-vacant site, numbered by parcel in Figure 5-4, is described below.

  1-2. Between Campus Avenue and Allyn Avenue, two parcels (1.5 acres) are identified to have the potential for redevelopment. The first is a used car sales lot, which has potential for redevelopment because of the low existing floor-area ratio (FAR) (very small building and large parking area) and the age of the building. The demolition required for redevelopment would be minimal. Adjacent to this is a parcel (0.91 acres) where service commercial uses, including a laundromat and automotive shop, have been identified as candidates for redevelopment due to the age of the buildings (50+ years old) nearing the end of a typical lifespan for commercial buildings. Tenants on both sites are independent operators, so redevelopment of these properties would not require strategic decisions by major corporations.

  3. Traveling east on Holt Boulevard, another parcel (0.90 acres), just east of the Allyn Avenue intersection, has also been identified to have the potential for redevelopment due to the low existing FAR (large parking area and small building), the age of the structure (48 years old), and because an independent retail use occupies the site.

  4-6. Continuing east on Holt Boulevard, on the other side of three vacant sites included in the inventory, sit three parcels (4.5 acres), with potential for redevelopment due to low existing FAR, the age of existing structures, and because the sites are currently used by an independent automotive parts retailer and an independent automotive repair shop, which often produce noise, odors, and other nuisances that are

incompatible with residential uses. ~~but~~These sites, however are adjacent to several residential ~~uses border the auto-centric services~~properties. Converting these sites to housing would improve the land use compatibility for ~~surrounding neighborhoods and mobile home parks~~adjacent residents.

7-9. Further east along Holt Boulevard, three sites (1.8 acres) are identified as candidates for redevelopment. The first two properties include an unused parking lot and a boarded-up, vacant building that once functioned as a church. These sites were identified for potential redevelopment because of the age of the structure (nearly 100 years old), the poor state of repair of the building, and because the two sites are not currently being used. An automotive repair shop occupies the third parcel~~, but~~ ; it was identified as a candidate for redevelopment because it is adjacent to residential uses, which can cause nuisance issues, and has a low existing FAR.

10-11. East of the Grove Avenue intersection sits two sites (2.4 acres), each with an existing motel. These sites were identified because both are older, underperforming, budget motels that could be converted into permanent supportive housing or demolished and rebuilt with housing affordable to lower- and moderate-income households.

- Availability of Sites

In general, typical commercial properties are leased on three- to five-year terms. It is unlikely that existing tenants in this area would have lease terms longer than industry standards. In addition, uses that occupy lower-rent properties, like those included in the land inventory along East Holt, are historically phased out of urban areas as land values rise to the point where property owners can realize higher profits through either redevelopment or sale of the property. Given the current market conditions (described above), which show a strong demand for residential, and increased appetite for higher-density projects.

The City reached out to several property owners in this area. While none have current plans for housing development, those who responded would consider introducing housing or affordable housing should the opportunity arise, the primary concern property owners indicated was smaller lot sizes, which

the City is working to mitigate through the provisions of program 10, including adoption of a lot consolidation ordinance to encourage and enable development of affordable housing.

- Feasibility of Development

Like West Holt Boulevard, sites along East Holt Boulevard were identified based on proximity to transit, potential for redevelopment, and current zoning.

Approximately half of the ~~land area~~sites identified ~~for lower- and moderate-income housing~~ in the ~~West~~ East Holt Boulevard Opportunity Area ~~is~~ are within a 5-minute walk of a planned BRT stop; 100 percent of sites are within a 10-minute walk of a planned BRT stop.

There is a growing interest in residential development in this area. This is evidenced by the Vista Verde affordable housing project, completed in 2021, which was developed in the MU-2 district along East Holt Boulevard as a 100-percent affordable housing project, demonstrating that this zone and area can support affordable housing. In addition to this project, a new market-rate project is proposed at 1001 E Holt Blvd. 1001 E Holt Blvd. is currently in entitlements, but construction of the 42-unit apartment building is expected to begin in 2022 or 2023.

Examples from the larger region further illustrate how nonvacant sites, similar to those identified along West Holt, are being redeveloped with affordable housing, demonstrating the potential for affordable housing on the nonvacant sites.

Affordable housing projects throughout the region have started to look to smaller underutilized parking lots and aging commercial sites for opportunities to develop affordable housing in areas that are well served by transit and infrastructure, like the sites identified along West Holt Boulevard. Recent examples include the Heroes Landing affordable housing project in Santa Ana, CA, which transformed an underutilized parking lot on a 1.5-acre site into 75 units for permanent supportive housing. Also in Santa Ana, the Tiny Tim Plaza affordable housing project that is currently under construction turned an aging strip commercial center into 51 units of affordable family housing and community-serving commercial uses.

~~Nine parcels (11 acres) within the Opportunity Area are currently vacant. Of those, five parcels (5.1 acres) are zoned MU-2, which allows 14-40 dwelling units per acre, a density sufficient to support the development of lower- and moderate-income~~

~~housing. This is evidenced by the Vista Verde affordable housing project, which was developed in the MU-2 district along East Holt Boulevard as a 100-percent affordable housing project, demonstrating that this zone and area can support affordable housing. The remaining four vacant parcels (5.9 acres) are zoned for Business Park (BP) and will be included in the City's rezoning program (Program 13), with a proposed designation of MU-2 with an Affordable Housing Overlay (described in Program 13), which will allow a density range of 20-40 dwelling units per acre.~~

~~The balance of the sites identified in the Opportunity Area (11 parcels, 11.2 acres) are currently underutilized and designated as MU-2. Because the current zoning designation allows sufficient density (14-40 dwelling units per acre), redevelopment of these sites could accommodate housing affordable to lower- and moderate-income households without rezoning. The potential for redevelopment on each non-vacant site, numbered by parcel in Figure 5-4, is described below.~~

~~1-2. Between Campus Avenue and Allyn Avenue, two parcels (1.5 acres) are identified to have the potential for redevelopment. The first is a used car sales lot, which has potential for redevelopment because of the low existing floor area ratio (FAR) (very small building and large parking area) and the age of the building. The demolition required for redevelopment would be minimal. Adjacent to this is a parcel (0.91 acres) where service commercial uses, including a laundromat and automotive shop, have been identified as candidates for redevelopment due to the age of the buildings (50+ years old) nearing the end of a typical lifespan for commercial buildings. Tenants on both sites are independent operators, so redevelopment of these properties would not require strategic decisions by major corporations.~~

~~3. Traveling east on Holt Boulevard, another parcel (0.90 acres), just east of the Allyn Avenue intersection, has also been identified to have the potential for redevelopment due to the low existing FAR (large parking area and small building), the age of the structure (48 years old), and because an independent retail use occupies the site.~~

~~4-6. Continuing east on Holt Boulevard, on the other side of three vacant sites included in the inventory, sit three parcels (4.5 acres), with potential for redevelopment due to low existing FAR, the age of existing structures, and because the sites are currently used by an independent automotive parts retailer and an independent automotive repair shop, but residential uses border the auto-centric services. Converting these sites to housing would~~

~~improve the land use compatibility for surrounding neighborhoods and mobile home parks.~~

~~7-9. Further east along Holt Boulevard, three sites (1.8 acres) are identified as candidates for redevelopment. The first two properties include an unused parking lot and a boarded-up church. These sites were identified for potential redevelopment because of the age of the structure (nearly 100 years old), the poor state of repair of the building, and because the two sites are not currently being used. An automotive repair shop occupies the third parcel, but it was identified as a candidate for redevelopment because it is adjacent to residential uses and has a low existing FAR.~~

~~10-11. East of the Grove Avenue intersection sits two sites (2.4 acres), each with an existing motel. These sites were identified because both are older, underperforming, budget motels that could be converted into permanent supportive housing or demolished and rebuilt with housing affordable to lower- and moderate-income households.~~ All but two sites located in the East Holt Opportunity Area have an existing or proposed designation of ~~HDR-45. The HDR-45~~ zoning designation allows for multifamily residential projects by-right and densities up to 45 dwelling units per acre. ~~To ensure conservative estimates, however, a realistic density of 25 dwelling units per acre is used.~~

~~On the two sites with a proposed designation of MU-2, 75 percent of the total land area is assumed suitable for housing to account for the potential development of non-residential uses while also recognizing that 100-percent residential projects are allowed in the zone. Additionally, a realistic density of 30 dwelling units per acre is used to determine the total housing capacity.~~

~~On all sites, only 50 percent of the total realistic capacity was estimated to have the potential to accommodate lower incomes.~~

~~**ALL OF THE SITES IN THE EAST HOLT OPPORTUNITY AREA HAVE EITHER AN EXISTING OR PROPOSED DESIGNATION OF MU-2. THE MU-2 ZONING DESIGNATION ALLOWS FOR 100-PERCENT RESIDENTIAL PROJECTS, BUT IT ALSO PROVIDES FOR VARIOUS NON-RESIDENTIAL USES. TO ACCOUNT FOR THE POTENTIAL DEVELOPMENT OF NON-RESIDENTIAL USES ON THE IDENTIFIED SITES, 75 PERCENT OF THE LAND AREA FOR EACH SITE IS CONSIDERED IN ESTIMATING THE TOTAL HOUSING CAPACITY. SEVENTY-FIVE PERCENT IS ESTIMATED BECAUSE 100-PERCENT RESIDENTIAL PROJECTS ARE ALLOWED BY THE ZONE, AND RESIDENTIAL PROJECTS IN THE AREA DO NOT TYPICALLY INCLUDE NON-RESIDENTIAL USES AS WELL.~~** REALISTIC CAPACITY

To determine the realistic capacity on these sites, the City identified a realistic density below the maximum, and applied an additional reduction factor to sites with a mixed-use designation to account for potential non-residential uses. A summary of the assumptions and realistic capacity is included in Table 5-5, and detailed descriptions of the adjustment factors applied to sites within each zoning designation is provided after the table.

Table 5-5
Strategy 2: Realistic Capacity

Zoning (after rezoning)	Number of Parcels	Acres* (Net)	Max Density (du/ac)	Max Capacity (units*)	Adjustment Factors**	Final Realistic Capacity (units*)
Opportunity Area: West Holt						
HDR-45	32	16.9	45	759	53.3%	**422**
MU-2-AH	2	1.5	40	58	56.3%	**32**
Opportunity Area: East Holt						
MU-2	16	16.3	40	650	56.3%	**366**
MU-2-AH	4	5.9	40	237	56.3%	**134**
TOTAL	**54**	**40.5**		**1,705**		**954**

Source: City of Ontario, 2022.
*Acres and units have been rounded.
**See Adjustment Factor below for a detailed description of the adjustment factors applied to each group of sites.

Adjustment Factors

- HDR-45

  Description:

  - Number and size of sites: 21 sites after consolidation of 32 parcels, 16.9 acres
  - Allowable density: 25-45 dwelling units per acre
  - RHNA affordability: ~~Lower income~~Lower-income (50 percent), ~~Moderate income~~Moderate-income (50 percent)
  - Existing Use: Parking lots, aging retail, building materials supply, automotive services, auto sales, commercial services (see Existing Use under "Site Specific Information" above for details)
  - Infrastructure availability: Yes, no constraints
  - Environmental constraints: None known

Capacity Factors:

- *Land Use Controls and Site Improvements.* No Adjustment
  Site size reflects net acreage.

- *Realistic Residential Capacity.* No Adjustment
  The HDR-45 zone is a residential district, intended for 100 percent residential projects. For this reason, 100 percent of the site area was considered viable for residential development, and no reduction factor was applied.

- *Typical Densities.* 53.3 Percent Adjustment
  For conservative estimates, the minimum density of the zone, 25 dwelling units per acre, was used to determine the total housing capacity. 25 dwelling units per acre is 53.3 percent of the maximum density allowed.

- *Infrastructure Availability.* No Adjustment
  Not applicable, no constraint

- *Environmental Constraints.* No Adjustment
  No known site constraint

Total Capacity Adjustments: (1)x(1)x(.533)x(1)x(1) = 53.3 percent

- MU-2 and MU-2-AH

  Description:

  - Number and size of sites: 20 sites after consolidation of 22 parcels, 23.7 acres

  - Allowable density:
    - MU-2: 14-40 dwelling units per acre
    - MU-2-AH: 20-40 dwelling units per acre

  - RHNA affordability: ~~Lower income~~Lower-income (50 percent), ~~Moderate income~~Moderate-income (50 percent)

  - Existing Use: Vacant (9 parcels, 6.6 acres), auto parts store, automotive services, open storage, aging motels, small convenience store in aging building on largely vacant lot, vacant church and parking area, Used car sales (see Existing Use under "Site Specific Information" above)

  - Infrastructure availability: Yes, no constraints

- Environmental constraints: None known

Capacity Factors:

- *Land Use Controls and Site Improvements.* No Adjustment
  Site size reflects net acreage.

- *Realistic Residential Capacity.* 75 Percent Adjustment
  This mixed-use designation allows for 100 percent residential uses, mixed use projects, and 100 percent non-residential uses. Recent and proposed development in the district includes a mix of all three types of projects, including the following residential and mixed use projects: 1001 E. Holt Blvd. is a mixed-use project with commercial and residential uses. The Roosevelt Tower Apartments is 100 percent residential. Vista Verde Affordable Housing, completed in 2021, is also 100 percent residential, and it illustrates that the MU-2 zoning district can support affordable projects. To account for potential non-residential uses, a reduction factor of 25 percent was applied. This estimate generally reflects the mix of project types the City anticipates on the identified properties based on recent applications and zoning changes. The remaining 25 percent of land on identified sites is assumed to be for non-residential uses. This estimate generally reflects the mix of project types the City anticipates based on recent applications for development in the MU-2 zone.

- *Typical Densities.* 75 Percent Adjustment
  The Holt Boulevard mixed-use category (MU-2) allows residential densities between 14 and 40 dwelling units per acre. Mixed-use sites that are part of the rezoning program are also within the affordable housing overlay (MU-2-AH), which will raise the minimum density, (densities between 20 and 40 dwelling units per acre are allowed). A realistic density on the middle of the allowed range, 30 dwelling units per acre, was deemed realistic to determine the total capacity in these zoning districts. Recent and proposed projects in mixed-use areas along Holt Boulevard support this density including, the Roosevelt Tower Apartments, located at 549 West Holt Boulevard (72 dwelling units per acre), and 1001 E. Holt Blvd., a mixed-use multi-family project (35 dwelling units per acre). Accordingly, 30 dwelling units per acre will provide a realistic capacity estimate.

- *Infrastructure Availability.* No Adjustment
  Not applicable, no constraint

- *Environmental Constraints.* No Adjustment
  No known site constraint

Total Capacity Adjustments: (1)x(.750)x(.750)x(1)x(1)=56.3 percent

UNITS BY RHNA INCOME CATEGORY

To further ensure conservative estimates, ~~a realistic density of 30 dwelling units per acre is factored into the total housing capacity of 499 units. Of those,~~only 50 percent of the final realistic capacity ~~units~~in both Opportunity areas was estimated to have the potential to accommodate ~~s~~lower incomes, as shown in Table 5-6.

Table 5-6
Strategy 2: Units by Income Category

Zoning (after rezoning)	Number of Parcels	Acres* (Net)	Units by RHNA Income Category			Final Realistic Capacity (units*)
			Lower (units*)	Moderate (units*)	Above Moderate (units*)	
Opportunity Area: West Holt						
HDR-45	32	16.9	211	211	-	**422**
MU-2-AH	2	1.5	16	16	-	**32**
Opportunity Area: East Holt						
MU-2	16	16.3	183	183	-	**366**
MU-2-AH	4	5.9	67	67	-	**134**
TOTAL	54	40.5	**477**	**477**	**-**	**954**

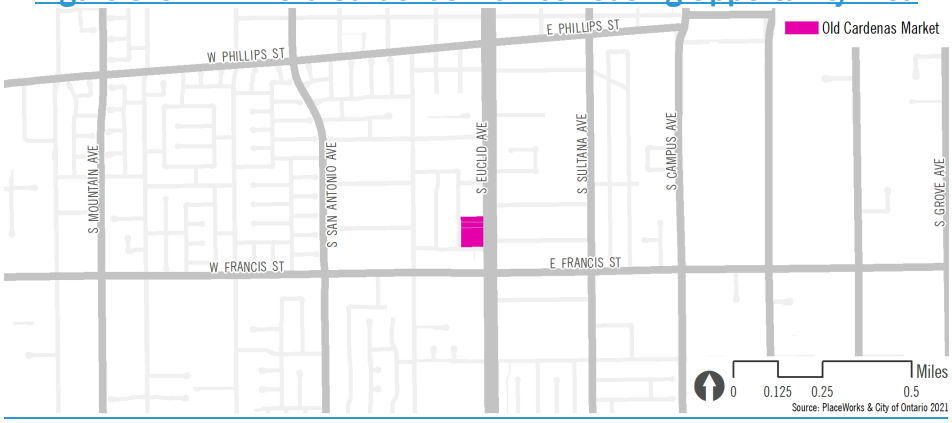
Source: City of Ontario, 2022.
*Acres and units have been rounded.

~~(250 units) have the capacity to accommodate lower-income housing, while the remaining half (249 units) are presumed to have capacity for housing affordable to moderate-income households.Using the metrics described above, the West Holt Opportunity Area has a total housing capacity of 454 units, half of which (227 units) have the capacity to accommodate lower-income housing. The balance (227 units) is presumed to have capacity for housing affordable to moderate-income households.~~**Strategy 3: Old Cardenas Market Housing Opportunity Area**

OPPORTUNITY AREA

The Old Cardenas Market site consists of three parcels (3.5 acres) that front Euclid Avenue, as shown in Figure 5-5 and described below.

Figure 5-5 Old Cardenas Market Housing Opportunity Area



SUITABILITY OF SITES

Infrastructure Availability

Like Downtown and Holt Boulevard, this site is well-served by infrastructure~~, and~~.

RHNA Income Category

The Downtown Opportunity Area was determined to be suitable for lower-income households based on proximity to transit, access to existing jobs, access to grocery stores, proximity to available infrastructure and utilities, and because there are no known requirements for environmental mitigation:

- *Proximity to transit.* The sites in this Opportunity Area are along an existing Omnitrans bus route (Route 83), which runs the length of Euclid Avenue. SBCTA has also planned a new BRT route along Euclid Avenue, which will serve the site once it is operational.
- *Access to existing and planned jobs.* The site is just a little over 1 mile from the established industrial employment zone, which begins east of Campus Avenue.
- *Access to grocery stores.* All sites in this Opportunity Area are within a 1/4 mile walk of an existing grocery store (Cardenas Markets at 1850 S. Euclid Ave.).
- *Proximity to infrastructure and utilities.* As noted under infrastructure availability, this area is well-served, and these sites will benefit from innovative technology the City is piloting in the downtown.

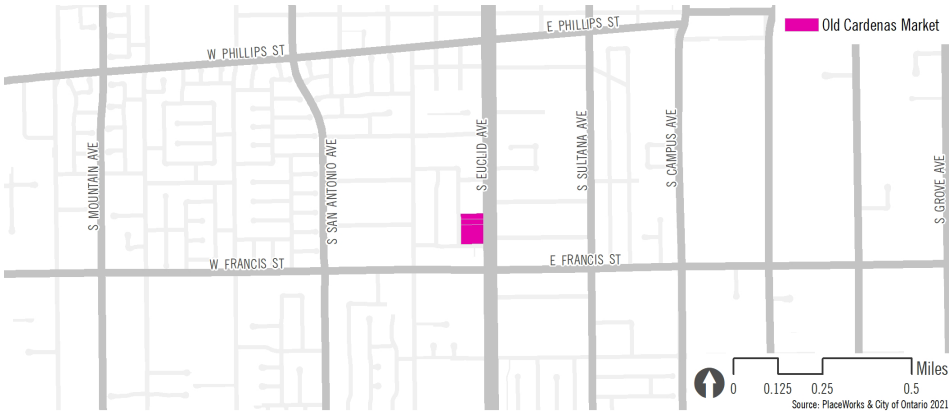
- *Environmental mitigation.* As noted under Environmental Constraints, and discussed under Existing Use, there are no known natural or man-made environmental development concerns that would require mitigation.

To provide conservative estimates, however, only 50 percent of the identified capacity (described under Realistic Capacity) was considered suitable to accommodate lower-income housing, while the balance was considered suitable for moderate-income housing (detailed under Units by RHNA Income Category).

Environmental Constraints

~~t~~There are no environmental constraints limiting development potential.

~~**Figure 5-5 Old Cardenas Market Housing Opportunity Area**~~



ANALYSIS OF SITES TO ACCOMMODATE LOWER-INCOME RHNA

All Sites

- Inclusion in Previous Housing Element

  These parcels were not included in prior housing elements.

- Zoning

  All three parcels are currently zoned CN but will be included in the City's rezoning program. The two vacant parcels are proposed to change to HDR-45, while the Cardenas Market is proposed as a mixed-use designation that allows for a density range of 20-30+ dwelling units per acre.

- Size of Sites

  There are no sites smaller than 0.5 acres or larger than 10 acres identified within the Old Cardenas Market Opportunity Area.

- Existing Use

  The site includes an unused the parking lot behind ~~the~~ a gas station, ~~the~~ a vacant building that previously housed Cardenas Market and its parking area that is not currently in use, and the vacant lot north of the market.

- Availability of Sites

  The nonvacant sites within this Opportunity Area are not currently used. The building is vacant and parking lots are empty. The owner of the property is interested in redevelopment, and the City has discussed introducing residential used to help facilitate development of the site with the owner. The property owner is interested in redeveloping the shuttered site and is interested in the introduction of residential including the potential to include affordable units, but there are no plans to redevelop at this time.

- Feasibility of Development

  These sites are classic infill lots along a commercial corridor that could be built out in a similar manner to the Vista Verde affordable housing project, completed in 2021, which was located along Holt Boulevard, another busy commercial corridor in the City, and the Emporia I affordable housing project, completed in 2020, which was located in the southern portion of the downtown district.

~~Like Downtown and Holt Boulevard, this site is well-served by infrastructure, and there are no environmental constraints limiting development potential.~~

~~All three parcels are currently zoned CN but will be included in the City's rezoning program. The two vacant parcels are proposed to change to HDR-45, while the Cardenas Market is proposed as a mixed-use designation that allows for a density range of 20-30+ dwelling units per acre.~~

REALISTIC CAPACITY

To determine the realistic capacity on these sites, the City identified a realistic density below the maximum, and applied an additional reduction factor to sites with a mixed-use designation to account for potential non-residential uses. A summary of the assumptions and

realistic capacity is included in Table 5-7, and detailed descriptions of the adjustment factors applied to sites within each zoning designation is provided after the table.

Table 5-7
Strategy 3: Realistic Capacity

Zoning (after rezoning)	Number of Parcels	Acres* (Net)	Max Density (du/ac)	Max Capacity (units*)	Adjustment Factors**	Final Realistic Capacity (units*)
Opportunity Area: Old Cardenas Market						
HDR-45	2	1.3	45	59	53.3%	**32**
MU***	1	2.2	75	167	20%	**33**
TOTAL	**3**	**3.5**		**224**		**65**

Source: City of Ontario, 2022.
*Acres and units have been rounded.
**See Adjustment Factor below for a detailed description of the adjustment factors applied to each group of sites
***A new mixed-use zoning district will be established per Program 13.

Adjustment Factors

- HDR-45

  Description:

  - Number and size of sites: 1 site after consolidation of 2 parcels, 1.3 acres
  - Allowable density: 25-45 dwelling units per acre
  - RHNA affordability: ~~Lower income~~Lower-income (50 percent), ~~Moderate income~~Moderate-income (50 percent)
  - Existing Use: Vacant
  - Infrastructure availability: Yes, no constraints
  - Environmental constraints: None known

  Capacity Factors:

  - *Land Use Controls and Site Improvements.* No Adjustment
    Site size reflects net acreage.
  - *Realistic Residential Capacity.* No Adjustment
    The HDR-45 zone is a residential district, intended for 100 percent residential projects. For this reason, 100 percent of

the site area was considered viable for residential development, and no reduction factor was applied.

- *Typical Densities.* 53.3 Percent Adjustment
  For conservative estimates, the minimum density of the zone, 25 dwelling units per acre, was used to determine the total housing capacity. 25 dwelling units per acre is 53.3 percent of the maximum density allowed.

- *Infrastructure Availability.* No Adjustment
  Not applicable, no constraint

- Environmental *Constraints.* No Adjustment
  No known site constraint

Total Capacity Adjustments: (1)x(1)x(.533)x(1)x(1) = 53.3 percent

- MU (new)

  Description:

  - Number and size of sites: 1 parcel, 2.2 acres
  - Allowable density: 20-75 dwelling units per acre
  - RHNA affordability: ~~Lower income~~Lower-income (50 percent), ~~Moderate income~~Moderate-income (50 percent)
  - Existing Use: Vacant building, former grocery store that has already relocated and associated parking lot –(see Existing Use under "Site Specific Information" above)
  - Infrastructure availability: Yes, no constraints
  - Environmental constraints: None known

  Capacity Factors:

  - *Land Use Controls and Site Improvements.* No Adjustment
    Site size reflects net acreage.
  - *Realistic Residential Capacity.* 50 Percent Adjustment
    This mixed-use designation will allow for 100 percent residential uses, mixed use projects, and 100 percent non-residential uses, consistent with the City's existing mixed-use districts. Recent and proposed development in existing mixed-use areas include a mix of all three types of projects,

including the following residential and mixed-use projects: 1001 E. Holt Blvd. is a mixed-use project with commercial and residential uses. The Roosevelt Tower Apartments is 100 percent residential. Vista Verde Affordable Housing, completed in 2021, and the Emporia I Affordable Housing project (completed in 2020) are also 100 percent residential, and they illustrate that the mixed-use zoning can support affordable projects. To account for potential non-residential uses, a reduction factor of 50 percent was applied. This estimate generally reflects the mix of project types the City anticipates based on discussions with the property owner. The remaining 50 percent of land on identified sites is assumed to be for non-residential uses.

- *Typical Densities.* 40 Percent Adjustment

  The new mixed-use designation that will be created under Program 13, will allow residential densities between 20 and 75 dwelling units per acre. A realistic density on the lower end of the allowed range, 30 dwelling units per acre, was deemed realistic to determine the total capacity in this new zoning district. Recent and proposed projects in existing mixed-use areas downtown and along Holt Boulevard support this density including, the Roosevelt Tower Apartments, located at 549 West Holt Boulevard (72 dwelling units per acre), and 1001 E. Holt Blvd., a mixed-use multi-family project (35 dwelling units per acre). Accordingly, the City feels 30 dwelling units per acre will provide a realistic capacity estimate. Thirty dwelling units per acre is 40 percent of the maximum density allowed.

- *Infrastructure Availability.* No Adjustment

  Not applicable, no constraint

- *Environmental Constraints.* No Adjustment

  No known site constraint

Total Capacity Adjustments: (1)x(.50)x(.40)x(1)x(1)=20 percent

~~Parcels with the proposed HDR designation estimated capacity using a realistic density of 25 dwelling units per acre.~~

~~The mixed-use parcel will allow the gas station and a quick-serve restaurant currently operating to remain while also facilitating redevelopment of the site. In acknowledgment of competing non-residential demands on the land, housing is only estimated on 50 percent~~

~~of the site. Additionally, a realistic density of 30 dwelling units per acre is applied to determine the total housing capacity.~~

~~On all sites, only 50 percent of the total realistic capacity was estimated to have the potential to accommodate lower incomes.~~

UNITS BY RHNA INCOME CATEGORY

~~Using the metrics described above, the Old Cardenas Market Opportunity Area has a total capacity of 65 units.~~ To further ensure conservative estimates, ~~O~~only half ~~(33 units)~~ of the final realistic capacity was estimated to have the potential to accommodate lower incomes, as shown in Table 5-8.~~have the capacity to accommodate lower income housing. The remaining 32 units are presumed to have capacity for housing affordable to moderate income households.~~

Table 5-8
Strategy 3: Units by Income Category

Zoning (after rezoning)	Number of Parcels	Acres* (Net)	Units by RHNA Income Category			Final Realistic Capacity (units*)
			Lower (units*)	Moderate (units*)	Above Moderate (units*)	
Opportunity Area: Old Cardenas Market						
HDR-45	2	1.3	16	16	-	**32**
MU**	1	2.2	17	16	-	**33**
TOTAL	**3**	**3.5**	**33**	**32**	**-**	**65**

Source: City of Ontario, 2022.
*Acres and units have been rounded.
**A new mixed-use zoning district will be established per Program 13.

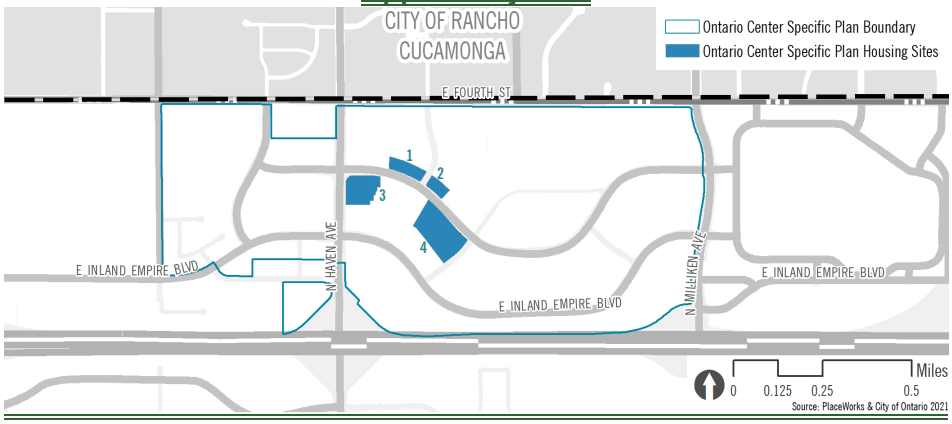
Strategy 4: Ontario Center Specific Plan Housing Opportunity Area

OPPORTUNITY AREA

The Ontario Center Specific Plan offers a variety of commercial, retail, entertainment, light industrial, and office uses, as well as a mix of housing opportunities, and outlines a detailed infrastructure plan for the area. Originally adopted in 1981, the Specific Plan has been amended numerous times, including the addition of the Piemonte Overlay in 2006. The most recent amendment was adopted in 2017.

~~Since m~~Much of the Specific Plan area has already been developed, but the remaining vacant parcels are prime candidates for development. After conversations with property owners and developers, the City identified four vacant parcels (16.5 acres), where no specific projects have been proposed, as potential sites for lower- and moderate-income housing development, as shown in Figure 5-6.

Figure 5-6 Ontario Center Specific Plan Housing Opportunity Area



SUITABILITY OF SITES

Infrastructure Availability

~~t~~The ~~necessary~~ backbone infrastructure to support housing development is already in place. ~~The remaining vacant parcels are prime candidates for development, and~~

RHNA Income Category

The Ontario Center Specific Plan Opportunity Area was determined to be suitable for lower-income households based on proximity to transit, access to existing jobs and amenities, access to planned grocery stores, proximity to available infrastructure and utilities, and because there are no known requirements for environmental mitigation:

- *Proximity to transit.* The sites in this Opportunity Area are within a 1/4 mile walk of an existing Omnitrans bus route (Route 81), which follows Concourse Street in a loop around the Toyota Arena and fronts all sites identified in this Opportunity area.
- *Access to existing and planned jobs.* The sites in this Opportunity Area are within one of the most employment-rich areas of the City. Sites are surrounded by mid-rise office buildings and the Toyota Arena. The Ontario Mills Mall and Ontario International Airport are both a short transit ride (on a direct line) or bike ride away.
- *Access to planned grocery store.* All sites in this Opportunity Area are within a 1/4 mile walk of a planned grocery store on the vacant lot on the southeast corner of Fourth Street and Haven Avenue.

- *Proximity to infrastructure and utilities.* As noted under infrastructure availability, this area is served by existing infrastructure and utilities.

- *Environmental mitigation.* As noted under Environmental Constraints, there are no known natural or man-made environmental development concerns that would require mitigation.

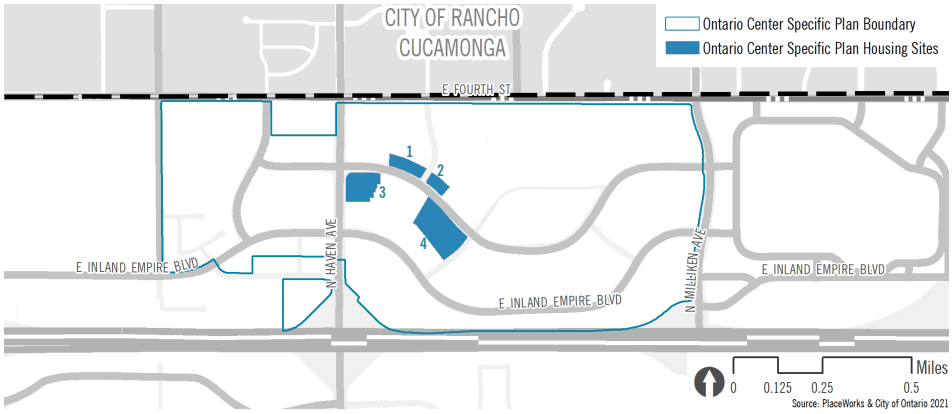
To provide conservative estimates, however, only 50 percent of the identified capacity (described under Realistic Capacity) was considered suitable to accommodate lower-income housing, while the balance was considered suitable for moderate-income housing (detailed under Units by RHNA Income Category).

Environmental Constraints

~~n~~No environmental constraints limit development potential on these sites.

~~After conversations with property owners and developers, the City identified four vacant parcels (16.5 acres) as potential sites for lower- and moderate-income housing development, as shown in Figure 5-6.~~

~~Figure 5-6 Ontario Center Specific Plan Housing Opportunity Area~~



ANALYSIS OF SITES TO ACCOMMODATE LOWER-INCOME RHNA

All Sites

- Inclusion in Previous Housing Element

  These parcels were not included in prior housing elements.

- Zoning

  The zoning designation for all sites is Specific Plan (SP). The adopted plan is the Ontario Center Specific Plan. Two of the housing sites (3.6 acres) are regulated by the Piemonte Overlay, while the remaining sites (12.9 acres) are regulated by the Ontario Center Specific Plan base document. The Specific Plan does not establish density standards, so the Policy Plan densities would prevail. The Policy Plan allows for densities between 20 and 125 dwelling units per acre, which is sufficient to support lower- and moderate-income housing.

- Size of Sites

  There are no sites smaller than 0.5 acres or larger than 10 acres identified within the Opportunity Area.

- Existing Use.

  All four sites identified in this area are vacant.

REALISTIC CAPACITY

To determine the realistic capacity on these sites, the City identified the realistic capacity on each site based on the unbuilt entitlement and applied an additional reduction factor to sites that allow a mix of residential and non-residential to account for potential non-residential development. A summary of the realistic capacity, based on the remaining entitlement, is included in Table 5-9, and detailed descriptions of how realistic capacity and reduction factors were calculated is provided after the table.

Table 5-9
Strategy 4: Realistic Capacity

Zoning (after rezoning)	Number of Parcels	Acres* (Net)	Max Density (du/ac)	Max Capacity (units*)	Adjustment Factors**	Final Realistic Capacity (units*)
Opportunity Area: Ontario Center Specific Plan						
Piemonte: Office w/ Res	2	3.6	125***	450***	24.5%	**110**
Urban Commercial	2	12.9	125***	1,613***	12%	**193**
Total	**4**	**16.5**		**2,063**		**303**

Source: City of Ontario, 2022.

*Acres and units have been rounded.
**See Adjustment Factor below for a detailed description of the adjustment factors applied to each group of sites
*** Density is not defined in the specific plan, so Policy Plan density would prevail. The Policy Plan allows densities between 20 and 125 dwelling units per acre.

Adjustment Factors

- Piemonte: Office w/ Residential Allowed

  Description:

  - Number and size of sites: 2 sites, 2 parcels, 3.6 acres
  - Allowable density: Density is not defined in the specific plan, so Policy Plan density would prevail. The Policy Plan allows densities between 20 and 125 dwelling units per acre.
  - RHNA affordability: ~~Lower income~~Lower-income (50 percent), ~~Moderate income~~Moderate-income (50 percent)
  - Existing Use: Vacant
  - Infrastructure availability: Yes, no constraints
  - Environmental constraints: None known

  Capacity Factors:

  - *Land Use Controls and Site Improvements.* No Adjustment
    Site size reflects net acreage.
  - *Realistic Residential Capacity.* 50 Percent Adjustment
    Because this land use category allows for non-residential development, a 50 percent adjustment factor was applied to account potential development of non-residential uses.
  - *Typical Densities.* 48.9 Percent Adjustment
    ~~An assessment of the housing capacity and potential affordability for each site, numbered by parcel in Figure 5-6, is described below. 1 2. Two of the housing sites (3.6 acres)~~ These sites are ~~regulated by the Piemonte Overlay. In Piemonte, both sites are~~ designated as Office with Residential Development Allowed in the Piemonte Overlay area within the Ontario Center Specific Plan. While the Piemonte Overlay does not specify allowable densities, it plans for ~~791 new units,~~ 220 new units on the two sites. ~~of which could be developed on the two identified housing sites.~~ If 220 units were to develop across the 3.6 acres, the resulting density would be 61 dwelling units per acre. The difference between the maximum capacity and number of units entitled under the specific plan result in a 48.9 percent adjustment factor. ~~, which is sufficient to facilitate the development of lower- and moderate-income housing. Only half of the potential buildout, 110 total units,~~

~~were projected for housing on these sites. Of those, 55 units were estimated to be affordable to lower income households, and 55 were counted toward the moderate income RHNA.~~

- *Infrastructure Availability.* No Adjustment
  Not applicable, no constraint

- *Environmental Constraints.* No Adjustment
  No known site constraint

Total Capacity Adjustments: (1)x(1)x(.50)x(.489)x(1) = 24.5 percent

- Urban Commercial

  Description:

  - Number and size of sites: 2 sites, 2 parcels, 12.9 acres

  - Allowable density: Density is not defined in the specific plan, so Policy Plan density would prevail. The Policy Plan allows densities between 20 and 125 dwelling units per acre.

  - RHNA affordability: ~~Lower income~~Lower-income (50 percent), ~~Moderate income~~Moderate-income (50 percent)

  - Existing Use: Vacant

  - Infrastructure availability: Yes, no constraints

  - Environmental constraints: None known

  Capacity Factors:

  - *Land Use Controls and Site Improvements.* No Adjustment
    Site size reflects net acreage.

  - *Realistic Residential Capacity.* 83.2 Percent Adjustment
    ~~The remaining two sites (12.9 acres) are governed by the Ontario Center Specific Plan (OCSP). Both sites are designated as~~ Urban Commercial in the Ontario Center Specific Plan~~, which~~ allows for a mix of tourist-related commercial uses, high- and medium-rise office buildings, entertainment/recreation clusters, and high-density residential uses above the ground floor. Discussion with developers, who have submitted plans for the development of high-density housing near the Toyota Arena (just north and east of these sites) indicate that 100 percent residential

development is much more likely than any type of office development. Recent market trends due to the COVID-19 pandemic support this, as vacancies in existing office buildings will need to be filled before the market can support additional office uses. Similar sentiments hold true for tourism and entertainment uses, as much of the demand for those types of facilities is proposed in the areas around the Toyota Arena. As such, 39,000 square feet of the remaining entitled development capacity was reserved for non-residential uses on these two sites. This accounts for 16.8 percent of the remaining development potential, the inverse of the adjustment factor (83.2 percent) applied.

- *Typical Densities.* 14.4 Percent Adjustment

While the specific plan does not specify allowable densities~~,~~ it does specify maximum height. T~~t~~he sites are included in planning area 11, where the maximum building height of 95 feet is regulated only by the height limits set by the Ontario International Airport. Housing products with densities above 60 dwelling units per acre are regularly developed under similar zoning standards, indicating the types of projects that could develop under the specific plan would meet the density thresholds necessary to facilitate the development of lower- and moderate-income housing.

In addition to height, ~~T~~the specific plan entitled a specific amount of development. The specific plan regulates the maximum capacity for Urban Commercial uses based on building square footage rather than dwelling units. As such, the City uses the methodology described below to translate the remaining allowable square footage permitted under the current specific plan into an approximate number of units.

Planning area 11 allows a total of 592,700 square feet; it is estimated that 360,455 square feet have already been developed, leaving 232,245 square feet of developable building area. To convert the remaining square footage into potential housing units, the City assumes the residential component would include a range of unit sizes with an average size of 1,000 square feet, inclusive of common areas, which yields a remaining development capacity of 232 units. ~~Using this factor and reserving approximately 39,000 square feet for ground-floor uses, a total of 193 units are estimated as the total realistic capacity of the two sites.~~

- *Infrastructure Availability.* No Adjustment
  Not applicable, no constraint

- *Environmental Constraints.* No Adjustment
  No known site constraint

Total Capacity Adjustments: (1)x(.832)x(.144)x(1)x(1)=12.0 percent

UNITS BY RHNA INCOME CATEGORY

To further ensure conservative estimates, only half of the final realistic capacity was estimated to have the potential to accommodate lower incomes, as shown in Table 5-10.

Table 5-10
Strategy 4: Units by Income Category

Zoning (after rezoning)	Number of Parcels	Acres* (Net)	Units by RHNA Income Category			Final Realistic Capacity (units*)
			Lower (units*)	Moderate (units*)	Above Moderate (units*)	
Opportunity Area: Ontario Center Specific Plan						
Piemonte: Office w/ Res	2	3.6	55	55	-	**110**
Urban Commercial	2	12.9	96	97	-	**193**
Total	**4**	**16.5**	**151**	**152**	**-**	**303**

Source: City of Ontario, 2022.
*Acres and units have been rounded.

~~Of those, 55 units were estimated to be affordable to lower-income households, and 55 were counted toward the moderate-income RHNA.Of the 193 units, 96 are estimated to be affordable to lower-income households, and 97 are estimated to be affordable to moderate-income households.~~

Strategy 5: The Mills Housing Opportunity Area

OPPORTUNITY AREA

The Ontario Mills Mall and surrounding areas are governed by The California Commerce Center North Specific Plan (The Mills). The specific plan was originally authored in 1992 and has not been amended since. The document envisioned a regional commercial center focused on value-oriented retail and jobs creation that would capitalize on the proximity to the freeways and serve as a local landmark. The Mills has largely achieved this vision, and it remains a high-performing retail hub today (2021), but the economic outlook for retail and office uses in 2021 is vastly different than it was in 1992.

ONTARIO MILLS MARKET TRENDS

Current trends in the redevelopment of retail centers began with the introduction of online retail, which is currently capturing 20 percent of every retail dollar spent in the US economy. Recent industry reports (Barclay's Bank in October 2020 and Coresight Research in July 2020) find that the current number of retailers will likely be substantially reduced by 2030, with predictions by Coresight that online retail will account for 40 percent of retail sales by 2030. The COVID-19 pandemic has only accelerated the past trends. As retail stores opt to relocate or retail properties become due for major reinvestments/improvements, property owners find few retailers looking to replace existing tenants or find greater value in developing new residential uses. The demand for office space is likewise expected to remain stagnant through the 2021-2029 planning period as more office workers choose to work from home in the wake of the COVID-19 pandemic.

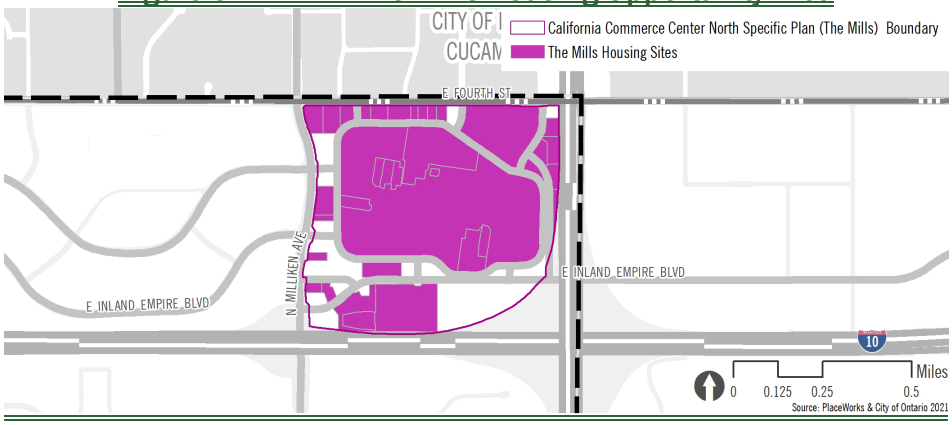
While retail uses, in general, are in decline, the Ontario Mills Mall remains a high-performing shopping center. It is anticipated that much of the existing retail square footage ~~within the mall itself~~ will remain through 2029, the physical configuration of the mall may be reshaped, consistent with current trends in mall redevelopment, ~~while~~ leaving spaces for parking areas and outparcels to ~~will~~ intensify with residential uses~~, and several of the out parcels will redevelop with new uses~~ as existing restaurants, movie theaters, and retailers consolidate locations, relocate, or otherwise reconsider their physical footprint. The City's economic development department is in frequent contact with mall operators and property owners, and there are no known limitations, such as parking lease agreements that could limit redevelopment during the 6th cycle.

Successful shopping center redevelopment efforts, like the Bella Terra Mall in Huntington Beach, show high-performing malls successfully repositioning tenants in new configurations that introduce~~ing~~ residential uses while retaining and improving their commercial cores.

~~In addition to this, the Mills area already has the necessary infrastructure in place to support housing development, and no environmental constraints will preclude housing production.~~

Considering ~~these~~ current market trends, the City has identified the parking areas and several out parcels around the Ontario Mills Mall as potential redevelopment sites suitable for housing, as shown in Figure 5-7.

Figure 5-7 The Mills Housing Opportunity Area



SUITABILITY OF SITES

Infrastructure Availability

~~In addition to this, t~~The Mills area already has the necessary infrastructure in place to support housing development.~~, and no environmental constraints will preclude housing production.~~

RHNA Income Category

The Ontario Mills Opportunity Area was determined to be suitable for lower-income households based on proximity to transit, access to existing and planned jobs and amenities, access to grocery stores, proximity to available infrastructure and utilities, and because there are no known requirements for environmental mitigation:

- *Proximity to transit.* The sites in this Opportunity Area are within a 1/4 mile walk of an existing Omnitrans bus route (Route 81), which stops at the Ontario Mills Mall.
- *Access to existing and planned jobs.* The sites in this Opportunity Area are within one of the most employment-rich areas of the City. The mid-rise office buildings, the Toyota Arena, and the Ontario International Airport are all a short transit ride (on a direct line) or bike ride away.
- *Access to grocery store.* Sites in this Opportunity Area are across Milliken Avenue from Target and Sam's Club.
- *Proximity to infrastructure and utilities.* As noted under infrastructure availability, this area is served by existing infrastructure and utilities.

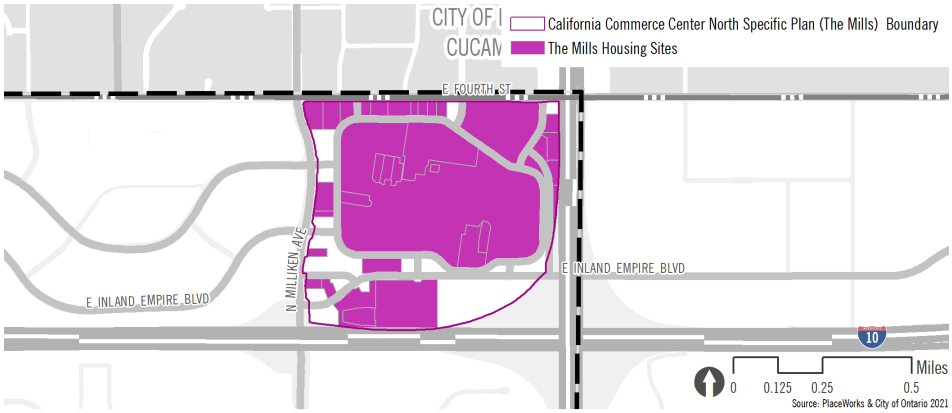
- *Environmental mitigation.* As noted under Environmental Constraints, there are no known natural or man-made environmental development concerns that would require mitigation.

To provide conservative estimates, however, only 50 percent of the identified capacity (described under Realistic Capacity) was considered suitable to accommodate lower-income housing, while 25 percent was considered suitable for moderate-income housing and 25 percent were considered suitable for above moderate-income (detailed under Units by RHNA Income Category).

Environmental Constraints

There are no known environmental constraints that would preclude housing production.

~~Figure 5-7 The Mills Housing Opportunity Area~~



ANALYSIS OF SITES TO ACCOMMODATE LOWER-INCOME RHNA

All Sites

- Inclusion in Previous Housing Element

  These parcels were not included in prior housing elements.

- Zoning

  These sites are currently zoned for Specific Plan (SP) and uses are regulated by The California Commerce Center North Specific Plan, described previously in this section. The ~~existing~~ specific plan, as adopted, does not allow for residential uses, but the City's Policy Plan (which serves as the General Plan and was~~,~~ last updated in 2010)~~,~~ provides for housing in this area with a density range of 25 to 85 dwelling units per acre. This range would provide sufficient density to allow for the development of housing

affordable to lower- and moderate-income households. In addition to establishing the density range, the Policy Plan sets a maximum of 437 units in its buildout table LU-03. As part of its rezoning program (Program 13), the City will amend the specific plan and update the Policy Plan. The specific plan will allow uses and densities consistent with the existing Policy Plan. The City will likewise update the Policy Plan to increase the residential development maximum in the Ontario Mills Mixed-Use area~~, and it will amend the specific plan consistent with the Policy Plan~~.

- Size of Sites

~~AB 1397 requires additional justification to include parcels larger than 10 acres in the sites inventory for lower income housing.~~ Four of the parcels identified in this area (145.0 acres) are larger than 10 acres. This includes one of the parcels around the Mall itself (96.34 acres), two parcels that house movie theaters (18.6 acres and 14.6 acres), and a big-box retail center (15.4 acres). These sites were included in the inventory despite their size because of current market trends in Malls, retail uses, and movie theaters, as discussed under Citywide Market Trends and Market Trends Specific to Strategy 5.

~~The City has included these sites because~~The mall site was not considered an impediment to redevelopment because larger sites with consistent ownership typically create fewer barriers to the introduction of housing in mall redevelopment projects than smaller sites with many competing landowner interests. Redevelopment efforts for the Westminster Mall, in Westminster, CA, for example, have involved a considerable planning effort to balance the various interests of many disparate property owners. Further, proposed redevelopment plans for malls such as Main Place Mall in Santa Ana, CA, incorporate larger parcels.

The City reached out to National Core, an affordable housing developer with experience in Ontario and the Inland subregion to discuss developing affordable housing on the mall site as well as sites such as the retail and theater outparcels that are larger than 10 acres. National Core indicated that larger parcels, such as these, allow for lower densities (avoiding higher construction costs) and can accommodate a greater number of units that can be more efficient to operate. Larger projects, if they can be done over multiple phases, can also be easier to finance and construct. In support of these points, they provided two examples of affordable housing projects they developed on larger sites:

- Crestview Terrace (formerly Waterman Gardens in San Bernardino): A 184-unit affordable project, completed in 2021 that involved a group of large parcels, including a 23-acre parcel and three other parcels, for an overall project site size of total of just over 37 acres.

- Mission Cove (in Oceanside): A multi-phase mixed-use project with 288 affordable units and 10,500 square feet of retail space on a 14.5-acre parcel. The final phase was completed in 2018.

These projects indicate that larger sites can provide efficiencies of scale for affordable housing development. The Mission Cove project occupies a similar parcel size to the theater and retail parcels, and it includes a retail component. The Mission Cove project was also developed in three phases (90 units in Phase I, 60 units in Phase II, and 138 units in Phase III), which could allow for flexibility in design and greater variety in the mix of uses if there is demand for commercial components on these sites.

- Existing Use

  Existing uses include the Ontario Mills Mall and parking area (108.3 acres), 2 movie theaters (33.3 acres), 1 big box retail complex (15.4 acres), 3 parcels with automotive uses (2.7 acres), and 21 outparcels that currently house retail (18.5 acres) and dining (17.4 acres) establishments.

- Availability of Sites

  As discussed under Strategy 5 Market Trends, the demand for retail space is dwindling as people change the way they shop, dine, and spend their leisure time. As these changes continue to impact the retail landscape, the properties identified include aging centers, vacant buildings, and others that may be ready to reposition during the 6th cycle. While the owners of the properties identified do not currently have plans to reposition these sites, the City maintains on-going conversations with developers, and the City has reached out to property owners about potential land use changes. In general, owners are open to the possibility of introducing residential uses in the future. Developers also indicate interest in repositioning this area.

  There are no known parking leases or other restrictions that would limit redevelopment of the parking area and outparcels identified.

- Feasibility of Development

  As described under Strategy 5 Market Trends, mall redevelopment, retail repositioning, and theater downsizing, are national trends that are expected to impact uses in and around the Ontario Mills Mall.

  Several mall redevelopment efforts are already underway in the region. Projects like the Westminster Mall in Westminster, CA, Mainplace Mall in Santa Ana, CA, and the South Bay Galleria in Redondo Beach, CA, are all in the process of repositioning an indoor mall that was built for a different time to include a mix of commercial and residential uses. All these examples also propose affordable housing components, indicating that mall redevelopment projects offer a unique opportunity to introduce affordable housing into high-resource areas that are also highly accessible and well-served by infrastructure and transit.

  Redevelopment trends are not limited to retail uses. Movie theaters nationwide had already begun to see a cull in U.S. locations prior to the COVID-19 pandemic. The impacts of the COVID-19 closures, however, further eroded the industry, leaving opportunities for downsizing and redevelopment of existing theater sites. Because this is a trend seen nationally that is expected to expand, recent examples from other states are relevant. In 2020, Loudon County, VA board of supervisors approved the redevelopment of an 11-acre Regal Cinema complex (built in 1996) as a 166-unit multi-family development. Additional projects like this are expected throughout the country as the long-term impacts of COVID-19 are fully appreciated.

REALISTIC CAPACITY

To determine the realistic capacity on these sites, the City identified a realistic density below the maximum, and applied an additional reduction factor to account for the ongoing operation of existing non-residential uses. A summary of the assumptions and realistic capacity is included in Table 5-11, and detailed descriptions of the adjustment factors applied to sites within each zoning designation is provided after the table.

Table 5-11
Strategy 5: Realistic Capacity

Zoning*** (after rezoning)	Number of Parcels	Acres*	Max Density (du/ac)	Max Capacity (units*)	Adjustment Factors**	Final Realistic Capacity (units*)
Opportunity Area: Ontario Mills						
Ontario Mills Mall						
SP	9	122.9	85	10,449	18.8%	**1,967**
Large Outparcels						
SP	4	41.1	85	3,494	18.8%	**657**
Small Outparcels						
SP	22	31.5	85	2,678	18.8%	**504**
Total	**35**	**195.5**		**16,620**		**3,128**

Source: City of Ontario, 2022.
*Acres and units have been rounded.
**See Adjustment Factor below for a detailed description of the adjustment factors applied to each group of sites.
***Per Program 13, the Specific Plan will be updated to allow residential uses at densities consistent with the existing Policy Plan (25-85 du/ac)

Adjustment Factors

- SP (Ontario Mills Mall)

Description:

- Size of site: 9 parcels, 122.9 acres
- Allowable density: 25-85 dwelling units per acre
- RHNA affordability: ~~Lower income~~Lower-income (50 percent), ~~Moderate income~~Moderate-income (25 percent), Above ~~Moderate income~~Moderate-income (25 percent)
- Existing Use: Ontario Mills Mall and Parking Area (see Existing Use under "Site Specific Information" above)
- Infrastructure availability: Yes, no constraints
- Environmental constraints: None known

Capacity Factors:

- *Land Use Controls and Site Improvements.* 55 Percent Adjustment
  Redevelopment is only anticipated in the parking areas around the mall during the 6th Cycle. The net acreage of the parking area is approximately 73.75 acres, or 60 percent of the

total area. It is anticipated that additional acreage will be necessary for drive aisles, sidewalks, and other public areas. An additional 5 percent was reserved to account for these uses. The total adjustment factor applied is 55 percent.

- *Realistic Residential Capacity.* 72.7 Percent Adjustment

  Revisions to the Specific Plan will allow for 100 percent residential uses, mixed use projects, and 100 percent non-residential uses, consistent with the City's Policy Plan designation. While most of the commercial activity on these sites is expected to remain concentrated in the mall itself during the 6th Cycle. However, 27.3 percent of the site was reserved to account for potential non-residential uses, and portions of the parking area that may not fully develop during the 6th Cycle, the inverse of which, 72.7 percent, represents the reduction factor applied This estimate generally reflects the mix of project types, and anticipated timing of development the City anticipates based on recent applications for development of new residential units in areas around the Toyota Arena, which provides the closest comparison in terms of character of development expected.

- *Typical Densities.* 47.1 Percent Adjustment

  The existing specific plan will be amended to allow residential uses consistent with the proposed Policy Plan designation, as noted under Program 13. The proposed Policy Plan designation allows residential densities between 25 and 85 dwelling units per acre. A realistic density on in the middle of the allowed range, 40 dwelling units per acre, was deemed realistic to determine the total capacity in these areas based on proposed realistic densities in other similar development projects.

  As noted under "Market Trends" above, mall redevelopment projects are an emerging trend that is expected to expand during the 6th Cycle in response to the accelerated changes in the way people shop in the wake of the COVID-19 pandemic. To determine the realistic density, the City looked to planned redevelopment projects, like Main Place Mall in Santa Ana, California, where the recently adopted specific plan includes a phased redevelopment plan in which the parking areas around the Mall would be developed first, as is expected for the Mills sites during the 6th Cycle. The Main Place Mall plan allowed densities up to 90 dwelling units per acre, similar to what will be allowed at the Ontario Mills. The plan for Main Place Mall also estimated a likely density of 39 dwelling units

per acre across all sites where residential uses were anticipated. Consistent with this estimation, the City has assumed a realistic density of 40 dwelling units per acres across all sites where residential uses are anticipated. Forty dwelling units per acre is 47.1 percent of the maximum density allowed.

- *Infrastructure Availability.* No Adjustment
  Not applicable, no constraint

- *Environmental Constraints.* No Adjustment
  No known site constraint

Total Capacity Adjustments: (.55)x(.727)x(.471)x(1)x(1)=18.8 percent

- SP (Large outparcels)

Description:

- Size of site: 3 sites, 4 parcels, 41.1 acres

- Allowable density: 25-85 dwelling units per acre

- RHNA affordability: ~~Lower income~~Lower-income (50 percent), ~~Moderate income~~Moderate-income (25 percent), Above ~~Moderate income~~Moderate-income (25 percent)

- Existing Use: Regal Cinema, Big Box retail and parking area (see Existing Use under "Site Specific Information" above)

- Infrastructure availability: Yes, no constraints

- Environmental constraints: None known

Capacity Factors:

- *Land Use Controls and Site Improvements.* 95 Percent Adjustment
  Upon redevelopment of the sites, it is anticipated that additional acreage will be necessary for drive aisles, sidewalks, and other public areas. Five percent of the land area was reserved to account for these uses. The total adjustment factor applied is 95 percent.

- *Realistic Residential Capacity.* 42.1 Percent Adjustment
  Revisions to the Specific Plan will allow for 100 percent residential uses, mixed use projects, and 100 percent non-residential uses, consistent with the City's Policy Plan

designation. While current trends, market demands and examples of theater redevelopment projects (see "Site Specific Information" above) generally support projects on larger sites that are 85 percent or more residential, the adjustment factor further reduces the anticipated realistic capacity by half again to account for the potential for higher non-residential footprints and phased development over the larger sites. The adjustment factor for realistic residential capacity is 42.1 Percent (.85x.495=.421). This estimate generally reflects the mix of project types, and anticipated timing of development the City anticipates based on recent applications for development of new residential units in areas around the Toyota Arena, and within the Meredith Mixed-Use area, which provide the closest comparison in terms of character of development expected.

- *Typical Densities.* 47.1 Percent Adjustment

  The existing specific plan will be amended to allow residential uses consistent with the proposed Policy Plan designation, as noted under Program 13. The proposed Policy Plan designation allows residential densities between 25 and 85 dwelling units per acre. A realistic density on in the middle of the allowed range, 40 dwelling units per acre, was deemed realistic to determine the total capacity in these areas. It is anticipated that similar densities can be supported on large outparcels as can be achieved in the Mall parking areas (see the typical densities Capacity Factor for the Ontario Mills Mall for additional information). Forty dwelling units per acre is 47.1 percent of the maximum density allowed.

- *Infrastructure Availability.* No Adjustment

  Not applicable, no constraint

- *Environmental Constraints.* No Adjustment

  No known site constraint

Total Capacity Adjustments: (.95)x(.421)x(.471)x(1)x(1)=18.8 percent

- SP (Small outparcels)

Description:

- Size of site: 22 sites, 22 parcels, 31.5 acres

- Allowable density: 25-85 dwelling units per acre

- RHNA affordability: ~~Lower income~~Lower-income (50 percent), ~~Moderate income~~Moderate-income (25 percent), Above ~~Moderate income~~Moderate-income (25 percent)

- Existing Use: Restaurant/dining, strip retail, standalone retail, automotive services (see Existing Use under "Site Specific Information" above)

- Infrastructure availability: Yes, no constraints

- Environmental constraints: None known

Capacity Factors:

- *Land Use Controls and Site Improvements.* 98 Percent Adjustment

  Upon redevelopment of the sites, it is anticipated that a minimal amount of additional acreage will be necessary for internal circulation and other public areas. These smaller sites are generally served by external, established roadways, so on-site improvements will be minimal. Two percent of the land area was reserved to account for these uses. The total adjustment factor applied is 98 percent.

- *Realistic Residential Capacity.* 40.8 Percent Adjustment

  Revisions to the Specific Plan will allow for 100 percent residential uses, mixed use projects, and 100 percent non-residential uses, consistent with the City's Policy Plan designation. While current trends, market demands generally support projects on smaller lots that are either 100 percent residential or 100 percent commercial. It is not expected that all of the identified sites will transition to residential uses, only that they each have potential to transition. Accordingly, only 40.8 percent of the land area within the smaller outparcels is expected to transition to residential uses during the 6th cycle. Market conditions support the transition of retail sites to residential properties, and other plans for mall redevelopment propose residential uses on a higher portion of the outlying land, so a 40.8 percent transition of identified properties is a conservative estimate intended to account for those likely to transition during the 6th Cycle. The adjustment factor for realistic residential capacity is 40.8 Percent. This estimate generally reflects the mix of project types, and anticipated timing of development the City anticipates based on proposed retail and mall redevelopment projects outside of the City.

- *Typical Densities.* 47.1 Percent Adjustment

  The existing specific plan will be amended to allow residential uses consistent with the proposed Policy Plan designation, as noted under Program 13. The proposed Policy Plan designation allows residential densities between 25 and 85 dwelling units per acre. A realistic density on in the middle of the allowed range, 40 dwelling units per acre, was deemed realistic to determine the total capacity in these areas. It is anticipated that similar densities can be supported on large outparcels as can be achieved in the Mall parking areas (see the typical densities Capacity Factor for the Ontario Mills Mall for additional information). Forty dwelling units per acre is 47.1 percent of the maximum density allowed.

- *Infrastructure Availability.* No Adjustment

  Not applicable, no constraint

- *Environmental Constraints.* No Adjustment

  No known site constraint

Total Capacity Adjustments: (.98)x(.408)x(.471)x(1)x(1)=18.8 percent

~~There are 35 parcels (195.5 acres) identified for redevelopment. Collectively, this area could yield up to 16,620 units if the entirety were to develop at the maximum density of 85 dwelling units per acre. However, the City's housing strategy recognizes that many retail properties are expected to remain, with development occurring primarily in the parking areas and on several out parcels. As such, only 40 percent of the land area for each site (78.2 acres total) is estimated as suitable for housing, and a realistic density of 40 dwelling units per acre is used to establish the total development potential of 3,128 units.~~

~~AB 1397 requires additional justification to include parcels larger than 10 acres in the sites inventory for lower-income housing. Four of the parcels identified in this area (145.0 acres) are larger than 10 acres. The City has included these sites because larger sites with consistent ownership typically create fewer barriers to the introduction of housing in mall redevelopment projects than smaller sites with many competing landowner interests. Redevelopment efforts for the Westminster Mall, in Westminster, CA, for example, have involved a considerable planning effort to balance the various interests of many disparate property owners. Further, proposed redevelopment plans for malls such as Main Place Mall in Santa Ana, CA, incorporate larger parcels.~~

UNITS BY RHNA INCOME CATEGORY

To further ensure conservative estimates, only half of the final realistic capacity was estimated to have the potential to accommodate lower incomes, as shown in Table 5-12.

Table 5-12
Strategy 5: Units by Income Category

Zoning (after rezoning)	Number of Parcels	Acres*	Units by RHNA Income Category			Final Realistic Capacity (units*)
			Lower (units*)	Moderate (units*)	Above Moderate (units*)	
Opportunity Area: Ontario Center Specific Plan						
Ontario Mills Mall						
SP	9	122.9	983	492	492	**1,967**
Large Outparcels						
SP	4	41.1	329	164	164	**657**
Small Outparcels						
SP	22	31.5	252	126	126	**504**
Total	**35**	**195.5**	**1,564**	**782**	**782**	**3,128**

Source: City of Ontario, 2022.
*Acres and units have been rounded.

~~Only 50 percent of units (1,564) have the capacity to accommodate lower-income housing, while the balance is presumed to be split between moderate-income (782 units) and above moderate-income (782 units).~~

Strategy 6: The Ontario Ranch Housing Opportunity Area

OPPORTUNITY AREAS

The western Ontario Ranch, defined as the area south of Riverside Drive and west of the Cucamonga Channel is largely undeveloped and represents one of the few remaining greenfield opportunities in the Inland Empire. Upon annexation in 1997, the City envisioned the area as an extension of the existing urban fabric. Residential neighborhoods would be balanced by mixed-use, commercial, and public places and organized around a regional-scale park. Twenty-five years later, that vision has begun to take shape with new development east of the Channel. Over the 2021-2029 planning period, development is expected to spread to the western side of the Channel as the infrastructure becomes available. The City's housing strategies for this area promote the creation of mixed-income communities ~~in the areas west of the Channel~~in the western Ontario Ranch and ~~while also considering~~ address the development constraints associated with greenfield development.

Because this area is so large, but sites have many similarities, general information, relevant to all sites outlined in this strategy is provided first, following by site-specific analysis that is divided into four Opportunity Areas according to the City's vision for the future of each area.

ONTARIO RANCH MARKET TRENDS

The Ontario Ranch has been planned as a new community, providing a mix of new homes, new employment centers, and new retail opportunities linked by a large regional park and a network of smaller, local parks since the area was annexed by the City in 1997. In 2010, the City refined this vision as part of a comprehensive update to the Policy Plan, but the general intent to create a robust, complete community remained unchanged.

In the wake of the Great Recession following the 2010 update to the Policy Plan, the area saw little growth, and the existing agricultural uses continued operation under the City's Agricultural overlay zone, which was intended to allow ongoing agricultural uses until the market was able to support the conversion of properties to residential, retail, and employment uses envisioned to create a complete community. As the homebuilding market recovered, –developer interest increased, and the City worked with developers to bring backbone infrastructure to the eastern portions of the Ontario Ranch (areas east of the Cucamonga Channel). The first backbone services were completed in 2014 and expanded from there. Development of residential and industrial uses grew from the available trunk lines, and has rapidly increased at pace with market demand, as discussed under Citywide Market Trends. The sites identified under strategy 6 include those that are closest to expanding infrastructure, and therefore most likely to develop during the 6th cycle, consistent with trends seen on the eastern side of the Ontario Ranch. Sites that are not expected to be served before 2028 have not been included in the sites inventory.

In 2020, it was estimated that 1,292 units were sold in the eastern Ontario Ranch, earning it the distinction of the region's top-selling master-planned community by John Burns Real Estate, and it ranked no. 5 nationally. In 2021, the eastern Ontario Ranch retained the top spot, with an estimated 1,011 units sold. Homebuilders attributed the reduction in units sales between 2020 and 2021 to delays related to the COVID-19 pandemic, and did not expect the trend to continue.

The western Ontario Ranch, is similarly situated to the eastern portions of the Ontario Ranch, but backbone infrastructure has not previously been available. As infrastructure is introduced, beginning in 2022, development in the western Ranch is expected to follow a similar trajectory to that of the eastern areas with aggressive development of residential areas to meet market demands.

Reflective of the increasing demand for new homes, developers throughout the eastern Ontario Ranch have approached the City to increase the densities allowed throughout the area. The City has not received any requests to reduce the number of units that could be built.

While the eastern Ranch does not include housing affordable to lower-income households, master-planned communities outside of the city incorporated lower-income housing, demonstrating that new communities, such as those envisioned for the Opportunity Areas grouped under S~~s~~trategy 6 are able to support housing affordable to lower-income households. The Great Park Neighborhoods in Irvine, CA, for example, facilitated the development of several different affordable housing projects at a range of densities including, Montaira senior apartments, which were completed in 2020 and built at a density of 32 dwelling units per acre, and Luminaira and Espaira at Parasol Park, which were built on a 10.7 acre site that was divided to create two 5.35 acre-sites and completed in 2017.

SUITABILITY OF SITES

Infrastructure Availability

Backbone infrastructure serving the area west of the Channel is planned. In 2020 and 2021, several large industrial projects were approved, and additional projects are under review along the city's southern border between Merrill and Eucalyptus Avenues. These projects are bringing water and sewer infrastructure to this portion of the city. The initial trunk line, expected to develop in 2022, will travel along Merrill Avenue between Euclid and Walker Avenues. From there, additional sewer lines are planned to extend north along Euclid, Bon View, Grove, and Walker Avenues, with the southern-most sites expected to be first served.

Extension of the city's backbone water infrastructure is also planned throughout the western part of the Ranch in conjunction with the approved industrial projects. Water lines, with an anticipated installation date of 2022, will serve the approved industrial projects and introduce backbone infrastructure throughout the area west of the Channel. While water lines will be installed more extensively throughout the area, service is generally anticipated to follow the extension of the sewer lines, as the backbone sewer infrastructure is more complicated and costly to install.

Similarly, new roadways, recycled water lines, storm drains, and dry utilities are expected to expand at pace with the sewer infrastructure as new development is established.

The sites selected and assumptions applied were developed after discussions with the Ontario Metropolitan Utilities Company (OMUC), taking into consideration the cost and phasing needed to ensure that

housing could be developed and served by infrastructure during the 2021-2029 planning period. The following timeline for infrastructure availability was determined possible, given current plans, the rate of development on the eastern side of the Ontario Ranch, where infrastructure was introduced during the 5th housing cycle. Infrastructure phasing is generally expected to expand from the Merrill Avenue trunk line north as follows:

- **1 to 3 years.** Merrill Ave to the southern-most Southern California Edison (SCE) easement
- **3 to 5 years.** The southern-most SCE easement to Schaefer Avenue and Areas adjacent to Euclid Avenue immediately north of Schaefer Avenue
- **4 to 6 years.** Schaefer Ave (except on Euclid Ave) to Riverside Drive and areas along Euclid Avenue north of the site adjacent to Schaefer Avenue

The City's housing strategy accounts for the need to extend infrastructure throughout the area by applying an adjustment ~~reduction~~ factor based on the distance of sites from the initial trunk line and estimated timeline for infrastructure availability. The applicable ~~reduction~~ adjustment factors for ~~are detailed under~~ each Opportunity Area are detailed under the "Realistic Capacity" section.

RHNA Income Category

The Ontario Ranch Area was determined to be suitable for lower-income households based on proximity to transit, access to existing and planned jobs and amenities, access to grocery stores, proximity to available infrastructure and utilities, and because there are no known requirements for environmental mitigation:

- Proximity to transit.
  - Great Park Corridor. ~~Sites that comprise the Great Park Corridor Opportunity Area were identified based on proximity to open space and transit, potential for redevelopment, and infrastructure availability.~~ The Great Park Corridor was identified for higher-density housing development because of its proximity to planned open space, which furthers the City's fair housing goals, and because SBCTA has plans to expand a BRT route along Edison Avenue/Ontario Ranch Road. There are no existing bus stops in this area because current uses are primarily agricultural, and there are not currently enough residents, jobs, or leisure activities to entice riders to exit or alight in this area. While locations for future ~~potential~~ BRT stops will be determined

according to how development occurs, with stops near centers of population, commerce, or recreation~~have not yet been identified~~, rapid transit stops are typically located one-half mile to one mile apart. The City currently envisions (subject to coordination with SBCTA) future transit stops placed at Euclid, Bon View, Grove, Walker, and Vineyard Avenues, each approximately half a mile apart. In that case, roughly 55 percent of the land area identified in the Great Park Corridor Opportunity Area will be within a 5-minute walk of a BRT; nearly 100 percent of the sites will fall within a 10-minute walk of the same BRT stops.

- Grove Corridor. The sites along the Grove Corridor were identified for higher-density housing development for several reasons, including planning objectives like activating the street and enhancing transit options, development potential, and infrastructure availability. Bringing a higher concentration of mixed-income residents to the corridor will create energy on the street, distinguishing Grove Avenue as an important community connector. The influx of new residents will also make the corridor a prime candidate for expanded bus service, improving transit options for residents and strengthening the connection between north and south Ontario.

- Euclid Corridor. SBCTA has plans to expand a BRT route along Euclid Avenue. While potential BRT stops have not yet been identified, because most of the identified sites are undeveloped, rapid transit stops are typically one-half mile to one mile apart. If future transit stops are placed at Riverside Drive, and halfway between Chino and Schaefer Avenues approximately three-quarters of a mile apart, 54 percent of the land area identified in the Euclid Corridor Opportunity Area will be within a 5-minute walk of a BRT; nearly 100 percent of the sites will fall within a 10-minute walk of the same BRT stops.

- *Access to planned jobs.* Between Merrill Avenue and Eucalyptus Avenue, several large industrial and logistics projects have been approved by the City. These projects will brings thousands of jobs to the western Ontario Ranch, and are within a transit or bike ride from most of the sites identified in Opportunity Areas grouped under this Strategy. In addition to these approved employment generators, the mixed-use areas within the Great Park Corridor are envisioned as employment hubs for the western Ontario Ranch. By 2050, the City projects there could be as many as 8,000

new jobs accommodated in the portions of these areas reserved for nonresidential uses, as described under the Realistic Capacity Adjustment Factors for Mixed-Use Great Park (MU-GP) and Mixed-Use Eucalyptus / Chino Airport (MU-EU). These new jobs would be within walking distance of many of the sites identified in the Great Park Corridor, and within an easy transit or bike ride of all sites grouped under this Strategy.

- *Planned to infrastructure and utilities.* As noted under Infrastructure Availability, infrastructure in this area is planned and expected to expand during the 6th cycle, making development feasible for the first time. The timing for the expansion of services is reflected in the how the realistic capacity is divided between RHNA affordability levels on each site.

The percent of the realistic capacity estimated as suitable for lower-income units is directly related to the anticipated timing for infrastructure expansion. The percentage of capacity identified as suitable to accommodate lower-income housing decreases on sites farther away from Merrill Avenue, the southern-most street in the western Ontario Ranch, where the initial sewer trunk line is anticipated to complete construction in 2022 (see Infrastructure Availability for more details). Sites closest to Merrill Avenue are reflect a mix of affordability in line with the City's policy promoting mixed-income communities, while sites farther north anticipate that an increasing amount of above-moderate housing will help to offset the costs associated with infrastructure expansion. The realistic capacity is divided by affordability level as follows:

- Great Park Corridor
  - South of SCE easement *(Infrastructure in 1-3 years)* Lower-income (50 percent), Moderate-income (25 percent), Above moderate-income (25 percent)
  - North of SCE easement *(Infrastructure in 3-5 years)* Lower-income (40 percent), Above moderate-income (60 percent)
- Grove Corridor
  - South of Schaefer Avenue *(Infrastructure in 3-5 years)* Lower-income (40 percent), Above moderate-income (60 percent)
  - North of Schaefer Avenue *(Infrastructure in 4-6 years)* Lower-income (25 percent), Above moderate-income (75 percent)
- Euclid Corridor

- South of Schaefer Avenue *(Infrastructure in 3-5 years)* Lower-income (40 percent), Above moderate-income (60 percent)
- North of Schaefer Avenue *(Infrastructure in 4-6 years)* Lower-income (25 percent), Above moderate-income (75 percent)

- Vineyard Corridor/ Armstrong Ranch Specific Plan
  - Whole Area (*Infrastructure in 4-6 years*) Lower-income (25 percent), Above moderate-income (75 percent)

These assumptions, as well as the units associated with each income category is detailed under Units by RHNA Income Category.

- *Environmental mitigation.*
  - Grove Corridor. As noted under Environmental Constraints, there are no known natural or man-made environmental development concerns that would require mitigation.
  - Euclid Corridor. As noted under Environmental Constraints, there are no known natural or man-made environmental development concerns that would require mitigation.
  - Vineyard Corridor / Armstrong Ranch Specific Plan. As noted under Environmental Constraints, there are no known natural or man-made environmental development concerns that would require mitigation.

Environmental Constraints

The sites identified in this portion of the city have no topographical, slope, flood, or fire hazards. ~~A small~~Portions of approximately 26 parcels ~~portion of sites~~ in the Great Park Corridor ~~is~~ are estimated to have ground water levels that could make the area vulnerable to liquefaction. This is determined based on the historic presence of artesian wells on these sites, and it does not indicate a known impediment to development, only a potential vulnerability that must be analyzed through geotechnical evaluation of individual sites at the time of development. The City is currently working on several infrastructure projects within area identified, including the development of Merrill and Eucalyptus Avenue as well as the establishment of the sewer trunk line along Merrill Avenue. As part of the planning process for these improvements the City conducted geotechnical analysis, and the City's Engineering department confirmed that there are no known liquefaction issues that would limit development or increase the cost of development in these areas.

All projects in the City are required to meet the standards of the Uniform Building Code, which includes provisions ~~The California Building Code provides standards on soils and foundations~~ to ensure new development ~~mitigates the risks of liquefaction zones. Projects within the liquefaction zone are under development.~~ projects are built to established safety standards.

ANALYSIS OF SITES TO ACCOMMODATE LOWER-INCOME RHNA

All Sites

The following analysis of zoning and size of sites is applicable to all Opportunity Areas grouped under this strategy.

- Inclusion in Previous Housing Element

  No parcels within Opportunity Areas grouped under Strategy 6 were included in prior housing elements.

- Zoning

  The current zoning throughout the area west of the Channel is Specific Plan with an Agriculture Overlay (SP-AG).

  The Agriculture Overlay District allows for existing agricultural uses to continue operation on an interim basis until development, consistent with the Policy Plan and zoning district, is slated to occur.

  The SP district is intended to accommodate the adoption of specific plans that are consistent with the Policy Plan, but the zoning district ~~itself~~ does not set any density or intensity standards when no specific plan exists. With a few exceptions, most parcels in this part of the city are not yet affected by an existing specific plan. However, the Policy Plan specifies land uses and densities throughout the city, including ~~this area~~the western Ontario Ranch. Because both the ~~zoning district~~City development code and state law require consistency between the City's Policy Plan and zoning, any proposed specific plan must be consistent with the Policy Plan land uses. Therefore, the City's housing strategies use Policy Plan land use categories, including density standards, to estimate the development capacity and affordability potential for sites throughout this portion of the city.

  The City's strategy for this ~~area encourages~~reflects the City's policy promoting the creation of new mixed-income communities and the integration of affordable housing with new development. ~~As~~ To further encourage mixed-income development~~part of this effort~~ and affordable housing, the City will create an Affordable

Housing Overlay (AH) Zone. The overlay, described in Program 13, will be applied to all parcels identified ~~in the land inventory south of Riverside Drive~~in Strategy 6 Opportunity Areas. ~~It will~~The AH overlay zone will:

- ~~e~~Establish a minimum density of 20 dwelling units per acre.
- Provides incentives to develop two tiers of affordable housing.
    - *Tier 1.* The first tier would apply to housing projects with at least 20% of units affordable to lower incomes. Projects in this tier would no longer be required to develop a new specific plan under the AH Overlay. Instead, the developer could apply the development standards for a zone that implements the current or proposed Policy Plan designation.
    - *Tier 2.* The second tier would apply to projects ~~and provide special standards for affordable housing projects~~ where at least 25 percent of the proposed units are affordable to lower-income households. Tier 2 projects would be subject to the same provisions as Tier 1, but~~Provisions for affordable projects would exempt them from the specific plan requirement on parcels that are not already affected by a specific plan. Instead, the developer could apply the development standards for a zone that implements the current or proposed Policy Plan designation. In addition,~~ the overlay would increase the maximum density for parcels with a Policy Plan designation of Medium-Density Residential (MDR) from 25 to 30 dwelling units per acre ~~if the project provided 25 percent of units at a rate affordable to lower income households~~. The higher density allowed would effectively increase the base density of the designation and would be applied prior to any state density bonus provisions.

With these changes, any site in the Affordable Housing Overlay District with a Policy Plan designation of MDR or Mixed-Use, the Policy Plan designations that allow~~s~~ at least 30 dwelling units per acre (including MDR, as revised) will satisfy the default density requirements and be considered suitable for the development of lower-income housing.

- Size of Sites
    - Small Sites. ~~In addition, p~~Parcels smaller than half an acre are excluded without adding further justification that would

otherwise be required by state law enacted through AB1397. Such small sites are insignificant in terms of number (of parcels) and total acreage. All such parcels are only excluded due to size, and none of the parcels would inhibit the development of any parcels listed in the inventory (most are owned by the same owners and would be developed along with larger adjacent parcels).

- Large Sites. AB1397 requires additional justification to include parcels larger than 10 acres in the sites inventory for lower-income housing. The City has included ~~these~~ sites larger than 10 acre~~a~~s in the western Ontario Ranch because Ontario has ample recent evidence of large greenfield sites developing as housing. Areas east of the Channel had nearly identical parcel patterns to those in this area. Many properties to the east have already been subdivided and developed as housing, and the undeveloped land east of the Channel is expected to develop likewise. Other large urban greenfield projects, such as Irvine's Great Park neighborhood, reflect the same pattern of subdividing larger parcels to create mixed-income communities. Several of the communities in Irvine's Great Park neighborhood include multifamily affordable housing, indicating that this process can produce opportunities for lower-income housing. The Affordable Housing Overlay District that will be applied to all parcels in the Opportunity Area (Program 13) also provides incentives to promote housing affordable to lower-income households.

  The City also reached out to National Core, an affordable housing developer with experience in Ontario and the Inland subregion to discuss developing affordable housing on sites such as the retail and theater outparcels that are larger than 10 acres. National Core indicated that larger parcels, such as these, allow for lower densities (avoiding higher construction costs) and can accommodate a greater number of units that can be more efficient to operate. Larger projects, if they can be done over multiple phases, can also be easier to finance and construct. In support of these points, they provided two examples of affordable housing projects they developed on larger sites:

  - Crestview Terrace (formerly Waterman Gardens in San Bernardino): A 184-unit affordable project, completed in 2021 that involved a group of large parcels, including a 23-acre parcel and three other parcels, for an overall project site size of total of just over 37 acres.

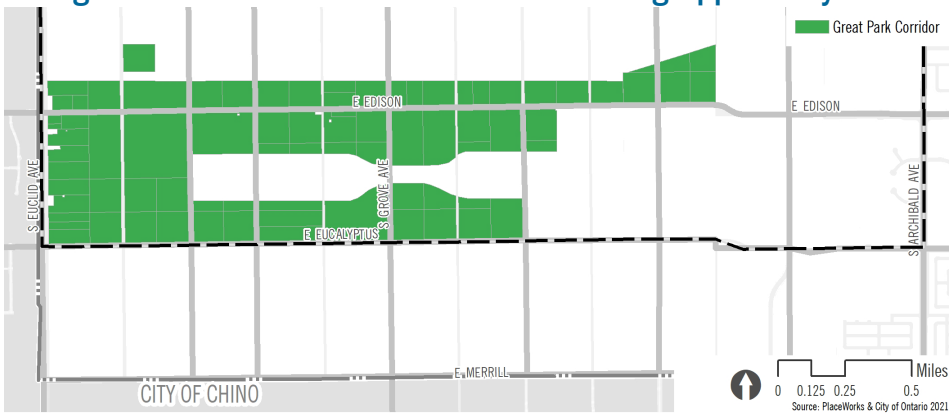
- Mission Cove (in Oceanside): A multi-phase mixed-use project with 288 affordable units and 10,500 square feet of retail space on a 14.5-acre parcel. The final phase was completed in 2018.

These projects indicate that larger sites can provide efficiencies of scale for affordable housing development. Crestview Terrace shows that projects as large and 37 acres and parcels larger than 20 acres in size can facilitate the development of affordable housing. The largest site within the 4 Opportunity Areas grouped under this strategy is 36.5 acres. The second-largest site is 26.7 acres. Because the largest sites in this area are similar in size to those that comprised the Crestview Terrace affordable housing project, the larger sites in this area are suitable for the development of affordable housing.

Great Park Corridor

Envisioned as the organizing element for new development and imagined as a focal point for the region, the Ontario Great Park is planned to encompass approximately 340 acres between Campus and Haven Avenues, with its western leg terminating in the Great Park Corridor Housing Opportunity Area. Sites that comprise the Great Park Corridor Opportunity Area were identified based on proximity to open space and transit, potential for redevelopment, and infrastructure availability. ~~The extent of the Opportunity Area~~The sites identified in this area are shown in Figure 5-8 and described in the text that follows.

Figure 5-8 Great Park Corridor Housing Opportunity Area



- ~~Ten of the parcels identified in this area (183.4 acres) are larger than 10 acres.~~Zoning – Great Park Corridor

  As ~~previously discussed~~described under Zoning for all sites, ~~all~~the sites in this area are currently zoned SP-AG, ~~,~~ but no specific plan has been adopted, and they will be rezoned to SP-AG-AH for inclusion in the Affordable Housing Overlay District ~~(~~described

under Program 13~~)~~. The Overlay will establish a minimum density of 20 du/ac, and allow the Policy Plan designation to govern the maximum densities for each site. The Agriculture Overlay District will remain in place until the parcel is ready for development consistent with the Policy Plan and Affordable Housing Overlay District. Property owners and developers alike have expressed interest in redeveloping this area, so existing agricultural operations are not expected to limit development potential.

~~In addition, Policy Plan land use categories are used to establish each site's capacity and affordability potential.~~

The City is also proposing to update its Policy Plan land uses as described in Program 13. Sites in this area would have Policy Plan designations of Medium Density Residential (MDR) and Mixed-Use (MU). MDR will allow a range of 20-30 du/ac for projects with at least 25 percent of units affordable to lower incomes, and a range of 20-25 du/ac for all other projects. Two different MU areas are proposed in this opportunity area, Mixed-Use Eucalyptus/Chino Airport (MU-EU) allowing 20-45 du/ac and Mixed-Use Great Park (MU-GP) 20-65 du/ac respectively. With the Policy Plan and zoning changes noted in Program 13, all sites identified support densities necessary to facilitate lower- and moderate-income housing development.

- Size of Sites – Great Park Corridor

  Ten of the parcels identified in this area (183.4 acres) are larger than 10 acres. As discussed at Size of Sites for all sites, large sites in the Ontario Ranch provide unique opportunities for the development of affordable housing projects and are considered feasible and realistic.

  As discussed at Size of Sites for all sites, parcels smaller than 0.5 acres have been excluded from the land inventory, but are not expected to impede development on adjacent sites in any way.

- Existing Use

  ~~Several~~The majority of these sites continue to house the agricultural operations ~~that once dominated this portion of Ontario~~(67 parcels, 561.7 acres), but many sites have already begun to transition to interim uses such as truck parking and open storage (6 parcels, 19.9 acres), and services caterings to the logistics industry, such as a truck wash (2 parcels, 9.25 acres). Finally, 2 parcels are vacant (9.7 acres).

On the parcels currently used for agricultural operations, ~~T~~there are approximately 28 existing farm homes that were built in conjunction with other agricultural structures spread across the 600 acres.

These aging farmhouses are largely vacant or owner-occupied. These homes do not provide established affordable housing, and they are not currently occupied by lower-income households, as shown on Figure 3-14, the median income in this area is among the highest in the City with incomes between $87,100 and $125,000 annually. Further, development of the identified sites would only occur after the land was voluntarily vacated and sold or redeveloped. As seen in areas that have recently developed to the east of the Cucamonga Channels, owners who opt to sell or redevelop their properties typically see very large profits and would be able to secure market-rate replacement housing without assistance. The 28 existing homes are projected to be replaced by more than 13,000 homes (more than 465 times the current stock).

Due to the extremely low density of housing and the nature of development anticipated, the existing residential uses are not expected to impede development potential. Land with very similar conditions to the sites identified in this area has recently developed on the eastern side of the Cucamonga Channel, forming new residential neighborhoods. The same trend is expected to continue westward as infrastructure expands.

No other existing uses are expected to impede development.

- Availability of Sites

The City has planned to phase out agricultural uses in this area since annexation in 1997, but insufficient infrastructure limited what could be achieved.

As previously described under infrastructure availability, a sewer trunk line and water lines are expected to be completed in 2022. All but one parcel in this opportunity area is located between south of the southern-most Southern California Electric (SCE) easement, where infrastructure could expand in 1 to 3 years. The parcel north of the SCE easement is expected to have access to infrastructure in 3-5 years. ~~The sites that comprise the Great Park Opportunity Area are located across Eucalyptus Avenue from the industrial projects that are bringing infrastructure to the area, so this Opportunity Area will have the earliest access to water, sewer, and other utilities.~~

As backbone infrastructure becomes available, development is likely to occur rapidly, as seen in recent years on the eastern side of the Channel. This assertion is informed by conversations with property owners, an on-going dialogue with home building advocacy groups, and regular inquiries from developers interested in this area of the City.

- Feasibility of Development

As described under Strategy 6 Market Trends, the recent development activity in the eastern Ontario Ranch reflects the pattern of development that is expected to occur in the western Ontario Ranch once the infrastructure is in place.

The anticipated timing of infrastructure expansion paired with high interest of both developers and property owners in redeveloping this area as discussed under Suitability of Sites and Availability of Sites, indicates that development is not only feasible, but very likely to occur once infrastructure is available.

Strategy 6 Market Trends illuminates the aggressive development climate that has already manifested in the eastern side of the Ontario Ranch and references other new communities that included affordable housing. The discussion of Size of Sites for all sites also provides examples of affordable housing projects that have developed on larger greenfield sites. Together, these illustrate that the sites within this opportunity are suitable for lower-income housing.

The identified sites have also been carefully reviewed to eliminate those areas where housing development is not suitable, and to reduce the number of units that were considered suitable for lower-income households in areas where costs, such as infrastructure expansion fees are anticipated.

~~Sites that comprise the Great Park Corridor Opportunity Area were identified based on proximity to open space and transit, potential for redevelopment, and infrastructure availability.~~

~~The Great Park Corridor was identified for higher-density housing development because of its proximity to planned open space, which furthers the City's fair housing goals, and because SBCTA has plans to expand a BRT route along Edison Avenue/Ontario Ranch Road. While potential BRT stops have not yet been identified, rapid transit stops are typically located one-half mile to one mile apart. The City currently envisions (subject to coordination with SBCTA) future transit stops placed at Euclid, Bon View, Grove, Walker, and Vineyard Avenues, each approximately half a mile apart. In that case, roughly 55 percent of the land area identified in the Great Park~~

~~Corridor Opportunity Area will be within a 5-minute walk of a BRT; nearly 100 percent of the sites will fall within a 10-minute walk of the same BRT stops. The Opportunity Area consists of~~A total of 77 parcels (600.6 acres) ~~that are~~are identified as suitable for housing development. Areas that fall within Chino Airport safety zones 1-4, where residential development is limited, have been excluded. Parcels where the property owner or developer has already approached the City with development proposals have also been excluded. ~~In addition, parcels smaller than half an acre are excluded without adding further justification that would otherwise be required by state law enacted through AB1397. Such small sites are insignificant in terms of number (of parcels) and total acreage. All such parcels are only excluded due to size, and none of the parcels would inhibit the development of any parcels listed in the inventory (most are owned by the same owners and would be developed along with larger adjacent parcels).~~ Finally, parcels with multiple Policy Plan land use designations have been divided, so only ~~those~~ acreage associated with those portions of the parcel deemed suitable for housing development are included. ~~Housing capacity assumptions have been adjusted to reflect only the portion of the parcel included in the inventory.~~

~~Housing capacity assumptions have been adjusted to reflect only the portion of the parcel included in the inventory.Several of these sites continue to house the agricultural operations that once dominated this portion of Ontario, but many sites have already begun to transition to interim uses such as truck parking and open storage. There are approximately 28 existing homes that were built in conjunction with other agricultural structures spread across the 600 acres. Due to the extremely low density of housing and the nature of development anticipated, the existing residential uses are not expected to impede development potential. Land with very similar conditions to the sites identified in this area has recently developed on the eastern side of the Cucamonga Channel, forming new residential neighborhoods. The same trend is expected to continue westward as infrastructure expands.~~

~~AB1397 requires additional justification to include parcels larger than 10 acres in the sites inventory for lower-income housing. Ten of the parcels identified in this area (183.4 acres) are larger than 10 acres. The City has included these sites because Ontario has ample recent evidence of large greenfield sites developing as housing. Areas east of the Channel had nearly identical parcel patterns to those in this area. Many properties to the east have already been subdivided and developed as housing, and the undeveloped land east of the Channel is expected to develop likewise. Other large urban greenfield projects, such as Irvine's Great Park neighborhood, reflect the same pattern of~~

~~subdividing larger parcels to create mixed income communities. Several of the communities in Irvine's Great Park neighborhood include multifamily affordable housing, indicating that this process can produce opportunities for lower income housing. The Affordable Housing Overlay District that will be applied to all parcels in the Opportunity Area (Program 13) also provides incentives to promote housing affordable to lower income households. The sites that comprise the Great Park Opportunity Area are located across Eucalyptus Avenue from the industrial projects that are bringing infrastructure to the area, so this Opportunity Area will have the earliest access to water, sewer, and other utilities.~~

~~*To account for the need to extend infrastructure and to address the nine larger parcels, only 50 percent of the realistic development capacity in this area is estimated to be affordable to lower income households. The balance of the capacity is split between moderate income housing and above moderate income housing. It is assumed that the above moderate income housing will help create integrated mixed-income communities and combine with non-residential uses to help finance any necessary subdivision and expansion of infrastructure.*~~

~~*As previously discussed, all sites in this area are currently zoned SP-AG, and they will be rezoned to SP-AG-AH for inclusion in the Affordable Housing Overlay District (Program 13). The Agriculture Overlay District will remain in place until the parcel is ready for development consistent with the Policy Plan and Affordable Housing Overlay District. Property owners and developers alike have expressed interest in redeveloping this area, so existing agricultural operations are not expected to limit development potential.*~~

~~*In addition, Policy Plan land use categories are used to establish each site's capacity and affordability potential.*~~

~~*Forty-one sites (299.4 acres) are currently classified as MDR in the Policy Plan, which will be amended to allow up to 30 dwelling units per acre if at least 25 percent of units are affordable to lower incomes, consistent with the Affordable Housing Overlay District. Projects that do not have housing affordable to lower-income households and projects that include less than 25 percent of affordable units will be subject to a maximum density of 25 units per acre. To account for the development of circulation, sidewalks, and other site requirements, the realistic density of 22 dwelling units per acre is used to establish the maximum capacity on all MDR sites.*~~

~~*Eight sites (81.7 acres) are proposed to be classified as Mixed-Use Eucalyptus / Chino Airport Overlay (MU-EU). This land use category is envisioned to accommodate employee-intensive office, entertainment facilities, live/work, and supporting retail uses in a campus environment designed to leverage proximity to the park and maintain compatibility with surrounding residential areas. Stand-alone and mixed-use residential is also permitted outside of the Chino Airport safety zone. As previously discussed, sites within the Chino Airport safety zones 1-4 are not included in the Opportunity Area. This land use category allows residential*~~

~~development with a density range of 25 to 45 dwelling units per acre, which is sufficient to facilitate the development of lower- and moderate-income housing. To account for potential non-residential development, only 40 percent of the land area on each site is estimated to have residential potential. A realistic density of 35 dwelling units per acre is used to establish the total housing capacity on each site.~~

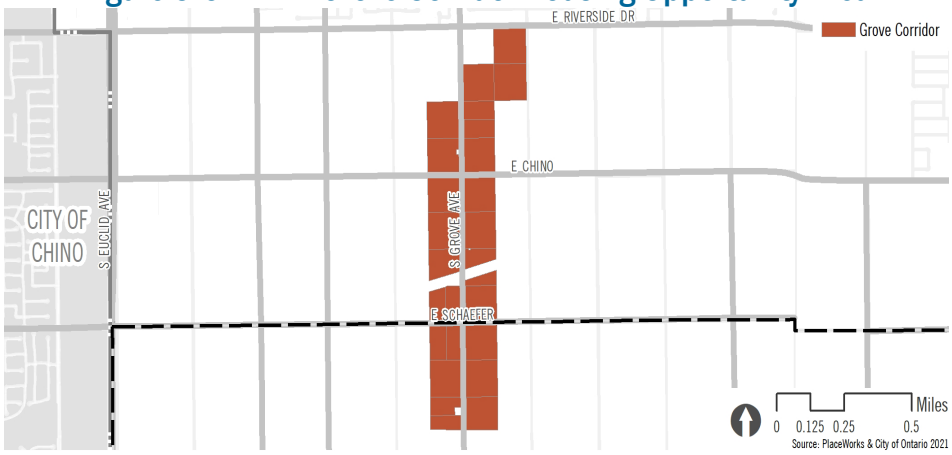
~~Twenty-nine parcels (219.5 acres) are proposed to be classified as Mixed-Use Great Park (currently called the NMC West Mixed-Use Area). Areas with this land use classification accommodate a vertical and horizontal mixture of commercial, office, entertainment, and residential uses, all connecting to the Great Park in a pedestrian-oriented atmosphere. These mixed-use areas are envisioned as low-rise (3-5 stories) with some mid-rise (5-10 stories) near the intersection of Euclid and Edison/Ontario Ranch Road. The land use category allows densities up to 65 dwelling units per acre, which is sufficient to facilitate the development of lower- and moderate-income housing. To account for non-residential development, 70 percent of the land area on each site is estimated to have residential potential. Seventy percent is estimated because similar large mixed-use areas on the eastern side of the Channel have developed as primarily residential, and several developers have approached the City with plans to reduce the size of commercial areas in existing specific plans east of the Channel. A realistic density of 35 dwelling units per acre is used to establish the total housing capacity on each site.~~

~~Using the metrics described above, the Great Park Corridor Opportunity Area has a total capacity of 13,080 new units, 6,509 of which have the capacity to accommodate lower-income housing, 3,286 are presumed to have capacity for housing affordable to moderate-income households, and 3,286 are presumed to have capacity for housing affordable to above moderate-income households.~~

Grove Corridor

The Grove Corridor Opportunity Area extends along Grove Avenue north from the Great Park Corridor Opportunity Area and terminating at Riverside Drive. The corridor provides a vital connection between southern Ontario and the city's existing urban fabric. This area is envisioned as a mixed-income residential district with a mixed-use activity node at Chino Avenue and a new community park near Riverside Drive. The sites along the Grove Corridor were identified for higher-density housing development for several reasons, including planning objectives like activating the street and enhancing transit options, development potential, and infrastructure availability. Housing within the Opportunity Area will benefit from proximity to the Great Park and the new community park. The extents of the Opportunity Area are shown in Figure 5-9 and described below.

Figure 5-9 Grove Corridor Housing Opportunity Area



- Zoning – Grove Corridor

  All sites are currently zoned for Specific Plan all sites in this area are currently zoned SP-AG, and they will be rezoned to SP-AG-AH for inclusion in the Affordable Housing Overlay District (Program 13). The AH Overlay will be applied to all sites. It will establish a minimum density of 20 du/ac and allow the Policy Plan designation to govern the maximum densities.

  As previously discussed, the Agriculture Overlay District will remain in place until the parcel is ready for development consistent with the Policy Plan and Affordable Housing Overlay District. Property owners and developers alike have expressed interest in redeveloping this area, so existing agricultural operations are not expected to limit development potential.

  The City is also proposing to update its Policy Plan land uses as described in Program 13. Sites in this area will have Policy Plan designations of MDR and Mixed-Use. MDR will allow a range of 20-30 du/ac for projects with at least 25 percent of units affordable to lower incomes, and a range of 20-25 du/ac for all other projects. The Mixed Use area (Mixed-Use Grove), at the intersection of Grove and Chino Avenues is envisioned as a low-rise (three to five stories) mixture of retail and residential uses that will create identity and place along the corridor and serve the surrounding residents. The Mixed Use Area will allow 20-65 du/ac. With the changes outlined in Program 13, all sites identified support densities necessary to facilitate lower- and moderate-income housing development.

  There are 21 parcels (150.8 acres) currently or proposed to be classified as MDR in the Policy Plan. Four parcels (36 acres) are proposed to be classified as Mixed-Use Grove in the Policy Plan.

- Site Size – Grove Corridor

  No sites in this opportunity area are smaller than 0.5 acres or larger than 10 acres.

- Existing Use

  The Opportunity Area consists of 25 parcels (186.8 acres) ~~that are identified as suitable for housing development~~. Like the Great Park Corridor, ~~several~~the majority of these sites continue to house the agricultural operations (16 parcels, 130.6 acres) ~~that once dominated this portion of Ontario~~. Several sites have also already begun to transition to interim uses such as building supply sales/storage, truck parking and open storage (8 parcels, 46.7 acres). Finally, there is 1 vacant parcel (9.5 acres) that has already shuttered former agricultural operations.

  On the agricultural parcels, ~~T~~there are approximately six existing farm homes that were built ~~in conjunction with~~to serve the agricultural operations.

  These aging farmhouses are largely vacant or owner-occupied. These homes do not provide established affordable housing, and they are not currently occupied by lower-income households, as shown on Figure 3-14, the median income in this area is between $55,000 and $125,000 annually. Further, development of the identified sites would only occur after the land was voluntarily vacated and sold or redeveloped by the owner occupants of the property. As seen in areas that have recently developed to the east of the Cucamonga Channels, owners who opt to sell or redevelop their properties typically see very large profits and would be able to secure replacement housing without assistance. The six existing homes are projected to be replaced by more than 4,100 homes (more than 685 times the current stock).

  Because of the extremely low density of housing and the anticipated type of development, the existing residential uses are not expected to impede development potential. Land with very similar conditions to the sites identified in this area has recently developed on the eastern side of the Cucamonga Channel, forming new residential neighborhoods. The same trend is expected to continue ~~westward~~in this area as infrastructure expands.

  No existing uses are expected to impede development of housing.

- Availability of Sites

  Similar to the Great Park Corridor, the City has planned to phase out agricultural uses in this area since annexation in 1997, but insufficient infrastructure limited what could be achieved.

  As described under Infrastructure Availability, sewer and water service is expected to extend north from the new trunk line on Merrill Avenue (estimated completion in 2022) north along Grove Avenue, with the southern-most sites expected to be first served. Based on discussion with OMUC, the sites in this area are expected to have service in two phases:

  - Between Southern SCE easement and Schaefer Avenue: 3 to 5 years

  - Between Schaefer Avenue and Riverside Drive: 4 to 6 years

  As backbone infrastructure becomes available, development is likely to occur rapidly, as seen in recent years on the eastern side of the Channel. This assertion is informed by conversations with property owners eager to develop, by an on-going dialogue with home building advocacy groups, and by regular inquiries from developers interested in this area of the City.

~~One of the planned sewer lines will travel along Grove Avenue. As service is expanded from the south, the properties identified in this Opportunity Area will have prime access to expanded infrastructure.~~

- Feasibility of Development

  As with the Great Park Corridor, the anticipated timing of infrastructure expansion paired with heightened interest of both developers and property owners, described under Availability of Sites, indicates that development is not only feasible, but very likely to occur once backbone infrastructure is in place.

  Strategy 6 Market Trends illuminates the aggressive development climate that has already manifested in the eastern side of the Ontario Ranch and references other new communities that included affordable housing. The discussion of Size of Sites for all sites also provides examples of affordable housing projects that have developed on larger greenfield sites. Together, these illustrate that the sites within this opportunity are suitable for lower-income housing.

Parcels with multiple Policy Plan land use designations have been divided, so only those portions of the parcel deemed suitable for housing development are included. As discussed later under this strategy (see "Realistic Capacity" and Units by RHNA Income Category), housing capacity assumptions have been adjusted to reflect only the portion of the parcel included in the inventory. The timing for the availability of infrastructure has been factored into the capacity estimates for all sites in this area, and the City's policy, promoting the creation of mixed-income neighborhoods is reflected in how the RHNA allocation is divided by income category for these sites. ~~The sites along the Grove Corridor were identified for higher-density housing development for several reasons, including planning objectives like activating the street and enhancing transit options, development potential, and infrastructure availability.~~

~~Bringing a higher concentration of mixed-income residents to the corridor will create energy on the street, distinguishing Grove Avenue as an important community connector. The influx of new residents will also make the corridor a prime candidate for expanded bus service, improving transit options for residents and strengthening the connection between north and south Ontario.~~

~~*The Opportunity Area consists of 25 parcels (186.8 acres) that are identified as suitable for housing development. Like the Great Park Corridor, several of these sites continue to house the agricultural operations that once dominated this portion of Ontario. Several sites have also already begun to transition to interim uses such as truck parking and open storage. There are approximately six existing homes that were built in conjunction with agricultural operations. Because of the extremely low density of housing and the anticipated type of development, the existing residential uses are not expected to impede development potential. Land with very similar conditions to the sites identified in this area has recently developed on the eastern side of the Cucamonga Channel, forming new residential neighborhoods. The same trend is expected to continue westward as infrastructure expands.*~~

~~*One of the planned sewer lines will travel along Grove Avenue. As service is expanded from the south, the properties identified in this Opportunity Area will have prime access to expanded infrastructure.*~~

~~*To account for the need to extend infrastructure and to address the greater distance from the planned trunk line and other facilities, the percentage of units estimated to be affordable to lower-income households is reduced based on distance from Merrill Avenue and the estimated timing within the planning period when infrastructure is expected to be available. The corridor is divided into two sections.*~~

~~***South of Schaefer Avenue.*** *In this area, OMUC estimated that utilities could be available in three to five years, depending on the rate of development. In recognition of the reduced time during the planning period when development is expected to be*~~

~~*feasible, only 40 percent of the realistic development capacity is estimated as affordable to lower incomes.*~~

~~***North of Schaefer Avenue.*** *In this area, OMUC estimated that utilities could be available in four to six years, depending on the rate of development. In recognition of the reduced time during the planning period when development will be feasible, only 25 percent of the realistic development capacity is estimated as affordable to lower incomes.*~~

~~*Throughout the Opportunity Area, the housing capacity that is not counted toward the City's lower-income RHNA is estimated to facilitate the development of above moderate-income housing. It is assumed that the above moderate-income housing will not only help to create integrated mixed-income communities but will also help to finance the expansion of infrastructure.*~~

~~*As previously discussed, all sites in this area are currently zoned SP-AG, and they will be rezoned to SP-AG-AH for inclusion in the Affordable Housing Overlay District (Program 13). The Agriculture Overlay District will remain in place until the parcel is ready for development consistent with the Policy Plan and Affordable Housing Overlay District. Property owners and developers alike have expressed interest in redeveloping this area, so existing agricultural operations are not expected to limit development potential.*~~

~~*In addition, Policy Plan land use categories are used to establish each site's capacity and affordability potential.*~~

~~*There are20-21 parcels (150.8 acres) currently or proposed to be classified as MDR in the Policy Plan. The definition for MDR will be amended to allow up to 30 dwelling units per acre if at least 25 percent of units are affordable to lower incomes, consistent with the Affordable Housing Overlay District. Projects that do not have housing affordable to lower incomes and projects that include less than 25 percent of affordable units will be subject to a maximum density of 25 units per acre. To account for the development of circulation, sidewalks, and other site requirements, the realistic density of 22 dwelling units per acre is used to establish the maximum capacity on all MDR sites.*~~

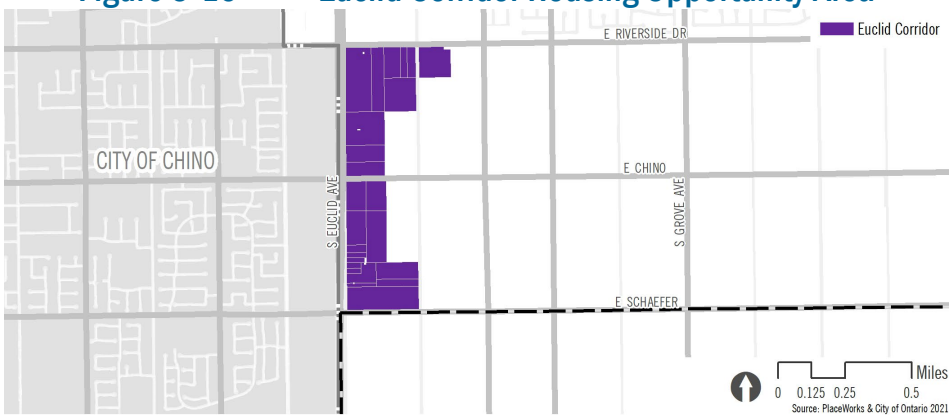
~~*Four parcels (36 acres) are proposed to be classified as Mixed-Use Grove in the Policy Plan. This activity center is envisioned as a low-rise (three to five stories) mixture of retail and residential uses that will create identity and place along the corridor and serve the surrounding residents. The land use category allows densities up to 65 dwelling units per acre, which is sufficient to facilitate the development of lower- and moderate-income housing. To account for non-residential development, only 65 percent of the land area on each site is estimated to have residential potential. A realistic density of 35 dwelling units per acre is used to establish the total housing capacity on each site.*~~

~~*Using the metrics described previously, the Grove Corridor Opportunity Area has a total capacity of 4,130 new units, 1,152 of which have the capacity to accommodate lower-income housing, and 2,978 units are presumed to have capacity for housing affordable to above moderate-income households.*~~

Euclid Corridor

The Euclid Corridor Opportunity Area includes the parcels on the city's western border along Euclid Avenue between Schaefer Avenue and Riverside Drive. The sites along the Euclid Corridor were identified for higher-density housing development to complement the multifamily housing across the street in Chino, fulfill regional transit goals, and because of their development potential as well as infrastructure availability. The extents of the Opportunity Area are shown in Figure 5-10 and described in the text that follows.

Figure 5-10 Euclid Corridor Housing Opportunity Area



- Zoning – Euclid Corridor

  All sites are currently zoned for Specific Plan all sites in this area are currently zoned SP-AG, and they will be rezoned to SP-AG-AH for inclusion in the Affordable Housing Overlay District (Program 13). The AH Overlay will be applied to all sites. It will establish a minimum density of 20 du/ac and allow the Policy Plan designation to govern the maximum densities.

  As previously discussed, the Agriculture Overlay District will remain in place until the parcel is ready for development consistent with the Policy Plan and Affordable Housing Overlay District. Property owners and developers alike have expressed interest in redeveloping this area, so existing agricultural operations are not expected to limit development potential.

  The City is also proposing to update its Policy Plan land uses as described in Program 13. Sites in this area would have policy plan designations of MDR and Mixed-Use. MDR will allow a range of 20-30 du/ac for projects with at least 25 percent of units affordable to lower -incomes, and a range of 20-25 du/ac for all other projects. Mixed Use is proposed on one parcel at the intersection of Euclid Avenue and Riverside Drive. The proposed Mixed-Use designation would allow 20-75 du/ac. With the changes outlined

in Program 13, all sites identified support densities necessary to facilitate lower- and moderate-income housing development.

- Size of Sites – Euclid Corridor

  ~~AB 1397 requires additional justification to include parcels larger than 10 acres in the sites inventory for lower-income housing.~~ Five ~~of the~~ parcels identified in this area (68.3 acres) are larger than 10 acres. ~~-~~As discussed under Size of Sites for all sites, large sites in the Ontario Ranch provide unique opportunities for the development of affordable housing projects, and are not considered an impediment to affordable housing, but could rather been seen as an asset.

  As discussed under Size of Sites for all sites, parcels smaller than 0.5 acres have been excluded from the land inventory, but are not expected to impede development on adjacent sites in any way.

  ~~The City has included these sites because Ontario has ample recent evidence of large greenfield sites developing with residential uses. Areas east of the Channel had nearly identical parcel patterns to those in this area. Many properties to the east have already been subdivided and developed as housing. The remaining undeveloped land east of the Channel is expected to develop likewise. Other large urban greenfield projects, such as Irvine's Great Park neighborhood, reflect the same pattern of subdividing larger parcels to create mixed-income communities. Several of the communities in Irvine's Great Park neighborhood include multifamily affordable housing, indicating that this process can produce opportunities for lower-income housing. The Affordable Housing Overlay District that will be applied to all parcels in the Opportunity Area (Program 13) also provides incentives to promote housing affordable to lower-income households. The development of the Euclid Corridor Opportunity Area is expected to mirror the trends already established on the eastern side of the Channel, with infrastructure availability determining where projects will develop first.~~

- ~~The sites along the Euclid Corridor were identified for higher-density housing development to complement the multifamily housing across the street in Chino, fulfill regional transit goals, and because of their development potential as well as infrastructure availability.~~

- ~~SBCTA has plans to expand a BRT route along Euclid Avenue. While potential BRT stops have not yet been identified, rapid transit stops are typically one-half mile to one mile apart. If future transit stops are placed at Riverside Drive, and halfway between~~

~~Chino and Schaefer Avenues approximately three-quarters of a mile apart, 54 percent of the land area identified in the Euclid Corridor Opportunity Area will be within a 5-minute walk of a BRT; nearly 100 percent of the sites will fall within a 10-minute walk of the same BRT stops.~~

- Existing Use

The Opportunity Area includes 22 parcels (132.2 acres) that are identified as suitable for housing development. Two parcels (10.3 acres) are vacant. Eighteen parcels (110.0 acres) continue to house the agricultural operations~~ that once dominated this portion of Ontario~~. One parcel (8.8 acres) is principally occupied by the parking area that serves the nearby swap meet and livestock sales yard (neither the swap meet nor the livestock sales yard are included in the inventory). The final three parcels (3.1 acres) are underutilized commercial sites fronting Euclid Avenue. These sites were identified for redevelopment because they consist of small buildings operated by independent tenants, and they are surrounded by agricultural and vacant land. It is anticipated that these properties will redevelop concurrent with the rest of the Opportunity Area. The City has been in contact with property owners in this area, and ~~there are no objections to~~the potential redevelopment of the identified sites with housing, including affordable options is feasible in the 6th cycle.

On the agricultural parcels, ~~T~~there are approximately 12 existing farm homes that were built primarily ~~in conjunction with~~to serve agricultural operations.

As in the Great Park and Grove Corridors, these aging farmhouses are largely vacant or owner-occupied. These homes do not provide established affordable housing, and they are not currently occupied by lower-income households, as shown on Figure 3-14, the median income in this area is among the highest in the City with incomes between $87,100 and $125,000 annually. Further, development of the identified sites would only occur after the land was voluntarily vacated and sold or redeveloped by the owner occupants. As seen in areas that have recently developed to the east of the Cucamonga Channel, owners who opt to sell or redevelop their properties typically see very large profits and would be able to secure replacement housing without assistance. The 12 existing homes are projected to be replaced by more than 2,900 homes (nearly 250 times the current stock).

Because of the extremely low density of housing and the anticipated type of development, the existing residential uses are not expected to impede development potential. Land with very similar conditions to the sites identified in this area has recently developed on the eastern side of the Cucamonga Channel.

- Availability of Sites

  As in the Great Park and Grove Corridors, the City has planned to phase out agricultural uses in this area since annexation in 1997, but insufficient infrastructure limited what could be achieved.

  As previously described under infrastructure availability, sewer and water service is expected to extend north from the new trunk line on Merrill Avenue (estimated completion in 2022) north along Euclid Avenue, with the southern-most sites expected to be first served. Based on discussion with OMUC, the sites in this area are expected to have service during the two phases of expansion:

  - Adjacent to Schafer Avenue: 3-5 years

  - Between Schaefer Avenue and Riverside Drive: 4 to 6 years

  It is estimated that the seven parcels closest to Schaefer Avenue could have access to infrastructure in 3 to 5 years, earlier than other sites in this Opportunity Area, because the City is changing the land uses immediately south of the Opportunity Area (between Schaefer Avenue and the Great Park Opportunity Area) to allow light industrial, business park, and logistics facilities. These types of operations are in extremely high demand, so it is anticipated that the development of such facilities would bring infrastructure to the southern portions of the Opportunity Area earlier in the planning period than would otherwise occur. ~~In response to property owner and developer interest, the City is changing the land use immediately south of the Opportunity Area (between Schaefer Avenue and the Great Park Opportunity Area) to allow light industrial, business park, and logistics facilities. Because land for these types of operations is in extremely high demand, it is anticipated that the development of such facilities will bring infrastructure to the Opportunity Area earlier in the planning period than would occur if the area were designated for residential. It is estimated that the seven parcels closest to Schaefer Avenue could have access to infrastructure in three to five years.~~

  As backbone infrastructure becomes available, development is likely to occur rapidly, as seen in recent years on the eastern side of the Channel. This assertion is informed by conversations with property owners eager to develop, by an on-going dialogue with

home building advocacy groups, and by regular inquiries from developers interested in this area of the City.

- Feasibility of Development

  As with the Great Park Corridor, the anticipated timing of infrastructure expansion paired with heightened interest of both developers and property owners, described under "Availability of Sites" indicates that development is not only feasible, but very likely to occur once backbone infrastructure is in place.

  Strategy 6 Market Trends illuminates the aggressive development climate that has already manifested in the eastern side of the Ontario Ranch and references other new communities that included affordable housing. The discussion of Size of Sites for all sites also provides examples of affordable housing projects that have developed on larger greenfield sites. Together, these illustrate that the sites within this opportunity are suitable for lower-income housing.

  Parcels with multiple Policy Plan land use designations have been divided, so only those portions of the parcel deemed suitable for housing development are included. As discussed later under this strategy (see "Realistic Capacity" and Units by RHNA Income Category), housing capacity assumptions have been adjusted to reflect only the portion of the parcel included in the inventory. The timing for the availability of infrastructure has been factored into the affordability estimates for all sites in this area, and the City's policy, promoting the creation of mixed-income neighborhoods is reflected in how the RHNA allocation is divided by income category for these sites.

~~*AB 1397 requires additional justification to include parcels larger than 10 acres in the sites inventory for lower-income housing. Five of the parcels identified in this area (68.3 acres) are larger than 10 acres. The City has included these sites because Ontario has ample recent evidence of large greenfield sites developing with residential uses. Areas east of the Channel had nearly identical parcel patterns to those in this area. Many properties to the east have already been subdivided and developed as housing. The remaining undeveloped land east of the Channel is expected to develop likewise. Other large urban greenfield projects, such as Irvine's Great Park neighborhood, reflect the same pattern of subdividing larger parcels to create mixed-income communities. Several of the communities in Irvine's Great Park neighborhood include multifamily affordable housing, indicating that this process can produce opportunities for lower-income housing. The Affordable Housing Overlay District that will be applied to all parcels in the Opportunity Area (Program 13) also provides incentives to promote housing affordable to lower-income households. The development of the Euclid Corridor Opportunity Area is*~~

~~*expected to mirror the trends already established on the eastern side of the Channel, with infrastructure availability determining where projects will develop first.*~~

~~*The Euclid Corridor was identified as suitable for development during the 2021-2029 planning period because one of the planned sewer lines will travel along Euclid Avenue. As service is expanded from the south, the properties identified will have prime access to expanded infrastructure.*~~

~~*To account for the need to extend infrastructure and to address the distance from the planned trunk line and other facilities, the percentage of units estimated to be affordable to lower-income households is reduced based on distance from Merrill Avenue, and the time in the planning period when infrastructure is expected to be available. The corridor is divided into two sections.*~~

~~***Adjacent to Schaefer Avenue.*** *In response to property owner and developer interest, the City is changing the land use immediately south of the Opportunity Area (between Schaefer Avenue and the Great Park Opportunity Area) to allow light industrial, business park, and logistics facilities. Because land for these types of operations is in extremely high demand, it is anticipated that the development of such facilities will bring infrastructure to the Opportunity Area earlier in the planning period than would occur if the area were designated for residential. It is estimated that the seven parcels closest to Schaefer Avenue could have access to infrastructure in three to five years. In recognition of the reduced time during the planning period when development will be feasible, 40 percent of the realistic development capacity is estimated as affordable to lower incomes.*~~

~~***North to Riverside Drive.*** *For the remaining sites in the Opportunity Area, a more conservative estimate of four to six years, depending on the rate of development, is assumed. In recognition of the reduced time during the planning period when development will be feasible, only 25 percent of the realistic development capacity is estimated as affordable to lower incomes.*~~

~~*Throughout the Opportunity Area, the housing capacity that is not counted toward the City's lower-income RHNA is estimated to facilitate the development of above moderate-income housing. It is assumed that the above moderate-income housing will not only help to create integrated mixed-income communities but will also help to finance the expansion of infrastructure.*~~

~~*As previously discussed, all sites in this area are currently zoned SP-AG, and they will be rezoned to SP-AG-AH for inclusion in the Affordable Housing Overlay District (Program 13). The Agriculture Overlay District will remain in place until the parcel is ready for development consistent with the Policy Plan and Affordable Housing Overlay District. Property owners and developers alike have expressed interest in redeveloping this area, so existing agricultural operations are not expected to limit development potential.*~~

~~*In addition, Policy Plan land use categories are used to establish each site's capacity and affordability potential.*~~

~~*There are 21 parcels (117.2 acres) currently or proposed to be classified as MDR in the Policy Plan. The definition for MDR will be amended to allow up to 30 dwelling units per acre if at least 25 percent of units are affordable to lower incomes, consistent with the Affordable Housing Overlay District. Projects that do not have housing affordable to lower incomes and projects that include less than 25 percent of affordable units will be subject to a maximum density of 25 units per acre. To account for the development of circulation, sidewalks, and other site requirements, the realistic density of 22 dwelling units per acre is used to establish the maximum capacity on all MDR sites.*~~

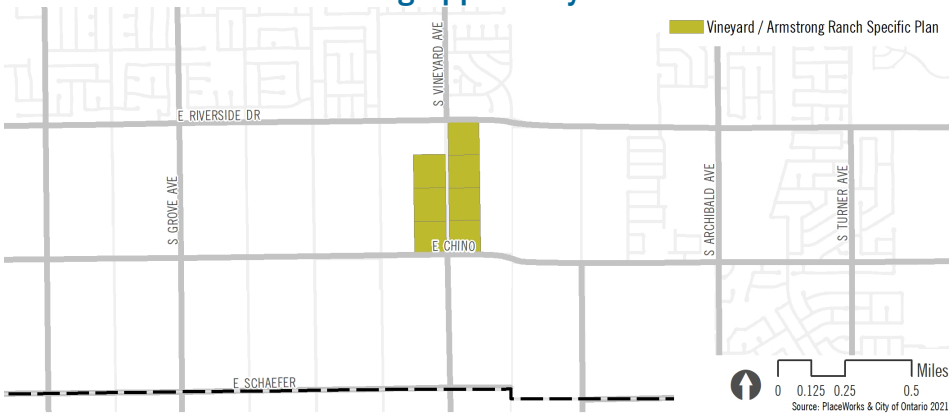
~~*One parcel (15 acres) is proposed to be classified as Mixed-Use Neighborhood Activity Hub (MU-NH) in the Policy Plan. This activity center is envisioned as a low-rise (three to five stories) mixture of retail and residential uses that will create identity and place along the corridor and serve the surrounding residents. The land use category allows densities up to 75 dwelling units per acre, which is sufficient to facilitate the development of lower- and moderate-income housing. To account for non-residential development, 75 percent of the land area on the site is estimated to have residential potential. Seventy-five percent is estimated because recent projects in mixed-use areas on the eastern side of the Channel have developed as primarily residential, and several developers have approached the City with plans to reduce the size of commercial areas in existing specific plans east of the Channel. In addition, a realistic density of 35 dwelling units per acre is used to establish the total housing capacity on the site.*~~

~~*Using the metrics described, the Euclid Corridor Opportunity Area has a total capacity of 2,960 new units, 731 of which have the capacity to accommodate housing affordable to lower-income households, and 2,229 units are presumed to have capacity for housing affordable to above moderate-income households.*~~

Vineyard Corridor / Armstrong Ranch Specific Plan

The Vineyard Corridor / Armstrong Ranch Opportunity Area includes the parcels on either side of Vineyard Avenue between Chino Avenue and Riverside Drive. The sites along Vineyard Avenue were identified as "overflow" sites to help the City maintain a large inventory of potential sites as development occurs throughout the planning period. The extents of the Opportunity Area are shown in Figure 5-11 and described in the text that follows.

Figure 5-11 Vineyard Corridor / Armstrong Ranch Specific Plan Housing Opportunity Area



- Size of Sites – Vineyard Corridor/Armstrong Ranch Specific Plan

  No sites in this opportunity area are smaller than 0.5 acres or larger than 10 acres.

- Zoning – Vineyard Corridor/Armstrong Ranch Specific Plan

  The three ~~sites~~parcels (28.2 acres) on the western side of Vineyard Avenue are currently zoned SP-AG. They will be rezoned to SP-AG-AH for inclusion in the Affordable Housing Overlay District (Program 13). The Agriculture Overlay District will remain in place until the parcel is ready for development consistent with the Policy Plan and Affordable Housing Overlay District. Property owners and developers alike have expressed interest in redeveloping this area, so existing agricultural operations are not expected to limit development potential.

  The four ~~sites~~parcels (36.2 acres) on the eastern side of Vineyard Avenue are governed by the Armstrong Ranch Specific Plan. The City will update the Specific Plan as part of its rezoning program (Program 13) to allow a minimum of 20 dwelling units per acre and maximum of ~~at least~~ 30 or more dwelling units per acre on the sites included in the Opportunity Area.

  As backbone infrastructure becomes available, development is likely to occur rapidly, as seen in recent years on the eastern side of the Channel. This assertion is informed by conversations with property owners eager to develop, by an on-going dialogue with home building advocacy groups, and by regular inquiries from developers interested in this area of the City.

- ~~The sites along Vineyard Avenue were identified as "overflow" sites to help the City maintain a large inventory of potential sites as development occurs throughout the planning period.~~

- Existing Use

  The Opportunity Area includes seven parcels (64.3 acres), all of which are currently used for agricultural purposes. Land with very similar conditions to the sites identified in this area has recently developed on the eastern side of the Cucamonga Channel.

- Availability of Sites

  As in the other Opportunity Areas that comprise this strategy, the City has planned to phase out agricultural uses in this area since annexation in 1997, but insufficient infrastructure limited what could be achieved.

  As previously described under infrastructure availability, sewer and water service is expected to extend north from the new trunk line on Merrill Avenue (estimated completion in 2022) north along Euclid, Bon View, Grove, and Walker Avenues, with the southern-most sites expected to be first served. Based on discussion with OMUC, the sites in this area are expected to have service during the final phases of expansion:

  - Between Schaefer Avenue and Riverside Drive: 4 to 6 years

  Discussions with the development community show that there is substantial interest in developing these sites when infrastructure is available.

- Feasibility of Development

  Discussions with the development community show that there is substantial interest in developing these sites when infrastructure is available. These sites were identified after discussions with property owners and developers interested in intensifying these area.

  The greatest deterrent to the development of these sites is the availability of infrastructure, which may be available in four to six years, depending on the rate of development. In recognition of the reduced time during the planning period when development will be feasible, only 25 percent of the realistic development capacity is estimated as affordable to lower -incomes, while the remaining housing capacity is estimated to facilitate the development of

above moderate-income housing. It is assumed that the above moderate-income housing will not only help to create an integrated mixed-income community but will also help to finance the expansion of infrastructure.

~~The three sites (28.2 acres) on the western side of Vineyard Avenue are currently zoned SP-AG. They will be rezoned to SP-AG-AH for inclusion in the Affordable Housing Overlay District (Program 13). The Agriculture Overlay District will remain in place until the parcel is ready for development consistent with the Policy Plan and Affordable Housing Overlay District. Property owners and developers alike have expressed interest in redeveloping this area, so existing agricultural operations are not expected to limit development potential.~~

REALISTIC CAPICITY

To determine the realistic capacity on these sites, the City identified a realistic density below the maximum, and applied an additional reduction factor to sites with a mixed-use designation to account for potential non-residential uses. A summary of the assumptions and realistic capacity is included in Table 5-5, and detailed descriptions of the adjustment factors applied to sites within each zoning designation is provided after the table.

Table 5-13
Strategy 6: Realistic Capacity

Zoning/ Policy Plan (after rezoning)	Number of Parcels	Acres*	Max Density (du/ac)	Max Capacity (units*)	Adjustment Factor**	Final Realistic Capacity (units*)
Opportunity Area: Great Park Corridor						
SP-AG-AH / MDR	42	299.4	30	8,983	73.3%	**6,568**
SP-AG-AH / MU-EU	8	81.7	45	3,677	31.1%	**1,142**
SP-AG-AH / MU-GP	29	219.5	65	14,264	37.7%	**5,370**
Opportunity Area: Grove Corridor						
SP-AG-AH / MDR	22	150.8	30	4,524	73.3%	**3,315**
SP-AG-AH / MU-GR	4	36.0	65	2,339	35.0%	**815**
Opportunity Area: Euclid Corridor						
SP-AG-AH / MDR	23	117.2	30	3,517	73.3%	**2,567**
SP-AG-AH / MU-ER	1	15.0	75	1,124	35.0%	**393**
Opportunity Area: Vineyard Corridor / Armstrong Ranch Specific Plan						
SP-AG-AH / MDR	7	64.3	30	1,930	73.3%	**1,416**
TOTAL	**136.0**	**983.9**		**25,773**		**21,586**

Source: City of Ontario, 2022.
*Acres and units have been rounded.
**See Adjustment Factor below for a detailed description of the adjustment factors applied to each group of sites.

Adjustment Factors

- SP-AG-AH / MDR (Great Park, Grove, and Euclid Corridors, and Vineyard Corridor/Armstrong Ranch Specific Plan)

  Description:

  - Number and size of sites: 94 parcels, 631.8 acres
  - Allowable density: 20-30 dwelling units per acre
  - RHNA affordability: varies based on location of site relative to planned infrastructure expansion.
    - *Great Park Corridor – Infrastructure in 1-3 years.* ~~Lower income~~Lower-income (50 percent), ~~Moderate income~~Moderate-income (25 percent), ~~Above moderate income~~Above moderate-income (25 percent)

- *1 parcel in Great Park Corridor, Southern portions of Grove Corridor & Euclid Corridors - Infrastructure in 3-5 years.* ~~Lower income~~Lower-income (40 percent), ~~Above moderate income~~Above moderate-income (60 percent)
- *Northern portions of Grove Corridor & Euclid Corridor, all of Vineyard Corridor/ Armstrong Ranch Specific Plan - Infrastructure in 3-5 years.* ~~Lower income~~Lower-income (25 percent), ~~Above moderate income~~Above moderate-income (75 percent)

- Existing Use: Agriculture, Open Storage, Building Supplies sales/storage

- Infrastructure availability: Planned, RHNA affordability distribution accounts for phasing of infrastructure

- Environmental constraints: Unconfirmed liquefaction potential on 7 parcels (44.8 acres), as discussed under Strategy Six "Environmental Constraints," recent projects within the area that has high water levels, have not required mitigation so no adjustment has been provided.

Capacity Factors:

- *Land Use Controls and Site Improvements.* 95 Percent Adjustment

  Portions of parcels that were not deemed appropriate for residential development (due to presence of a utility easement, designation as a future park, or other factor that would preclude residential development) are not included in the acreage estimates within the land inventory. As such, the factor applied here is intended to account for the portion of each site that will be dedicated to internal circulation, sidewalks, and other public areas. Five percent of the land area has been reserved to account for these uses. The total adjustment factor applied is 95 percent.

- *Realistic Residential Capacity.* No Adjustment

  The SP-AG-AH zone, with a Policy Plan designation of MDR is intended for 100 percent residential projects. For this reason, 100 percent of the site area was considered viable for residential development, and no reduction factor was applied.

- *Typical Densities.* 77.1 Percent Adjustment

  Project applications and requests for specific plan amendments in the eastern Ontario Ranch, have continuously requested higher and higher densities to meet current market demand. Specific plans that were originally imagined as

primarily single-family homes have repositioned to include a greater variety of higher density options. Examples of recently completed homes that are similar to what would be expected in the MDR areas of western Ontario Ranch include motor court and row town products, both of which have been built at densities between 22 and 25 dwelling units per acre in the eastern Ontario Ranch. The City also looked at the densities of recent affordable projects in the northern part of the city (Vista Verde, completed in 2021, and Emporia I, completed in 2020), which were built at densities of 26 and 27 dwelling units per acre, to provide a more conservative estimate while also estimating a high enough density to realize cost savings, a realistic density of 23 dwelling units per acre was used to estimate realistic capacity. Twenty-three dwelling units per acre is 77.1 percent of the maximum density allowed.

In addition to the adjustment factor, 34 existing units (19 in the Great Park Corridor, 3 in the Grove Corridor, 12 in the Euclid Corridor) within the MDR designation (as previously discussed under "Site-Specific Information") have been removed from the realistic capacity to ensure estimates focus on growth rather than replacement.

- *Infrastructure* Availability. Adjustments made to affordability distribution

  As previously discussed, infrastructure availability will enable development of the western Ontario Ranch to occur in a pattern similar to that of the eastern Ranch. Infrastructure is expected to expand south to north as development occurs. Part of the funding for expansion of the infrastructure system will come from investments by market-rate developers. With the current strong demand for residential uses, it is not anticipated that the availability of infrastructure will limit the number of units that can and will be built on each site, only the timing for when those sites will be able to develop and the potential affordability levels. To account for this, and in recognition of the need to offset costs for infrastructure expansion, the percent of the realistic capacity estimated as suitable for lower-income units decreases as you move north from Merrill Avenue, where the initial trunk line is anticipated to complete construction in 2022. The areas farthest from Merrill Avenue anticipate the lowest percentage of affordable units, with the balance expected to be above-~~moderate income~~moderate-income. It is expected that above-moderate housing will help to offset the costs associated with infrastructure expansion.

The realistic capacity is divided by affordability level as follows:

- Great Park Corridor *(Infrastructure in 1-3 years)*

  ~~Lower income~~Lower-income (50 percent), ~~Moderate income~~Moderate-income (25 percent), ~~Above moderate income~~Above moderate-income (25 percent)

- 1 parcel in Great Park Corridor, Southern portions of Grove & Euclid Corridors *(Infrastructure in 3-5 years)*

  ~~Lower income~~Lower-income (40 percent), ~~Above moderate income~~Above moderate-income (60 percent)

- Northern portions of Grove Corridor & Euclid Corridor, all of Vineyard Corridor/ Armstrong Ranch Specific Plan *(Infrastructure in 3-5 years)*

  ~~Lower income~~Lower-income (25 percent), ~~Above moderate income~~Above moderate-income (75 percent)

The results of this distribution are recorded in Table 5-14.

- *Environmental Constraints.* No Adjustment

  As discussed under Strategy Six "Environmental Constraints," there is unconfirmed liquefaction potential on 7 MDR parcels (44.8 acres) in the Great Park Corridor. However, geotechnical studies for recent projects within the zone have not identified any specific risks, and additional mitigation has not been required, soils and groundwater levels are assumed to be similar throughout of the zone, so adjustment was not considered necessary.

Total Capacity Adjustments: (.95)x(1)x(.771)x(1)x(1) = 73.3 percent~~Forty-one sites (299.4 acres) are currently classified as MDR in the Policy Plan, which will be amended to allow up to 30 dwelling units per acre if at least 25 percent of units are affordable to lower incomes, consistent with the Affordable Housing Overlay District. Projects that do not have housing affordable to lower-income households and projects that include less than 25 percent of affordable units will be subject to a maximum density of 25 units per acre. To account for the development of circulation, sidewalks, and other site requirements, the realistic density of 22 dwelling units per acre is used to establish the maximum capacity on all MDR sites.~~

- SP-AG-AH / MU-EU (Great Park Corridor)

  Description:

  - Number and size of sites: 8 parcels, 81.7 acres
  - Allowable density: 25-45 dwelling units per acre
  - RHNA affordability: ~~Lower income~~Lower-income (50 percent), ~~Moderate income~~Moderate-income (25 percent), Above-~~Moderate income~~Moderate-income (25 percent)
  - Existing Use: Agriculture
  - Infrastructure availability: Planned, RHNA affordability distribution accounts for phasing of infrastructure
  - Environmental constraints: None known

  Capacity Factors:

  - *Land Use Controls and Site Improvements.* 31.1 Percent Adjustment

    Portions of parcels that were not deemed appropriate for residential development (due to presence of a utility easement, designation as a future park, or other factor that would preclude residential development) are not included in the acreage estimates within the land inventory. As such, the factor applied here represents the portion of each site that will be dedicated internal circulation, sidewalks, and other public areas. Five percent of the land area has been reserved to account for these uses. The total adjustment factor applied is 95 percent.

  - *Realistic Residential Capacity.* 42.1 Percent Adjustment

    This mixed-use area will allow for 100 percent residential uses, mixed use projects, and 100 percent non-residential uses. This is a new land use in the City that will allow for some low-impact, small scale, light industrial uses as well as commercial and residential projects. Market demand for both residential and light industrial uses is high. An adjustment factor of 42.1 percent has been applied to account for potential non-residential development on these sites. This estimate generally reflects the mix of project types the City anticipates based on conversations with developers and property owners.

- *Typical Densities.* 77.8 Percent Adjustment

  This mixed-use designation allows residential densities between 25 and 45 dwelling units per acre. A realistic density in the middle of the allowed range, 35 dwelling units per acre, was deemed realistic to determine the total capacity on these sites. This was based on projects developed in other areas of the city with a similar characteristic to the City's vision for affordable housing in this area, including the 1001 E. Holt Blvd., a mixed-use multi-family project (35 dwelling units per acre), and based on affordable projects outside of the City, like the Adams Avenue Affordable Housing Community in Murrieta, CA, will complete adoption hearings in 2022 and is proposed at a density of 32 dwelling units per acre over a 6.22 acre site. Accordingly, 35 dwelling units per acre will provide a realistic capacity estimate for units on these sites. Thirty-five dwelling units per acre is 77.8 percent of the maximum density allowed on the site.

  In addition to the adjustment factor, 2 existing units in the Great Park Corridor with a designation of MU-EU (as previously discussed under "Site-Specific Information") have been removed from the realistic capacity to ensure estimates focus on growth rather than replacement.

- *Infrastructure Availability.* Adjustments made to affordability distribution

  As previously discussed, infrastructure availability will enable development of the western Ontario Ranch to occur in a pattern similar to that of the eastern Ranch. Infrastructure is expected to expand south to north as development occurs. Part of the funding for expansion of the infrastructure system will come from investments by market-rate developers. With the current strong demand for residential uses, it is not anticipated that the availability of infrastructure will limit the number of units that can and will be built on each site, only the timing for when those sites will be able to develop and the potential affordability levels. To account for this, and in recognition of the need to offset costs for infrastructure expansion, the percent of the realistic capacity estimated as suitable for lower-income units decreases as you move north from Merrill Avenue, where the initial trunk line is anticipated to complete construction in 2022. The areas farthest from Merrill Avenue anticipate the lowest percentage of affordable units, with the balance expected to be above-~~moderate income~~moderate-income. It is expected that above-moderate housing will help to offset the costs associated with infrastructure expansion.

The realistic capacity is divided by affordability level as follows:

- *Great Park Corridor – Infrastructure in 1-3 years.* ~~Lower income~~Lower-income (50 percent), ~~Moderate income~~Moderate-income (25 percent), ~~Above moderate income~~Above moderate-income (25 percent)

The results of this distribution are recorded in Table 5-14.

- *Environmental Constraints.* No Adjustment

No known site constraints

Total Capacity Adjustments: (.95)x(.421)x(.778)x(1)x(1)=31.1 percent

~~Eight sites (81.7 acres) are proposed to be classified as Mixed Use Eucalyptus / Chino Airport Overlay (MU-EU). This land use category is envisioned to accommodate employee-intensive office, entertainment facilities, live/work, and supporting retail uses in a campus environment designed to leverage proximity to the park and maintain compatibility with surrounding residential areas. Stand-alone and mixed-use residential is also permitted outside of the Chino Airport safety zone. As previously discussed, sites within the Chino Airport safety zones 1-4 are not included in the Opportunity Area. This land use category allows residential development with a density range of 25 to 45 dwelling units per acre, which is sufficient to facilitate the development of lower- and moderate-income housing. To account for potential non-residential development, only 40 percent of the land area on each site is estimated to have residential potential. A realistic density of 35 dwelling units per acre is used to establish the total housing capacity on each site.~~

- SP-AG-AH / MU-GP (Great Park Corridor)

  Description:

  - Number and size of sites: 29 parcels, 219.5 acres
  - Allowable density: 20-65 dwelling units per acre
  - RHNA affordability: ~~Lower income~~Lower-income (50 percent), ~~Moderate income~~Moderate-income (25 percent), Above-~~Moderate income~~Moderate-income (25 percent)
  - Existing Use: Agriculture, Open Storage, Truck Wash, Vacant Site with Concrete Pad and Fence

- Infrastructure availability: Planned, RHNA affordability distribution accounts for phasing of infrastructure

- Environmental constraints: Unconfirmed liquefaction potential on 19 parcels (137.7 acres), as discussed under Strategy 6, "Environmental Constraints," recent projects within the area that potentially has high water levels, have not required mitigation so no adjustment has been provided.

Capacity Factors:

- *Land Use Controls and Site Improvements.* 95 Percent Adjustment

  Portions of parcels that were not deemed appropriate for residential development (due to presence of a utility easement, designation as a future park, or other factor that would preclude residential development) are not included in the acreage estimates within the land inventory. As such, the factor applied here represents the portion of each site that will be dedicated internal circulation, sidewalks, and other public areas. Five percent of the land area has been reserved to account for these uses. The total adjustment factor applied is 95 percent.

- *Realistic Residential Capacity.* 73.7 Percent Adjustment

  This mixed-use designation (currently called MU-NMC West, but a name change is proposed) allows for 100 percent residential uses, mixed use projects, and 100 percent non-residential uses. This is land use is envisioned as the southwestern activity center for citizens of Ontario with bot vertical and horizontal mixed-use development that connects to the Great Park. To determine the amount of mixed-use land area that is expected to develop for residential uses, the City looked at trends in the eastern Ontario Ranch, where developers have consistently approached the City to reduce the commercial footprint within the adopted specific plan. The City also examined the mix of uses built or otherwise in the pipeline in the area designated as Mixed-Use NMC East in the Policy Plan, which was envisioned for a similar use as the MU-GP designation. In the Mixed-Use NMC East areas the mix of uses is approximately 75 percent residential. Consistent with these trends, approximately 73.7 percent of the area is expected to develop for residential purposes, while the balance is reserved for non-residential uses. The total adjustment factor applied is 73.7 percent.

- *Typical Densities.* 53.8 Percent Adjustment

  This mixed-use designation allows residential densities between 20 and 65 dwelling units per acre. A realistic density at the lower end of the allowed range, 35 dwelling units per acre, was deemed realistic to determine the total capacity on these sites. This was based on projects developed in other areas of the city with a similar characteristic to the City's vision for affordable housing in this area, including the 1001 E. Holt Blvd., a mixed-use multi-family project (35 dwelling units per acre), and based on affordable projects outside of the City, like the Adams Avenue Affordable Housing Community in Murrieta, CA, will complete adoption hearings in 2022 and is proposed at a density of 32 dwelling units per acre over a 6.22 acre site. Accordingly, 35 dwelling units per acre will provide a realistic capacity estimate for units on these sites. Thirty-five dwelling units per acre is 53.8 percent of the maximum density allowed on the site.

  In addition to the adjustment factor, 7 existing units in the Great Park Corridor with a designation of MU-GP (as previously discussed under "Site-Specific Information") have been removed from the realistic capacity to ensure estimates focus on growth rather than replacement.

- *Infrastructure* Availability. Adjustments made to affordability level estimates rather than capacity

  As previously discussed, infrastructure availability will enable development of the western Ontario Ranch to occur in a pattern similar to that of the eastern Ranch. Infrastructure is expected to expand south to north as development occurs. Part of the funding for expansion of the infrastructure system will come from investments by market-rate developers. With the current strong demand for residential uses, it is not anticipated that the availability of infrastructure will limit the number of units that can and will be built on each site, only the timing for when those sites will be able to develop and the potential affordability levels. To account for this, and in recognition of the need to offset costs for infrastructure expansion, the percent of the realistic capacity estimated as suitable for lower-income units decreases for sites farther away from Merrill Avenue, where the initial trunk line is anticipated to complete construction in 2022. The areas farthest from Merrill Avenue anticipate the lowest percentage of affordable units, with the balance expected to be above-~~moderate income~~moderate-income. It is expected that above-moderate housing will help to offset the costs associated with infrastructure expansion.

The realistic capacity is therefore divided by affordability level as follows:

- *Great Park Corridor – Infrastructure in 1-3 years.* ~~Lower income~~Lower-income (50 percent), ~~Moderate income~~Moderate-income (25 percent), ~~Above moderate income~~Above moderate-income (25 percent)

The results of this distribution are recorded in Table 5-14.

- *Environmental Constraints.* No Adjustment

  As discussed under Strategy Six "Environmental Constraints," there is unconfirmed liquefaction potential on 19 MU-GP parcels (137.7 acres) in the Great Park Corridor. However, geotechnical studies for recent projects within the zone have not identified any specific risks, and additional mitigation has not been required, soils and groundwater levels are assumed to be similar throughout of the zone, so adjustment was not considered necessary.

Total Capacity Adjustments: (.95)x(.737)x(.538)x(1)x(1)=37.7 percent

~~Twenty-nine parcels (219.5 acres) are proposed to be classified as Mixed-Use Great Park (currently called the NMC West Mixed-Use Area). Areas with this land use classification accommodate a vertical and horizontal mixture of commercial, office, entertainment, and residential uses, all connecting to the Great Park in a pedestrian-oriented atmosphere. These mixed-use areas are envisioned as low-rise (3-5 stories) with some mid-rise (5-10 stories) near the intersection of Euclid and Edison/Ontario Ranch Road. The land use category allows densities up to 65 dwelling units per acre, which is sufficient to facilitate the development of lower- and moderate-income housing. To account for non-residential development, 70 percent of the land area on each site is estimated to have residential potential. Seventy percent is estimated because similar large mixed-use areas on the eastern side of the Channel have developed as primarily residential, and several developers have approached the City with plans to reduce the size of commercial areas in existing specific plans east of the Channel. A realistic density of 35 dwelling units per acre is used to establish the total housing capacity on each site.~~

- SP-AG-AH / MU-GR (Grove Corridor)

  Description:

  - Number and size of sites: 4 parcels, 36 acres

- Allowable density: 20-65 dwelling units per acre

- RHNA affordability: ~~Lower income~~Lower-income (25 percent), Above-~~Moderate income~~Moderate-income (75 percent)

- Existing Use: Agriculture

- Infrastructure availability: Planned, RHNA affordability distribution accounts for phasing of infrastructure

- Environmental constraints: None known

Capacity Factors:

- *Land Use Controls and Site Improvements.* 95 Percent Adjustment

  Portions of parcels that were not deemed appropriate for residential development (due to presence of a utility easement, designation as a future park, or other factor that would preclude residential development) are not included in the acreage estimates within the land inventory. As such, the factor applied here represents the portion of each site that will be dedicated internal circulation, sidewalks, and other public areas. Five percent of the land area has been reserved to account for these uses. The total adjustment factor applied is 95 percent.

- *Realistic Residential Capacity.* 68.4 Percent Adjustment

  This mixed-use designation (currently called MU-NMC West, but a name change is proposed) allows for 100 percent residential uses, mixed use projects, and 100 percent non-residential uses. This is land use is envisioned as the southwestern activity center for citizens of Ontario with bot vertical and horizontal mixed-use development that connects to the Great Park. To determine the amount of mixed-use land area that is expected to develop for residential uses, the City looked at trends in the eastern Ontario Ranch, where developers have consistently approached the City to reduce the commercial footprint within the adopted specific plan. The City also examined the mix of uses built or otherwise in the pipeline in the area designated as Mixed-Use NMC East in the Policy Plan, which was envisioned for a similar use as the MU-GP designation. In the Mixed-Use NMC East areas the mix of uses is approximately 75 percent residential. Because the City would like to encourage a greater mix of uses on these sites to serve as a neighborhood center for central Ontario Ranch, a smaller percent of the area, approximately 68.4 percent of the

area is expected to develop for residential purposes, while the balance is reserved for non-residential uses. The total adjustment factor applied is 68.4 percent.

- *Typical Densities.* 53.8 Percent Adjustment

  This mixed-use designation allows residential densities between 20 and 65 dwelling units per acre. A realistic density at the lower end of the allowed range, 35 dwelling units per acre, was deemed realistic to determine the total capacity on these sites. This was based on projects developed in other areas of the city with a similar characteristic to the City's vision for affordable housing in this area, including the 1001 E. Holt Blvd., a mixed-use multi-family project (35 dwelling units per acre), and based on affordable projects outside of the City, like the Adams Avenue Affordable Housing Community in Murrieta, CA, will complete adoption hearings in 2022 and is proposed at a density of 32 dwelling units per acre over a 6.22 acre site. Accordingly, 35 dwelling units per acre will provide a realistic capacity estimate for units on these sites. Thirty-five dwelling units per acre is 53.8 percent of the maximum density allowed on the site.

  In addition to the adjustment factor, 3 existing units in the Grove Corridor with a designation of MU-GR (as previously discussed under "Site-Specific Information") have been removed from the realistic capacity to ensure estimates focus on growth rather than replacement.

- *Infrastructure Availability.* Adjustments made to affordability level estimates rather than capacity

  As previously discussed, infrastructure availability will enable development of the western Ontario Ranch to occur in a pattern similar to that of the eastern Ranch. Infrastructure is expected to expand south to north as development occurs. Part of the funding for expansion of the infrastructure system will come from investments by market-rate developers. With the current strong demand for residential uses, it is not anticipated that the availability of infrastructure will limit the number of units that can and will be built on each site, only the timing for when those sites will be able to develop and the potential affordability levels. To account for this, and in recognition of the need to offset costs for infrastructure expansion, the percent of the realistic capacity estimated as suitable for lower-income units decreases as you move north from Merrill Avenue, where the initial trunk line is anticipated to complete construction in 2022. The areas farthest from Merrill Avenue

anticipate the lowest percentage of affordable units, with the balance expected to be above-~~moderate income~~moderate-income. It is expected that above-moderate housing will help to offset the costs associated with infrastructure expansion. The realistic capacity is divided by affordability level as follows:

- *Grove Corridor (north of Schaefer Avenue)- Infrastructure in 4-6 years.* ~~Lower income~~Lower-income (25 percent), ~~Above moderate income~~Above moderate-income (75 percent)

The results of this distribution are recorded in Table 5-14.

- *Environmental Constraints.* No Adjustment

No known site constraints.

Total Capacity Adjustments: (.95)x(.68.4)x(.538)x(1)x(1)=35.0 percent

- SP-AG-AH / MU-ER (Euclid Corridor)

Description:

- Number and size of sites: 1 parcel, 15.0 acres
- Allowable density: 25-75 dwelling units per acre
- RHNA affordability: ~~Lower income~~Lower-income (25 percent), Above-~~Moderate income~~Moderate-income (75 percent)
- Existing Use: Agriculture
- Infrastructure availability: Planned, RHNA affordability distribution accounts for phasing of infrastructure
- Environmental constraints: None known

Capacity Factors:

- *Land Use Controls and Site Improvements.* 95 Percent Adjustment

Portions of parcels that were not deemed appropriate for residential development (due to presence of a utility easement, designation as a future park, or other factor that would preclude residential development) are not included in the acreage estimates within the land inventory. As such, the factor applied here represents the portion of each site that will be dedicated internal circulation, sidewalks, and other public areas. Five percent of the land area has been reserved to

account for these uses. The total adjustment factor applied is 95 percent.

- *Realistic Residential Capacity.* 78.9 Percent Adjustment

  This mixed-use designation (currently called MU-NMC West, but a name change is proposed) allows for 100 percent residential uses, mixed use projects, and 100 percent non-residential uses. This is land use is envisioned as the southwestern activity center for citizens of Ontario with bot vertical and horizontal mixed-use development that connects to the Great Park. To determine the amount of mixed-use land area that is expected to develop for residential uses, the City looked at trends in the eastern Ontario Ranch, where developers have consistently approached the City to reduce the commercial footprint within the adopted specific plan. The City also examined the mix of uses built or otherwise in the pipeline in the area designated as Mixed-Use NMC East in the Policy Plan, which was envisioned for a similar use as the MU-GP designation. In the Mixed-Use NMC East areas the mix of uses is approximately 75 percent residential. Because the location of this site is directly across the street from a successful neighborhood shopping center, it is expected that a smaller amount of retail and other nonresidential uses will be viable, while residential uses will remain in high demand. Consistent with these trends, approximately 78.9 percent of the area is expected to develop for residential purposes, while the balance is reserved for non-residential uses. The total adjustment factor applied is 78.9 percent.

- *Typical Densities. 46.7* Percent Adjustment

  This mixed-use designation allows residential densities between 20 and 75 dwelling units per acre. A realistic density at the lower end of the allowed range, 35 dwelling units per acre, was deemed realistic to determine the total capacity on these sites. This was based on projects developed in other areas of the city with a similar characteristic to the City's vision for affordable housing in this area, including the 1001 E. Holt Blvd., a mixed-use multi-family project (35 dwelling units per acre), and based on affordable projects outside of the City, like the Adams Avenue Affordable Housing Community in Murrieta, CA, which will complete adoption hearings in 2022 and is proposed at a density of 32 dwelling units per acre over a 6.22 acre site. Accordingly, 35 dwelling units per acre will provide a realistic capacity estimate for units on these sites. Thirty-five dwelling units per acre is 53.8 percent of the maximum density allowed on the site.

- *Infrastructure Availability.* Adjustments made to affordability level estimates rather than capacity

  As previously discussed, infrastructure availability will enable development of the western Ontario Ranch to occur in a pattern similar to that of the eastern Ranch. Infrastructure is expected to expand south to north as development occurs. Part of the funding for expansion of the infrastructure system will come from investments by market-rate developers. With the current strong demand for residential uses, it is not anticipated that the availability of infrastructure will limit the number of units that can and will be built on each site, only the timing for when those sites will be able to develop and the potential affordability levels. To account for this, and in recognition of the need to offset costs for infrastructure expansion, the percent of the realistic capacity estimated as suitable for lower-income units decreases as you move north from Merrill Avenue, where the initial trunk line is anticipated to complete construction in 2022. The areas farthest from Merrill Avenue anticipate the lowest percentage of affordable units, with the balance expected to be above-~~moderate income~~moderate-income. It is expected that above-moderate housing will help to offset the costs associated with infrastructure expansion. The realistic capacity is divided by affordability level as follows:

  - *Euclid Corridor (north of sites adjacent to Schaefer Avenue)-Infrastructure in 4-6 years.* ~~Lower income~~Lower-income (25 percent), ~~Above moderate income~~Above moderate-income (75 percent)

  The results of this distribution are recorded in Table 5-14.

- *Environmental Constraints.* No Adjustment

  No known site constraints.

Total Capacity Adjustments: (.95)x(.789)x(.467)x(1)x(1)=35.0 percent

~~Using the metrics described above, the Great Park Corridor Opportunity Area has a total capacity of 13,080 new units, 6,509 of which have the capacity to accommodate lower-income housing, 3,286 are presumed to have capacity for housing affordable to moderate-income households, and 3,286 are presumed to have capacity for housing affordable to above moderate-income households.~~

UNITS BY RHNA INCOME CATEGORY

As discussed in previous section, infrastructure availability will enable development of the western Ontario Ranch to occur in a pattern similar

to that of the eastern Ranch. Infrastructure is expected to expand south to the north as development occurs. Part of the funding for expansion of the infrastructure system will come from investments by market-rate developers. With the current strong demand for residential uses, it is not anticipated that the availability of infrastructure will limit the number of units that can and will be built on each site, only the timing for when those sites will be able to develop and the affordability of resulting units. To account for this, and in recognition of the need to offset costs for infrastructure expansion, the percent of the realistic capacity estimated as suitable for lower-income units decreases on sites farther away from Merrill Avenue, the southern-most street in the western Ontario Ranch, where the initial trunk line is anticipated to complete construction in 2022. The areas farthest from Merrill Avenue anticipate the lowest percentage of affordable units, with the balance expected to be above-~~moderate income~~moderate-income. It is expected that above-moderate housing will help to offset the costs associated with infrastructure expansion. The realistic capacity is divided by affordability level as follows:

- Great Park Corridor
  - South of SCE easement *(Infrastructure in 1-3 years)*
    ~~Lower income~~Lower-income (50 percent), ~~Moderate income~~Moderate-income (25 percent), ~~Above moderate income~~Above moderate-income (25 percent)
  - North of SCE easement *(Infrastructure in 3-5 years)*
    ~~Lower income~~Lower-income (40 percent), ~~Above moderate income~~Above moderate-income (60 percent)
- Grove Corridor
  - South of Schaefer Avenue *(Infrastructure in 3-5 years)*
    ~~Lower income~~Lower-income (40 percent), ~~Above moderate income~~Above moderate-income (60 percent)
  - North of Schaefer Avenue *(Infrastructure in 4-6 years)*
    ~~Lower income~~Lower-income (25 percent), ~~Above moderate income~~Above moderate-income (75 percent)
- Euclid Corridor
  - South of Schaefer Avenue *(Infrastructure in 3-5 years)*
    ~~Lower income~~Lower-income (40 percent), ~~Above moderate income~~Above moderate-income (60 percent)
  - North of Schaefer Avenue *(Infrastructure in 4-6 years)*
    ~~Lower income~~Lower-income (25 percent), ~~Above moderate income~~Above moderate-income (75 percent)

- Vineyard Corridor/ Armstrong Ranch Specific Plan
  - Whole Area (*Infrastructure in 4-6 years*)
    ~~Lower income~~Lower-income (25 percent), ~~Above moderate income~~Above moderate-income (75 percent)

Table 5-14
Strategy 6: Units by Income Category

Zoning/ Policy Plan (after rezoning)	Number of Parcels	Acres*	Units by RHNA Income Category			Final Realistic Capacity (units*)
			Lower (units*)	Moderate (units*)	Above Moderate (units*)	
Opportunity Area: Great Park Corridor						
South of SCE Easement						
SP-AG-AH / MDR	42	299.4	3,257	1,604	1,707	**6,568**
South of SCE Easement	41	291.6	3,190	1,604	1,604	6,397
North of SCE Easement	1	7.8	68	-	103	171
SP-AG-AH / MU-EU[1]	8	81.7	570	286	286	**1,142**
SP-AG-AH / MU-GP[1]	29	219.5	2,681	1,344	1,344	**5,370**
Opportunity Area: Grove Corridor						
SP-AG-AH / MDR	22	150.8	1,003	-	2,312	**3,315**
South of Schaefer Ave	8	53.2	468	-	702	1,169
North of Schaefer Ave	14	97.7	535	-	1,610	2,145
SP-AG-AH / MU-GR	4	36.0	202	-	614	**815**
Opportunity Area: Euclid Corridor						
SP-AG-AH / MDR	23	117.2	633	-	1,934	**2,567**
Adj. to Schaefer Ave	8	53.2	169	-	513	1,169
North of sites adj. to Schaefer	14	97.7	464	-	1,421	2,145
SP-AG-AH / MU-ER	1	15.0	98	-	295	**393**
Opportunity Area: Vineyard Corridor / Armstrong Ranch Specific Plan						
SP-AG-AH / MDR	7	64.3	354	-	1,062	**1,416**
TOTAL	**136**	**983.9**	**8,798**	**3,234**	**9,553**	**21,586**

Source: City of Ontario, 2022.

*Acres and units have been rounded.

Notes:
1 All MU-EU and MU-GP parcels are south of the SCE easements.
2 All MU-GR parcels are north of Schaefer Avenue.
3 All MU-ER parcels are north of sites adjacent to Schaefer Avenue.

~~To account for the need to extend infrastructure and to address the nine larger parcels, only 50 percent of the realistic development capacity in this area is estimated to be affordable to lower income households. The balance of the capacity is split between moderate income housing and above moderate income housing. It is assumed that the above moderate-~~

~~income housing will help create integrated mixed income communities and combine with non-residential uses to help finance any necessary subdivision and expansion of infrastructure.~~

~~To account for the need to extend infrastructure and to address the greater distance from the planned trunk line and other facilities, the percentage of units estimated to be affordable to lower-income households is reduced based on distance from Merrill Avenue and the estimated timing within the planning period when infrastructure is expected to be available. The corridor is divided into two sections.~~

- ~~**South of Schaefer Avenue.** In this area, OMUC estimated that utilities could be available in three to five years, depending on the rate of development. In recognition of the reduced time during the planning period when development is expected to be feasible, only 40 percent of the realistic development capacity is estimated as affordable to lower incomes.~~

- ~~**North of Schaefer Avenue.** In this area, OMUC estimated that utilities could be available in four to six years, depending on the rate of development. In recognition of the reduced time during the planning period when development will be feasible, only 25 percent of the realistic development capacity is estimated as affordable to lower incomes.~~

~~Throughout the Opportunity Area, the housing capacity that is not counted toward the City's lower-income RHNA is estimated to facilitate the development of above moderate-income housing. It is assumed that the above moderate-income housing will not only help to create integrated mixed-income communities but will also help to finance the expansion of infrastructure.~~

~~As previously discussed, all sites in this area are currently zoned SP-AG, and they will be rezoned to SP-AG-AH for inclusion in the Affordable Housing Overlay District (Program 13). The Agriculture Overlay District will remain in place until the parcel is ready for development consistent with the Policy Plan and Affordable Housing Overlay District. Property owners and developers alike have expressed interest in redeveloping this area, so existing agricultural operations are not expected to limit development potential.~~

~~In addition, Policy Plan land use categories are used to establish each site's capacity and affordability potential.~~

~~There are20-21 parcels (150.8 acres) currently or proposed to be classified as MDR in the Policy Plan. The definition for MDR will be amended to allow up to 30 dwelling units per acre if at least 25 percent of units are affordable to lower incomes, consistent with the Affordable Housing~~

Overlay District. Projects that do not have housing affordable to lower incomes and projects that include less than 25 percent of affordable units will be subject to a maximum density of 25 units per acre. To account for the development of circulation, sidewalks, and other site requirements, the realistic density of 22 dwelling units per acre is used to establish the maximum capacity on all MDR sites.

Four parcels (36 acres) are proposed to be classified as Mixed-Use Grove in the Policy Plan. This activity center is envisioned as a low-rise (three to five stories) mixture of retail and residential uses that will create identity and place along the corridor and serve the surrounding residents. The land use category allows densities up to 65 dwelling units per acre, which is sufficient to facilitate the development of lower- and moderate-income housing. To account for non-residential development, only 65 percent of the land area on each site is estimated to have residential potential. A realistic density of 35 dwelling units per acre is used to establish the total housing capacity on each site.

Using the metrics described previously, the Grove Corridor Opportunity Area has a total capacity of 4,130 new units, 1,152 of which have the capacity to accommodate lower-income housing, and 2,978 units are presumed to have capacity for housing affordable to above moderate-income households.

The Euclid Corridor was identified as suitable for development during the 2021-2029 planning period because one of the planned sewer lines will travel along Euclid Avenue. As service is expanded from the south, the properties identified will have prime access to expanded infrastructure.

To account for the need to extend infrastructure and to address the distance from the planned trunk line and other facilities, the percentage of units estimated to be affordable to lower-income households is reduced based on distance from Merrill Avenue, and the time in the planning period when infrastructure is expected to be available. The corridor is divided into two sections.

- **Adjacent to Schaefer Avenue.** In recognition of the reduced time during the planning period when development will be feasible, 40 percent of the realistic development capacity is estimated as affordable to lower incomes.

- **North to Riverside Drive.** For the remaining sites in the Opportunity Area, a more conservative estimate of four to six years, depending on the rate of development, is assumed. In recognition of the reduced time during the planning period when development will be feasible, only 25 percent of the realistic development capacity is estimated as affordable to lower incomes.

~~Throughout the Opportunity Area, the housing capacity that is not counted toward the City's lower-income RHNA is estimated to facilitate the development of above moderate-income housing. It is assumed that the above moderate-income housing will not only help to create integrated mixed-income communities but will also help to finance the expansion of infrastructure.~~

~~As previously discussed, all sites in this area are currently zoned SP-AG, and they will be rezoned to SP-AG-AH for inclusion in the Affordable Housing Overlay District (Program 13). The Agriculture Overlay District will remain in place until the parcel is ready for development consistent with the Policy Plan and Affordable Housing Overlay District. Property owners and developers alike have expressed interest in redeveloping this area, so existing agricultural operations are not expected to limit development potential.~~

~~In addition, Policy Plan land use categories are used to establish each site's capacity and affordability potential.~~

~~There are 21 parcels (117.2 acres) currently or proposed to be classified as MDR in the Policy Plan. The definition for MDR will be amended to allow up to 30 dwelling units per acre if at least 25 percent of units are affordable to lower incomes, consistent with the Affordable Housing Overlay District. Projects that do not have housing affordable to lower incomes and projects that include less than 25 percent of affordable units will be subject to a maximum density of 25 units per acre. To account for the development of circulation, sidewalks, and other site requirements, the realistic density of 22 dwelling units per acre is used to establish the maximum capacity on all MDR sites.~~

~~One parcel (15 acres) is proposed to be classified as Mixed Use Neighborhood Activity Hub (MU-NH) in the Policy Plan. This activity center is envisioned as a low-rise (three to five stories) mixture of retail and residential uses that will create identity and place along the corridor and serve the surrounding residents. The land use category allows densities up to 75 dwelling units per acre, which is sufficient to facilitate the development of lower- and moderate-income housing. To account for non-residential development, 75 percent of the land area on the site is estimated to have residential potential. Seventy-five percent is estimated because recent projects in mixed-use areas on the eastern side of the Channel have developed as primarily residential, and several developers have approached the City with plans to reduce the size of commercial areas in existing specific plans east of the Channel. In addition, a realistic density of 35 dwelling units per acre is used to establish the total housing capacity on the site.~~

~~Using the metrics described, the Euclid Corridor Opportunity Area has a total capacity of 2,960 new units, 731 of which have the capacity to accommodate housing affordable to lower-income households, and 2,229 units are presumed to have capacity for housing affordable to above moderate-income households.~~

~~In addition, Policy Plan land use categories are used to establish each site's capacity and affordability potential.~~

~~The sites are proposed to be re-classified as MDR in the Policy Plan. As previously noted, the definition for MDR will also be amended to allow up to 30 dwelling units per acre if at least 25 percent of units are affordable to lower incomes, consistent with the Affordable Housing Overlay District. Projects that do not have housing affordable to lower incomes and projects that include less than 25 percent of affordable units, will be subject to a maximum density of 25 units per acre. To account for the development of circulation, sidewalks, and other site requirements, the realistic density of 22 dwelling units per acre is used to establish the maximum capacity on all MDR sites.~~

~~The four sites (36.2 acres) on the eastern side of Vineyard Avenue are governed by the Armstrong Ranch Specific Plan. The City will update the Specific Plan as part of its rezoning program (Program 13) to allow at least 30 dwelling units per acre on the sites included in the Opportunity Area. To account for the development of circulation, sidewalks, and other site requirements, the realistic density of 22 dwelling units per acre is used to establish the maximum capacity on these sites.~~

~~Using the metrics described, the Vineyard Corridor/Armstrong Ranch Opportunity Area has a total capacity of 1,416 new units, 354 of which have the capacity to accommodate lower-income housing, and 1,062 units are presumed to have capacity for housing affordable to above moderate-income households.~~

Strategy 7: Accessory Dwelling Units

Accessory dwellings are a part of the strategy for meeting the City's share of its RHNA for housing affordable to low- and moderate-income households. Ontario has many single-family homes on lots that would allow space to build an ADU.

State law has been amended to facilitate and encourage the production of accessory dwellings. In 2016, AB 2299 and SB 1069 required cities to revise their zoning code to conform to the new ADU law. In 2019, SB 68, AB 881, and SB 13 further amended California Government Code Sections 65852.2 and 65852.22, and Health and Safety Code Section 17980.12 pertaining to local regulations for ADUs. In January 2020, the City Council enacted

Ordinance 3175 to incorporate recent changes to state law with respect to ADUs.

Ontario has seen an influx in ADU applications, increasing from just 30 units permitted in 2019 to 69 permits issued in 2020. Based on past and current trends, the City expects that 120 to 360 ADUs will be built during the Housing Element period of 2021-2029.

The affordability for ADUs built in Ontario is based on SCAG's ADU survey and affordability assumptions for San Bernardino County. Applying those affordability assumptions to Ontario and the range of production estimates, the City can expect the production of 69 to 207 lower-income ADUs over the Housing Element period. Table 5-~~3~~ 15 includes the summary of ADU projection estimates by affordability level. To encourage this level of production, the Housing Plan proposes a program to incentivize the production of ADUs (Program 27).

Table 5-~~3~~15
Accessory Dwelling Unit Projections, 2021–2029

Household Income Category	Percent of ADUs Projected[1]	Range of ADU Estimates	
		Conservative Trend[2]	Maximum Trend[3]
Lower	57.5%	69	207
Moderate	34.8%	42	125
Above Moderate	7.7%	9	28
ADUS Projected (2021-2029)		**120**	**360**

Source: City of Ontario, 2021.

Notes:

1. The methodology for the affordability distribution of ADUs can be accessed online at: https://scag.ca.gov/sites/main/files/file-attachments/adu_affordability_analysis_120120v2.pdf?1606868527
2. The conservative trend assumes 15 dwelling units will be built per year. This estimate is based on half of the reduced number of permits issued in 2019.
3. The maximum trend assumes 45 dwelling units will be built per year. This estimate is based on the average of the permits issued in 2019 and 2020.

Summary of Capacity to Accommodate RHNA Allocation

Table 5-~~4~~ 16summarizes the City's strategy to achieve its 2021-2029 RHNA. It is recognized, however, that these strategies are deemed conservative–the City expects that additional residential and mixed-use projects will occur within specific plan areas and on underutilized sites throughout the city. The City's RHNA strategy reflects the City's policy to support the creation of mixed-income communities by assuming a mix of lower- and moderate-income housing on identified sites in established neighborhoods and a mix of lower-, moderate-, and above moderate-income housing in areas where there is no existing residential component.

The following provides a high-level summary of the City's RHNA strategies.

- **Above moderate-income**. In addition to the capacity identified in pipeline projects and the analysis of strategies, the City has entitled additional capacity for several thousand homes that have not been credited toward the RHNA. Areas with development potential that are not included in the inventory include entitled specific plans, the downtown mixed-use district, and mixed-use areas along the I-10 corridor. Several specific plans were also recently amended to allow more housing at higher densities, a trend the City expects to continue. There is sufficient capacity to accommodate the above moderate-income housing requirement of the RHNA.

- **Moderate-income**. Prior sections contained an analysis of the strategies that will be used to accommodate the moderate- and lower-income RHNA. Sites and densities were demonstrated to be sufficient to accommodate housing affordable to moderate-income households.

- **Lower-income**. Prior sections contained an analysis of the strategies that will be used to accommodate the lower-income RHNA. Sites and densities were demonstrated to be sufficient to accommodate affordable housing. In addition, specific programs were shown for each strategy that would encourage and facilitate housing production and that would also remove any potential constraints to development.

Table 5-416
Availability of Land to Meet RHNA, 2021–2029

Site Area		Lower Income	Moderate Income	Above Moderate Income	~~Total~~ Final Realistic Capacity
2021–2029 RHNA		**8,926**	**3,329**	**8,599**	**20,854**
	Project Credits	-	-	(~~1,650~~2,111)	(~~1,650~~2,111)
	Remainder	*8,926*	*3,239*	*6,~~949~~488*	*~~19,204~~18,734*
Strategies					
#1	Downtown	20	20	-	40
#2	West Holt	227	227	-	454
	East Holt	250	249	-	499
#3	Old Cardenas Market	33	32	-	65
#4	Ontario Center Specific Plan	151	152	-	303
#5	Ontario Mills Specific Plan	1,564	782	782	3,128
#6	Great Park Corridor	6,~~509~~508	3,~~286~~235	3,~~286~~337	13,~~081~~080
	Grove Corridor	1,~~152~~205	-	2,~~978~~926	4,130~~0~~1
	Euclid Corridor	731	-	2,229	2,960
	Vineyard Corridor / Armstrong Ranch Specific Plan	354	-	1,062	1,416
#7	Accessory Dwelling Units	69	42	9	120
	Total Capacity	**11,~~060~~112**	**4,~~790~~740**	**10,~~346~~345**	**26,~~196~~197**
	Surplus / Buffer	2,~~134~~186 (24%)	1,~~461~~411 (4~~2~~4%)	3,~~397~~857 (4~~0~~5%)	~~6,992~~7,454 (3~~6~~4%)
		RHNA met	**RHNA met**	**RHNA met**	**RHNA met**

Source: City of Ontario, 2021.

5.2 Administrative and Financial Resources

Funding Sources for Affordable Housing

The City's local housing programs are supported through federal funding and state funding programs that assist first-time homebuyers, build affordable housing, and help special-needs groups, such as seniors and large households, as listed in Table 5-17~~5~~. In most cases, other entities, including for-profit and nonprofit developers, apply for funds or other program benefits. For example, developers apply directly for Section 202 grants. In general, the City relies on the private sector to develop new affordable units.

Table 5-175
Federal and State Housing Funding Programs

Program Name	Description	Eligible Activities
Federal Funding Programs		
Community Development Block Grant (CDBG) Program	The Department of Housing and Urban Development (HUD) awards CDBG annually to entitlement jurisdictions and states for general activities, including housing and economic development activities. HUD also offers various other programs that can be used by the City and nonprofit and for-profit agencies for the preservation of low-income housing units, such as Section 202 and Section 108 loan guarantees. The annual appropriation for CDBG is split between states and local jurisdictions called "entitlement communities."	Acquisition Rehabilitation Homebuyer Assistance Economic Development Assistance Homeless Assistance Public Services Infrastructure Replacement
HOME Investment Partnerships Program	The Home Investment Partnerships Program (HOME) was created under the Cranston Gonzalez National Affordable Housing Act enacted in November 1990. HOME funds are awarded annually as formula grants to participating jurisdictions. HUD establishes Home Investment Trust Funds for each grantee, providing a line of credit that the jurisdiction may draw upon as needed. The program's flexibility allows states and local governments to use HOME funds for grants, direct loans, loan guarantees, or other forms of credit enhancement or rental assistance or security deposits.	Acquisition Rehabilitation Homebuyer Assistance Rental Assistance
Housing Choice Voucher (HCV) Rental Assistance (Section 8)	Provides rental assistance payments to owners of market-rate properties on behalf of very low-income tenants.	Rental Assistance
Section 811	Provides grants to nonprofit developers of supportive housing for disabled persons. The grants may be used to construct or rehabilitate group homes, independent living facilities, and intermediate care facilities. The grants may also have a rental assistance component.	Acquisition Rehabilitation New Construction Rental Assistance
Section 203(k)	Provides fixed-rate, low-interest loans to organizations wishing to acquire and rehabilitate property.	Land Acquisition Rehabilitation Refinancing of Existing Debt
Section 202	Grants to private nonprofit developers of supportive housing for very low-income seniors.	New Construction

Table 5-175
Federal and State Housing Funding Programs

Program Name	Description	Eligible Activities
Low-Income Housing Tax Credits (LIHTC)	In 1986, Congress created the federal LIHTC program to encourage private investment in the acquisition, rehabilitation, and construction of low-income rental housing. Because high housing costs in California make it difficult, even with federal credits, to produce affordable rental housing, the California legislature created a state low-income housing tax credit program to supplement the federal credit. The state credit is essentially identical to the federal credit, the Tax Credit Allocation Committee allocates both, and state credits are only available to projects receiving federal credits. Twenty percent of federal credits are reserved for rural areas and 10 percent for nonprofit sponsors. To compete for the credit, rental housing developments have to reserve units at affordable rents to households at or below 46 percent of area median income. The targeted units must be reserved for the target population for 55 years.	New Construction
Mortgage Credit Certificate Program	Offers income tax credits to first-time homebuyers. The County distributes the credits.	Homebuyer Assistance
Supportive Housing Program (SHP)	Offers grants to agencies who offer supportive housing and services to the homeless.	Transitional Housing Housing for Disabled Persons Supportive Housing Support Services
Community Reinvestment Act	The Community Reinvestment Act (CRA), enacted by Congress in 1977, is intended to encourage depository institutions to help meet the credit needs of the communities in which they operate, including low- and moderate-income neighborhoods, consistent with safe and sound banking operations. The CRA requires that each insured depository institution's record in helping meet the credit needs of its entire community be evaluated periodically. That record is taken into account in considering an institution's application for deposit facilities, including mergers and acquisitions.	New Construction Rehabilitation Acquisition Support Services Supportive Housing Homebuyer Assistance
Emergency Solutions Grant	Awards grants to nonprofits for the provision of shelter support services.	Support Services
Emergency Solutions Grant-CARES (ESG-CV)	One-time funding for programs targeted to homeless or those at-risk for housing to prepare for, respond to, or prevent impacts of the coronavirus pandemic.	Support Services (Homeless Facilities and Program)
Multifamily Housing Program (MHP)	Provides loans for new construction, rehabilitation, and preservation of affordable rental housing. Payments on the loans are deferred for a specified period of time.	New Construction Rehabilitation Preservation
CalHOME	Provides grants to local governments and nonprofit agencies for homebuyer assistance, rehabilitation, and new construction. The agency also finances acquisition, rehabilitation, and replacement of manufactured homes.	Homebuyer Assistance Rehabilitation New Construction

Table 5-17~~5~~
Federal and State Housing Funding Programs

Program Name	*Description*	*Eligible Activities*
California Self-Help Housing Program	Provides grants for the administration of mutual self-help housing projects.	Homebuyer Assistance New Construction Administrative Costs
Emergency Housing and Assistance Program	Provides grants to support emergency housing.	Shelters Transitional Housing
Affordable Housing and Sustainable Communities Program	Provides funding to support infill development projects with the goal of reducing greenhouse gas emissions.	New Construction Rehabilitation
Veterans Housing and Homeless Prevention Program	Provides funding to buy, construct, rehabilitate or preserve affordable multifamily housing for veterans and their families.	Acquisition Construction Rehabilitation Preservation
Senate Bill 2 – Building Jobs and Homes Act	Provides planning grant funding to jurisdictions for plans and process improvements that will help to accelerate housing production.	Technical Assistance Planning Document Updates
Local Early Action Planning (LEAP) Grants	The (LEAP grants program provides over-the-counter grants complemented with technical assistance to local governments for the preparation and adoption of planning documents, and process improvements that: Accelerate housing production. Facilitate compliance to implement the sixth-cycle Regional Housing Needs Assessment.	Housing element updates Updates to zoning, plans or procedures to increase/accelerate housing production Pre-approved architectural and site plans Establishing State-defined Pro-housing policies *See complete list in LEAP program materials*
No Place Like Home	Through a County application process, provides loans to acquire, develop, preserve, or rehabilitate permanent supportive housing facilities.	Permanent Supportive Housing
Infrastructure Infill Grant	Provides gap financing for infrastructure improvements necessary to support the development of affordable infill housing.	Infrastructure Improvements

Table 5-17~~5~~
Federal and State Housing Funding Programs

Program Name	*Description*	*Eligible Activities*
Local Housing Trust Fund Program	Provides matching grants to funds provided by Local Housing Trust Funds.	Site Acquisition Site Development Homebuyer Assistance Transitional Housing Emergency Shelter Multifamily Housing
Transit-Oriented Development Program	Supports the development of affordable multifamily rental housing near transit stations through low-interest loans.	New Construction Rehabilitation Infrastructure Improvements
State Funding Programs		
Affordable Housing Partnership Program (AHPP)	Provides lower interest rate CalHFA loans to homebuyers who receive local secondary financing.	Homebuyer Assistance
Self-Help Builder Assistance Program	Provides lower interest rate CalHFA loans to owner-builders who participate in mutual self-help housing projects. Also provides site acquisition, development financing, and construction financing for self-help projects.	Homebuyer Assistance Site Acquisition Site Development Home Construction
California Housing Assistance Program	Provides 3% silent second loans in conjunction with 97% CalHFA first loans to give eligible homebuyers 100% financing.	Homebuyer Assistance
Extra-Credit Teacher Program	Provides $7,500 silent second loan with forgivable interest in conjunction with lower-interest-rate CalHFA first loans to assist eligible teachers in buying homes.	Homebuyer Assistance
Housing Enabled by Local Partnerships	Provides 3% interest rate loans, with repayment terms up to 10 years, to local government entities for locally determined affordable housing priorities.	Wide Range of Eligible Activities
Predevelopment Loan Program	The California Department of Housing and Community Development (HCD) administers the program, which provides funds to pay the initial costs of developing affordable housing developments. Priority is given to applications with matching financing from local agencies or federal programs.	Pre-development
Multifamily Housing Program	HCD conducts the acquisition and rehabilitation component of the Multifamily Housing Program to acquire and rehabilitate existing affordable rental housing. Priority is given to projects currently subject to regulatory restrictions that may be terminated. Assistance is provided through low-interest construction and permanent loans. Eligible applicants include local government agencies, private nonprofit organizations, and for-profit organizations.	Rental Acquisition Rental Rehabilitation
Transitional Housing Program for Emancipated Foster/Probation Youth (THP-Plus)	This program provides funds for housing and services for persons who need support services for transition-age youth.	Supportive Housing Foster Care

Table 5-175
Federal and State Housing Funding Programs

Program Name	*Description*	*Eligible Activities*
Special-Needs Housing Program	Allows local governments to use Mental Health Services Act (MHSA) funds to finance the development of permanent supportive rental housing.	New Construction Supportive Housing
Home Mortgage Purchase Program	CalHFA sells bonds to raise funds for providing below-market-rate loans to qualifying first-time homebuyers.	Homebuyer Assistance

Housing Choice Vouchers

The federal government provides approximately $3 million to the Housing Authority of the County of San Bernardino to administer the Housing Choice Voucher (HCV) program. These funds are used to maintain the affordability of publicly subsidized affordable housing projects in Ontario. This allocation includes funding for approximately 501 Housing Choice Vouchers, and the Family Self-Sufficiency Program. Within Ontario, the approximate number of HCVs have been available: 496 in 2016, 422 in 2017, 527 in 2018, 676 in 2019, and 747 in 2020. As of July 2021, there are 773 vouchers in use for the City of Ontario. This includes 735 in traditional voucher programs and 38 in special voucher programs, such as the Veterans Affairs Supportive Housing. The waitlists, which are for the entire County of San Bernardino remain closed as of July 2021. In March 2021, there were 20,382 tenant-based households on the waitlist and 60,744 total households on the waitlist.

(See Programs 23, 25, 27, and 31)

Community Development Block Grants (CDBG)

The federal government provides funds for a range of housing and community development activities, including acquisition and disposition of real estate or property, public facilities and improvements, relocation, rehabilitation and construction of housing, homeownership assistance, and demolition activities. In addition, these funds can be used to acquire or subsidize at-risk units. The City of Ontario received approximately $1.8 million in funding in 2019–2020.

(See Programs 3, 4, 6, 9, 27, 31, and 33)

HOME Partnership

Ontario received approximately $666,000 in 2019–2020 in federal HOME funds. HOME funds can be used for activities that promote affordable rental housing and lower-income homeownership, including building acquisition, new construction, reconstruction, moderate or substantial rehabilitation, first-time homebuyer assistance, and tenant-based assistance, as well as the preservation of affordable housing.

(See Programs 1, 3, 4, 24, 27, 32, and 33)

Transformative Climate Communities

Ontario received funding through the Transformative Climate Communities (TCC) grant program from the State of California ($33.2 million) for a variety of project types, including housing. The TCC housing component included gap funding of approximately $14 million for the development of a 101-unit affordable housing project known as Vista Verde. The construction of the Vista Verde Apartments begun on June 17, 2019, and was completed in March 2021. Within the project area, 24 solar photovoltaic (PV) systems were installed on the single-family homes, providing approximately 31 kilowatts (kw) in renewable energy capacity. Of the 101 units, 11 will be rented to households making below 30 percent of the area median income (AMI), 37 units will be rented to households at 50 percent AMI, and 42 units will be rented out to households at 60 percent AMI. The affordable housing units will be made available through a lottery process. Applicants who already work and live in Ontario will be given preference.

(See Programs 8 and 10)

Permanent Local Housing Allocation

Ontario received funds that will be used for housing programs and homeless programs. The City is planning to use a portion of the Permanent Local Housing Allocation (PLHA) funds for first-time homebuyer programs in conjunction with reuse funds on hand from the CalHome and BEGIN programs formerly offered. Programs are currently in design development to determine income targeting and benefits.

(See Program 24)

6. PROGRAM EVALUATION

The 2021–2029 Housing Element sets forth goals, policies, and programs to address the community's housing needs. An important step in developing the City's housing strategy is the evaluation of the prior Housing Element in meeting the community's housing needs. This section evaluates progress in meeting the objectives of the 2013–2021 Housing Element.

6.1 2013–2021 Housing Element Goals

The 2013–2021 Housing Element defined four general goals to guide the allocation of financial, administrative, and land resources in Ontario. These broad goals and quantified objectives are summarized here.

- **Goal 1:** Encourage a diverse supply of housing types to accommodate a variety of incomes and lifestyles, support household and job growth, and facilitate mobility.
- **Goal 2:** Provide housing opportunities to meet the needs of residents, be affordable to all economic segments, and meet the City's share of the region's need for housing.
- **Goal 3:** Promote and encourage housing opportunity for all, regardless of age, race, sex, ethnicity, ancestry, national origin, marital status, physical condition, or family size.
- **Goal 4:** Promote and encourage the rehabilitation of deteriorated units and the conservation of the currently sound housing stock.

6.2 2013–2021 Special Housing Needs Summary of Accomplishments

California Government Code Section 65588 requires that local governments review the effectiveness of the housing element goals, policies, and related actions to meet the community's special housing needs. Special needs are those associated with specific demographic or occupational groups that call for specific program responses, such as preservation of single-room occupancy hotels or the development of units with larger bedroom counts. The statute specifically requires analysis of the special housing needs of people who are elderly or disabled (including developmental disabilities), female-headed households, large families, farmworkers, and people experiencing homelessness. These special-needs groups often spend a disproportionate amount of their income to secure safe and decent housing and are sometimes subject to discrimination based on their specific needs or circumstances.

As shown in Table 6-1, Review of Previous Housing Element, the 2013 - 2021 Housing Element included several programs that addressed the community's special housing needs. Some of the accomplishments are highlighted below:

- In partnership with the Housing Authority of San Bernardino County, the approximate number of Housing Choice Vouchers (HCV) that were used by Ontario residents are: 496 in 2016, 422 in 2017, 527 in 2018, 676 in 2019, and 747 in 2020.
- In 2020, City staff worked with the National Foundation of Affordable housing to assist with the rehabilitation and preservation of the Ontario Townhouses project including an extension of the Project Based Vouchers (PBV) contract for an additional 20 years.
- From 2016-2020, the city's Homeless Continuum of Care implemented programming for homeless residents through Mercy House providing basic needs and services to 4,662 clients. During Fiscal Year 2019-20, funding for the street outreach team was increased from 10 hours per month to 40 hours per week to better deliver services designed to house persons experiencing homelessness.
- The City has provided a range of supportive services for seniors. Between 2013 and 2020, 182 seniors were assisted with fair housing issues, 1,008 seniors were assisted with landlord/tenant mediation, 1,964 seniors were assisted with supportive services, two seniors received housing rehab grants, nine seniors received tenant-based rental assistance, and 782 units of affordable housing units were restricted for seniors.
- The City worked with two different developers on affordable housing developments that were completed in Fiscal Year 2020-21 - Emporia Place (75 units) and Vista Verde (101 units). These two new developments provide family housing for extremely low-, very low-, and low-income households.
- From 2016-2020, the City, in conjunction with Mercy House Living Centers, implemented the HOME Tenant-Based Rental Assistance program to provide rental assistance for chronically homeless individuals and families through rental assistance subsidies, security deposits, and utility deposits.

Table 6-1
Review of Previous Housing Element

Program	Implementation	Result/Effectiveness	Continue/Modify/Delete
Neighborhoods and Housing			
1. Code Enforcement Code compliance is an important tool to ensure that the value, character, and quality of neighborhoods, property, and housing are well maintained. Listed below are the programs implemented by the Code Enforcement program specifically designed to improve the quality of Ontario neighborhoods and eliminate health and safety related to building conditions: • General Code Enforcement: The City utilizes an interdepartmental approach for inspecting properties for compliance with state and local regulations regarding the condition and maintenance of residential buildings and properties. If deficiencies are found, the property owner is notified of the code deficiency and compliance measures required, and the property owner is granted a period of time to correct the matter. To facilitate timely compliance, City staff direct the property owners to City–administered rehabilitation loans and/or other nonprofit housing loan programs, where available. • Community Improvement Team: This team has been specifically designed to proactively implement an intensive code compliance program to address serious code violations within focus areas. As part of this team approach, various City departments work together to bring a myriad of resources to the focus area to arrest neighborhood decline and improve the living conditions within the area. • Systematic Health and Safety Inspection Program: The program is designed to ensure the quality of the rental stock and reduce substandard building conditions. Through this program, all rental housing units over seven	Objectives: Continue code enforcement using a progressive approach of voluntary compliance, citations, and court action if needed. Continue to apply for funding. Responsible Agencies: Housing and Neighborhood Improvement, Police, Fire, Economic Development, Building, and Planning Departments Funding: CDBG, HOME, ORA, and CalHOME funds Timing: Ongoing, inspect properties annually	The Community Improvement Team completed the following: Inspections: 5,305 in 2016, 4,646 in 2017, 5,201 in 2018, 5,283 in 2019, and 3,878 in 2020 Cases closed: 2,076 in 2016, 2,166 in 2017, 1,925 in 2018, 2,145 in 2019, and 1,607 in 2020. The Rental Inspection Program completed the following: Inspections: 4,018 in 2016, 7,477 in 2017, 6,948 in 2018, 5,134 in 2019, and 1,372 in 2020. Abated violations: 1,963 in 2016, 4,190 in 2017, 5,960 in 2018, 4,083 in 2019, and 317 in 2020. The COVID-19 crisis severely hindered Community Improvement Department activities in 2020.	Continue

Table 6-1
Review of Previous Housing Element

Program	Implementation	Result/Effectiveness	Continue/Modify/Delete
years old are inspected on a four-year schedule unless it is necessary to inspect more frequently due to substandard conditions. • Abandoned and Distressed Property Program and Foreclosure Opportunities Response Team (FORT) Program: These programs were established to protect Ontario neighborhoods from becoming blighted through the lack of adequate maintenance and security of abandoned and distressed properties.			
2. *Quiet Home* Residential neighborhoods located directly west of Ontario International Airport experience high noise levels. In the early 1990s, the Federal Aviation Administration, City of Los Angeles, and City of Ontario created a program to improve the quality of life in noise-impacted neighborhoods and community/airport compatibility. Eligible homes are outfitted with sound insulation to reduce the interior noise levels to 45db CNEL. The second component consists of the voluntary acquisition of eligible properties and reuse of properties in a manner compatible with the airport. Eligibility is restricted to properties located within the noise contour map. Currently, the Los Angeles World Airport is updating the Part 150 Study, which may impact the eligibility area. The study is anticipated to be completed within 2014–2015.	Objectives: Continue to implement program. Responsible Agencies: Ontario Housing Authority Funding: Federal Aviation Administration, Los Angeles World Airport Timing: Ongoing	Since the program began in 1994, 1,599 units have been insulated and 256 properties were acquired. The program has sold 30 parcels for future airport-compatible development. The program was terminated in September 2015 because of updated noise exposure maps (NEM) eligibility noise contour, which eliminated funding for the program.	Delete – program no longer exists, and the noise contours have been modified in such a way that there is not a qualifying area for the funding from the Federal Aviation Administration.
3. *Historic Preservation* Known as the Original Model Colony, Ontario is rich in local history. The City operates a comprehensive historic preservation program. It is a certified local government, a designation that signifies that the City's program meets state and federal historic preservation standards. The City has six historic districts and is surveying nine additional areas for the potential of	Objectives: Continue to implement program. Responsible Agencies: Planning Department Funding: General Fund, state and federal grants Timing: Ongoing	As of 2020, 7 properties on the Ontario Register were reviewed for historic significance, 4 were removed, and 3 received a Tier Determination. Of the 3 properties that received a Tier Determination, 2 received Local Landmark designation, and 1 received a Local Historic District designation. Additionally, 1 Mills Act Contract (preservation agreement) was approved, and 6 contracts of the Annual Mills Act were completed. Staff continues to	Continue

Table 6-1
Review of Previous Housing Element

Program	Implementation	Result/Effectiveness	Continue/Modify/Delete
historic district designation. It encourages historic preservation efforts through Mills Act contracts, surveys of potentially historic structures, and an adaptive reuse program (for the Emporia District and Downtown). The City also implements an award-winning web-based historical resource management system that catalogs local historical resources and eventually offers interface capacities for the public to search the database.		implement design review for historic properties and as of 2018, completed 237 projects for design review. Staff participated in or coordinated the following community outreach activities: Model Colony Awards program, Historic Plaque program, Historic Preservation Month Photo Contest, development of an ESRI Storymap geographically displaying photographs and information for local historical points of interest, Ontario Showcase/Heritage Celebration, and the Ontario Festival of the Arts.	
4. Housing Rehabilitation Loan and Grants When funding is available, the City offers housing rehabilitation loans and grants to qualified homeowners. Due to the State elimination of redevelopment funding and recent federal funding cutbacks, the City of Ontario is not currently able to provide owner-occupied rehabilitation programs. Should funding become available, the City will re-establish this program and provide associated quantified objectives.	Objectives: Continue to implement program, as funding is available. Responsible Agencies: Housing Department Funding: CDBG, HOME, CalHOME Timing: Ongoing	The City of Ontario designed the Community Improvement Code Abatement Loan Program. In 2019 and 2020, no homes were rehabilitated through this program. Under implementation of the CIT Homeowner Occupied Rehabilitation Loan Program, no homes were rehabilitated from 2016 to 2020. Under implementation of the CIT Emergency Grant Program, the following number of homeowners received assistance: 1 in 2016, 1 in 2017, and 0 from 2018-2020. The City's largest housing rehabilitation program, the CARES Program, continues to remain on hold. Funding for this program had been provided through the Ontario Redevelopment Agency's Low- and Moderate-Income Housing Fund (LMIHF). To date, no replacement funding has been identified and secured. Using Community Development Block Grant (CDBG) funds, the City designed the Conservation Home Improvement Program (CHIP Loan). The program was launched in June 2020 to assist homeowners with exterior home improvements. As of July 2021, two loans were approved, with construction in progress and another two homeowners were proceeding through the eligibility process.	Modify to only include Conservation Home Improvement (CHIP) Loan Program

Table 6-1
Review of Previous Housing Element

Program	Implementation	Result/Effectiveness	Continue/Modify/Delete
5. CARES The City of Ontario implements the comprehensive CARES Neighborhood Revitalization Program within selected focus neighborhoods. The components of this comprehensive, multiagency program include code enforcement, arterial street improvement, relief program, exterior improvement program, and sidewalk or safe routes to school program. The program seeks to stabilize neighborhoods through a comprehensive approach to building community. The program has several components: • **Single-Family Improvement Loans.** The City offers two low-interest deferred loan programs for homeowners (with a one- to five-year deferment) to make exterior improvements to their home. • **Neighborhood Improvements.** The City improves streets (e.g., resurfacing, replacing curb and gutter, improving sidewalks and drainage), plants trees and greenways, and enforces codes.	Objectives: Continue program implementation, as funding is available. Responsible Agencies: Housing and Neighborhood Revitalization Agency Funding: CDBG, HOME, General Fund Timing: Ongoing	As of July 2021, the program is on hold. This program was previously funded with LMIHF, HOME, and General Funds. However, limited availability of funding during the 5th cycle planning period hindered the City's ability to implement this program.	Continue and modify – City will seek funding to continue this program and restructure it as needed.
6. Neighborhood Plans Ontario's neighborhoods define the sense of identity and community for residents, the quality of life experienced, and the image and role of Ontario. The City currently implements many programs to improve neighborhoods. However, the City has identified a need to foster a stronger sense of neighborhood identity in the community. While this goal is being achieved in CDBG-eligible areas (CARES program) and in historic areas, efforts need to be expanded to other neighborhoods. During the planning period, the City will begin a public outreach effort to solicit input from neighborhood leaders and residents as to particular needs and goals. This process may result in the establishment of ongoing dialog with the City,	Objectives: Designate focus neighborhoods, outreach plan and process, and initiate survey efforts. Evaluate the potential of creating neighborhood improvement plans. Responsible Agencies: Planning Department, Housing and Neighborhood Revitalization Agency Funding: General Fund Timing: Ongoing	The primary Neighborhood Planning programs implemented from 2016 to 2020 include the HEAL Zone and Transformative Climate Communities (TCC), Zoning Consistency Program, and Active Transportation Program (ATP). Through the HEAL Zone and TCC programs, feedback from community leaders helped inform decision makers on policy and capital improvements. In 2020, over 6,000 people were invited to a variety of virtual workshops from topics including urban forestry to affordable housing and solar installation. Over four stakeholder meetings were attended through zoom. The Zoning Consistency program was completed in 2018. A total of 552 properties were rezoned to either be consistent with existing residential uses or be more	Continue and modify to include that the City will continue to work on a Multimodal Transportation Center (MTC) Needs Assessment and Siting Criteria project. This assessment will assist in determining the optimum location for an MTC on or near the Ontario International Airport connecting future modes of transportation, including light-rail opportunities.

Table 6-1
Review of Previous Housing Element

Program	Implementation	Result/Effectiveness	Continue/Modify/Delete
neighborhood organizations, or the preparation of neighborhood improvement plans.		compatible with adjacent residential development by limiting uses. Members of a local community garden helped to develop language for a new Urban Agriculture section of the Development Code that went into effect January 2016. The City received funding for infrastructure improvements as part of the ATP Cycle 1, Cycle 2, and Cycle 3. The ATP Cycle 1 and Cycle 2 were completed with improvements to pedestrian safety and access around Euclid, Bon View, Corona, Vineyard, and El Camino Elementary Schools. As part of ATP Cycle 3, design and right-of-way (ROW) acquisition was completed for the area around Sultana Elementary and De Anza Middle School. Additionally, the City acquired the Systemic Safety Analysis Report Program (SAARP) Caltrans Grant to examine how to incorporate improved pedestrian, biking, and transit opportunities along the Euclid Avenue corridor. The City also received a GoHuman demonstration grant through the Southern California Association of Governments (SCAG) to provide an opportunity for public input to pedestrian and bicycle improvements being considered in downtown. As part of the Active Transportation Master Plan, community outreach and most of the walk audits around public schools was completed. The City continues to move forward on the Multimodal Transportation Center Needs Assessment and Siting Criteria project that began in 2019 that will centralize multimodal options for residents and employees of and visitors to Ontario. The City is also in the process of updating the City Parks Master Plan and initiated a city-wide parks survey in 2020. As of July 2021, the City anticipates that the City Council will adopt the Master Plan soon.	

Table 6-1
Review of Previous Housing Element

Program	Implementation	Result/Effectiveness	Continue/Modify/Delete
7. Neighborhood Stabilization The Dodd-Frank Wall Street Reform and Consumer Protection Act of 2010 provided an additional $1 billion for the Neighborhood Stabilization Program (NSP) that was originally established under the Housing and Economic Recovery Act of 2008. HUD awarded grants to 270 states and selected local governments to mitigate the negative impact of the nation's economic decline and housing market collapse and to stabilize and revitalize communities/areas hit the hardest. The City of Ontario was provided an allocation of $1,872, 853 in NSP3 funds. The City will utilize these funds (1) to acquire, rehabilitate, and resell single-family homes; (2) to acquire and rehabilitate multiple-family properties; (3) to provide financial assistance; (4) to establish land banks; (5) to demolish blighted structures; (6) to redevelop demolished or vacant properties; and (7) for administration (capped at 10 percent).	Objectives: Designate focus neighborhoods, outreach plan and process, and initiate survey efforts. Evaluate the potential of creating neighborhood improvement plans. Responsible Agencies: Housing and Neighborhood Revitalization Agency Funding: Federal NSP3 funds Timing: Ongoing	Federal NSP3 funds were exhausted in 2013 and all NSP grant funding was closed out in 2018. In 2019, the City Council approved the Neighborhood Preservation Strategy Plan, which designated four focus neighborhoods: Downtown, Nocta, Mission-Mountain, and Fourth-Grove.	Modify to switch from federal NSP to implementing Ontario's 2019 Neighborhood Preservation Strategy Plan
8. Community-Oriented Policing The City of Ontario Police Department uses CDBG funds to implement a community-oriented policing program in designated low- and moderate-income neighborhoods. This partnership involves working with community leaders, businesses, and property owners to address neighborhood issues including code enforcement, crime-free multi-family housing, safe and clean streets, and school interventions. With respect to housing, the Police Department implements the Crime-Free Multifamily Housing Program to control and eliminate crime in apartment buildings. Under this program, the Police Department will provide training to apartment owners, conduct a property inspection to identify and eliminate potential crime hazards, and certify properties where the owner signs a written agreement and commitment to maintain the program.	Objectives: Continue implementation of COPs program; coordinate marketing efforts with the new Quadrennial Inspection Program. Responsible Agencies: Housing and Neighborhood Revitalization Agency, Code Enforcement, and Police Department Funding: General Fund, CDBG Timing: Ongoing	The Community Engagement Team takes a pro-active approach by partnering with building and property owners to prevent, deter, and solve crimes. The Crime-Free Housing and Trespassing program completed the following activities: • In 2016, Code Enforcement presented the Systematic Rental Inspection Program at the Multifamily Crime-Free Training for apartment complex property owners and managers. • In 2018, 80 apartment buildings and 8 businesses were enrolled in the Crime-Free Housing and Trespassing program. 280 individuals were served with trespassing forms. • In 2019, two Crime-Free Multi-Housing classes were hosted by the Ontario Police Department. A total of 13 properties are enrolled in the Crime-Free Multi-Housing Program. A total of 16 properties are enrolled in the Trespassing Enforcement Program	~~Continue~~Delete

Table 6-1
Review of Previous Housing Element

Program	Implementation	Result/Effectiveness	Continue/Modify/Delete
		and 527 individuals were served with forbidden trespass forms. • In 2020, no Crime-Free Multi-Housing classes were hosted due to COVID-19. A total of 13 properties are enrolled in the Crime-Free Multi-Housing Program. A total of 16 properties are enrolled in the Trespassing Enforcement Program and 427 individuals were served with forbidden trespass forms. Additionally, during inspections, on-site improvements are identified under the concept of Crime Prevention Through Environmental Design (CPTED). In 2019 and 2020, the Community Engagement Team prepared 3 comprehensive CPTED reports for businesses in the city. These reports outlined positive aspects of the businesses, challenges, and recommendations for improvement.	
Housing Supply and Diversity			
9. Downtown Plan Ontario's Downtown covers 12 blocks along Euclid Boulevard. In 1983, the City adopted the Center City Redevelopment Project area to encourage development of a high-intensity, multiuse central business district and surrounding neighborhoods that maximize the productivity of commercial areas and housing opportunities. The $200 million Town Center Square project will provide a mix of housing, educational, retail, office, and government uses that will stimulate the renewal of Downtown. Although the General Plan redesignates a majority of the area for new housing and mixed uses, a comprehensive planning process is necessary to ensure the sensitive integration of new housing, commercial uses, open space, pedestrian paths, and transportation into the fabric of Downtown.	Objectives: Create a Downtown Plan to facilitate new mixed-use and residential development; continue to acquire property and assemble sites to facilitate new housing. Responsible Agencies: Planning Department Funding: General Fund, Tax Increment Timing: 2015	The objective of the downtown planning effort is to facilitate new mixed-use and residential development and continue to acquire property and assemble sites to facilitate new housing. To facilitate new development and establish new businesses within the downtown area, the HEART (Historic Euclid Avenue Revitalization Team) Initiative was established in 2015. Through improved transit and placemaking efforts that integrate arts and culture, the HEART Initiative is creating an environment that attracts new housing, improves existing housing, and encourages a mix of uses and activities. A strategic plan to diversify land uses and improve mobility and connectivity in the downtown area was approved in 2020. In 2020, new affordable housing development was completed, including a 100% affordable (low and very low income) 101-unit transit-oriented development (TOD) project on Virginia/Holt and 100% affordable (low and very low income) 75-unit project on Vine/Holt. A 153-unit	Continue

Table 6-1
Review of Previous Housing Element

Program	Implementation	Result/Effectiveness	Continue/Modify/Delete
		mixed-use development was in the entitlement phase at the end of 2020. As of July 2021, the City was continuing to review and the project had not been approved by the Planning Commission. The Downtown Plan area is included in a $35 million Transformative Climate Communities (TCC) Grant awarded to the City to increase prosperity and improve transportation and housing within a disadvantaged community. The TCC program includes affordable housing, active transportation improvements, mobility hub, urban greening, carbon farm, solar photovoltaic, and transit improvements. This grant is a collaborative effort with public and community-based organizations. Projects in the Downtown include the planting of approximately 300 right-of-way trees and development of the Vista Verde 101-unit Affordable Housing project.	
10. Mountain and Euclid Corridors Euclid Avenue and Mountain Avenue extend the entire length of Ontario. In recent years, developers have expressed interest in building residential and commercial projects along these corridors. Mountain Avenue has had numerous senior and affordable housing projects built adjacent or near to the corridor, and developers have begun to show interest in Euclid Avenue. Both corridors have commercial property that is proposed for redesignation as residential. To facilitate corridor development, the City will redesignate properties along Euclid Avenue and Mountain Avenue for medium- and high-density residential development as shown on the Official Land Use Plan (LU-01). The City will also develop a lot-consolidation ordinance to incentivize the assemblage of parcels. Incentives may include fee modifications, flexibility in design, expedited permit processing, or others.	Objectives: Redesignate corridors for medium- and high-density residential uses and develop a lot consolidation ordinance to facilitate the assemblage of lots into larger parcels. Responsible Agencies: Planning Department Funding: General Fund Timing: Summer 2014	All sites on the Housing Element Available Land Inventory along corridors Euclid Avenue and Mountain Avenue have been rezoned to medium-density residential, high-density residential, or mixed-use designations, and are consistent with the General Plan. The City continues to monitor the on-going status of development in the Euclid Avenue and Mountain Avenue corridors.	Modify to reflect that rezoning was completed. Continue lot consolidation ordinance. Add that the City will continue to monitor the ongoing status of development in the Euclid Avenue and Mountain Avenue corridors.

Table 6-1
Review of Previous Housing Element

Program	Implementation	Result/Effectiveness	Continue/Modify/Delete
11. Holt Boulevard Holt Boulevard is one of the original corridors paralleling the railroad and extending through Ontario and neighboring communities. With the development and success of commercial uses fronting the freeways, the commercial viability of Holt Boulevard has gradually eroded, leaving a significant number of underutilized uses on small parcels. The General Plan has declared Holt Boulevard as a focus area for mixed uses, both perpendicular to Mountain Avenue, at the base of Downtown, and in the East Holt Boulevard Study Area. To stimulate investment in these areas, the City will adopt a lot consolidation ordinance and incentives to encourage the recycling of land to residential uses. The City will also explore the use of density incentives to encourage mixed-use development, offering higher densities for quality projects of a certain size.	Objectives: Redesignate Holt Boulevard for high-density residential and mixed uses, and develop a lot consolidation ordinance to facilitate the assemblage of lots into larger parcels. Responsible Agencies: Planning Department Funding: General Fund Timing: 2015	All sites on the Housing Element Available Land Inventory along the Holt Boulevard corridor have been rezoned to accommodate higher densities. The City continues to monitor the on-going status of development in the Holt Boulevard area.	Modify to reflect that rezoning was completed. Continue lot consolidation ordinance. Add that the City will continue to monitor the ongoing status of development in the Holt Boulevard area.
12. New Model Colony The New Model Colony covers 8,200 acres of the former San Bernardino Agricultural Preserve. This area is intended to provide a range of housing opportunities for the city's emerging regional and national employment centers. Buildout of this area is contingent on completion of infrastructure, approval of specific plans, and cancellation of Williamson Act contracts. The City has entered into an agreement with a consortium to fund $430 million in infrastructure serving the eastern New Model Colony. Many specific plans for this area have been approved. Some of the original Williamson Act contracts will also expire during the planning period. The General Plan has designated much of the area for medium- and high-density residential and mixed use. Although development is not expected to occur during the planning period, the City will continue to process specific plan applications and work with developers to	Objectives: Continue to review, approve, and implement plans to develop the New Model Colony. Responsible Agencies: Planning Department Funding: General Fund Timing: Ongoing	New Model Colony is now known as Ontario Ranch. City staff continues to review and process applications for development in Ontario Ranch. Within Ontario Ranch, the following number of permits for new single-family and multifamily homes were issued: 482 in 2016, 762 in 2017, 1,063 in 2018, 1,398 in 2019, and 864 in 2020. Completion of infrastructure, approval of specific plans, and cancellation of the Williamson Act contracts remain ongoing as of July 2021. The City continues to coordinate with developers on planned developments.	Continue and modify to update name to Ontario Ranch.

Table 6-1
Review of Previous Housing Element

Program	Implementation	Result/Effectiveness	Continue/Modify/Delete
address outstanding issues, in particular the financing of infrastructure in the western New Model Colony.			
13. Downtown Core Catalyst Project The City of Ontario has embarked on a strategy for a large-scale undertaking that would act as the catalyst for the resurgence of Downtown Ontario. The City of Ontario was awarded one of only 13 prestigious Catalyst awards from the State of California in 2010 for efforts to revitalize downtowns through this strategy. Upon completion of all of the activities included in the Downtown Core Catalyst, 519 housing units will be developed.	Objectives: Continue to implement the programs identified in the Downtown Core Catalyst Project as funding is available. Responsible Agencies: Housing and Neighborhood Revitalization Agency Funding: State and federal Timing: By 2018	The Catalyst program was completed in 2017. During the Catalyst program, 375 of the anticipated 519 housing units were completed in the Downtown area and the City met all data collection and monitoring requirements of the program. This program did not provide funding for development or program implementation and with the loss of redevelopment funds, the remainder of the planned development was unable to be completed during the project term.	Delete
14. Design Review The City implements a design review program to ensure quality housing, maintain property values, stabilize neighborhoods, and improve quality of life. For standard projects, the City's Residential Design Guidelines provide objective standards and graphics to illustrate the preferred methods of planning, neighborhood design, and construction for subdivisions, open space and landscaping, lots and buildings, architecture, and other aspects. For certain infill projects in the Downtown or other focus areas of the community, the City may adopt a PUD ordinance or Planned Residential Development Overlay to provide for more flexibility in design. Specific plans provide another means to address the design of large-scale projects. The General Plan includes a Community Design Element that provides unifying and broader principles of community design.	Objectives: Continue to implement design review process. Responsible Agencies: Planning Department Funding: General Fund Timing: Ongoing	City staff continues to implement a design review process. The City is in the process of updating its The Ontario Plan, including the Policy Plan. The update includes Objective Design and Development Standards for single-family residential, multifamily residential, and mixed-use developments.	Continue and modify to refer to Objective Design and Development Standards that are being developed with the General Plan Update that is currently in process as of July 2021. Update program name to "Senate Bill 2 Implementation"

Table 6-1
Review of Previous Housing Element

Program	Implementation	Result/Effectiveness	Continue/Modify/Delete
15. Green Building Green building means creating structures and using materials that are environmentally responsible and resource efficient, considering a building's entire life cycle. To reduce per capita energy use, the City will promote conservation and renewable energy generation techniques in public facilities and private development. The City will require new construction to reduce energy demand by incorporating building and site design strategies. Conservation will be the priority strategy for renovation of existing facilities. The General Plan also includes land planning strategies that impact energy demand reduction, including narrowing street widths, installing broad-canopied trees for shade, and clustering compact development to reduce automobile use.	Objectives: • Promote green building practices in the private sector and explore point-of-sale energy retrofits for residences. • Renewable energy incentive and energy efficiency programs. • Develop a citywide 20-year energy plan. • Support pilot development project as a net-zero-energy community and formulate solar site orientation guidelines. Responsible Agencies: Planning/Building/Public Works Funding: General Fund Timing: Ongoing	The City continues to encourage opportunities in the private sector for point-of-sale retro-fits. The City is in the process of updating its General Plan, including the section on energy discussion. The City continued to trend towards the target of 30% greenhouse gas reduction below Year 2020 business as usual by Year 2020. The City is actively participating in the TCC Ontario Shines Program that has resulted in over 24 low-income solar installations. Overall, City consumption of potable water has been reduced by 21% through a combination of water use reduction, transition to recycled water irrigation systems, and drought-tolerant landscaping. The City is continuing to reduce emissions through participation in GGRF Cal Fire Grant that provided additional planting of 150 tress acting as a carbon sink and supporting reductions in the heat island effect.	Continue
16. Land Monitoring Program to Meet the RHNA The City is in the process of updating the Development Code for consistency with the Land Use designations of The Ontario Plan. This program will implement a land monitoring program to ensure that the City has enough land to meet its Regional Housing Needs Allocation, through out the planning period. The City has identified 83 acres to be rezoned to allow development to occur at a density of 25–45 dwelling units per acre. This program will ensure that the proposed sites are rezoned to appropriate densities and identify additional sites to be rezoned if any of the proposed sites cannot be rezoned. All rezoned sites will permit owner-occupied and rental multi-family developments by right and will not require a conditional use permit, a planned unit development permit, or any other discretionary review. All sites will accommodate a minimum of 20 units per acre and at least 16 units per site, per state law requirements. In addition, the City will ensure that at least 50% of its	Objectives: Ensure there is a sufficient supply of multi-family zoned land to meet the housing needs identified in the Regional Housing Needs Allocation. Responsible Agencies: Planning Funding: General Fund Timing: Within the first three years of the planning period.	The Development Code was updated for consistency with Land Use Designations in 2018 or 2019. The rezoning required to meet the 5th cycle Regional Housing Needs Allocation (RHNA) was completed. Between 2015 and 2018, 83 acres were rezoned to allow 25-45 units per acre to meet all of the lower-income RHNA shortfall requirements, based on the following: • PZC15-002, 1200 parcels: - Planning Commission approval October 27, 2015 - City Council approval first reading November 17, 2015; second reading December 1, 2015 • PZC15-003, parcels on Mountain Ave. between Benson Ave. and San Antonio Ave. (known number): - Planning Commission approval December 22, 2015	Continue and update, include No-Net Loss and, if necessary, another rezone program.

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Program	Implementation	Result/Effectiveness	Continue/Modify/Delete
lower- income RHNA shortfall is accommodated on sites designated for exclusively residential uses.		- City Council approval first reading February 2, 2016; second reading February 16, 2016 • PZC16-001, 881 parcels: - Planning Commission approval March 22, 2016 - City Council approval first reading May 3, 2016; second reading May17, 2016 • PZC16-004, 525 parcels: - Planning Commission approval January 24, 2017 - City Council approval first reading March 7, 2017; second reading March 21, 2017 • PZC17-001, 800 parcels: - Planning Commission approval January 23, 2018 ~~- City Council approval first reading March 6, 2018; second reading March 20, 2018~~ City staff monitors entitlement applications to ensure that the Available Land Inventory is maintained and verifies that development of identified sites complies with the minimum density indicated in the Available Land Inventory or identifies alternate sites to meet the City's RHNA needs. Safeguards have been incorporated into the City's Discretionary Permit Application, which includes an affidavit regarding compliance with the Available Land Inventory.	
Governmental Regulations/Constraints			
17. Incentives The City of Ontario offers several different types of incentives to facilitate housing production, including: • **Financial Incentives:** The City makes available financial incentives that meet certain criteria. For instance, impact fee reductions are allowed for	Objectives: Offer financial and regulatory incentives for residential projects that meet City housing and affordable housing goals. Responsible Agencies: Housing and Neighborhood Revitalization Agency Funding: General Fund	The City continues to offer financial incentives for affordable housing projects where feasible and as funding is available. Incentives were used at Vista Verde and Emporia. Vista Verde Apartments were completed in 2021 and consist of 101 units of family housing for households with incomes ranging up to 60 percent of area median income. The City assisted the development with over $23	Continue

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Program	Implementation	Result/Effectiveness	Continue/Modify/Delete
projects built in the Downtown. The City is financially assisting a variety of nonprofit organizations to provide senior housing, housing for homeless people, and other services. Density bonuses allowed for qualified projects work as a financial incentive by increasing the revenue stream of projects. The City also has established its Community Housing Development Organization (CHDO) program to leverage the nonprofit sector resources with available HOME CHDO funding. The intent of the CHDO funding is to work with nonprofit CHDOs to help preserve, enhance, and improve existing neighborhoods through acquisition, rehabilitation, and/or new housing construction activities. Finally, the City continues to grant low-cost leases (e.g., $1 per year leases) to qualified organizations to provide senior housing and homeless housing. These types of financial incentives will be provided to allow the City to meet its community development and housing objectives. • **Regulatory Incentives:** The regulatory incentive program is intended to realize improved value, a rich palette of amenities, landmarks, and identifiable places. While the underlying land use designations still apply, the City may offer various incentives through a discretionary permit. Special incentives may be granted for mixed-use developments, residential infill projects near transit facilities, the replacement of underperforming commercial uses with new residential use, the improvement and/or intensification of existing, mid-block residential uses, or lot consolidation and development of desired projects. The menu of incentives may include density transfers, modifications in development standards, increased residential density, and other	Timing: Ongoing and at least annual outreach to developers of affordable housing, including non-profit.	million in multifamily housing bonds and $14,729,325 from the TCC grant program. The project is located within CA Opportunity Zone. The City provided streamlined permitting for solar systems. Emporia Place Phase I was completed in 2019 and consists of (75 units of family housing for households with incomes ranging up to 60 percent of area median income). The City assisted the development with $15,675,000 in a Housing Authority Gap Loan and $19,471,038 in Tax Credit Equity. For other projects where developers declined incentives, they cited prevailing wage requirements as the reason. Housing incentives have also been included in the comprehensive Development Code update, which was adopted in 2016.The City is planning to add an overlay to further increase allowable densities to offset concerns from the development community.	

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incentives to be negotiated on a case-by-case basis.			
18. Land Acquisition Land acquisition for residential development is perhaps one of the greatest challenges to creating affordable housing. Over the past five years, the City of Ontario has seen increasing land prices. To facilitate the development of affordable housing, the City has actively purchased land and made it available at a low cost (typically a $1 per year lease) to affordable housing developers and nonprofit agencies to create affordable senior housing, emergency shelters, affordable attached ownership projects, and other affordable housing projects. As situations merit and projects are proposed that meet the City's housing goals and the public interest, the City of Ontario will continue to acquire residential land that can be leased or sold at below-market rates for the production of affordable housing.	Objectives: Continue to approve financial incentives for residential projects that meet City housing and affordable housing goals. Responsible Agencies: Ontario Housing Authority Funding: General Fund, NSP3, and other funding as available Timing: Ongoing	City staff continues to implement programs as funds become available. The City has acquired some sites for affordable housing development and then sold those properties to qualified affordable housing developers, including sites for Emporia Place Phase I, Emporia Place Phase II, and Vista Verde. Emporia I: Land Sold: $3,375,000. Completed in 2019 • 75 Units: - 8 extremely low income units (30% of AMI) - 12 very low income units (40% of AMI) - 30 very low income units (50% of AMI) - 24 low income units (60% of AMI) Emporia II: Working with Related to secure tax credits in upcoming application cycle (March 2022) Vista Verde: Land Sold: $2,420,000. Completed in 2021 • 101 Units - 21 extremely low income units (30% of AMI) - 37 very low income units (50% of AMI) - 42 low income units (60% of AMI)	Continue
19. Planned Unit Development (PUD) Within an established suburban fabric, there are considerable challenges to creating affordable housing. As development standards and lot standards change over time, it is not uncommon to have irregularly shaped and nonconforming parcels that are simply not conducive to redevelopment. The City has adopted a Planned Unit Development Ordinance that permits a variety of housing types in every residential zone. The City may conditionally permit attached and detached single-family residences, town homes, patio	Objectives: Continue to utilize the PUD to create tailored development standards to facilitate new housing. Responsible Agencies: Planning Department Funding: General Fund Timing: Ongoing, 2010	The PUD continues to be a viable tool to implement new multifamily housing. Building permits for multifamily homes by year include 2 in 2014, 0 in 2015, 98 in 2016, 81 in 2017, 246 in 2018, 458 in 2019, and 188 in 2020, for a total of 1,173.	Continue

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Program	Implementation	Result/Effectiveness	Continue/Modify/Delete
homes, zero lot line, and any other type of housing product permitted by the regulations of the underlying zone. The PUD is a tool that has been successfully used for Town Square to encourage and facilitate innovative design, variety, and flexibility in the types of housing products, including the provision of affordable housing, that would otherwise not be allowed or possible through standards in the underlying zoning districts.			
20. Mixed-Use and High-Density Residential Zone and Standards The General Plan directs significant housing growth to mixed-use areas. These areas include the Downtown, Euclid Avenue, the I-10 Corridor, the New Model Colony, and Holt Boulevard. These mixed-use areas each have a distinct mix of land uses and density ranges (see Policy Plan Land Use Exhibit LU-11, Land Use Designation Summary Table). To facilitate the development of quality housing and exemplary design, the City will create mixed-use zoning and development standards allowing up to 125 units per acre and a high-density residential zone and standards allowing 25 to 45 units per acre. The parameters of the ordinance have yet to be designed; however, the intent of the ordinance is to facilitate high-density housing. In both these zones, high-density residential and mixed use will be allowed by right.	Objectives: Develop new mixed-use and high-density residential development zone and standards to implement the General Plan. Allow residential uses by right in both zones. Responsible Agencies: Planning Department Funding: General Fund Timing: 2014	New General Plan land use designations were adopted in 2010. The 2016 comprehensive update to the Development Code implements the General Plan land use designations and allows residential uses by right within the High-Density Residential and Mixed-Use zones. The City continues its efforts in processing zone changes to bring alignment with the adopted General Plan. In 2020, no additional parcels were rezoned to High-Density Residential or Mixed-Use zones.	Continue and modify to refer to Objective Design and Development Standards that are being developed with the General Plan Update that is currently in process, as of July 2021.

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Housing Assistance			
21. Public Housing The Housing Authority of the County of San Bernardino administers the Housing Voucher rental program for the City of Ontario. Funded by the US Department of Housing and Urban Development, the Housing Voucher program extends rental subsidies to very low-income households by offering the tenant a voucher that pays the difference between the current fair market rent (FMR) established by the Housing Authority and 30 percent of the tenant's income. A tenant has the option to choose housing that costs more than the FMR, if the tenant pays the extra rent above the payment standard. The Housing Authority also implements the scattered site program, Family Self-Sufficiency program, Section 8 project-based assistance, and HUD-assisted multiple-family housing units. This program serves up to 600 individuals and families in the City of Ontario.	Objectives: Continue to assist up to 600 households under the public housing program and seek additional vouchers as available. Responsible Agencies: Housing Authority of the County of San Bernardino Funding: US Department of Housing and Urban Development Timing: Ongoing	Public housing programs in Ontario are administered through the Housing Authority of the County of San Bernardino (HACSB). Within Ontario, the approximate number of Housing Choice Vouchers have been available: 496 in 2016, 422 in 2017, 527 in 2018, 676 in 2019, and 747 in 2020.	Continue, add mobility objectives and commitment to facilitating the movement of voucher holders to areas of high opportunity and resources.
22. Homeownership The City has a broad-based homeownership program for residents. The City uses a combination of funds (BEGIN, HOME, CalHome, and other available funding) to provide down payment assistance to homebuyers seeking to purchase homes in Ontario. The City of Ontario also works in conjunction with Neighborhood Partnership Housing Services (NPHS), a nonprofit organization, and the Inland Fair Housing and Mediation Board (IFHMB) to further the City's homeownership goals through homebuyer education, counseling, and down payment assistance.	Objectives: Implement down payment assistance programs citywide. Responsible Agencies: Housing and Neighborhood Revitalization Funding: HCD, BEGIN, CalHOME Timing: Ongoing	In 2016, the City secured $1 million in CalHome Mortgage Assistance Program funds to offer down payment assistance to qualified low-income families, assisting a total of one household. The CalHome Mortgage Assistance program ended in 2017. City staff continue tracking the use of loan funds paid off in a reuse account for use on eligible projects. The City is planning to use a portion of the Permanent Local Housing Allocation (PLHA) funds for first-time homebuyer programs in conjunction with reuse funds on hand from the CalHome and BEGIN programs formerly offered. Programs are currently in design development to determine income targeting and benefits.	Continue and modify

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Program	Implementation	Result/Effectiveness	Continue/Modify/Delete
23. Preservation of At-Risk Housing The City maintains more than 1,500 units of rental housing affordable to seniors, families, and individuals earning lower incomes. The City is committed to preserving its stock of affordable housing, some of which is at risk of conversion and/or needs significant renovation and improvement. The City remains committed to preserving its affordable housing and will monitor the status of the affordable housing projects, provide technical assistance, and consider appropriate actions should these projects be at imminent risk of conversion.	Objectives: Monitor the status of at-risk projects and, if they are at imminent risk of conversion, provide technical assistance and/or financial assistance to preserve the properties as deemed feasible. Responsible Agencies: Ontario Housing Authority Funding: Federal government Timing: Ongoing	The 2013-2021 Housing Element reported the existence of one development with affordable units that were at risk of converting to market rate within 10 years of the start of the planning period. That development, the Ontario Townhouses project, a project-based Section 8 voucher property, was preserved in 2020. City staff worked with the National Foundation for Affordable Housing to assist with the rehabilitation of the Ontario Townhouses project, a project-based Section 8 voucher property, including an extension of the Project Based Vouchers (PBV) contract for an additional 20 years. The project was completed during early 2020. As of September 2021, there are a total of 3,539 assisted, multifamily rental units in the city, of which, 460 units were "at-risk" of conversion to market rate. To address the preservation of public housing for very low- and low-income persons, the City maintains contact with owners of at-risk units as the use restriction expiration date approaches to communicate with the owner the importance of the units to the supply of affordable housing in Ontario, as well as its desire to preserve the units as affordable. The City will make every effort in using local incentives that can be offered to property owners to preserve any at-risk units.	Continue
24. Jack Galvin Accord The City of Ontario has more than 2,100 mobile homes, which provide affordable market-rate housing for lower-income families, seniors, and individuals. In 1990, the City Council adopted an ordinance to regulate mobile home space rents but later repealed that ordinance per state law. Subsequently, in working with mobile home park owners and tenants, the City drafted the Jack Galvin Mobile Home Park Accord, which was accepted by park owners. The accord places limits on the allowable increases based on the Consumer Price Index; allows for additional adjustments for changes utilities, taxes, and capital improvements; provides a process for requesting rent	Objectives: Continue to implement the Jack Galvin Accord and monitor the effectiveness of the accord. Responsible Agencies: Housing and Neighborhood Revitalization Funding: General Fund Timing: Ongoing	City staff administered the Accord that covers 1,697 mobile home units in 10 mobile home parks throughout Ontario. City staff distributed the annual rent adjustments allowed as part of the Accord and designed to limit rental increases within the participating mobile home parks. The Accord was approved for a 5-year extension on November 15, 2019, with an expiration date of January 5, 2025.	Continue

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reductions for service reductions; and allows for rent adjustments for resale. The term of the agreement was adopted in 1999, and per extensions continues in effect today. The City will continue to implement and enforce this ordinance.			
Special-Needs Housing			
25. Fair Housing Ontario is committed to furthering fair housing opportunities so that people in all walks of life have the opportunity to find suitable housing in the community. To that end, the City contracts with a fair housing service provider to provide landlord/tenant education, conduct testing of the rental and ownership market, and investigate and mediate housing complaints where needed. The City periodically prepares the required federal planning reports, including the Analysis of Impediments to Fair Housing Choice (AI), to document the City's progress in improving and maintaining fair housing opportunities. As part of the AI update, the City will review its Municipal Code, local government regulations, and other practices such as the definition of a family. Recommendations will be made to eliminate potential constraints and further fair housing in Ontario.	Objectives: • Continue to contract with local fair housing providers to provide educational, outreach, advocacy, and mediation services. • Conduct AI concurrently with the development of the Consolidated Plan, and review and change potential impediments, including the definition of a family. • Provide fair housing information at City Hall, the Ontario Senior Center, and the Ontario Housing Authority. Responsible Agencies: Ontario Housing Authority Funding: CDBG Timing: Ongoing	The City of Ontario has worked in conjunction with the Inland Fair Housing and Mediation Board to affirmatively further fair housing opportunities in this community. The Inland Fair Housing and Mediation Board "actively supports and promotes freedom of residence through education, advocacy, and litigation to the end that all persons have the opportunity to secure the housing they desire and can afford, without regard to their race, color, religion, gender, sexual orientation, national origin, familial status, marital status, disability, ancestry, age, source of income or other characteristics protected by law." The definition of the family has been updated to one or more persons living together in a dwelling unit, with common access to, and common use of all living, kitchen, and eating areas within the dwelling unit. In addition, the City has provided fair housing information at City Hall, the Ontario Senior Center, and the Ontario Housing Authority.	Continue and update to comply with Assembly Bill 686. Modify to remove reference to definition of family.
26. Homeless Continuum of Care The City implements a Homeless Services Continuum of Care to prevent homelessness and assist people in becoming self-sufficient. Working together with homeless service providers, the City has developed a full-service homeless continuum of care consisting of a homeless outreach service center, transitional housing, permanent housing, and supportive housing services. The City funds other programs that assist homeless people utilizing Emergency Solutions Grant funds.	Objectives: Continue to fund Mercy House to implement the Continuum of Care program for homeless residents and other programs as funding is available. Responsible Agencies: Housing and Neighborhood Revitalization Funding: Federal funds and private financing Timing: Ongoing	The City's Continuum of Care implements programming for homeless residents. The Mercy House Ontario Access Center has provided basic needs and services to the following number of (unduplicated) clients: 1,385 in 2016, 1,041 in 2017, 809 in 2018, 683 in 2019, and 744 in 2020. The Assisi House and Aftercare Services Program has provided transitional housing and aftercare services to the following number of (unduplicated) clients: 47 in 2016, 59 in 2017, 38 in 2018, 59 in 2019, and 50 in 2020.	Continue

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The City also actively participates in regional homeless efforts, including the Interagency Council on Homelessness, which is a countywide effort of governmental and nonprofit organizations working to end homelessness within the County of San Bernardino.		HOME Tenant-Based Rental Assistance (TBRA) has provided tenant-based rental assistance to the following number of households: 15 in 2016, 17 in 2017, 23 in 2018, 25 in 2019, and 34 in 2020. Through HUD's Supportive Housing Program, Project Gateway has helped secure permanent housing with wrap-around services for chronically homeless individuals with disabilities and their families. The following number of households have been served: 13 in 2016, 12 in 2017, 12 in 2018, 12 in 2019, and 13 in 2020. In cooperation with Ontario Housing Authority, Mercy House, and Mercy House CHDO, a total of 76 permanent housing units continue to be provided for priority occupancy to participants in the CoC. Ontario has created new programs to assist in the delivery of services designed to house persons experiencing homelessness within the city. • In Fiscal Year 2019-20, the funding for the street outreach team was increased from 10 hours per month to 40 hours per week. • The Extreme Weather Motel Voucher Program assisted 11 persons with a total of 58 bed nights in 2019, and 14 persons in 2020. The Program was adapted to begin the COVID-19 motel voucher program in March 2020, serving 57 households from March 2020 to September 2020. The Emergency Motel Voucher Program was implemented in November 2020 to provide shelter to unhoused individuals and families. During Fiscal Year 2020-21, 92 households were served by the Emergency Motel Voucher Program. All individuals assisted are provided with the opportunity for case management focused on connecting the individuals to housing. • The LMIHF Utility Assistance Program assists persons experiencing homelessness with $0 income to participate in the existing HOME TBRA program operated as part of the CoC. This program was	

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		canceled in March 2020 in an effort to focus resources on housing unsheltered persons during the COVID-19 pandemic. • The City partnered with a local school district to identify homeless families and assist these families with rental subsidies through the HOME TBRA Program. • The City facilitated monthly meetings with Ontario focused homeless providers and governmental agencies to coordinate services to transition individuals/families from homelessness into a stable housing program. • The COVID-19 Rapid Re-Housing Program finds housing solutions for persons at-risk of homelessness during the pandemic. During 2020, 2 households received assistance.	
27. Senior Housing The City is actively working with nonprofit housing groups to build senior housing projects in the community. In addition to facilitating housing construction, the City also provides a range of supportive services for seniors. These include fair housing services, housing rehabilitation grants, preservation of subsidized senior housing, low-cost transportation services, and a range of other services tailored to meet the unique needs of Ontario's senior population.	Objectives: Continue to provide a full range of housing support services. Responsible Agencies: Housing and Neighborhood Revitalization Funding: State and federal funds Timing: Ongoing	The City continues to monitor 762 units of affordable senior housing. The City continued to work with non-profit housing groups to build senior housing projects in the community. The City provided a range of supportive services for seniors. Between 2013 and 2020, 182 seniors were assisted with fair housing issues, 1,008 seniors were assisted with landlord/tenant mediation, 1,964 seniors were assisted with support services, 2 seniors received housing rehab grants, 9 seniors received tenant-based rental assistance, and 782 units of affordable housing were restricted for seniors.	Continue
28. Housing for People with Disabilities The City enforces state and federal accessibility laws to facilitate the improvement of housing for disabled people. The City also prepares a Transition Plan to comply with state and federal accessibility laws. The City has adopted a reasonable accommodation process and administratively allows modifications to land use, building codes, and the permitting process to facilitate the reasonable accommodations without going through a standard variance process. However,	Objectives: • Continue to assist with the development of housing for persons with disabilities, including those with developmental disabilities. • Update the definition of family to comply with state law. Responsible Agencies: Building and Planning Department	The City enforces state and federal accessibility laws to facilitate the improvement of housing for persons with disabilities and encourages reasonable accessibility accommodations. The definition of the family has been updated to one or more persons living together in a dwelling unit, with common access to, and common use of all living, kitchen, and eating areas within the dwelling unit. The City's Tenant-Based Rental Assistance (TBRA) Program has served 17 disabled households since inception in 2014. For the next cycle, the definition of a	Continue and modify to remove reference to definition of family. Add reference to Inland Regional Center.

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given the large number of people with disabilities, the growing need for housing opportunities, and changing legal context for housing planning, additional efforts are needed. Many homes were built before the advent of modern accessibility standards and thus many homes remain inaccessible to people with disabilities and persons with developmental disabilities. To address this issue, the City will evaluate the feasibility and appropriateness of modifying building standards to encourage visitability concepts in new housing. Additionally, to ensure compliance with state law, the City will update its definition of "family" to state "One or more persons living together in a dwelling unit, with common access to, and common use of all living, kitchen, and eating areas within the dwelling unit."	Funding: General Fund Timing: Ongoing, update the definition of family within one year of adoption of the Housing Element.	family will be changed to one or more persons living together in a dwelling unit, with common access to, and common use of all living, kitchen, and eating areas within the dwelling unit. This program will continue to assist with the development of housing for persons with disabilities, including those with developmental disabilities.	
29. Family Housing Ontario has a large number of family households, specifically large families with five or more members. The City has a multifaceted program for increasing and maintaining the supply of family housing. The Housing Authority of San Bernardino County allocates housing choice vouchers to lower-income families in Ontario, many of whom are large families. Another key effort is the City's program to acquire, rehabilitate, and preserve existing affordable housing units that accommodate families and large families. Over the past five years, the City and the Housing Authority have preserved the vast majority of publicly subsidized affordable units for families. Finally, the City funds through its Community Development Block Program programs such as child care, after-school programs, food programs, and other services targeted for lower-income households, including large families.	Objectives: Continue program implementation. Responsible Agencies: Housing and Neighborhood Revitalization, Housing Authority of the County of San Bernardino Funding: General Fund, CDBG Timing: Ongoing	The City continues to monitor 1,228 units of affordable family housing. In addition, Ontario worked with two different developers to construct two affordable housing developments with construction that were completed during Fiscal Year 2020-21 - Emporia Place (75 units) and Vista Verde (101 units). These two new developments will provide for extremely low-, very low-, and low-income units for families.	Continue

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30. Extremely Low-Income Households The City offers programs to address the housing needs of extremely low-income (ELI) households. As funding is available, the City provides a number of incentives to encourage the production of ELI housing. The City offers fee reductions for ELI housing, supports grant applications to increase the supply of affordable housing, works with nonprofit organizations to build affordable housing, and provides land writedowns.	Objectives: • Work with nonprofits and/or for-profit developers to build housing for ELI households through supporting grants and funding applications. • Offer fee reductions and land writedowns for new affordable housing for low-income, very low-income, and ELI households. Responsible Agencies: Planning Department, Housing and Neighborhood Revitalization Funding: CDBG, HOME, federal and state grants Timing: Annually	The City continues to provide housing assistance to extremely low-income households. The City has restricted the following number of housing units for extremely low-income occupants: 12 in 2016, 12 in 2017, 12 in 2018, 20 in 2019, and 20 in 2020. Under implementation of Project Gateway, the following number of housing units were occupied by extremely low-income households: 8 in 2016, 10 in 2017, 10 in 2018, 6 in 2019, and 13 in 2020. The HOME Tenant Based Rental Assistance (TBRA) has assisted the following total number of households: 9 in 2016, 11 in 2017, 14 in 2018, 13 in 2019, and 34 in 2020. The CoC Permanent Housing (excluding Project Gateway and HOME TBRA) has assisted the following number of households: 6 in 2016, 6 in 2017, 6 in 2018, 2 in 2019, and 2 in 2020. The Assisi House and Aftercare Services program has served the following number of (unduplicated) persons: 47 persons in 2016, 29 in 2017, 38 in 2018, 59 in 2019, and 50 in 2020. The Ontario Access Center has served the following number of (unduplicated) persons: 1,385 in 2016, 1,039 in 2017, 808 in 2018, 683 in 2019, and 744 in 2020. Foothill Family Shelter has assisted the following number of (unduplicated) persons: 12 in 2016, 26 in 2017, and 7 in 2018. Services for Victims of Domestic Violence and Their Children has assisted the following number of (unduplicated) persons: 54 in 2016, 25 in 2017, 74 in 2018, 52 in 2019, and 86 in 2020. The Family Stabilization Program at SOVA Program Center has assisted the following number of	Continue

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		(unduplicated) persons: 2,444 in 2016, 2,589 in 2017, 2,503 in 2018, 1,890 in 2019, and 2,776 in 2020. Fair Housing services has assisted the following number of (unduplicated) households: 101 in 2016, 71 in 2017, 106 in 2018, 105 in 2019, and 126 in 2020. Landlord-Tenant Mediation services has assisted the following number of (unduplicated) households: 863 in 2016, 740 in 2017, 718 in 2018, 539 in 2019, and 892 in 2020. Senior Services has assisted the following number of (unduplicated) persons: 142 in 2016, 133 in 2017, 166 in 2018, 122 in 2019, and 157 in 2020. Child Care Subsidies has assisted the following number of (unduplicated) persons: 18 in 2016, 17 in 2017, 6 in 2018, 14 in 2019, and 56 in 2020.	
31. Special-Needs Housing In implementing affordable housing programs, the City will work with housing providers to ensure that special housing needs are addressed for seniors, large families, female-headed households, single-parent households with children, persons with disabilities and developmental disabilities, homeless individuals and families, and farmworker families. The City will seek to meet these special housing needs through a combination of regulatory incentives, zoning standards, new housing construction programs, housing rehabilitation, homebuyer assistance programs, and supportive services programs. In addition, the City may seek funding under the federal Housing Opportunities for Persons with AIDS, California Child Care Facilities Finance Program, and other state and federal programs designated specifically for special needs groups such as seniors, persons with disabilities, and persons at risk for homelessness.	Objectives: Collaborate with affordable housing developers and secure funding, if feasible, to assist with the development of special needs housing projects. Responsible Agencies: Planning Department, Housing and Neighborhood Revitalization Funding: CDBG, HOME, federal and state grants Timing: Annually	In conjunction with public agencies and community organizations, the following number of Supportive Housing Program project-based vouchers are available each year for chronically homeless with disabilities and their families: 12 in 2016, 12 in 2017, 12 in 2018, 12 in 2019, and 13 in 2020. The City, in conjunction with Mercy House Living Centers, implemented the HOME Tenant-Based Rental Assistance to provide rental assistance and assistance with security deposits and utility deposits to chronically homeless individuals and households. Each year, the following number of homeless households have received assistance for permanent housing: 15 in 2016, 17 in 2017, 23 in 2018, 25 in 2019, and 34 in 2020. The City continues to pursue funding under the federal Housing Opportunities for Persons with AIDS, California Child Care Facilities Finance Program, and other state and federal programs designated specifically for special-needs groups such as seniors, persons with disabilities, and persons at risk for homelessness.	Continue

7. HOUSING ELEMENT OUTREACH

The City of Ontario conducted a housing element outreach program that included a combination of public meetings, consultations, and surveys. See also description of outreach, as related to the AFH in section 3. The Public Review Draft Housing Element was released October 14, 2021. It was discussed at a Planning Commission meeting, which was open to the public, on December 20, 2021. There were no comments received from the public. Commissioners asked clarifying questions and expressed support for the Housing Element.

7.1 2020-2024 Consolidated Plan

The community outreach process for the preparation of the 2020-2024 Consolidated Plan and 2020-2021 One-Year Action Plan offered numerous opportunities for public input, comment, and review. The City hosted and coordinated a public hearing, three community forums, resident surveying, and stakeholder consultations. The culmination of public input provided the City with priority areas to help address housing needs and homelessness.

Public Outreach

A public hearing was held on February 3, 2020, to provide the public an overview of the process and components of a Consolidated Plan and for the public to submit comments and input on the Community Needs Assessment Survey. Bilingual staff was available for translation. Display advertisements and legal advertisements to promote the public hearing were published on January 9 and January 17, 2020, in the local newspaper *Inland Valley Daily*.

Three community forums were held on February 19, 2020, at Veterans Memorial Park Community Center, February 25, 2020, at Dorothy Quesada Community Center, and February 28, 2020, at De Anza Park Community and Teen Center. Residents were provided with the Community Needs Assessment Survey and information about the Consolidated Plan. Attendees were invited to participate in an engagement activity where residents selected their highest priority in select categories among activities eligible for Community Development Block Grant (CDBG), HOME, and Emergency Solutions Grant (ESG) funding.

The City held a community fair on February 29, 2020, with over 500 residents in attendance. At the Housing department booth, attendees were invited to complete the Community Needs Assessment Survey and

participate in the engagement activity presented at the community forums.

Stakeholder Consultations

The City consulted with 18 stakeholder groups representing public and private entities, service providers, or community organizations. Table 7-1 provides more information on the stakeholder consultation process, including the type of stakeholder, specific housing topics discussed, and anticipated outcomes of the consultation.

Table 7-1
Stakeholder Consultations

Agency/Group/ Organization	*What section of the 2020-2024 Consolidated Plan was addressed by Consultation?*	*How was the Stakeholder consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?*
Ontario Housing Authority	Housing Need Assessment Public Housing Needs	Invited to participate in community meetings/public hearings and a copy of the executive summary was provided for feedback and comments. Coordination in providing affordable housing.
Neighborhood Partnership Housing Services, Inc.	Housing Need Assessment	Invited to participate in community meetings/public hearings and a copy of the executive summary was provided for feedback and comments. Coordination with first-time homebuyer and owner-occupied rehabilitation loan programs, and other programs and services relating to homebuyer education, financial literacy, and homeowner assistance.
AOF/Golden State Community Development Corp.	Housing Need Assessment	Invited to participate in community meetings/public hearings and a copy of the executive summary was provided for feedback and comments. Coordination with a possible Community Housing Development Organization (CHDO).
Mercy Housing Living Centers	Homelessness Strategy Homeless Needs – Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth	Invited to participate in community meetings/public hearings and a copy of the executive summary was provided for feedback and comments. Coordination in providing homeless services and permanent supportive housing.
Inland Fair Housing and Mediation Board	Housing Need Assessment Non-Homeless Special Needs Fair Housing Strategy	Invited to participate in community meetings/public hearings and a copy of the executive summary was provided for feedback and comments. Coordination in providing increased services for senior citizens, fair housing services, landlord/tenant mediation services, fair housing education, testing, and enforcement, first-time homebuyer education, and financial literacy programs.
County of San Bernardino Office of Homeless Services	Homelessness Strategy Homeless Needs – Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth	Invited to participate in community meetings/public hearings and a copy of the executive summary was provided for feedback and comments. Coordination in providing homeless services in the region, HMIS services, Continuum of Care coordination, and coordinated assessment system.
Ontario-Montclair YMCA	Non-Housing Community Development Strategy	Invited to participate in community meetings/public hearings and a copy of the executive summary was provided for feedback and comments. Coordination of childcare for affordable housing residents.
Ontario-Montclair School District	Homeless Needs - Families with children	Invited to participate in community meetings/public hearings and a copy of the executive summary was provided for feedback and comments. Identification and coordination of services for homeless families within the school district.

Table 7-1
Stakeholder Consultations

Agency/Group/ Organization	*What section of the 2020-2024 Consolidated Plan was addressed by Consultation?*	*How was the Stakeholder consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?*
Ontario Senior Center	Non-Homeless Special Needs	Invited to participate in community meetings/public hearings. Coordination of Homeowner Energy Assistance Program (HEAP) services and social services for senior residents within affordable senior housing projects.
Rolling Start, Inc.	Non-Homeless Special Needs	Invited to participate in community meetings/public hearings and a copy of the executive summary was provided for feedback and comments. Coordination of Section 504 outreach and identifying potential participants for affirmative marketing outreach for affordable housing units.
San Bernardino County Department of Behavioral Health	Housing Need Assessment Homelessness Strategy Homeless Needs – Chronically homeless	Invited to participate in community meetings/public hearings and a copy of the executive summary was provided for feedback and comments. Coordination of Project Gateway (Shelter Plus Care vouchers) and proactively working together to secure additional resources to serve Ontario residents.
Foothill AIDS Project	Housing Need Assessment Homelessness Strategy	Invited to participate in community meetings/public hearings and a copy of the executive summary was provided for feedback and comments. Coordination and identification of potential participants for affirmative marketing outreach for affordable housing units.
County of San Bernardino Children and Family Services	Non-Housing Community Development Strategy	Invited to participate in community meetings/public hearings and a copy of the executive summary was provided for feedback and comments. Coordination for potential bridge housing resources.
Inland Valley Hope Partners	Homelessness Strategy Homeless Needs – Chronically homeless Homeless Needs - Families with children	Invited to participate in community meetings/public hearings and a copy of the executive summary was provided for feedback and comments. Coordination in providing services for the homeless and those at-risk of homelessness and identification of potential participants for affirmative marketing outreach for affordable housing units.
House of Ruth, Inc.	Homelessness Strategy Homeless Needs - Families with children	Invited to participate in community meetings/public hearings and a copy of the executive summary was provided for feedback and comments. Coordination of providing services for victims of domestic violence and potential identification of participants for affirmative marketing outreach for affordable housing units.
State of California Housing and Community Development	Housing Need Assessment	The City reviews all possible leveraging resources and will investigate opportunities to use various programs that will fund identified community needs (Affordable Housing and Sustainable Communities (AHSC), Veteran Housing and Homeless Prevention (VHHP), Emergency Housing and Assistance Program Capital Development (EHAP-CD), and others). Actively support efforts to create permanent affordable housing funding sources.
Foothill Family Shelter	Homelessness Strategy Homeless Needs - Families with children	Invited to participate in community meetings/public hearings and a copy of the executive summary was provided for feedback and comments. Coordination in providing homeless services, transitional housing, and identification of potential participants for affirmative marketing outreach for affordable housing units.
Housing Authority of the County of San Bernardino	Public Housing Needs	Requested review of public housing needs section and a copy of the executive summary was provided for feedback and comments. Implement permanent supportive housing programs and work together to secure state and federal resources for the region.

Summary of Priority Needs

The Community Needs Assessment Survey, in concert with the feedback at meetings and consultations, highlight the City's clear and detailed need for investment in affordable housing for both owner-occupied and renter-occupied households, programs for homeless persons, and homelessness prevention. Table 7-2 summarizes the city's housing needs, including level of priority, identified throughout the outreach process.

Table 7-2
Summary of Priority Needs

Need	Priority Level	Description	Basis for Priority Level
Affordable housing- rental assistance	High	Housing Choice Vouchers (Section 8) extend rental subsidies to very low-income households by offering the tenant a voucher that pays the difference between the current fair-market rent (FMR) established by the Housing Authority and 30 percent of the tenant's income.	Rental assistance programs are a high priority because they are a way to meet the pressing need for affordable housing. (See Program 23.)
Affordable housing- production of new units	High	Projects to produce new affordable housing units may be targeted to owner-occupied or renter-occupied housing types.	Production of new units is a high priority because they are a way to meet the pressing need for affordable housing. (See Programs 8, 9, 10, 11, 15, and 32)
Affordable housing- rehab of existing units	Medium	Rehabilitation of existing units could be targeted to owner-occupied or renter-occupied households. The programs would preserve the existing housing stock.	Rehab of existing units is important because preservation and maintenance are critical to maintain quality housing conditions. Nearly 60% of existing units were built prior to 1979, indicating a potential need for rehab. (See Programs 1, 3, 31, and 33)
Affordable housing – acquisition of existing units	High	The acquisition or preservation of existing units may assist in creating new affordable housing units or ensuring the continued affordability of units preserved.	Acquisition of existing units is a high priority because they are a cost-effective way to meet the pressing need for affordable housing (See Programs 16, 17, and 25~~, and 26~~)
Homelessness- outreach	High	The City has developed a Continuum of Care in Ontario that serves all segments of the homeless population and those at risk of homelessness. Outreach programs provide basic needs to homeless individuals and families and also provide appropriate referrals to services needed by specific populations, such as those with chronic substance abuse, victims of domestic violence, veterans, and persons with HIV/AIDS.	Outreach services are a high priority because they can provide the necessary first step toward the goal of transitioning someone from homelessness to stable housing. (See Programs 27, 28, 32 and 33)
Homelessness- emergency/ transitional shelter	High	The City has developed a Continuum of Care in Ontario that serves all segments of the homeless population and those at risk of homelessness. Emergency shelter and transitional housing programs provide temporary housing for homeless individuals and families.	An emergency/transitional shelter is a high priority because it can provide a temporary roof as someone works toward the goal of transitioning from homelessness to stable, permanent housing. (See Programs 17, 20, 27, 28, and 33)
Homelessness- rapid re-housing	High	The City has developed a Continuum of Care in Ontario that serves all segments of the homeless population and those at risk of homelessness.	Rapid re-housing is a high priority because it can provide a temporary roof as someone works toward the goal of transitioning from homelessness to stable, permanent housing. Ontario will continue to work with its partners at the Housing Authority for the County of San Bernardino and the County of San Bernardino

Table 7-2
Summary of Priority Needs

Need	Priority Level	Description	Basis for Priority Level
		Rapid re-housing programs provide a needed resource to quickly move those living on the streets or in shelters into permanent housing.	Department of Behavioral Health to provide rapid re-housing services. (See Programs 17, 20, 27, 28, and 33)
Homelessness- prevention	High	The City has developed a Continuum of Care in Ontario that serves all segments of the homeless population and those at risk of homelessness. Prevention services can often be the link to keep a household in their current housing and diminish the growth of the homeless population.	Services that keep someone who is at risk of becoming homeless in their home is a high priority because it meets a pressing need and is more cost-effective than providing housing for someone once they've become homeless. (See Programs 17, 20, 27, 28, and 33)

Assessment of Fair Housing

The City of Ontario's outreach process for the Consolidation Plan also included outreach for fair housing. A broad array of outreach was conducted, such as community forums, focus groups, and public hearings to ensure that the analysis contained in the Fair Housing Assessment truly reflects conditions in a community and that the goals and strategies are targeted and feasible.

Stakeholder Consultations and Surveys

In preparation of the Fair Housing Assessment, the City reached out to a wide array of stakeholders to hear directly about fair housing issues affecting residents. Stakeholders included Spanish-speaking groups, tenants, homeowners, fair housing organizations, civil rights and advocacy groups, organizations serving people with disabilities (including physical disabilities and people with HIV/AIDs), organizations serving domestic violence survivors, social services providers, and homeless providers. All community meetings had translation services available in Spanish. In addition, all meetings were held in locations accessible to people with mobility issues.

Fair housing surveys were conducted in-person both in English and Spanish at the community meetings and community fair. The majority of respondents were members of protected classes. Of the 73 respondents, 21 found housing discrimination to be an issue in Ontario, and 14 directly experienced discrimination. Survey respondents cited race as the reason for discrimination, followed by color, familial status, national origin, and disability.

Contributing Factors to Fair Housing Issues

The 2020 Assessment of Fair Housing Choice identified the following contributing factors to fair housing issues:

- Lack of meaningful language access for individuals with limited English proficiency (See Programs 24 and 27)
- Lack of affordable housing in moderate- and high-resource areas of the city (See Programs 13 and 23)
- Lack of investment/community revitalization strategies in low-resource areas of the city (See Programs 4, 10, and 27)
- Availability of rentals that accept HCV in moderate- and high-resource areas of the city (See Program 23 and 31)
- Displacement of residents in moderate- and/or high-resource areas of the city because of economic pressure (See Programs 23, 27, and 32)
- Concentration of affordable housing in low-resource areas of the city (See Programs 13 and 23)
- Lack of access to opportunity due to high housing cost (See Programs 11 and 27)
- Instances of private discrimination (See Programs 20 and 27)
- Lack of accessible affordable housing appropriate for persons with disabilities (See Programs 3, 27, 30, and 33)
- Availability of affordable housing units in a range of sizes (See Programs 23 and 31)
- Age of housing stock in northwest area of the city (See Programs 1, 3, 16, 31, and 33)
- Cost of home repairs (See Programs 1, 3, 16, 29, 31, and 33)
- Availability of affordable housing in the form of accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs) (See Programs 20, 27)
- Lack of meaningful language access for individuals with limited English proficiency to learn about rehabilitation options (Program 27)

- Lack of investment/community revitalization strategies in low-resource areas of the city that would improve health outcomes for residents (See Programs 1, 4, 6, 10, and 27)
- Lack of investment/community revitalization strategies in low-resource areas of the City to improve economic outcomes for residents (See Programs 1, 4, 6, 10, and 27)

Fair Housing Goals and Priorities

The following goals and strategies will serve as an effective basis for affirmatively furthering fair housing by reducing patterns of segregation, mitigating displacement, addressing disproportionate housing needs, and increasing access to opportunity for members of protected classes.

Goal 1: Increase the supply of affordable housing in high opportunity areas.

Ontario has a significant portion of its residents who are rent-burdened and facing severe housing problems. Additionally, publicly supported affordable housing accounts for slightly less than 3 percent of the total housing stock, and Ontario and its environs are experiencing rapidly rising housing costs. Members of protected classes, particularly Hispanic and Black residents, experience these problems most acutely. These indicate a need to expand the supply of affordable housing. The following strategies address Goal 1.

- Explore the creation of new funding sources of affordable housing.
- Using best practices from other jurisdictions, explore policies and programs that increase the supply of affordable housing, such as linkage fees, inclusionary housing, public land set-aside, community land trusts, transit-oriented development, expedited permitting and review, and reduced building permit fees for nonprofit developers.
- Explore opportunities to provide low-interest loans to single-family homeowners and grants to homeowners with household incomes of up to 120 percent of the Area Median Income to develop ADUs with affordability restriction on their property.
- Align zoning codes to conform to recent California affordable housing legislation.

(See Programs 1, 6, 16, 24, and 27)

Goal 2: Increase community integration for persons with disabilities.

There is a lack of permanent supportive housing for non-elderly persons with disabilities in Ontario. By prioritizing HOME funding for such projects, which should ideally set aside 10 to 25 percent of units for persons with disabilities who need supportive services, the City can help make development proposals more competitive for Low-Income Housing Tax Credit (LIHTC) and Mental Health Services Act assistance. The following strategy addresses Goal 2.

- Prioritize HOME funding for developments that include permanent supportive housing for non-elderly persons with disabilities.

(See Programs 3, 16, 27, and 33)

Goal 3: Ensure equal access to housing for persons with protected characteristics, who are disproportionately likely to be lower-income and to experience homelessness.

Although California law provides strong legal tools to combat source of income discrimination, some landlords violate these laws, as they do housing discrimination laws more generally. Targeted education efforts would help to reduce the incidence of unlawful source of income discrimination. Attendees at community stakeholder meetings were unaware that landlords are required to accept vouchers and third-party checks and would benefit from fair housing education. The following strategies address Goal 3.

- Conduct fair housing training for landlords and tenants on California's Source of Income Discrimination protections to reduce the number of voucher holders turned away.

(See Program 23 and 27)

Homelessness

The 2020 San Bernardino County Homeless Count identified 102 homeless persons residing in Ontario, including 74 persons unsheltered and 28 homeless individuals living in emergency shelters or transitional housing.

7.2 Neighborhood Preservation Strategy Plan

In 2019, the City developed the Neighborhood Preservation Strategy Plan (NPSP) to focus on improving the overall quality of life in neighborhoods and develop a nexus between the conditions of the neighborhood and the solutions to improve it. The NPSP focused on four target neighborhoods where the NPSP could significantly address neighborhood conditions: Downtown, Nocta, Mission-Mountain, and Fourth-Grove neighborhoods. Each of these neighborhoods were identified based on demographics, land use data, and Community Improvement active cases, including outcomes from Systematic Health and Safety Inspection Program inspections, select My Ontario app reports, and calls for police service data. In reviewing the base conditions of these neighborhoods, the City determined that:

- All target neighborhoods have a lower median income than the city as a whole.
- Three of the four target neighborhoods have a higher proportion of renter-occupied households than owner-occupied households.
- The majority of the target neighborhoods have both renter-occupied and owner-occupied households that are experiencing housing cost burden at a rate higher than the city as a whole, where households are paying more than 30 percent of their income for housing costs.
- Two of the four target neighborhoods have a higher proportion of housing stock built prior to 1980 than the city as a whole.
- My Ontario App has the highest number of reports for debris in the public right-of-way among all reports evaluated for all four target neighborhoods.

To strengthen and improve quality of life in the four target neighborhoods, the City identified six strategic components to address over a three-year span: community engagement, neighborhood fairs, new resident marketing initiatives, establishment of the Neighborhood Action Team, evaluation of opportunities for affordable homeownership, and evaluation of community resources and infrastructure.

Strengthening community engagement is a primary objective of the NPSP. Community engagement strengthening efforts can be divided into three main components: capitalizing on existing community outreach and engagement, creating new events for engagement opportunities, and non-event based ongoing engagement in a variety of mediums. To accomplish this, the City will undertake the following actions.

- The Community Improvement Department will work in collaboration with the Neighborhood Action Team to identify existing events, workshops, and meetings that impact the four target neighborhoods. These include Integrated Waste quarterly clean-up days, Ontario Night Out, Neighborhood Watch meetings, Crime-Free Multi-Housing meetings, Community Life and Culture events (Culture Fest, Arts Festival, etc.), Downtown Strategic Plan workshops, and Community Health Workers monthly community engagement forums.

- One neighborhood fair is planned to be held annually within targeted neighborhoods. This event will bring together various City, County, and School District agencies, along with business owners, the Ontario Chamber of Commerce, the Ontario Hispanic Chamber of Commerce, and community organizations for a one-day event designed to bring services and information to the residents within their neighborhood.

- The City will purchase and fund a new mobile recreation program, including the purchase of a customized vehicle, related supplies, and staffing for 1,500 hours of operation per year.

- The City will develop an initial community survey that will be distributed at workshops, meetings, and engagement events to residents within the target neighborhoods to identify the opinions and needs of those residents, with the purpose of developing more focused engagement and programs/projects within each target neighborhood.

(See Program 6)

Neighborhood fairs are a key strategy to educate neighborhood residents about city programs available to them, develop relationships between the City and residents, and obtain feedback from residents through day-of activities and surveys. The City will hold at least one "block-party" style neighborhood fair over the course of the three years. The City will partner with other public sector agencies that impact community life within the target neighborhoods, such as San Bernardino County Department of Public Health, San Bernardino County Workforce Development Department, Ontario-Montclair School District, and Chaffey Joint Union School District, private local business owners, including the Ontario Chamber of Commerce, Ontario Hispanic Chamber of Commerce, and community organizations and non-profit agencies that work in the community, such as Habitat for Humanity, Neighborhood Partnership Housing Services, Boy Scouts and Girl Scouts, Inland Fair Housing and Mediation Board, Neighborhood Partnership Housing Services, Rotary Club, and Kiwanis.

(See Program 6)

The Neighborhood Action Team is the implementing entity for this strategy. The core team will include staff members from Housing Department, Community Improvement Department, Ontario Police Department, Community Life and Culture, Public Works, Ontario Municipal Utilities Company, Information Technology, Management Services, Ontario Fire Department, San Bernardino County Department of Public Health, Ontario-Montclair School District, and Chaffey Joint Union School District. In addition to the monthly meetings and solutions or other options to address "flash point" properties or blocks, the Neighborhood Action Team will implement community clean-up programs to address property maintenance issues within the targeted neighborhoods. These include Property Clean-Up Programs, Neighbors Helping Neighbors Program, and Community Clean-Up Days.

(See Program 6)

An important component of this strategy will be identifying possible means to create opportunities to expand homeownership within the target neighborhoods and throughout Ontario. Housing Department staff, along with strategic community partners, have evaluated homeownership models, from down-payment assistance programs to innovative in-fill development opportunities that would promote more affordable homeowner housing. Each target neighborhood has undeveloped land that may be suitable for housing and during the course of the strategy, undeveloped lots will be evaluated to determine possible housing options for affordable homeownership. Homeownership models may include small-lot development and community land trusts. In addition, opportunities for funding down-payment assistance loans to assist lower-income households purchase their first home from the State of California or other federal resources will be explored to develop new homeownership assistance programs. To educate residents of the four target neighborhoods of tools available through the city, the NPSP includes developing educational material to distribute to new homeowners and renters within the target neighborhoods. Again, this will be a multi-agency effort to provide residents with information that would be helpful to new residents in the community.

The final component of the NPSP will be to implement a small commercial façade improvement program within Downtown Ontario.

(See Program 6)

8. HOUSING GOALS AND POLICIES

The City of Ontario aspires to be the premier city of the Inland Empire. Building from the Ontario International Airport, the Ontario Ranch, the City's rich cultural and historic heritage, and transportation and economic assets, the City seeks to define a prosperous future through design. How we design our housing, neighborhoods, and community, and how we provide public services are critical to the achievement of that vision.

The City's vision is underpinned by four principles supporting Ontario as a unified and prosperous community:

- A dynamic balance that enables our community to confront the continued dynamic growth of the region and technological change with confidence and a sense of opportunity.
- A prosperous economy that sustains the reality of prosperity across our entire community that positively impacts all the people of Ontario.
- Distinctive development that integrates our varied and diverse focal points, districts, villages, and neighborhoods to provide a feeling of coherence without sacrificing uniqueness.
- Recognized leadership in local governance that stimulates excellence and serves to unify the people.

The Housing Element plays a critical role in achieving this vision. Housing Ontario residents and the workforce, creating quality neighborhoods of distinctive design, assisting residents with special needs, and responsibly accommodating growth and community development are fundamental to achieving the City's long-term vision of prosperity.

The Housing Plan sets forth goals and policies to achieve this end. This includes goals and policies for housing and neighborhood quality, housing diversity and supply, removal of governmental constraints, housing assistance, and special needs. Within this framework, this chapter proposes both existing and new programs to implement these goals and policies.

Table 8-1 at the end of the chapter lists the programs, key planning objectives, funding sources, implementing agency, time frame for implementation, and quantified program objectives, where feasible.

Goal 1: Neighborhoods and Housing

Ontario's neighborhoods determine our quality of life and reflect the value we place in our community. Neighborhoods differ in lot sizes, housing types, history, purpose, and environment. Whether rural residential, suburban, historic, or urban, Ontario's neighborhoods should provide a nurturing environment for all residents to enjoy their lives. Residential neighborhoods should provide quality housing, ample parks and recreational opportunities, tree-lined streets and sidewalks for walking, safety and security, and public facilities and services.

As an established community, Ontario is committed to improving its older neighborhoods. This goal may be achieved through redevelopment, housing rehabilitation, code enforcement, and neighborhood improvement projects. Ontario will facilitate the development of new neighborhoods consistent with their unique purpose, such as the Ontario Ranch, the Ontario Airport Metro Center, and other areas. Taken together, Ontario is committed to creating and strengthening neighborhoods to promote a high quality of life for residents.

Goal H1: Stable neighborhoods of quality housing, ample community services and public facilities, well-maintained infrastructure, and public safety that foster a positive sense of identity.

Policies

H1-1 **Housing Rehabilitation.** We support the rehabilitation, maintenance, and improvement of single-family, multiple-family, and mobile homes through code compliance, removal of blight where necessary, and provision of rehabilitation assistance where feasible.

H1-2 **Neighborhood Conditions.** We direct efforts to improve the long-term sustainability of neighborhoods through comprehensive planning, provision of neighborhood amenities, rehabilitation and maintenance of housing, and community building efforts.

H1-3 **Community Amenities**. We shall provide adequate public services, infrastructure, open space, parking and traffic management, pedestrian, bicycle, and equestrian routes, and public safety for neighborhoods consistent with City master plans and neighborhood plans.

H1-4 **Historical Preservation.** We support the preservation and enhancement of residential structures, properties, street designs, lot configurations, and other reminders of Ontario's past that are considered to be local historical or cultural resources.

H1-5 **Neighborhood Identity**. We strengthen neighborhood identity through creating parks and recreational outlets, sponsoring neighborhood events, and encouraging resident participation in the planning and improvement of their neighborhoods.

Goal 2: Housing Supply and Diversity

Bolstered by its International Airport, burgeoning employment sector, the Ontario Ranch, and unparalleled transportation access, Ontario aspires to be the urban center of the Inland Empire. Housing diversity is critical to achieving this goal. Ontario is committed to ensuring the provision of the widest range of housing choices for the varied lifestyles of its residents and future workforce. This includes single-family and multiple-family housing, mixed- and multi-use housing, senior housing, live-work units, and other types of housing opportunities.

Housing production is to be encouraged in a responsible manner that furthers citywide and neighborhood goals. New housing will be creatively designed, sustainable, and accessible. Residential and mixed-use growth is strategically directed to the Downtown, corridors, Ontario Airport Metro Center area, Ontario Ranch, and other areas. By encouraging an adequate supply and diversity of housing, Ontario will accommodate its changing housing needs, support economic prosperity, foster an inclusive community, and become the urban center of the Inland Empire.

Goal H2: Diversity of types of quality housing that are affordable to a range of household income levels, accommodate changing demographics, and support and reinforce the economic sustainability of Ontario.

Policies

H2-1 **Corridor Housing.** We revitalize transportation corridors by encouraging the production of higher-density residential and mixed uses that are architecturally, functionally, and aesthetically suited to corridors.

H2-2 **Historic Downtown**. We foster a vibrant historic downtown by facilitating a wide range of housing types and affordability levels for households of all ages, housing preferences, and income levels.

H2-3 **Ontario Airport Metro Center**. We foster a vibrant, urban, intense, and highly amenitized community in the Ontario Airport Metro Center area through a mix of residential, entertainment, retail, and office-oriented uses.

H2-4 **Ontario Ranch**. We support a premier lifestyle community in the Ontario Ranch, distinguished by diverse housing, highest design quality, and cohesive and highly amenitized neighborhoods.

H2-5 **Housing Design**. We require architectural excellence through adherence to City design guidelines, thoughtful site planning, environmentally sustainable practices, and other best practices.

H2-6 **Infill Development.** We support the revitalization of neighborhoods through the construction of higher-density residential developments on underutilized residential and commercial sites.

Goal 3: Governmental Regulations

The City is committed to facilitating and encouraging the production, maintenance, and improvement of housing in a responsible manner; however, various factors may limit the City's ability to address its housing needs, such as governmental regulations or environmental considerations. Market factors may also affect the feasibility of building housing or the affordability of housing in the community. Moreover, housing goals may at times conflict with the need to promote other important City goals, including open space or the provision of jobs for the region.

Whereas City land use policy and municipal codes provide a regulatory framework for addressing housing, existing regulations cannot address every situation. To facilitate the type of development desired and to realize the greatest community benefits, the City's regulatory framework must be flexible and incentive based. The development review process must be time sensitive, predictable, and thorough. The review process must support long-term community benefits, rather than just short-term gain. Finally, the regulatory framework must contain a broad range of incentives to stimulate desired development and private investment and realize the community features that improve quality of life.

Goal H3: A City regulatory environment that balances the need for creativity and excellence in residential design, flexibility and predictability in the project approval process, and the provision of an adequate supply and prices of housing.

Policies

H3-1 **Incentives**. We maintain incentive programs that can be offered to projects that provide benefits to the community such as exceptional design quality, economic advantages, environmental sustainability, or other benefits that would otherwise be unrealized.

H3-2 **Flexible Standards**. We allow flexibility in the application of residential and mixed-use development standards to gain benefits such as exceptional design quality, economic advantages, sustainability, or other benefits that would otherwise be unrealized.

H3-3 **Development Review**. We maintain a residential development review process that provides certainty and transparency for project stakeholders and the public, yet allows for the appropriate review to facilitate quality housing development.

H3-4 **Financial Incentives**. We consider financial incentives to facilitate and encourage the production, rehabilitation, or improvement of housing, or the provision of services where such activity furthers housing and community-wide goals.

Goal 4: Housing Assistance

Ontario recognizes the importance of an adequate supply of affordable housing and its importance to the quality of life of residents. Residential developments in the Ontario Ranch and Ontario Airport Metro Center area will provide quality housing opportunities to attract and retain Ontario's workforce and support citywide economic development goals. Lower- and moderate-income residents will require homeownership and rental assistance to secure and maintain housing.

Housing prices and rents in Ontario and across the region continue to lead to lower homeownership rates, longer commutes, increased traffic congestion, higher cost burdens, and overcrowding in neighborhoods. Working with partners and the state and federal governments, the City of Ontario is committed to providing a range of housing types and prices affordable to all economic segments of the city and assisting residents and

the workforce to secure and maintain housing that is affordable and appropriate to their needs.

Goal H4: **Increased opportunities for low- and moderate-income households and families to afford and maintain quality ownership and rental housing opportunities, including move-up opportunities. Inclusive communities, racial equity, fair housing choice, and access to opportunity.**

Policies

H4-1 **Preservation of Affordable Apartments**. We strive to facilitate the preservation of the affordability of publicly assisted apartments for lower-income households through financial assistance, technical assistance, rehabilitation, and collaborative partnerships.

H4-2 **Homeownership Opportunities**. We increase and expand homeownership rates for lower- and moderate-income households by offering financial assistance, low-interest loans, and educational resources, and by working in collaboration with partnerships.

H4-3 **Rental Assistance**. We support the provision of rental assistance for individuals and families earning extremely low, very low, and low income with funding from the state and federal government.

H4-4 **Mixed-Income Housing**. We encourage the integration of affordable housing in the Ontario Ranch, Ontario Airport Metro Center area, and existing neighborhoods.

H4-5 **Collaborative Partnerships**. We support collaborative partnerships of nonprofit organizations, affordable housing developers, major employers, and for-profit developers to produce affordable housing.

H4-6 **Fair Housing**. We further fair housing by prohibiting discrimination in the housing market, lifting barriers that restrict access to housing, and providing education, support, and enforcement services to address discriminatory practices.

Goal 5: Special Needs

The City is home to a large number of people with special housing needs. These special needs may be related to occupation, income, family characteristics, disability, veteran status, or other characteristics. Special needs groups include, but are not limited to, seniors, large families with children, people with disabilities, single-parent families, college students, veterans, and people who are homeless. Though each group is markedly different, they share the challenge of finding suitable and affordable housing.

Ontario aspires to be the premier city the Inland Empire. As such, the city's population will become increasingly diverse, with people of many cultures, backgrounds, family types, ages, and experiences. The housing needs of Ontario's residents will be equally diverse. Recognizing the contributions of this diversity to the community, Ontario has the opportunity to demonstrate leadership in addressing the housing and support needs of all residents. Ontario is thus committed to creating a community that allows people to live in the city for their entire life, regardless of their special needs.

Goal H5: **A full range of housing types and community services that meet the special housing needs for all individuals and families in Ontario, regardless of income level, age, or other status.**

Policies

H5-1 **Senior Housing.** We support the development of accessible and affordable senior housing and provide financial assistance for seniors to maintain and improve their homes.

H5-2 **Family Housing.** We support the development of larger rental apartments that are appropriate for families with children, including, as feasible, the provision of services, recreation, and other amenities.

H5-3 **Disabled People.** We increase the supply of permanent, affordable, and accessible housing for people with disabilities, and provide assistance to allow them to maintain and improve their homes.

H5-4 **Homeless People.** We partner with nonprofit partners to provide emergency shelters, transitional housing, permanent supportive housing, and supportive services for people who are homeless.

H5-5 **Supportive Services.** We financially support organizations, as feasible, that provide support services that meet the needs of those with special needs and further the greatest level of independence.

H5-6 **Partnerships.** We collaborate with nonprofit organizations, private developers, employers, government agencies, and other interested parties to develop affordable housing and provide support services.

9. HOUSING PROGRAMS

9.1 Neighborhoods and Housing

1. Code Enforcement

Code compliance is an important tool to ensure that the value, character, and quality of neighborhoods, property, and housing are well maintained. Listed below are the programs implemented by the Code Enforcement program specifically designed to improve the quality of Ontario neighborhoods and eliminate health and safety related to building conditions:

- General Code Enforcement: The City uses an interdepartmental approach for inspecting properties for compliance with state and local regulations regarding the condition and maintenance of residential buildings and properties. If deficiencies are found, the property owner is notified of the code deficiency and compliance measures required, and the property owner is granted a period of time to correct the matter. To facilitate timely compliance, City staff direct the property owners to City–administered rehabilitation loans and/or other nonprofit housing loan programs, where available.

- Community Improvement Team: This team has been specifically designed to proactively implement an intensive code compliance program to address serious code violations within focus areas. As part of this team approach, various City departments work together to bring a myriad of resources to the focus area to arrest neighborhood decline and improve the living conditions within the area.

- Systematic Health and Safety Inspection Program: The program is designed to ensure the quality of the rental stock and reduce substandard building conditions. Through this program, all rental housing units over seven years old are inspected on a four-year schedule unless it is necessary to inspect more frequently due to substandard conditions.

- Abandoned and Distressed Property Program and Foreclosure Opportunities Response Team (FORT) Program: These programs were established to protect Ontario neighborhoods from becoming blighted through the lack of adequate maintenance and security of abandoned and distressed properties.

The City will focus efforts throughout the city, with a particular emphasis on areas to the north and northwest of the Ontario International Airport.

Implementation

- ***Objectives*:** Continue code enforcement using a progressive approach of voluntary compliance, citations, and court action if needed. Continue to apply for funding. Prevent the displacement of 60 lower income households due to the conservation of their housing through property maintenance, at least 75 percent in northwest Ontario (Figures 2-2 and 3-1).
- ***Responsible Agencies*:** Housing and Neighborhood Preservation Departments, Police, Fire, Economic Development, Building, and Planning Departments.
- ***Funding:*** Community Development Block Grant (CDBG), HOME, and CalHOME funds.
- ***Timing:*** Ongoing; inspect properties annually.

2. Historic Preservation

Known as the Original Model Colony, Ontario is rich in local history. The City operates a comprehensive historic preservation program. It is a certified local government, a designation that signifies that the City's program meets state and federal historic preservation standards. The City has eight historic districts and is surveying nine additional areas for the potential of historic district designation. It encourages historic preservation efforts through Mills Act contracts, surveys of potentially historic structures, and an adaptive reuse program (for the Emporia District and Downtown).

Implementation

- ***Objectives***: Continue to implement program.
- ***Responsible Agencies***: Planning Department
- ***Funding***: General Fund, state and federal grants
- ***Timing***: Ongoing

3. Housing Rehabilitation Loan and Grants

When funding is available, the City offers housing rehabilitation loans and grants to qualified homeowners to pay for accessibility improvements, emergency repairs, home renovations, and other services that improve the homes and lives of Ontario residents, including seniors

and persons with disabilities. The City launched the Conservation Home Improvement Program (CHIP) loan in 2020 with Community Development Block Grant (CDBG) funding provided through the Department of Housing and Urban Development (HUD). CHIP offers rehabilitation loans to qualifying owner-occupied households to make energy and/or water conservation improvements to the exterior of properties. As of 2021, the City approved two CHIP loans that have progressed to construction and are reviewing two additional applications. The City will continue to implement CHIP as funding is available and ~~seek~~ apply for other sources of funding, including Permanent Local Housing Allocation (PLHA) and CalHome funds to support rehabilitation loans and grant programs. To encourage participation, the City will continue to provide information on its website. Once community events resume, the City will market the programs in person, particularly to the four target neighborhoods shown in Figure 2-2. Materials to promote the rehabilitation loans and grant programs will be offered in English and Spanish to reduce language barriers.

Implementation

- ***Objectives:*** Support 90~~30~~ rehabilitated units through CHIP and/or future rehabilitation programs, at least 75 percent of assisted rehabilitations will be in the Fourth and Grove, Downtown, Nocta and Mission-Mountain neighborhoods in northwest Ontario.
- ***Responsible Agencies:*** Housing Department
- ***Funding*:** CDBG, HOME, CalHOME
- ***Timing*:** Ongoing

4. CARES

The City of Ontario has previously implemented the comprehensive CARES Neighborhood Revitalization Program within selected focus neighborhoods. The components of this comprehensive, multi-agency program have included code enforcement, arterial street improvement, relief program, exterior improvement program, and sidewalk or safe routes to school program. The program sought to stabilize neighborhoods through a comprehensive approach to building community. The program is currently on hold because of limited availability of funds. The City will seek funding opportunities to continue the program and restructure it as needed, depending on the requirements of the funding program. If funding can be secured to continue the CARES program, the City will focus efforts throughout the city, with a particular emphasis on areas to the north and northwest of the Ontario International Airport. While the

City continues to look for funding opportunities to reengage the broader CARES Neighborhood Revitalization Program, some project objectives have continued under other funding sources. Using CDBG funds the City has developed the Conservation Home Improvement Program (see Program 3), designed to enable income qualified homeowners to make energy and water conservation improvements to their properties. The City also uses CDBG to fund the Community Improvement Team, a division of the Community Improvement Department tasked with implementing an intensive code compliance program (see Program 1) committed to reducing blight in eligible neighborhoods. Finally, the City continues to use CDBG funding to partially fund slurry seal and alley pavement improvement projects. Upon securing future funding, the City will be able to tie these existing efforts into the more comprehensive CARES Neighborhood Revitalization Program.

Implementation

- ***Objectives*:** Seek funding to continue program implementation, as funding is available, and restructure as needed.
- ***Responsible Agencies*:** Housing and Neighborhood Preservation Departments ***Funding*:** CDBG, HOME, General Fund
- ***Timing*:** ~~Ongoing~~The City will evaluate funding opportunities on a quarterly basis. If funds for the CARES Neighborhood Revitalization Program remain unavailable as of summer 2024, the City will identify other funding programs and submit applications to fund the activities specified in this program.

5. Neighborhood Plans

Ontario's neighborhoods define the sense of identity and community for residents, the quality of life experienced, and the image and role of Ontario. The City currently implements many programs to improve neighborhoods; however; the City has identified a need to foster a stronger sense of neighborhood identity in the community. While this goal is being achieved in CDBG-eligible areas (CARES program) and in historic areas, efforts need to be expanded to other neighborhoods. ~~During the planning period~~By summer 2023, the City will begin a public outreach effort to solicit input from neighborhood leaders and residents as to particular needs and goals. This process may result in the establishment of ongoing dialog with the City, neighborhood organizations, or the preparation of neighborhood improvement plans. In addition, the City will continue the Multimodal Transportation Center (MTC) Needs Assessment and Siting Criteria project. This assessment will assist in determining the optimum location for an MTC on or near

the Ontario International Airport connecting future modes of transportation, including light-rail opportunities.

Implementation

- ***Objectives*:** Designate focus neighborhoods, outreach plan and process, and initiate survey efforts. Evaluate the potential of creating neighborhood improvement plans. Encourage participation from residents from areas of concentrated poverty.
- ***Responsible Agencies*:** Planning, Housing, and Community Improvement Departments.
- ***Funding*:** General Fund
- ***Timing*:** ~~Ongoing~~. To foster a stronger sense of neighborhood identity in neighborhoods that have not had recent planning efforts, conduct public outreach effort to solicit input from neighborhood leaders and residents. Initiate outreach by summer 2023.

6. Neighborhood Stabilization

In July 2019, the City adopted the Neighborhood Preservation Strategy Plan (NPSP) to develop community partnerships between the City, its residents, business owners, community organizations, and neighborhoods. The NPSP identified four initial target neighborhoods (Downtown, Nocta, Mission-Mountain, Fourth Grove) based on baseline demographic information related to economic, education, housing, languages, and families that will be the focus of the NPSP efforts. The NPSP has been designed to meet objectives over a three-year span within the four target neighborhoods. Components of the strategy include community engagement, neighborhood fairs, new resident marketing initiatives, establishment of the Neighborhood Action Team, evaluation of opportunities for affordable homeownership, and evaluation of community resources and infrastructure. ~~Implementation~~

~~***Objectives:***~~ The City will ~~I~~implement the key components of the NPSP to strengthen the four target neighborhoods, improving neighborhood conditions and resident quality of life: community engagement, neighborhood fairs, neighborhood action team, homeownership opportunities, community education materials, and economic development activities. Fair housing objectives under Program 27 will support the implementation of the NPSP.

The Housing and Community Improvement Departments will report on the progress of the NPSP at the end of each fiscal year for the life of the program.

Community Engagement: The Housing and Community Improvement Departments will collaborate with the Neighborhood Action team to attend existing events in the target neighborhoods (e.g., Integrated Waste quarterly clean-up days, Ontario Night Out, Neighborhood Watch meetings, Crime-Free Multi-Housing meetings, Community Life and Culture events [Culture Fest, Arts Festival, etc.], Downtown Strategic Plan workshops, Community Health Workers monthly community engagement forums). The City will develop an ongoing community engagement plan through distributing an initial community survey in the first year that will inform focused engagement plan, programs, and projects within each of the target neighborhoods.

Neighborhood Fairs: Conduct at least one neighborhood fair each year over the three-year term of the NPSP.

Neighborhood Action Team: The Neighborhood Action Team will be composed of staff from Housing and Community Improvement Departments, Ontario Police Department, Community Life and Culture, Public Works, Ontario Municipal Utilities Company, Information Technology, Administrative Services, Ontario Fire Department, San Bernardino County Department of Public Health, Ontario-Montclair School District, and Chaffey Joint Union School District. The Neighborhood Action Team will meet monthly to evaluate upcoming planned community engagement opportunities, discuss partnerships and updates, and strategize solutions for the target neighborhoods. The Neighborhood Action Team will also implement community clean-up programs, including the Property Clean-Up Program (grant fund program with up to $3,000 per property for exterior improvements), Neighbors Helping Neighbors Program (partnership opportunity with local housing nonprofits and community volunteer groups), and Community Clean-Up Days (a minimum of two clean-up days per program year).

Homeownership Opportunities: Housing Department staff will evaluate homeownership model programs to promote homeownership in each of the target neighborhoods. Homeownership models may include small-lot development, community land trusts, and opportunities for funding down payment assistance loans.

Community Education Materials: Housing and Community Improvement Department staff will develop a packet of materials (available physically and online through the City's website) to be distributed to new homeowners and renters within the target neighborhoods. In addition to resident information packages, develop a business user's guide to inform local business owners of Ontario Municipal Code and Ontario Development Code requirements. The business user's guide would be developed in coordination with the

Economic Development Agency, the Community Development Agency, and Ontario Municipal Utilities Company.

Economic Development Activities: For the initial year of NPSP, the Housing and Economic Development Agency will implement a small commercial façade program for qualifying businesses within the 100-600 blocks of North Euclid Avenue. The commercial façade program will support four businesses.

Implementation

- *Objectives:* The Housing and Community Improvement Departments will collaborate with the Neighborhood Action team to attend existing events in the target neighborhoods, with an average of four per month. At least one neighborhood fair each year. Neighborhood Action Team will meet monthly. Assisting at least 20 households with first-time homebuyer loans (see also Program 25). Support four businesses with the commercial façade program. See also quantified objectives under Program 27.

- ***Responsible Agencies*:** Housing and Community Improvement Departments, Economic Development Agency

- ***Funding:*** CDBG

- ***Timing*:** ~~Within three years of Housing Element adoption~~Attend neighborhood meetings monthly. Distribute an initial community survey by January 2023. Develop ongoing community engagement plan by January 2024. Begin meetings of the Neighborhood Action Team by summer 2022. Develop informational materials for new homeowners and renters and business owners by summer 2024.

9.2 ~~7. Community-Oriented Policing~~

~~The City of Ontario Police Department uses CDBG funds to implement a community-oriented policing program in designated low- and moderate-income neighborhoods. This partnership involves working with community leaders, businesses, and property owners to address neighborhood issues, including code enforcement, crime-free multifamily housing, safe and clean streets, and school interventions. With respect to housing, the Police Department implements the Crime-Free Multifamily Housing Program to control and eliminate crime in apartment buildings. Under this program, the Police Department will provide training to apartment owners, conduct a property inspection to identify and eliminate potential crime hazards, and certify properties~~

~~where the owner signs a written agreement and commitment to maintain the program.~~

~~Implementation~~

- ~~Objectives: Continue implementation of Community Oriented Policing (COPs) program; coordinate marketing efforts with the new Quadrennial Inspection Program.~~
- ~~Responsible Agencies: Housing and Community Improvement Departments, and Ontario Police Department~~
- ~~Funding: General Fund, CDBG~~
- ~~Timing: Ongoi~~

9.2 Housing Supply and Diversity

7. Accessory Dwelling Units (ADUs)

The City shall promote accessory dwelling units (including junior accessory dwelling units) (ADUs/JADUs) as an affordable housing option in high-resource areas and an economic mobility opportunity in Ontario through the following actions. The cumulative impact of these strategies would exceed the conservative estimate of 120 units to achieve 360 ADUs in the planning period, with at least one third of the units (180) available as affordable housing to lower income households.

- Consider a program to waive, reduce, or defer connection or impact fees for ADUs that agree to affordability covenants for a set period of time. The City will consider options in 2026 and implement programs as necessary by 2027.
- Continue to provide information such as Frequently Asked Questions (FAQ) on the City's website. Expand information on the City's website to provide educational materials and additional guidance, including permitting procedures and construction resources. Update the information provided on the City's website to include by December 2022, ensuring information is provided in multiple languages (including Spanish).
- Assess the feasibility of establishing a loan program to help homeowners finance the construction of ADUs. The City shall consider incentives to encourage homeowners to deed restrict ADUs for lower-income households. The City will consider qualification requirements for income-restricted ADUs

appropriately address Ontario residents' housing needs to identify barriers to qualifying (e.g., proof of residency, income levels, employment record, credit history, etc). The City will consider options in 2026 and implement programs as necessary by 2027.

- Actively market ADU guidance and materials in areas with high access to resources to encourage the development of new affordable housing in areas of opportunity as a strategy to enhance mobility and reduce displacement of low-income households seeking affordable housing options. support property owners interested in building ADUs and JADUs to increase the overall housing stock in residential zones and to promote this housing type as a more affordable housing alternative. During the Housing Element planning period, the ordinance will be updated as appropriate in compliance with state law and adjusted as issues arise and new best practices develop. Some of the features of the program will include:

  - Receive technical assistance through SCAG to evaluate permitting practices for ADUs and JADUs and implement improvements

  - Online application process with staff intake for quality control

  - Maintain and develop materials for better applicant guidance, as needed

  - Provide consistent staff training and support

  - Look for all opportunities to provide certainty earlier in the process

  - Reduce steps and shorten timeframes, and

  - Continue to watch the prefabricated housing market, including companies that produce 3D-printed homes, repurposed shipping containers, and modular construction in order to integrate new ideas into the permitting process as appropriate.

- Develop and implement a monitoring program. The program will track ADU approvals and affordability. The City will use this monitoring program to track progress in ADU development and adjust or expand the focus of its education and outreach efforts through the 2021-2029 planning period. The City will evaluate ADU production and affordability two years into the planning

period (2023) and if it is determined these units are not meeting the lower-income housing need, the City will consider other housing sites that are available to accommodate the unmet portion of the lower-income RHNA.

See also Program 27 Fair Housing.

Implementation

- ***Objectives***: A cumulative impact of these strategies that exceeds the conservative estimate of 120 units to achieve 360 ADUs in the planning period, with at least one third of the units (180) available as affordable housing to lower income households.
- ***Responsible Agencies***: Housing and Planning Departments and Ontario Housing Authority
- ***Funding***: General Fund, CDBG
- ***Timing***: Consider fee waiver and loan programs in 2026 and implement programs as necessary by 2027. Continue to provide and update program information on the City's website throughout the planning period, in English and Spanish. Actively market ADU program throughout the planning period. Implement monitoring - evaluate ADU production and affordability two years into the planning period (2023).

8. Downtown Plan

Ontario's Downtown covers 12 blocks along Euclid Boulevard. The City developed a Downtown District Plan that encompasses four downtown districts that create sub-zones within the Mixed-Use (MU-1) zoning district: Euclid Avenue Entertainment District (LUA-1), Arts District North and South (LUA-2S and LUA-2N), Holt Boulevard District (LUA-3), and Civic Center District (LUA-4). The Downtown District Plan vision provides opportunities for high-density, market-rate and affordable housing in the Euclid Avenue Entertainment District and Holt Boulevard District, offering convenient access to downtown amenities, local commercial centers, public services, open space, and public transportation. The Downtown Plan area is included in a $35 million Transformative Climate Communities (TCC) Grant awarded to the City to increase prosperity and improve transportation and housing within a disadvantaged community. The TCC program includes affordable housing, active transportation improvements, mobility hub, urban greening, carbon farm, solar photovoltaic, and transit improvements. This grant is a collaborative effort with public and community-based organizations.

Implementation

- ***Objectives*:** Adopt the Downtown District Plan to facilitate new mixed-use and residential development; continue to acquire property and assemble sites to facilitate new housing.
- ***Responsible Agencies***: Planning Department
- ***Funding*:** General Fund, Tax Increment, Transformative Climate Communities (TCC)
- ***Timing*:** Within one year of Housing Element adoption

9. Mountain and Euclid Corridors

Euclid Avenue and Mountain Avenue extend the entire length of Ontario. In recent years, developers have expressed interest in building residential and commercial projects along these corridors. Mountain Avenue has had numerous senior and affordable housing projects built adjacent to or near the corridor, and developers have begun to show interest in Euclid Avenue. Both corridors have commercial property that is proposed for redesignation as residential. To facilitate corridor development, the City previously rezoned properties along Euclid Avenue and Mountain Avenue for medium- and high-density residential development, as shown on the Official Land Use Plan (LU-01). During the planning period, the City will develop a lot-consolidation ordinance to incentivize the assemblage of parcels. Incentives may include fee modifications, flexibility in design, expedited permit processing, or others. The City will continue to monitor the ongoing status of development in the Euclid Avenue and Mountain Avenue corridors.

Implementation

- ***Objectives*:** Develop a lot consolidation ordinance to facilitate the assemblage of lots into larger parcels. with up to three assemblages anticipated during the planning period in the Euclid Avenue and Mountain Avenue corridors. Continue to monitor the ongoing status of development in the Euclid Avenue and Mountain Avenue corridors.
- ***Responsible Agencies*:** Planning Department
- ***Funding*:** General Fund
- ***Timing*:** Within two years of Housing Element adoption, ongoing monitoring of development

10. Holt Boulevard

Holt Boulevard is one of the original corridors paralleling the railroad and extending through Ontario and neighboring communities. With the development and success of commercial uses fronting the freeways, the commercial viability of Holt Boulevard has gradually eroded, leaving a significant number of underutilized uses on small parcels. The Policy Plan has declared Holt Boulevard as a focus area for mixed uses, both perpendicular to Mountain Avenue, at the base of Downtown, and in the East Holt Boulevard Study Area. Sites along Holt Boulevard have been previously rezoned to accommodate higher densities. To stimulate investment in these areas, the City will adopt a lot consolidation ordinance and incentives to encourage the recycling of land to residential uses. The City will continue to monitor the ongoing status of development in the Holt Boulevard area. The Holt Boulevard area is included in a $35 million Transformative Climate Communities (TCC) grant awarded to the City to increase prosperity and improve transportation and housing within a disadvantaged community. The TCC program includes affordable housing, active transportation improvements, mobility hub, urban greening, carbon farm, solar photovoltaic, and transit improvements. This grant is a collaborative effort with public and community-based organizations and includes the development of the 101-unit Vista Verde Affordable Housing project.

Implementation

- ***Objectives*:** Develop a lot consolidation ordinance to facilitate the assemblage of lots into larger parcels, with up to five assemblages anticipated during the planning period in the Holt Boulevard area. Continue to monitor the ongoing status of development in the Holt Boulevard area.
- ***Responsible Agencies*:** Planning Department
- ***Funding*:** General Fund
- ***Timing*:** Within two years of Housing Element adoption, ongoing monitoring of development

11. Ontario Ranch

Ontario Ranch covers 8,200 acres of the former San Bernardino Agricultural Preserve. This area is intended to provide a range of housing opportunities for the City's emerging regional and national employment centers. Buildout of this area is contingent on completion of infrastructure, approval of specific plans, and cancellation of Williamson Act contracts. The City has entered into an agreement with a consortium to fund $430 million in infrastructure serving the eastern Ontario Ranch.

The initial sewer trunk line, expected to develop in 2022, will travel along Merrill Avenue between Euclid and Walker Avenues. From there, additional sewer lines are planned to extend north along Euclid, Bon View, Grove, and Walker Avenues, with the southern-most sites expected to be first served. Infrastructure is expected to expand south to north as development occurs.

The City will monitor the timing of the provision of infrastructure. to ensure that infrastructure is being provided pursuant to these assumptions so that housing can be developed early in the planning period. The City will amend the sites inventory or rezone additional sites should infrastructure not be provided pursuant to the timeframes stated. (See also Program 14. Land Monitoring Program to Meet the RHNA.)

Many specific plans for this area have been approved. Some of the original Williamson Act contracts will also expire during the planning period. The Policy Plan has designated much of the area for medium- and high-density residential and mixed-use. Within western Ontario Ranch (largely undeveloped), the Policy Plan lays groundwork to promote a mixed-income community, with low-density, medium-density, high-density, and mixed-use well integrated with one another. Ontario Ranch offers important opportunity to integrate housing affordable to all income levels, especially lower-income households. The City will continue to process specific plan applications and work with developers to address outstanding issues, in particular the financing of infrastructure in western Ontario Ranch. In addition, the City will meet with potential developers to explore opportunities to integrate affordable housing in new developments.

Implementation

- ***Objectives*:** Continue to review, approve, and implement plans to develop Ontario Ranch, and meet with potential developers to encourage the development of affordable housing.
- ~~***Responsible Agencies*:** Planning Department~~
-
- ***Funding***: General Fund
- ***Timing*:** ~~Ongoing~~Based on discussions with the Ontario Municipal Utilities Company (OMUC), with consideration of the cost, market conditions, and phasing needed to expand infrastructure, the City anticipates that infrastructure is likely to be available as follows:

- Merrill Ave to the southern SCE (Southern California Edison) easement: 2023-2025
- Southern SCE easement to Schaefer Ave: 2025-2027
- Schaefer Ave to Riverside Drive: 2026-2028

12. Green Building

Green building means creating structures and using materials that are environmentally responsible and resource efficient, considering a building's entire life cycle. To reduce per-capita energy use, the City will promote conservation and renewable energy generation techniques in public facilities and private development. The City will require new construction to reduce energy demand by incorporating building and site design strategies. Conservation will be the priority strategy for renovation of existing facilities. The Policy Plan also includes land planning strategies that impact energy demand reduction, including narrowing street widths, installing broad-canopied trees for shade, and clustering compact development to reduce automobile use.

Implementation

- ***Objectives:***
  - Promote green building practices in the private sector and explore point-of-sale energy retrofits for residences.
  - Renewable energy incentive and energy-efficiency programs.
  - Develop a citywide 20-year energy plan.
  - Support pilot development project as a net-zero-energy community and formulate solar site orientation guidelines.
- ***Responsible Agencies*:** Planning Department, Building Department, Public Works
- ***Funding*:** General Fund
- ***Timing*:** Ongoing

13. 2021-2029 Regional Housing Need

To meet state law requirements (California Government Code Sections 65583(c)(1)(A) and 65583(c)(1)(B)) to address the 2021-2029 Regional Housing Needs Allocation (RHNA) and to ensure a sufficient selection of sites are available for higher-density development, the City shall amend the Policy Plan and the Development Code, as needed, to provide adequate sites for 8,333 lower-income units and 2,735 moderate-income units (11,068 total units). The City will increase maximum density to at least 30 dwelling units per acre (du/ac) on a minimum of 270-370 acres depending on the mix of densities employed. Sites for lower-income units must allow at least 30 du/ac and are subject to the requirements of California Government Code Section 65583.2(h), including allowing owner-occupied and rental multifamily housing "by right" without discretionary review if 20 percent or more of the units in a project proposed on the site are affordable to those with lower incomes. The sites rezoned to accommodate lower-income RHNA must be able to accommodate a minimum of 16 units per site. At least half (50 percent) of the sites rezoned to accommodate lower-income RHNA shall be designated/zoned for residential uses only, except that all of the very low- and low-income housing need may be accommodated on sites designated for mixed uses if those sites allow 100-percent residential use and require that residential uses occupy 50 percent of the total floor area of a mixed-use project. The applications can be subject to design review as long as the project does not trigger the California Environmental Quality Act review process.

An **Affordable Housing Overlay** zone will be created and applied to those sites proposed to change from another zone to MU-2 in the East and West Holt Corridors ~~to all parcels in the sites inventory that are zoned MU-2 along Holt Boulevard~~ and parcels identified in the sites inventory in the ~~area~~ Ontario Ranch, south of Riverside Drive. The Overlay establishes a minimum density of 20 dwelling units per acre for all development regardless of affordability status and provides for special standards for affordable housing projects ~~where at least 25% of proposed units are restricted for lower income households, including~~in the Ontario Ranch.

In the Ontario Ranch, the AH Overlay provides incentives to develop two tiers of affordable housing.

- *Tier 1.* The first tier would include housing projects with at least 20% of units affordable to lower incomes. Projects in this tier would no longer be required to develop a new specific plan under the AH Overlay.

- *Tier 2.* The second tier would include projects with at least 25% of units dedicated as affordable to lower incomes via deed restriction

or another long-term legal mechanism. Tier 2 projects would be subject to the same provisions as Tier 1, but the maximum density allowed on properties within the AH Overlay and designated as MDR on the Official Land Use Plan (Exhibit LU-01) of the Policy Plan component of The Ontario Plan would increase from 25 to 30 dwelling units per acre.

Projects developing without a specific plan would be allowed to develop according to the Policy Plan designation. Sites designated as MDR in the Policy Plan would be allowed to develop according to MDR-25 zoning standards, if the project qualifies as Tier 2, and it cannot achieve a density of 30 du/ac under MDR-25 standards, HDR-45 zoning standards may be used instead. Sites designated as MU in the Policy Plan may be developed in accordance with a comparable existing zoning implementation tool that allows for the density and/or intensity permitted by the Policy Plan.

To ensure that these incentives are primarily used as a means to promote the development of affordable housing, the AH Overlay would also require projects choosing to develop without a specific plan to calculate the minimum density over the entirety of the project site (or the portion of the project site that is located within the AH Overlay, if the project area also includes properties that are not within the AH Overlay).~~:~~

- ~~No specific plan shall be required unless the parcels are already affected by an adopted specific plan~~
- ~~The project can apply the development standards for the zone that implements the current or proposed Policy Plan designation~~
- ~~For parcels with a Policy Plan designation of MDR, the maximum density shall increase from 25 to 30 units per acre (before application of state density bonus provisions)~~
- ~~For mixed-use projects, at least 75 percent of the project area must be dedicated to residential uses, and densities shall be consistent with the applicable Policy Plan designation.~~

The following **specific plans** will be updated to require properties within these Specific Plan areas that are also included in the sites inventory include a minimum density of 20 du/ac and allow at least 30 du/ac:

- The Ontario Mills Specific Plan
- The Armstrong Ranch Specific Plan

The City will also **update the policy plan** designations and associated tables as necessary ~~to reflect~~consistent with the proposed zoning changes, the intent of the overlay zone, and the changes to the specific plans.

Implementation

- ***Objectives:*** Accommodate Ontario's share of the 2021-2029 RHNA.
- ***Responsible Agencies*:** Planning Department
- ***Funding*:** General Fund
- ***Timing*:** Specific sites will be rezoned prior to February 12, 2025

14. Land Monitoring Program to Meet the RHNA

The City is in the process of updating the Development Code for consistency with the Land Use designations of its Policy Plan. This program will implement a land monitoring program to ensure that the city has enough land to meet its RHNA throughout the planning period.

California Government Code Section 65863 stipulates that a jurisdiction must ensure that its Housing Element inventory can accommodate its share of the RHNA by income level throughout the planning period. If a jurisdiction approves a housing project at a lower density or with fewer units by income category than identified in the Housing Element, it must quantify at the time of approval the remaining unmet housing need at each income level and determine whether there is sufficient capacity to meet that need. If not, the city must "identify and make available" additional adequate sites to accommodate the jurisdiction's share of housing need by income level within 180 days of approving the reduced-density project. The City will evaluate residential development proposals for consistency with goals and policies of the Policy Plan and the 2021-2029 Housing Element sites inventory and make written findings that the density reduction is consistent with the Policy Plan and that the remaining sites identified in the Housing Element are adequate to accommodate the RHNA by income level. If a proposed reduction of residential density will result in the residential sites inventory failing to accommodate the RHNA by income level, the City will identify and make available additional adequate sites to accommodate its share of housing need by income level within 180 days of approving the reduced-density project. (See also monitoring of infrastructure provision timing in Program 11. Ontario Ranch.)

Implementation

- ***Objectives:*** Ensure there is a sufficient supply of multifamily zoned land to meet the housing needs identified in the RHNA.
- ***Responsible Agencies:*** Planning Department
- ***Funding:*** General Fund
- ***Timing:*** Throughout the 2021-2029 planning period.

15. Residential By-Right for Developments with 20-Percent Affordable

To comply with Assembly Bill (AB) 1397, sites with Assessor's Parcel Numbers (APNs) listed in Table 9-1-in the land inventory in this 6th cycle Housing Element shall be allowed to be developed for residential use by-right, in accordance with Government Code Section 65583.2(c). This by-right (without discretionary review) requirement is only for housing developments in which at least 20 percent of the units are affordable to lower-income households. The application of the requirement should not be used to further constrain the development of housing. As such, housing developments that do not contain the requisite 20 percent would still be allowed to be developed according to the underlying (base) zoning.

Table 9-1
Assessor's Parcel Numbers

104857602	104857601	101050176	101054306	101055234	101055233	101055232	101052217
101052206	101054301	101054327	101054304	101054305	101055216	101054302	101054313
101054314	101055237	104860414	104860415	101049116	101049102	101049103	101050207

Implementation

- ***Objectives:*** Comply with California Government Code Section 65583.2(c)
- ***Responsible Agencies:*** Planning Department
- ***Funding:*** General Fund
- ***Timing:*** Continuously during the planning period.

9.3 Governmental Constraints

16. Incentives

The City of Ontario offers several different types of incentives to facilitate housing production, including:

- **Financial Incentives:** The City makes available financial incentives that meet certain criteria. For instance, impact fee reductions are allowed for projects built in the Downtown. The City is financially assisting a variety of nonprofit organizations to provide senior housing, housing for homeless people, and other services. Density bonuses allowed for qualified projects work as a financial incentive by increasing the revenue stream of projects. The City also has established its Community Housing Development Organization (CHDO) program to leverage the nonprofit sector resources with available HOME CHDO funding. The intent of the CHDO funding is to work with nonprofit CHDOs to help preserve, enhance, and improve existing neighborhoods through acquisition, rehabilitation, and/or new housing construction activities. Finally, the City continues to grant low-cost leases (e.g., $1 per-year leases) to qualified organizations to provide senior housing and homeless housing. These types of financial incentives will be provided to allow the City to meet its community development and housing objectives.

- **Regulatory Incentives:** The regulatory incentive program is intended to realize improved value, a rich palette of amenities, landmarks, and identifiable places. While the underlying land use designations still apply, the City may offer various incentives through a discretionary permit. Special incentives may be granted for mixed-use developments; residential infill projects near transit facilities; the replacement of underperforming commercial uses with new residential uses; the improvement and/or intensification of existing, mid-block residential uses; or lot consolidation and development of desired projects. The menu of incentives may include density transfers, modifications in development standards, increased residential density, and other incentives to be negotiated on a case-by-case basis.

Implementation

- ***Objectives*:** Offer financial and regulatory incentives for residential projects that meet City housing and affordable housing goals. Facilitate the acquisition of 30 existing, abandoned homes to convert to affordable housing in the Fourth and Grove,

Downtown, Nocta and Mission-Mountain neighborhoods in northwest Ontario.

- ***Responsible Agencies*:** Housing Department
- ***Funding*:** General Fund
- ***Timing*:** Ongoing and at least annual outreach to developers of affordable housing, including nonprofit.

17. Land Acquisition

Land acquisition for residential development is perhaps one of the greatest challenges to creating affordable housing. Over the past five years, the City of Ontario has seen increasing land prices. To facilitate the development of affordable housing, the City has actively purchased land and made it available at a low cost (typically a $1 per-year lease) to affordable housing developers and nonprofit agencies to create affordable senior housing, emergency shelters, affordable attached ownership projects, and other affordable housing projects. As situations merit and projects are proposed that meet the City's housing goals and the public interest, the City will continue to acquire residential land that can be leased or sold at below-market rates for the production of affordable housing.

Implementation

- ***Objectives*:** Continue to approve financial incentives for residential projects that meet City housing and affordable housing goals. Facilitate the acquisition of 30 existing, abandoned homes to convert to affordable housing in the Fourth and Grove, Downtown, Nocta and Mission-Mountain neighborhoods in northwest Ontario.
- ***Responsible Agencies*:** Ontario Housing Authority and Housing Department
- ***Funding*:** General Fund, and other funding as available
- ***Timing*:** Ongoing

18. Planned Unit Development

Within an established suburban fabric, there are considerable challenges to creating affordable housing. As development standards and lot standards change over time, it is not uncommon to have irregularly shaped and nonconforming parcels that are simply not conducive to redevelopment. The City has adopted a Planned Unit Development

(PUD) Ordinance that permits a variety of housing types in every residential zone. The City may conditionally permit attached and detached single-family residences, town homes, patio homes, zero lot line, and any other type of housing product permitted by the regulations of the underlying zone. The PUD is a tool that has been successfully used for Town Square to encourage and facilitate innovative design, variety, and flexibility in the types of housing products, including the provision of affordable housing, that would otherwise not be allowed or possible through standards in the underlying zoning districts.

Implementation

- ***Objectives*:** Continue to use the PUD Ordinance to create tailored development standards to facilitate new housing.
- ***Responsible Agencies*:** Planning Department
- ***Funding*:** General Fund
- ***Timing*:** Ongoing

19. Mixed-Use and High-Density Residential Zone and Standards

The Policy Plan directs significant housing growth to mixed-use areas. These areas include the Downtown, Euclid Avenue, the Interstate (I-) 10 Corridor, Ontario Ranch, and Holt Boulevard. These mixed-use areas each have a distinct mix of land uses and density ranges (see Policy Plan Land Use Exhibit LU-11, Land Use Designation Summary Table). The City will continue its efforts in processing Development Code changes to align with the updated Policy Plan following the Ontario Plan update, which is in progress as of 2021. This includes reviewing the Euclid Francis Mixed-Use Area land use designation that has an assumed build-out of 156 units based on 50 percent of the area developed at 30 du/ac, which exceeds the allowed density range for the corresponding zoning district, Mixed Use-11 (allows a maximum of 25 units per acre). Additionally, as a part of The Ontario Plan, the City will develop Objective Design and Development Standards for multifamily residential and mixed-use developments to replace subjective standards/policies as required by California Government Code Section 65589 (see Program 21, Senate Bill 2 Implementation).

Implementation

- ***Objectives*:** Process necessary changes to the Development Code to ensure consistency with land use designations for mixed-use and multifamily residential in the updated Policy Plan, including adopting Objective Design and Development Standards with The Ontario Plan.

- ***Responsible Agencies*:** Planning Department
- ***Funding*:** General Fund
- ***Timing*:** Complete by December 31, 2023

20. Development Code Amendments

To comply with state law, address identified constraints to residential development and remove barriers to housing for special-needs groups, including, but not limited to, low-, very low-, and extremely low-income households, the City will amend its Development Code, as described herein:

- **Density Bonuses.** Within two years of Housing Element adoption, pursuant to California Government Code Section 65915 et seq., amend the Development Code to update the density bonus ordinance to address recent updates to state law. If additional changes to state law occur during the planning period, the density bonus ordinance will be updated to comply with those changes.
- **Accessory Dwelling Units (ADUs).** The City adopted updates to the ADU ordinance as a part of the Development Code update in 2020 to comply with state law. In late 2021, City staff initiated drafting another update to the City's ADU ordinance to comply with State law. It will allow ADUs to be created on lots zoned for single-family residences with a proposed or existing single- family residence on the lot. It will be scheduled for Planning Commission review in March 2022 and City Council approval in April 2022. During the planning period, the City will implement the ADU ordinance and update it to comply with any new state requirements. (See also Program 7 ADUs)
- **Specific Plan Requirements.** The City will amend its Development Code to eliminate the Specific Plan requirement in the Ontario Ranch for residential development projects that include a minimum of 25-percent affordable units.
- **Transitional and Supportive Housing.** Allow transitional and supportive housing as a residential use in all zones allowing residential uses, subject only to those restrictions that apply to other residential uses of the same type in the same zone and without any discretionary action. Additionally, permit supportive housing by right in any nonresidential or mixed-use zone that permits multifamily (AB 2162, Government Code Section 65583(c)(3)).

- **Employee Housing.** Treat employee housing that serves six or fewer persons as a single-family structure and permitted in the same manner as other single-family structures of the same type in the same zone (Health and Safety Code Section 17021.5). The Development Code will also be amended to treat employee housing consisting of no more than 12 units or 36 beds as an agricultural use and permitted in the same manner as other agricultural uses in the same zone (Section 17021.6) in zones where agricultural uses are permitted, specifically removing minimum lot size of 10 acres. Review Development Code for compliance with Section 17021.8, which requires a streamlined ministerial process for qualifying agricultural employee housing on land designated as Agricultural in the City's Policy Plan.

- **Single-Room Occupancy Units.** Allow single-room occupancy (SRO) housing in one or more zones without a use permit or administrative use permit, as other residential uses are regulated in the City's Development Code (Government Code Section 65583(c)(1)). Review location requirements for SRO facilities to expand affordable housing opportunities for extremely low-income households.

- **Emergency Shelter Parking.** The City's zoning permits an emergency shelter by right in the IL zone and conditionally permits an emergency shelter in the MDR-11, MDR-18, MDR-25, CC, LUA-3, IG, and IH zones. Emergency shelters are also permitted by right in the Emergency Shelter Overlay, subject to the base zone standards and consistent with Government Code Section 65583(4)(A). The City will review and revise parking requirements for emergency shelters to ensure that parking standards are sufficient to accommodate all staff, provided standards do not require more parking for emergency shelters than other residential or commercial uses within the same zone, per California Government Code Section 65583(a)(4).

- **Low-Barrier Navigation Centers.** Allow low-barrier navigation centers, a type of emergency shelter with wrap-around services, by right in zones that allow for mixed-use and nonresidential zones permitting multifamily uses, per California Government Code Section 65662.

- **Residential Care Facilities.** Define residential care facilities. Allow for residential care facilities with seven or more persons and subject them to the same restrictions that apply to other residential uses of the same type in the same zone.

- **Boarding, Lodging, and Rooming Houses.** Review and amend Development Code standards for Boarding, Lodging, or Rooming House to remove the restrictions that the homes cannot be occupied by more than one federal, state, or youth authority parolee and add requirement that homes shall be required to sign a "Crime-Free Lease Addendum" to their rental or lease agreement, in order to prevent discrimination based on criminal history, complying with California Code of Regulations, Title 2, Section 12264-12271.

Implementation

- ***Objectives*:** Comply with state law, address identified constraints to residential development, and remove barriers to housing for special-needs groups
- ***Responsible Agencies:*** Planning Department
- ***Funding*:** General Fund
- ***Timing*:** Within two years of Housing Element adoption, evaluation of potential constraints ongoing

21. Senate Bill 2 Implementation

As a part of the City's Senate Bill (SB) 2 grant workplan, the City plans to develop Objective Design and Development Standards (ODDS) for residential projects: mixed use, multifamily, and single-family developments. As the City's current Development Code does not have standards for Mixed-Use areas and detached developments at multifamily densities, the project will include developing comprehensive numerical development standards for these uses, such as setbacks, building heights, lot coverage, etc. This will also include the elimination of subjective development standards/policies, which shall be replaced with objective design standards, as required by Government Code Section 65589.

The City will review existing standards and guidelines in the Development Code, Downtown Design Guidelines, and applicable Specific Plans that incorporate residential development and assess the potentially needed amendments to create ODDS for all types of housing development. The City will also prepare a compliance checklist and style sheet for applicants to provide a clear list of minimum design requirements and architectural examples to illustrate design requirements.

Implementation

- ***Objectives***: Complete tasks associated with SB 2 grant workplan, including preparing and adopting ODDS to replace subjective standards/policies for all types of residential development, and making supplemental compliance checklist and style sheet available for applicant use.
- ***Responsible Agencies***: Planning Department
- ***Funding:*** SB 2
- ***Timing***: Complete by December 31, 2023

22. Streamline Housing Development Process

Establish a written policy or procedure and other guidance as appropriate to specify the SB 35 (2017) streamlining approval process and standards for eligible projects, as set forth under Government Code Section 65913.4.

Implementation

- ***Objectives***: Establish written policy or procedure and other guidance as appropriate to specify SB 35 streamlining approval process.
- ***Responsible Agencies***: Planning Department
- ***Funding***: General Fund
- ***Timing***: Within two years of Housing Element adoption

9.4 Housing Assistance

23. Public Housing

The Housing Authority of the County of San Bernardino administers the Housing Voucher rental program for the City of Ontario. Funded by HUD, the Housing Voucher program extends rental subsidies to very low-income households by offering the tenant a voucher that pays the difference between the current fair-market rent (FMR) established by the Housing Authority, and 30 percent of the tenant's income. A tenant has the option to choose housing that costs more than the FMR, if the tenant pays the extra rent above the payment standard. The Housing Authority also implements the Family Self-Sufficiency program, Section 8 project-based assistance, and HUD-assisted multiple-family housing units. As of 2021, program serves nearly 800 individuals and families in the City of Ontario. The City will work with the Housing Authority of San Bernardino to provide biannual training to landlords regarding fair-

housing requirements, including the requirement that they accept vouchers, and encourage them to market available units at their rental properties in high-resource areas to voucher holders to increase mobility from low- to high-resource areas.

Implementation

- ***Objectives*:** Continue to assist up to 800 households under the public housing program and seek additional vouchers as available. Hold biannual trainings to educate landlords on fair-housing requirements to expand the use of Housing Choice Vouchers to moderate- and high-resource areas of the city.
- ***Responsible Agencies*:** Housing Authority of the County of San Bernardino
- ***Funding*:** US Department of Housing and Urban Development
- ***Timing*:** Ongoing; work with the Housing Authority of San Bernardino to provide biannual training to landlords regarding fair-housing requirements

24. Homeownership

The City has a broad-based homeownership program for residents. The City uses a combination of funds (BEGIN, HOME, CalHome, and other available funding) to provide down payment assistance to homebuyers seeking to purchase homes in Ontario. The City also works in conjunction with Neighborhood Partnership Housing Services (NPHS), a nonprofit organization, and the Inland Fair Housing and Mediation Board (IFHMB) to further the City's homeownership goals through homebuyer education, counseling, and down payment assistance. The City is planning to use a portion of the Permanent Local Housing Allocation (PLHA) funds for first-time homebuyer programs in conjunction with reuse funds on hand from the CalHome and BEGIN programs formerly offered. Programs are currently in design development to determine income targeting and benefits. To encourage participation, the City will continue to provide information on its website. Once community events resume, the City will market the programs in person. Materials to promote the first-time homebuyer program will be offered in English and Spanish to reduce language barriers.

Implementation

- ***Objectives*:** Implement down payment assistance programs citywide, assisting at least 20 households with first-time homebuyer loans.

- ***Responsible Agencies*:** Housing Department
- ***Funding*:** California Department of Housing and Community Development (HCD), BEGIN, CalHOME, PLHA
- ***Timing*:** Down payment assistance Programs to be launched during FY 2022-23; then ~~O~~ongoing.

25. Preservation of At-Risk Housing

As of 2020, the City maintains 1,910 units of rental housing affordable to seniors, families, and individuals earning lower incomes, with 807 units at risk of conversion during the planning period. To address the preservation of public housing for very low- and low-income persons, the City maintains contact with owners of at-risk units as the use restriction expiration date approaches to communicate with the owner the importance of the units to the supply of affordable housing in Ontario, as well as its desire to preserve the units as affordable. The City will make every effort in using local incentives that can be offered to property owners to preserve any at-risk units.

Implementation

- **Objectives:**
  - Monitor the status of the 807 units that are at-risk to maintain at least 1,910 units. For the 807 units at imminent risk of conversion during the planning period, provide technical assistance and/or financial assistance to preserve the properties as deemed feasible.
  - Meet with the owners (or their representatives) of the subsidized rental housing developments that are facing unexpected risk to the affordable units in a timely fashion, to discuss their plans for maintaining, converting, or selling their properties. If any of the owners indicate that the affordability of the units is at risk of conversion to market-rate housing or that the owner intends to sell the property, the City will seek to facilitate the acquisition of the property by another for-profit or nonprofit entity to preserve the rental units as affordable housing. The City will not take part directly in negotiations regarding the property but will apply for state or federal funding on behalf of an interested nonprofit entity, if necessary, to protect the affordability of the rental units. The City will request that the property owners provide evidence that they have complied with state and federal regulations regarding notice to tenants and other procedural matters

related to conversion, and the City will contact HUD, if necessary, to verify compliance with notice requirements.

- Work with the Housing Authority to ensure that low-income tenants displaced as a result of a conversion receive priority for federal housing vouchers.

- In accordance with 65863.10, ~~E~~ensure that tenants are adequately notified throughout the preservation/acquisition process as to the status of their housing units, impacts of the ownership change or preservation process on occupancy and rents, their rights and responsibilities as tenants, and who to contact with questions or concerns. The City will work with the responsible entity (whether the existing property owner, the Housing Authority, a nonprofit entity, or a new for-profit entity) to distribute information and conduct tenant meetings, as needed, to keep residents informed of the preservation process, tenant options, and what to expect once the process has been completed.

- ***Responsible Agencies*:** Ontario Housing Authority
- ***Funding*:** Federal government
- ***Timing*:** Ongoing; ensure tenants are notified that restrictions are expiring within three years, one year, and six months.

26. Jack Galvin Accord

The City of Ontario has more than 2,100 mobile homes, which provide affordable market-rate housing for lower-income families, seniors, and individuals. In 1990, the City Council adopted an ordinance to regulate mobile home space rents but later repealed that ordinance per state law. Subsequently, in working with mobile home park owners and tenants, the City drafted the Jack Galvin Mobile Home Park Accord, which was accepted by park owners. The accord places limits on the allowable increases based on the Consumer Price Index; allows for additional adjustments for changes in utilities, taxes, and capital improvements; provides a process for requesting rent reductions for service reductions; and allows for rent adjustments for resale. The agreement was adopted in 1999, and per extensions, continues in effect today. The most recent extension was approved for a five-year term on November 15, 2019, with an expiration date of January 5, 2025. The City will continue to implement and enforce this ordinance.

Implementation

- ***Objectives*:** Continue to implement the Jack Galvin Accord and monitor the effectiveness of the accord.
- ***Responsible Agencies*:** Housing and Neighborhood Preservation Agency
- ***Funding*:** General Fund
- ***Timing*:** Ongoing; re-evaluate prior to expiration of extension on January 5, 2025

9.5 Special-Needs Housing

27. Fair Housing

Ontario is committed to furthering fair housing opportunities so that people in all walks of life have the opportunity to find suitable housing in the community. To that end, the City contracts with a fair-housing service provider to provide landlord/tenant education, conduct testing of the rental and ownership market, and investigate and mediate housing complaints where needed. The City periodically prepares the required federal planning reports, including the Analysis of Impediments to Fair Housing Choice (AI), to document the City's progress in improving and maintaining fair housing opportunities. Recommendations will be made to eliminate potential constraints and further fair housing in Ontario. The City adopted an updated Assessment of Fair Housing (AFH) in 2020. This Housing Element incorporates the goals and priorities of the Ontario 2020 AFH. The goals of the Ontario 2020 AFH include:

Goal 1: Increase the supply of affordable housing in high-opportunity areas.

Goal 2: Increase community integration for persons with disabilities.

Goal 3: Ensure equal access to housing for persons with protected characteristics, who are disproportionately likely to be lower-income and to experience homelessness.

To further comply with AB 686, the City will implement actions to Affirmatively Furthering Fair Housing (AFFH). The ongoing and additional actions the City will take to address AFFH shall take actions to address significant disparities in housing needs and in access to opportunity for all persons regardless of race, color, religion, sex, gender, sexual orientation, marital status, national origin, ancestry, familial status, source of income, or disability, and other characteristic protected

by the California Fair Employment and Housing Act (Part 2.8, commencing with Section 12900, of Division 3 of Title 2), Section 65008, and any other state and federal fair housing and planning law.

Implementation

- ***Objectives:***

  - Continue to contract with local fair housing providers to provide educational, outreach, advocacy, and mediation services. Through the partnership, develop a method to track fair housing issues to identify patterns in the City by December 2024, and implement annually for the rest of the planning period. Perform comprehensive review of fair housing data by December of each year.

  - Conduct AI concurrently with the development of the Consolidated Plan, and review and change potential impediments. Adopt a new AFH by 2026 for the 2025 to 2030 Consolidated Plan, ensuring that plan implements relevant goals and actions from the 6th Cycle Housing Element.

  - Provide fair housing information at City Hall, the Ontario Senior Center, and the Ontario Housing Authority. By December 2023, Fair Housing information shall be provided in multiple languages, including Spanish, to reduce barriers to education due to primary language.

  - Implement Goal 1 of the 2020 Ontario AFH to increase the supply of affordable housing by committing to (1) explore the creation of new funding sources of affordable housing annually; (2) meet with other San Bernardino Valley/San Bernardino County jurisdictions on a bi-annual basis to identify ~~use~~ best practices from other jurisdictions, explore policies and programs that increase the supply of affordable housing, such as linkage fees, inclusionary housing, public land set-aside, community land trusts, transit-oriented development, and expedited permitting and review; (3) by December 2025, explore opportunities to provide low-interest loans to single-family homeowners and grants to homeowners with household incomes of up to 120 percent of the Area Median Income to develop ADUs with affordability restriction on their property (see also Program 7 ADUs); and (4) annually ensure ~~align~~ Development Codes ~~to~~ conform to recent California affordable housing legislation.

- Implement Goal 2 of the 2020 Ontario AFH to increase community integration for persons with disabilities by committing to (1) prioritize HOME funding for such projects annually, which should ideally set aside 10 to 25 percent of units for persons with disabilities who need supportive services, the City can help make development proposals more competitive for low-income housing tax credit (LIHTC) and Mental Health Services Act assistance. As a part of this effort, the City will consider barriers persons with disabilities may face in accessing affordable housing, including barriers to qualify for housing (e.g., proof of residency, income levels, employment record, credit history, etc.). Meet with community partners and service providers for persons with disabilities to help identify potential projects on an annual basis.

- Implement Goal 3 of the 2020 Ontario AFH to ensure equal access to housing for persons with protected characteristics, who are disproportionately likely to be lower-income and to experience homelessness by committing to conduct fair housing training for landlords and tenants on California's Source of Income Discrimination protections twice a year, starting in 2024, to reduce the number of voucher holders turned away. Provide all program materials, including promotional materials, in multiple languages (including Spanish).

- Partner with San Bernardino County to promote the CalWorks program to provide assistance for eligible low-income families with children to meet basic needs and enter, or re-enter, the workforce, particularly for residents of northwest Ontario that have lower access to job centers compared to residents in southwest Ontario. Support San Bernardino County and the CalWorks program in providing trainings, job fairs, or other similar event in northwestern Ontario on an annual basis, starting in 2025.

- Meet biannually with Omnitrans to assess if any new unmet transit needs have developed and, if so, will provide technical assistance in applying for state and federal funding for expansions. In particular, ensure that Omnitrans sufficiently serves Ontario Ranch with consistent and safe transit options to ensure all income levels have reliable access essential services.

- As described in Program 20, Development Code Amendments, review and amend Development Code standards for Boarding, Lodging, and Rooming Houses to remove the restrictions that the homes cannot be occupied by more than one federal, state, or youth authority parolee and add requirement that homes shall require to sign a "Crime-Free Lease Addendum" to their rental or lease agreement, in order to prevent discrimination based on criminal history, complying with California Code of Regulations, Title 2, Section 12264-12271.

- ~~The City shall promote accessory dwelling units (including junior accessory dwelling units) (ADUs/JADUs) as an affordable housing option in high resource areas and an economic mobility opportunity in Ontario through the following actions.~~

  - ~~Consider a program to waive, reduce, or defer connection or impact fees for ADUs that agree to affordability covenants for a set period of time~~

  - ~~Continue to provide information such as Frequently Asked Questions (FAQ) on the City's website. Expand information on the City's website to provide educational materials and additional guidance, including permitting procedures and construction resources.~~

  - ~~Assess the feasibility of establishing a loan program to help homeowners finance the construction of ADUs. The City shall consider incentives to encourage homeowners to deed restrict ADUs for lower income households.~~

    - ~~Actively market ADU guidance and materials in areas with high access to resources to encourage the development of new affordable housing in areas of opportunity as a strategy to enhance mobility and reduce displacement of low-income households seeking affordable housing options.~~

  - ~~Develop and implement a monitoring program. The program will track ADU approvals and affordability. The City will use this monitoring program to track progress in ADU development and adjust or expand the focus of its education and outreach efforts through the 2021-2029 planning period. The City will evaluate ADU production and affordability two years into the planning period (2023) and if it is determined these units are not meeting the~~

~~lower-income housing need, the City will consider other housing sites that are available to accommodate the unmet portion of the lower-income RHNA.~~

- ***Responsible Agencies*:** Housing and Planning Departments, Ontario Housing Authority
- ***Funding*:** General Fund, CDBG
- ***Timing*:** Ongoing. Prioritize HOME funding use for affordable housing for persons with disabilities with supportive services annually. Meet with community partners and service providers annually. Conduct fair housing training for landlords and tenants twice a year, starting in 2024. Support San Bernardino County and the CalWorks program in providing trainings, job fairs, or other similar event in northwestern Ontario on an annual basis, starting in 2025. Meet biannually with Omnitrans.

28. Homeless Continuum of Care

The City implements a Homeless Services Continuum of Care to prevent homelessness and assist people in becoming self-sufficient. Working together with homeless service providers, the City has developed a full-service homeless continuum of care consisting of a homeless outreach service center, transitional housing, permanent housing, and supportive housing services. The City funds other programs that assist homeless people using Emergency Solutions Grant funds.

The City also actively participates in regional homeless efforts, including the Interagency Council on Homelessness, which is a countywide effort of governmental and nonprofit organizations working to end homelessness within the County of San Bernardino.

Implementation

- ***Objectives*:** Continue to fund Mercy House to implement the Continuum of Care program for homeless residents and other programs as funding is available.
- ***Responsible Agencies*:** Housing Department
- ***Funding*:** Federal funds and private financing
- ***Timing*:** Ongoing; attend monthly Interagency Council on Homelessness meetings

29. Senior Housing

The City is actively working with nonprofit housing groups to build senior housing projects in the community. In addition to facilitating housing construction, the City also provides a range of supportive services for seniors. These include fair housing services, housing rehabilitation grants, preservation of subsidized senior housing, low-cost transportation services, and a range of other services tailored to meet the unique needs of Ontario's senior population.

Implementation

- ***Objectives*:** Continue to provide a full range of housing support services.
- ***Responsible Agencies*:** Housing Department
- ***Funding*:** State and federal funds
- ***Timing*:** Ongoing

30. Housing for People with Disabilities

The City enforces state and federal accessibility laws to facilitate the improvement of housing for disabled people. The City also prepares a Transition Plan to comply with state and federal accessibility laws. The City has adopted a reasonable accommodation process and administratively allows modifications to land use, building codes, and the permitting process to facilitate the reasonable accommodations without going through a standard variance process. However, given the large number of people with disabilities, the growing need for housing opportunities, and changing legal context for housing planning, additional efforts are needed. Many homes were built before the advent of modern accessibility standards and thus many homes remain inaccessible to people with disabilities and persons with developmental disabilities. To address this issue, the City will evaluate the feasibility and appropriateness of modifying building standards to encourage visitability concepts in new housing.

The City partners with the Inland Regional Center, one of 21 regional centers in California that provide point-of-entry services for people with developmental disabilities. The City will continue to partner with the Inland Regional Center to provide services to its residents with disabilities.

Implementation

- ***Objectives*:** Continue to assist with the development of housing for persons with disabilities, including those with developmental disabilities.
- ***Responsible Agencies*:** Building and Planning Department
- ***Funding*:** General Fund
- ***Timing*:** Ongoing

31. Family Housing

Ontario has a large number of family households, specifically large families with five or more members. The City has a multifaceted program for increasing and maintaining the supply of family housing. The Housing Authority of San Bernardino County allocates housing choice vouchers to lower-income families in Ontario, many of whom are large families. Another key effort is the City's program to acquire, rehabilitate, and preserve existing affordable housing units that accommodate families and large families, with a focus on expanding affordable housing units in high resources areas of the City. Over the past five years, the City and the Housing Authority have preserved the vast majority of publicly subsidized affordable units for families. Finally, the City funds through its CDBG programs such as childcare, after-school programs, food programs, and other services targeted for lower-income households, including large families.

Implementation

- ***Objectives*:** Continue program implementation.
- ***Responsible Agencies*:** Housing Department, Housing Authority of the County of San Bernardino
- ***Funding*:** General Fund, CDBG
- ***Timing*:** Ongoing

32. Extremely Low-Income Households

The City offers programs to address the housing needs of extremely low-income (ELI) households. As funding is available, the City provides a number of incentives to encourage the production of ELI housing. The City offers fee reductions for ELI housing, supports grant applications to increase the supply of affordable housing, works with nonprofit organizations to build affordable housing, and provides land writedowns.

Implementation

- **Objectives:**
  - Work with nonprofits and/or for-profit developers to build 2,820 units of housing for ELI households through supporting grants and funding applications.
  - Offer fee reductions and land writedowns for new affordable housing for low-income, very low-income, and ELI households.
- ***Responsible Agencies*:** Housing and Planning Departments.
- ***Funding*:** CDBG, HOME, federal and state grants
- ***Timing*:** Annually

33. Special-Needs Housing

In implementing affordable housing programs, the City will work with housing providers to ensure that special housing needs are addressed for seniors, large families, female-headed households, single-parent households with children, persons with disabilities and developmental disabilities, homeless individuals and families, and farmworker families. The City will seek to meet these special housing needs through a combination of regulatory incentives, zoning standards, new housing construction programs, housing rehabilitation, homebuyer assistance programs, and supportive services programs. In addition, the City may seek funding under the federal Housing Opportunities for Persons with AIDS, California Child Care Facilities Finance Program, and other state and federal programs designated specifically for special-needs groups such as seniors, persons with disabilities, and persons at risk for homelessness. The City will continue to support the SOVA Program Center and Mercy House, whose services defray the cost of living, which assists those with lower incomes, such as seasonal and permanent farmworkers and other groups with special housing needs to be able to afford housing.

Implementation

- ***Objectives:*** Collaborate with affordable housing developers and secure funding, if feasible, to assist with the development of special-needs housing projects.
- ***Responsible Agencies*:** Housing and Planning Departments
- ***Funding*:** CDBG, HOME, federal and state grants
- ***Timing:*** Annually

34. Infrastructure Provision and Financing

The City will seek opportunities minimize infrastructure costs for residential development by identifying infrastructure needs and available sources of funding for infrastructure improvements, annually. The City will analyze existing and potential infrastructure financing measures for their ability to meet infrastructure needs without an adverse impact to housing costs and identify and annually apply for state or United States Department of Agriculture (USDA) infrastructure funding programs to support improvement efforts. The City shall monitor the cost of infrastructure and associated fees on development to determine whether they impact the production of housing and will develop a strategy to reduce costs for developers, if needed. The City will focus the implementation of this program in areas of concentrated poverty, including northwest Ontario.

Implementation

- ***Objectives:*** Seek opportunities to minimize infrastructure costs for residential development, such as identifying available sources of funding for infrastructure improvements.
- ***Responsible Agencies*:** Planning Department, Ontario Municipal Utilities Company
- ***Funding*:** General Fund, federal and state grants
- ***Timing:*** Ongoing, annually analyze needs and resources and apply for funding

9.6 Quantified Objectives

Identifying quantified objectives refers to the number of new units that may potentially be constructed over the planning period, the number of existing units that can be expected to be rehabilitated, and the conservation of existing affordable housing stock. This information is presented in Table 9-2.

Table 9-2
Quantified Objectives for the 2021–2029 Housing Element

Housing Program	Quantified Objectives by Income Group					Totals
	Extremely Low Income	Very Low Income	Low Income	Moderate Income	Above Moderate	
New Construction	2,820	2,820	3,286	3,329	8,599[1]	20,854[1]
Rehabilitation[2]	~~1~~30	~~1~~30	~~1~~30	0	0	90~~30~~
Housing Conservation[3]	29~~6~~9	29~~6~~9	29~~6~~9	0	0	89~~0~~7

Source: City of Ontario 2021

1 This total is based on the 6th[t] Cycle RHNA identified for the City by SCAG.

2 See Program 3.

3 The total of 897 units includes the ~~A total of~~ 807 units that have been identified as at-risk during the planning period (~~. See~~ Program 25). the ~~for additional details.~~ target of facilitating the acquisition of 30 existing, abandoned homes to convert to affordable housing (Programs 16 and 17) and the target of conserving housing for 60 lower income households through property maintenance.

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APPENDIX A: LIST OF QUALIFIED ENTITIES

County	Organization	code	Address	City	ST	Zip	Phone Number	Contact Person	E-Mail Address	FAX Number	Type of Organization	Confirm	Date Revised	List Added
FRESNO	Fresno Housing Authority	3	P.O. Box 11985	Fresno	CA	93776	(559) 443-8475	Edward Stacy	ned@pacbell.net	(559) 445-8981	Local, regional, national nonprofit org.		6/14/17	12/16/98
ALL COUNTIES	American Baptist Homes of the West	2	6120 Stoneridge Mall Road, 3rd Flr.	Pleasanton	CA	94588	(925) 924-7162	Ancel Romero		(925) 924-7233	Local, regional, national public agency	X	8/14/14	12/22/98
ALAMEDA	Housing Authority of City of Alameda	2	701 Atlantic Ave	Alameda	CA	94501	(510) 747-4300	Denise Connors	dconnors@alamedahsg.org	(510) 522-7848	Local, regional, national nonprofit org.	X	8/14/14	12/23/98
ALAMEDA	Housing Authority of the City of Livermore	2	3203 Leahy Way	Livermore	CA	94550	(925) 447-3600	Jon D. Hovey	livhsg@prodigy.net	(925) 447-0942	Local, regional, national nonprofit org.	X	8/14/14	12/23/98
ALAMEDA	Housing Authority of County of Alameda	3	22941 Atherton St	Hayward	CA	94541	(510) 538-8876		obasgal@aol.com	(510) 727-8554	Local, regional, national nonprofit org.			12/23/98
ALL COUNTIES	USA Properties Fund		7530 Santa Monica Blvd, Suite 1	West Hollywood	CA	90046	(323) 650-8771	Jesse Slansky		(323) 650-4745	Local, regional, national public agency	X	12/13/13	12/23/98
CONTRA COSTA	Rubicon Programs, Inc.	3	2500 Bissell Ave	Richmond	CA	90804	(510) 235-1516	Tom Matthews	TomM@Rubiconpgms.org	(510) 235-2025	Local, regional, national nonprofit org.		6/5/17	12/23/98
KERN	Golden Empire Affordable Housing, Inc	3	3600 CheSte.r Ave. Ste. B	Bakersfield	CA	93301	(805) 633-1533	Gary Kammer		(805) 633-1617	Local, regional, national nonprofit org.		6/14/17	12/23/98
LAKE	Lake County Housing Services Dept	3	255 N. Forbes St.	Lakeport	CA	95453	(707) 263-2510	Linda Hedstrom	linda_h@co.lake.ca.us	(707) 263-2751	Local, regional, national nonprofit org.		6/14/17	12/23/98
LOS ANGELES	West Hollywood Community Housing Corp.	2	7530 Santa Monica Blvd, Suite 1	West Hollywood	CA	90046	(323) 650-8771	Robin Conerly	robin@whchc.org	(323) 650-4745	Local, regional, public agency	X	8/14/14	12/23/98
LOS ANGELES	City of Pomona Housing Authority	3	505 South Garey Ave	Pomona	CA	91766	(909) 620-2368	Benita DeFrank, Neighborhood Services Director		(909) 620-3702	Local, regional, national nonprofit org.	X	6/14/17	12/23/98
LOS ANGELES	Hollywood Community Housing Corp.	3	1726 N. Whitley Ave	Hollywood	CA	90028	(323) 469-0710	Christina V. Duncan		(323) 469-1899	Local, regional, national nonprofit org.	X		12/23/98
LOS ANGELES	Hope - Net	3	760 S. Westmoreland Ave	Los Angeles	CA	90005	(213) 389-9949	Canoace Whalen	hope-net@pacbell.net	(213) 389-0098	Local, regional, national nonprofit org.	X		12/23/98
LOS ANGELES	Skid Row Housing Trust	3	1317 E. 7th St	Los Angeles	CA	90021	(213) 683-0522	Jim Bonar		(213) 683-0781	Local, regional, national nonprofit org.	X		12/23/98
LOS ANGELES	The Long Beach Housing Development Co.	3	333 W. Ocean Blvd., 2nd Flr	Long Beach	CA	90802	(562) 570-6926	Diana V. McNeel		(562)570-6746	Local, regional, national nonprofit org.	X		12/23/98
MARIN	Housing Authority of the County of Marin	2	4020 Civic Center Drive	San Rafael	CA	94903	(415) 491-2530	Anna Semenova	ASemenova@marinhousing.org	(415) 491-2530	Local, regional, national nonprofit org.	X	2/26/14	12/23/98
MARIN	Canal Community Alliance	3	91 Larkspur St	San Rafael	CA	94901	(415) 454-2640	Tom Wilson	canalca@aol.com	(415) 454-3967	Local, regional, national nonprofit org.	X		12/23/98
ORANGE	Neighborhood Housing Services of Orange County Inc.	3	350 Hillcrest	La Habra	CA	90631	(562) 694-2051	Diane Ste.wart	nhs@aol.com	(562) 694-2052	Local, regional, national nonprofit org.	X		12/23/98
SAN DIEGO	Housing Development Partners of San Diego	2	1122 Broadway, Suite 300	San Diego	CA	92101	(619) 578-7555	Dottie Pierce	dottiep@sdhc.org	(619) 578-7360	Local, regional, national nonprofit org.	X	2/26/14	12/23/98
SAN DIEGO	San Diego Housing Commission	2	1122 Broadway, Suite 300	San Diego	CA	92101	(619) 578-7555	Dottie Pierce	dottiep@sdhc.org	(619) 578-7360	Local, regional, national nonprofit org.	X	8/14/14	12/23/98
SAN DIEGO COUNTY	Housing Development Partners of San Diego		1122 Broadway, Suite 300	San Diego	CA	92101	(619) 578-7590	Dottie Pierce	dottiep@sdhc.org	(619) 578-7356	Local, regional, national nonprofit org.	X	2/26/14	12/23/98
SAN FRANCISCO	Tenderloin Neighborhood Development Corp.	3	201 Eddy St	San Francisco	CA	94102	(415) 776-2151	Don Falk	tndc@ix-netcom.com	(415) 776-3952	Local, regional, national nonprofit org.	X		12/23/98
SAN JOAQUIN	Stockton Shelter for the Homeless	3	P.O. Box 4803	Stockton	CA	95204	(209) 465-3612	Bill Mendelson		(209) 943-4806	Local, regional, national nonprofit org.	X		12/23/98
SANTA CLARA	Cambrian Center, Inc.	3	2360 Samaritan Place	San Jose	CA	95124	(408) 559-0330	Dale J. Harrington	dale2360@ix.netcom.com	(408) 377-0478	Local, regional, national nonprofit org.	X		12/23/98
SANTA CLARA	Charities Housing Development Corp.	3	195 East San Fernando St	San Jose	CA	95112	(408) 282-1125	Chris Block	chblock@aol.com	(408) 282-1130	Local, regional, national nonprofit org.	X		12/23/98
SANTA CLARA	Palo Alto Senior Housing Project, Inc.	3	455 E. Charleston Rd	Palo Alto	CA	94306	(650) 494-1944	Genie Dee	gxdee@california.com	(650) 493-7437	Local, regional, national nonprofit org.	X		12/23/98
SONOMA	Burbank Housing Development Corp.	3	3432 Mendocino Ave	Santa Rosa	CA	95403	(707) 526-9782	John Lowry	burbank@sonic.net	(707) 526-9811	Local, regional, national nonprofit org.	X		12/23/98
ALAMEDA	Affordable Housing Associates	3	1250 Addison St., Ste. G	Berkeley	CA	94702		Susan Friedlow		(510) 649-0312	Local, regional, national nonprofit org.		5/9/17	12/24/98
ALL COUNTIES	Resources for Community Development	4	2220 Oxford St	Berkeley	CA	94704	(510) 841-4410	Dan Sawislak	dsawislak@rcdhousing.org	(510) 548-3502	Local, regional, national nonprofit org.	X	6/5/17	12/24/98
ALPINE	Amador-Tuolumne Community Action Agency	3	935 South State Highway 49	Jackson	CA	95642	(209) 223-1485 Ext: 224	Raj Rambob	rrambob@atcaa.org	(209) 223-4178	Local, regional, national public agency	X	5/24/17	12/24/98
CALAVERAS	ACLC, Inc	3	315 N San Joaquin St	Stockton	CA	95202	(209) 466-6811			(209) 466-3465	Local, regional, national nonprofit org.	X	9/27/10	12/24/98
COLUSA	Eskaton Properties Inc.	3	5105 Manzanita Ave	Carmichael	CA	95608	(916) 334-0810	Courtney Tatum, Kathy Sailor (either one)	courtney.tatum@eskaton.org	(916) 338-1248	Local, regional, national nonprofit org.	X	5/24/17	12/24/98
CONTRA COSTA	ACLC, Inc		315 N San Joaquin St	Stockton	CA	95202	(209) 466-6811			(209) 466-3465	Local, regional, national nonprofit org.	X	9/27/10	12/24/98
CONTRA COSTA	East Bay NHS	3	2320 Cutting Blvd	Richmond	CA	94804	(510) 237-6459			(510) 237-6482	Local, regional, national nonprofit org.	X	9/27/10	12/24/98
CONTRA COSTA	Affordable Housing Associates		1250 Addison St., Ste. G	Berkeley	CA	94702	(510) 649-8500	Susan Friedlow		(510) 649-0312	Local, regional, national nonprofit org.		5/24/17	12/24/98
CONTRA COSTA	Eskaton Properties Inc.		5105 Manzanita Ave	Carmichael	CA	95608	(916) 334-0810	Courtney Tatum, Kathy Sailor (either one)	courtney.tatum@eskaton.org	(916) 338-1248	Local, regional, national nonprofit org.	X	5/24/17	12/24/98
EL DORADO	Eskaton Properties Inc.		5105 Manzanita Ave	Carmichael	CA	95608	(916) 334-0810	Courtney Tatum, Kathy Sailor (either one)	courtney.tatum@eskaton.org	(916) 338-1248	Local, regional, national nonprofit org.	X	5/24/17	12/24/98
FRESNO	ACLC, Inc		315 N San Joaquin St	Stockton	CA	95202	(209) 466-6811			(209) 466-3465	Local, regional, national nonprofit org.	X	9/27/10	12/24/98
FRESNO	Better Opportunities Builder, Inc.	2	P.O. Box 11863	Fresno	CA	93775	(559) 443-8400	Tracewell Hanrahan	nandersen@bobinc.org	(559) 443-8495	Local, regional, national nonprofit org.	X	8/14/14	12/24/98
GLENN	Eskaton Properties Inc.		5105 Manzanita Ave	Carmichael	CA	95608	(916) 334-0810	Courtney Tatum, Kathy Sailor (either one)	courtney.tatum@eskaton.org	(916) 338-1248	Local, regional, national nonprofit org.	X	5/24/17	12/24/98
KERN	Self-Help Enterprises		8445 W. Elowin Court/P.O. Box 6520	Visalia	CA	93290	(559) 802-1620	Thomas J. Collishaw	tomc@selfhelpenterprises.org	(559) 651-3634	Local, regional, national nonprofit org.	X	4/10/18	12/24/98
KINGS	Self-Help Enterprises		8445 W. Elowin Court/P.O. Box 6520	Visalia	CA	93290	(559) 802-1620	Thomas J. Collishaw	tomc@selfhelpenterprises.org	(559) 651-3634	Local, regional, national nonprofit org.	X	4/10/18	12/24/98
LASSEN	Eskaton Properties Inc.		5105 Manzanita Ave	Carmichael	CA	95608	(916) 334-0810	Courtney Tatum, Kathy Sailor (either one)	courtney.tatum@eskaton.org	(916) 338-1248	Local, regional, national nonprofit org.	X	5/24/17	12/24/98
LOS ANGELES	Housing Authority of the City of Los Angeles	3	2500 Wilshire Blvd, PHA	Los Angeles	CA	90057	(213) 252-4269	Larry Goins			Local, regional, national public agency	X	3/3/11	12/24/98
LOS ANGELES	Century Housing Corporation	2	1000 Corporate Pointe	Culver City	CA	90230	(310) 642-2007	Ronald A. Griffith		(310) 258-0710	Local, regional, national public agency	X	8/14/14	12/24/98
MADERA	ACLC, Inc		315 N San Joaquin St	Stockton	CA	95202	(209) 466-6811			(209) 466-3465	Local, regional, national nonprofit org.	X	9/27/10	12/24/98
MADERA	Self-Help Enterprises		8445 W. Elowin Court/P.O. Box 6520	Visalia	CA	93290	(559) 802-1620	Thomas J. Collishaw	tomc@selfhelpenterprises.org	(559) 651-3634	Local, regional, national nonprofit org.	X	4/10/18	12/24/98
MARIN	Affordable Housing Foundation		P.O. Box 26516	San Francisco	CA	94126	(415) 387-7834	Eric Tang	etloanmach@aol.com	(415) 752-9902	Local, regional, national nonprofit org.	X		12/24/98
MARIN	Affordable Housing Foundation	3	P.O. Box 26516	San Francisco	CA	94126	(415) 387-7834	Eric Tang	etloanmach@aol.com	(415) 752-9902	Local, regional, national nonprofit org.	X		12/24/98

County	Organization	code	Address	City	ST	Zip	Phone Number	Contact Person	E-Mail Address	FAX Number	Type of Organization	Confirm	Date Revised	List Added
MARIPOSA	Self-Help Enterprises		8445 W. Elowin Court/P.O. Box 6520	Visalia	CA	93290	(559) 802-1620	Thomas J. Collishaw	tomc@selfhelpenterprises.org	(559) 651-3634	Local, regional, national nonprofit org.	X	4/10/18	12/24/98
MERCED	ACLC, Inc		315 N San Joaquin St	Stockton	CA	95202	(209) 466-6811			(209) 466-3465	Local, regional, national nonprofit org.	X	9/27/10	12/24/98
MERCED	Eskaton Properties Inc.		5105 Manzanita Ave.	Carmichael	CA	95608	(916) 334-0810	Courtney Tatum, Kathy Sailor (either one)	courtney.tatum@eskaton.org	(916) 338-1248	Local, regional, national nonprofit org.	X	5/24/17	12/24/98
MERCED	Self-Help Enterprises		8445 W. Elowin Court/P.O. Box 6520	Visalia	CA	93290	(559) 802-1620	Thomas J. Collishaw	tomc@selfhelpenterprises.org	(559) 651-3634	Local, regional, national nonprofit org.	X	4/10/18	12/24/98
MONTEREY	Mid-Peninsula Housing Coalition	3	303 Vintage Park Drive, #250	Foster City	CA	94404	(650) 356-2900			(650) 357-9766	Local, regional, national public agency	X	8/14/14	12/24/98
MONTEREY	Affordable Housing Foundation		P.O. Box 26516	San Francisco	CA	94126	(415) 387-7834	Eric Tang	etloanmach@aol.com	(415) 752-9902	Local, regional, national nonprofit org.	X		12/24/98
MONTEREY	South County Housing, Inc.		7455 Carmel St	Gilroy	CA	95020	(408) 842-9181	Jan Lindenthal	jan@scounty.com	(408) 842-0277	Local, regional, national nonprofit org.	X		12/24/98
NAPA	Affordable Housing Foundation		P.O. Box 26516	San Francisco	CA	94126	(415) 387-7834	Eric Tang	etloanmach@aol.com	(415) 752-9902	Local, regional, national nonprofit org.	X		12/24/98
ORANGE	Century Housing Corporation		1000 Corporate Pointe	Culver City	CA	90230	(310) 642-2007	Ronald A. Griffith		(310) 258-0710	Local, regional, national public agency	X	8/14/14	12/24/98
ORANGE	Civic Center Barrio Housing Corp.		1665 E. 4th St, Ste. 210	Santa Ana	CA	92701	(714) 835-0406	Helen Brown	ccbhc@msn.com	(714) 835-7354	Local, regional, national public agency	X		12/24/98
PLACER	ACLC, Inc		315 N San Joaquin St	Stockton	CA	95202	(209) 466-6811			(209) 466-3465	Local, regional, national nonprofit org.	X	9/27/10	12/24/98
PLACER	Eskaton Properties Inc.		5105 Manzanita Ave	Carmichael	CA	95608	(916) 334-0810	Courtney Tatum, Kathy Sailor (either one)	courtney.tatum@eskaton.org	(916) 338-1248	Local, regional, national nonprofit org.	X	5/24/17	12/24/98
PLACER	Affordable Housing Foundation		P.O. Box 26516	San Francisco	CA	94126	(415) 387-7834	Eric Tang	etloanmach@aol.com	(415) 752-9902	Local, regional, national nonprofit org.	X		12/24/98
RIVERSIDE	St. Vincent de Paul Village	2	3350 E St	San Diego	CA	92102	(619) 687-1029	Bill Bolstad		(619) 687-1010	Local, regional, national nonprofit org.	X	8/14/14	12/24/98
RIVERSIDE	Neighborhood Housing Services of the Inland Empire, Inc.	3	1390 North D St	San Bernardino	CA	92405	(909) 884-6891	Edward Moncrief	edward@nhsie.org	(909) 884-6893		X		12/24/98
SACRAMENTO	ACLC, Inc		315 N San Joaquin St	Stockton	CA	95202	(209) 466-6811			(209) 466-3465	Local, regional, national nonprofit org.	X	9/27/10	12/24/98
SACRAMENTO	Eskaton Properties Inc.		5105 Manzanita Ave	Carmichael	CA	95608	(916) 334-0810	Courtney Tatum, Kathy Sailor (either one)	courtney.tatum@eskaton.org	(916) 338-1248	Local, regional, national nonprofit org.	X	5/24/17	12/24/98
SACRAMENTO	Affordable Housing Foundation		P.O. Box 26516	San Francisco	CA	94126	(415) 387-7834	Eric Tang	etloanmach@aol.com	(415) 752-9902	Local, regional, national nonprofit org.	X		12/24/98
SAN BENITO	South County Housing, Inc.		7455 Carmel St.	Gilroy	CA	95020	(408) 842-9181	Jan Lindenthal	jan@scounty.com	(408) 842-0277	Local, regional, national nonprofit org.	X		12/24/98
SAN BERNARDINO	Century Housing Corporation		1000 Corporate Pointe	Culver City	CA	90230	(310) 642-2007	Ronald A. Griffith		(310) 258-0710	Local, regional, national public agency	X	8/14/14	12/24/98
SAN BERNARDINO	Neighborhood Housing Services of the Inland Empire, Inc.		1390 North D St	San Bernardino	CA	92405	(909) 884-6891	Edward Moncrief	edward@nhsie.org	(909) 884-6893		X		12/24/98
SAN DIEGO	St. Vincent de Paul Village		3350 E St	San Diego	CA	92102	(619) 687-1029	Harvey Mandel	hmandel@neighbor.org	(619) 687-1010	Local, regional, national nonprofit org.	X	8/14/14	12/24/98
SAN DIEGO	Civic Center Barrio Housing Corp	3	1665 E. 4th St, Ste. 210	Santa Ana	CA	92701	(714) 835-0406	Helen Brown	ccbhc@msn.com	(714) 835-7354	Local, regional, national public agency	X		12/24/98
SAN FRANCISCO	Affordable Housing Foundation		P.O. Box 26516	San Francisco	CA	94126	(415) 387-7834	Eric Tang	etloanmach@aol.com	(415) 752-9902	Local, regional, national nonprofit org.	X		12/24/98
SAN JOAQUIN	ACLC, Inc		315 N San Joaquin St	Stockton	CA	95202	(209) 466-6811			(209) 466-3465	Local, regional, national nonprofit org.	X	9/27/10	12/24/98
SAN JOAQUIN	Eskaton Properties Inc.		5105 Manzanita Ave	Carmichael	CA	95608	(916) 334-0810	Courtney Tatum, Kathy Sailor (either one)	courtney.tatum@eskaton.org	(916) 338-1248	Local, regional, national nonprofit org.	X	5/24/17	12/24/98
SAN MATEO	Mid-Peninsula Housing Coalition		303 Vintage Park Drive, #250	Foster City	CA	94404	(650) 356-2900			(650) 357-9766	Local, regional, national public agency	X	8/14/14	12/24/98
SAN MATEO	Affordable Housing Foundation		P.O. Box 26516	San Francisco	CA	94126	(415) 387-7834	Eric Tang	etloanmach@aol.com	(415) 752-9902	Local, regional, national nonprofit org.	X		12/24/98
SAN MATEO	Palo Alto Housing Corp	3	725 Alma St	Palo Alto	CA	94301	(650) 321-9709	Marlene H. Prendergast		(650) 321-4341	Local, regional, national nonprofit org.	X		12/24/98
SANTA CLARA	Mid-Peninsula Housing Coalition		303 Vintage Park Drive, #250	Foster City	CA	94404	(650) 356-2900			(650) 357-9766	Local, regional, national public agency	X	8/14/14	12/24/98
SANTA CLARA	Affordable Housing Foundation		P.O. Box 26516	San Francisco	CA	94126	(415) 387-7834	Eric Tang	etloanmach@aol.com	(415) 752-9902	Local, regional, national nonprofit org.	X		12/24/98
SANTA CLARA	Palo Alto Housing Corp		725 Alma St	Palo Alto	CA	94301	(650) 321-9709	Marlene H. Prendergast		(650) 321-4341	Local, regional, national nonprofit org.	X		12/24/98
SANTA CLARA	South County Housing, Inc	3	7455 Carmel St	Gilroy	CA	95020	(408) 842-9181	Jan Lindenthal	jan@scounty.com	(408) 842-0277	Local, regional, national nonprofit org.	X		12/24/98
SANTA CRUZ	Mid-Peninsula Housing Coalition		303 Vintage Park Drive, #250	Foster City	CA	94404	(650) 356-2900			(650) 357-9766	Local, regional, national public agency	X	8/14/14	12/24/98
SANTA CRUZ	Affordable Housing Foundation		P.O. Box 26516	San Francisco	CA	94126	(415) 387-7834	Eric Tang	etloanmach@aol.com	(415) 752-9902	Local, regional, national nonprofit org.	X		12/24/98
SANTA CRUZ	South County Housing, Inc		7455 Carmel St	Gilroy	CA	95020	(408) 842-9181	Jan Lindenthal	jan@scounty.com	(408) 842-0277	Local, regional, national nonprofit org.	X		12/24/98
SISKIYOU	Eskaton Properties Inc.		5105 Manzanita Ave	Carmichael	CA	95608	(916) 334-0810	Courtney Tatum, Kathy Sailor (either one)	courtney.tatum@eskaton.org	(916) 338-1248	Local, regional, national nonprofit org.	X	5/24/17	12/24/98
SOLANO	ACLC, Inc		315 N San Joaquin St	Stockton	CA	95202	(209) 466-6811			(209) 466-3465	Local, regional, national nonprofit org.	X	9/27/10	12/24/98
SOLANO	Mid-Peninsula Housing Coalition		303 Vintage Park Drive, #250	Foster City	CA	94404	(650) 356-2900			(650) 357-9766	Local, regional, national public agency	X	8/14/14	12/24/98
SOLANO	Affordable Housing Associates		1250 Addison St., Ste. G	Berkeley	CA	94702	(510) 649-8500	Susan Friedlow		(510) 649-0312	Local, regional, national nonprofit org.		5/24/17	12/24/98
SOLANO	Affordable Housing Foundation		P.O. Box 26516	San Francisco	CA	94126	(415) 387-7834	Eric Tang	etloanmach@aol.com	(415) 752-9902	Local, regional, national nonprofit org.	X		12/24/98
SONOMA	Affordable Housing Foundation		P.O. Box 26516	San Francisco	CA	94126	(415) 387-7834	Eric Tang	etloanmach@aol.com	(415) 752-9902	Local, regional, national nonprofit org.	X		12/24/98
STANISLAUS	ACLC, Inc		315 N San Joaquin St	Stockton	CA	95202	(209) 466-6811			(209) 466-3465	Local, regional, national nonprofit org.	X	9/27/10	12/24/98
STANISLAUS	Self-Help Enterprises		8445 W. Elowin Court/P.O. Box 6520	Visalia	CA	93290	(559) 802-1620	Thomas J. Collishaw	tomc@selfhelpenterprises.org	(559) 651-3634	Local, regional, national nonprofit org.	X	4/10/18	12/24/98
TULARE	Self-Help Enterprises		8445 W. Elowin Court/P.O. Box 6520	Visalia	CA	93290	(559) 802-1620	Thomas J. Collishaw	tomc@selfhelpenterprises.org	(559) 651-3634	Local, regional, national nonprofit org.	X	4/10/18	12/24/98
TUOLUMNE	ACLC, Inc		315 N San Joaquin St	Stockton	CA	95202	(209) 466-6811			(209) 466-3465	Local, regional, national nonprofit org.	X	9/27/10	12/24/98
VENTURA	Century Housing Corporation		1000 Corporate Pointe	Culver City	CA	90230	(310) 642-2007	Ronald A. Griffith		(310) 258-0710	Local, regional, national public agency	X	8/14/14	12/24/98
YOLO	ACLC, Inc		315 N San Joaquin St	Stockton	CA	95202	(209) 466-6811			(209) 466-3465	Local, regional, national nonprofit org.	X	9/27/10	12/24/98
YOLO	Eskaton Properties Inc.		5105 Manzanita Ave	Carmichael	CA	95608	(916) 334-0810	Courtney Tatum, Kathy Sailor (either one)	courtney.tatum@eskaton.org	(916) 338-1248	Local, regional, national nonprofit org.	X	5/24/17	12/24/98

County	Organization	code	Address	City	ST	Zip	Phone Number	Contact Person	E-Mail Address	FAX Number	Type of Organization	Confirm	Date Revised	List Added
ALL COUNTIES	BRIDGE Housing Corporation	3	345 Spear Strett, Suite 700	San Francisco	CA	94105	(415) 989-1111	Brad Wiblin		(415) 495-4898	Local, regional, national public agency	X	12/24/10	12/28/98
AMADOR	Rural California Housing Corp	3	3120 Freeboard Drive, Suite 201	West Sacramento	CA	95691	(916) 414-4436				Local, regional, national public agency	X	8/14/14	12/28/98
CALAVERAS	Rural California Housing Corp		3120 Freeboard Drive, Suite 201	West Sacramento	CA	95691	(916) 414-4436				Local, regional, national public agency	X	8/14/14	12/28/98
COLUSA	Rural California Housing Corp		3120 Freeboard Drive, Suite 201	West Sacramento	CA	95691	(916) 414-4436				Local, regional, national public agency	X	8/14/14	12/28/98
COLUSA	Rural California Housing Corp		3120 Freeboard Drive, Suite 201	West Sacramento	CA	95691	(916) 414-4436				Local, regional, national public agency	X	8/14/14	12/28/98
CONTRA COSTA	Rural California Housing Corp		3120 Freeboard Drive, Suite 201	West Sacramento	CA	95691	(916) 414-4436				Local, regional, national public agency	X	8/14/14	12/28/98
EL DORADO	Rural California Housing Corp		3120 Freeboard Drive, Suite 201	West Sacramento	CA	95691	(916) 414-4436				Local, regional, national public agency	X	8/14/14	12/28/98
GLENN	Rural California Housing Corp		3120 Freeboard Drive, Suite 201	West Sacramento	CA	95691	(916) 414-4436				Local, regional, national public agency	X	8/14/14	12/28/98
LOS ANGELES	FAME Corporation	2	1968 W. Adams Blvd.	Los Angeles	CA	90018	(323) 730-7727	Sandra Hernandez	sandrah@famecorporations.org	(323) 737-5717	Local, regional, national nonprofit org.	X	8/14/14	12/28/98
NAPA	Rural California Housing Corp		3120 Freeboard Drive, Suite 201	West Sacramento	CA	95691	(916) 414-4436				Local, regional, national public agency	X	8/14/14	12/28/98
NEVADA	Rural California Housing Corp		3120 Freeboard Drive, Suite 201	West Sacramento	CA	95691	(916) 414-4436				Local, regional, national public agency	X	8/14/14	12/28/98
PLACER	Rural California Housing Corp		3120 Freeboard Drive, Suite 201	West Sacramento	CA	95691	(916) 414-4436				Local, regional, national public agency	X	8/14/14	12/28/98
SACRAMENTO	Rural California Housing Corp		3120 Freeboard Drive, Suite 201	West Sacramento	CA	95691	(916) 414-4436				Local, regional, national public agency	X	8/14/14	12/28/98
SAN JOAQUIN	Rural California Housing Corp		3120 Freeboard Drive, Suite 201	West Sacramento	CA	95691	(916) 414-4436				Local, regional, national public agency	X	8/14/14	12/28/98
SHASTA	Rural California Housing Corp		3120 Freeboard Drive, Suite 201	West Sacramento	CA	95691	(916) 414-4436				Local, regional, national public agency	X	8/14/14	12/28/98
SUTTER	Rural California Housing Corp		3120 Freeboard Drive, Suite 201	West Sacramento	CA	95691	(916) 414-4436				Local, regional, national public agency	X	8/14/14	12/28/98
TEHAMA	Rural California Housing Corp		3120 Freeboard Drive, Suite 201	West Sacramento	CA	95691	(916) 414-4436				Local, regional, national public agency	X	8/14/14	12/28/98
YOLO	Rural California Housing Corp		3120 Freeboard Drive, Suite 201	West Sacramento	CA	95691	(916) 414-4436				Local, regional, national public agency	X	8/14/14	12/28/98
YUBA	Rural California Housing Corp		3120 Freeboard Drive, Suite 201	West Sacramento	CA	95691	(916) 414-4436				Local, regional, national public agency	X	8/14/14	12/28/98
RIVERSIDE	BUILD Leadership Development Inc.		1280 Bison, Ste. B9-200	Newport Beach	CA	92660	(949) 720-7044	Tracy Green	tlg-build@msn.com	(949) 720-7434	Local, regional, national nonprofit org.	X		12/29/98
SACRAMENTO	Sacramento Valley Organizing Community	3	3263 1st Ave	Sacramento	CA	95817	(916) 457-0245	Larry Ferlazzo	scocl@pacbell.net	(916) 457-0207	Local, regional, national nonprofit org.	X		12/29/98
SAN BERNARDINO	BUILD Leadership Development Inc.		1280 Bison, Ste. B9-200	Newport Beach	CA	92660	(949) 720-7044	Tracy Green	tlg-build@msn.com	(949) 720-7434	Local, regional, national nonprofit org.	X		12/29/98
SAN FRANCISCO	BUILD Leadership Development Inc.		1280 Bison, Ste. B9-200	Newport Beach	CA	92660	(949) 720-7044	Tracy Green	tlg-build@msn.com	(949) 720-7434	Local, regional, national nonprofit org.	X		12/29/98
SOLANO	Sacramento Valley Organizing Community		3263 1st Ave	Sacramento	CA	95817	(916) 457-0245	Larry Ferlazzo	scocl@pacbell.net	(916) 457-0207	Local, regional, national nonprofit org.	X		12/29/98
YOLO	Sacramento Valley Organizing Community		3263 1st Ave	Sacramento	CA	95817	(916) 457-0245	Larry Ferlazzo	scocl@pacbell.net	(916) 457-0207	Local, regional, national nonprofit org.	X		12/29/98
ALL COUNTIES	Foundation for Affordable Housing, Inc.	2	384 Forest Ave., Suite 14	Laguna Beach	CA	92651	(949) 443-9101	Darrin Willard		(949) 443-9133	Local, regional, national nonprofit org.	X	8/14/14	12/30/98
BUTTE	Community Housing Improvement Program, Inc		1001 Willow St	Chico	CA	95928	(530) 891-6931	Kris Zappettini	chip@sunset.net	(530) 891-8547	Local, regional, national nonprofit org.	X	8/14/14	12/30/98
GLENN	Community Housing Improvement Program, Inc		1001 Willow St	Chico	CA	95928	(530) 891-6931	Kris Zappettini	chip@sunset.net	(530) 891-8547	Local, regional, national nonprofit org.	X	8/14/14	12/30/98
LASSEN	Community Housing Improvement Program, Inc	2	1001 Willow St	Chico	CA	95928	(530) 891-6931	Kris Zappettini	chip@sunset.net	(530) 891-8547	Local, regional, national nonprofit org.	X	8/14/14	12/30/98
PLUMAS	Community Housing Improvement Program, Inc		1001 Willow St	Chico	CA	95928	(530) 891-6931	Kris Zappettini	chip@sunset.net	(530) 891-8547	Local, regional, national nonprofit org.	X	8/14/14	12/30/98
SHASTA	Community Housing Improvement Program, Inc		1001 Willow St	Chico	CA	95928	(530) 891-6931	Kris Zappettini	chip@sunset.net	(530) 891-8547	Local, regional, national nonprofit org.	X	8/14/14	12/30/98
SUTTER	Community Housing Improvement Program, Inc		1001 Willow St	Chico	CA	95928	(530) 891-6931	Kris Zappettini	chip@sunset.net	(530) 891-8547	Local, regional, national nonprofit org.	X	8/14/14	12/30/98
TEHAMA	Community Housing Improvement Program, Inc		1001 Willow St	Chico	CA	95928	(530) 891-6931	Kris Zappettini	chip@sunset.net	(530) 891-8547	Local, regional, national nonprofit org.	X	8/14/14	12/30/98
ALAMEDA	East Bay Asian Local Development Corporation	3	310 Eighth Street, Ste. 200	Oakland	CA	94607		Lynette Jung Lee	ljunglee@ebaldc.com	(510) 763-4143	Local, regional, national nonprofit org.		5/9/17	1/5/99
CONTRA COSTA	East Bay Asian Local Development Corporation		310 Eighth Street, Suite 200	Oakland	CA	94607	(510) 287-5353			(510) 763-4143	Local, regional, national nonprofit org.		6/5/17	1/5/99
FRESNO	Fresno Co. Economic Opportunities Commission	3	3120 W. Nielsen Ave., Ste. 102	Fresno	CA	93706	(559) 485-3733	George Egawa	eocnlsn@psnw.com	(559) 485-3737	Local, regional, national nonprofit org.		6/14/17	1/5/99
SOLANO	Fairfield Redevelopment Agency, Planning Department	3	1000 WebSte.r St., 2nd Floor	Fairfield	CA	94533	(707) 428-7688	Lark Solis	lsolis@ci.fairfield.ca	(707) 428-7621	Local, regional, national nonprofit org.	X		1/5/99
EL DORADO	El Dorado County Housing Authority	3	937 Spring St	Placerville	CA	95667	(530) 621-6167	Joyce Aldrich	jaldrich@innercite.com		Local, regional, national nonprofit org.		6/14/17	1/6/99
LOS ANGELES	American Family Housing	2	15161 Jackson St.	Midway City	CA	92655	(714) 897-3221	Donna Gallup	info@compuall.net	(714) 893-6858	Local, regional, national nonprofit org.	X	1/5/17	1/6/99
SAN FRANCISCO	Bernal Heights Neighborhood Center	3	515 Cortland Ave	San Francisco	CA	94110	(415) 206-2140	Housing Director		(415) 648-0793	Local, regional, national nonprofit org.	X		1/6/99
SAN FRANCISCO	Mission Housing Development Corp	3	474 Valencia St, Ste. 280	San Francisco	CA	94103	(415) 864-6432	Philip Dockow		(415) 864-0378	Local, regional, national nonprofit org.	X		1/8/99
STANISLAUS	Modesto Redevelopment Agency	3	940 11th St	Modesto	CA	95355	(209) 577-5247	Bill Cooper	bcooper@ci.modesto.ca.us	(209) 544-3982	Local, regional, national nonprofit org.	X		1/8/99
SAN FRANCISCO	Chinatown Community Development Center	3	1525 Grant Ave	San Francisco	CA	94133	(415) 984-1450	Joanne Lee	cchd@hooked.net	(415) 984-1494	Local, regional, national nonprofit org.	X		1/11/99
ALL COUNTIES	The Trinity Housing Foundation	2	836 Avalon Ave	Lafayette	CA	94549	(925) 385-0754	Bill Leone	bleone@apr.com	(925) 215-2403	Local, regional, national public agency	X	2/26/14	1/12/99
LOS ANGELES	The Long Beach Housing Development Co.		836 Avalon Ave	Lafayette	CA	94549	(925) 385-0754	Bill Leone	bleone@apr.com	(925) 215-2403	Local, regional, national public agency	X	6/14/12	1/12/99
LOS ANGELES	PICO Union Housing Corporation	2	1038 Venice Blvd.	Los Angeles	CA	90015	(213) 747-2790	Jesus Torres	jtorres@puhc.org	(213) 743-3819	Local, regional, national nonprofit org.	X	8/14/14	1/12/99
VENTURA	A Community of Friends		836 Avalon Ave	Lafayette	CA	94549	(925) 385-0754	Bill Leone	bleone@apr.com	(925) 215-2403	Local, regional, national public agency	X	6/14/12	1/12/99
LOS ANGELES	Korean Youth & Community Center, Inc. (KYCC)	3	680 S. Wilton Place	Los Angeles	CA	90005	(213) 365-7400	Jimmy Lee		(213) 353-1280	Local, regional, national nonprofit org.	X		1/19/99
CONTRA COSTA	Pacific Community Services, Inc.	3	329 Railroad Ave, P.O. Box 1397	Pittsburg	CA	94565	(925) 439-1056	Tom LaFleur	tomlf@earthlink.net	(925) 439-0831	Local, regional, national nonprofit org.	X	6/5/17	1/21/99

County	Organization	code	Address	City	ST	Zip	Phone Number	Contact Person	E-Mail Address	FAX Number	Type of Organization	Confirm	Date Revised	List Added
IMPERIAL	Coachella Valley Housing Coalition	3	45-701 Monroe St, Ste. G., Plaza I	Indio	CA	92201	(760) 347-3157	Emilia Mojica	Emojica@cvhc.org	(760) 342-6466	Local, regional, national nonprofit org.	X	6/14/17	1/21/99
RIVERSIDE	Coachella Valley Housing Coalition		45-701 Monroe St, Ste. G., Plaza I	Indio	CA	92201	(760) 347-3157	Emilia Mojica	Emojica@cvhc.org	(760) 342-6466	Local, regional, national nonprofit org.	X	6/14/17	1/21/99
SAN BERNARDINO	Coachella Valley Housing Coalition		45-701 Monroe St, Ste. G., Plaza I	Indio	CA	92201	(760) 347-3157	Emilia Mojica	Emojica@cvhc.org	(760) 342-6466	Local, regional, national nonprofit org.	X	6/14/17	1/21/99
SAN DIEGO	Coachella Valley Housing Coalition		45-701 Monroe St, Ste. G., Plaza I	Indio	CA	92201	(760) 347-3157	Emilia Mojica	Emojica@cvhc.org	(760) 342-6466	Local, regional, national nonprofit org.	X	6/14/17	1/21/99
SOLANO	Pacific Community Services, Inc.		329 Railroad Ave, P.O. Box 1397	Pittsburg	CA	94565	(925) 439-1056	Tom LaFleur	Pacomserv@aol.cn	(925) 439-0831	Local, regional, national nonprofit org.	X		1/21/99
SONOMA	Pacific Community Services, Inc.		329 Railroad Ave, P.O. Box 1397	Pittsburg	CA	94565	(925) 439-1056	Tom LaFleur	pacomserv@aol.com	(925) 439-0831	Local, regional, national nonprofit org.	X		1/21/99
ALAMEDA	Community and Economic Development Agency	3	250 Frank H. Ogawa Plaza Ste. 5313	Oakland	CA	94612	(510) 238-3502	Jefferey P. Levin	jplevin@oaklandnet.com	(510) 238-3691	Local, regional, national nonprofit org.		5/9/17	1/27/99
ALAMEDA	Bay Area Community Services	3	629 Oakland Ave	Oakland	CA	94611	(510) 499-0365	Daniel Cooperman	dcooperman@bayareacs.org	(510) 569-4589	Local, regional, national nonprofit org.	X	5/9/17	1/28/99
ALL COUNTIES	National Community Renaissance	3	9421 Haven Avenue	Rancho Cucamonga	CA	91730	(909) 204-3508	Tracey Williams	twilliams@nationalcore.org	(909) 483-6524	Local, regional, national public agency	X	5/24/17	5/17/99
ALL COUNTIES	Community Housing Assistance Program, Inc.	2	3803 E. Casselle Ave	Orange	CA	92869		Ken Robertson	chapahq1@aol.com	(714) 744-6850	Local, regional, national public agency	X	8/14/14	5/18/99
CONTRA COSTA	Community Housing Development Corp.	3	1535 Fred Jackson Way ste A	Richmond	CA	94801	(510) 412-9290	Donald Gilmore	Dgilmore@chdcnr.com	(510) 215-9276	Local, regional, national nonprofit org.	X	5/24/17	5/19/99
DEL NORTE	Redwood Community Action Agency	2	904 G St.	Eureka	CA	95501	(707) 269-2021	Bill Rodstrom	planning@rcaa.org		Local, regional, national nonprofit org.	X	8/14/14	5/19/99
HUMBOLDT	Redwood Community Action Agency		904 G St	Eureka	CA	95501	(707) 269-2021	Bill Rodstrom	planning@rcaa.org		Local, regional, national nonprofit org.	X	8/14/14	5/19/99
LOS ANGELES	Long Beach Affordable Housing Coalition, Inc	3	5855 Naples Plaza, Suite 209	Long Beach	CA	90803	(562) 434-3333	H. Kim Huntley		(562) 434-3330	Local, regional, national public agency	x	9/26/08	5/19/99
MONTEREY	Peoples' Self-Help Housing Corp.		3533 Empleo St	San Luis Obispo	CA	93401	(805) 540-2452	John Fowler	admin@pshhc.org	(805) 544-1901	Local, regional, national nonprofit org.	X	8/14/14	5/19/99
ORANGE	Long Beach Affordable Housing Coalition, Inc		5855 Naples Plaza, Suite 209	Long Beach	CA	90803	(562) 434-3333	H. Kim Huntley		(562) 434-3330	Local, regional, national public agency	x	9/26/08	5/19/99
SAN BENITO	Peoples' Self-Help Housing Corp	2	3533 Empleo St.	San Luis Obispo	CA	93401	(805) 540-2452	John Fowler	http://www.pshh.org/	(805) 544-1901	Local, regional, national nonprofit org.	X	8/14/14	5/19/99
SAN DIEGO	Long Beach Affordable Housing Coalition, Inc.		5855 Naples Plaza, Suite 209	Long Beach	CA	90803	(562) 434-3333	H. Kim Huntley		(562) 434-3330	Local, regional, national public agency	x	9/26/08	5/19/99
SAN DIEGO	Bayview CDC	3	5100 Federal Blvd, 2nd Floor	San Diego	CA	92105	(619) 262-8403	Stasi Williams		(619) 262-7836	Local, regional, national nonprofit org.	X		5/19/99
SAN LUIS OBISPO	Peoples' Self-Help Housing Corp.		3533 Empleo St.	San Luis Obispo	CA	93401	(805) 540-2452	John Fowler	admin@pshhc.org	(805) 544-1901	Local, regional, national nonprofit org.	X	8/14/14	5/19/99
SANTA BARBARA	Long Beach Affordable Housing Coalition, Inc.		5855 Naples Plaza, Suite 209	Long Beach	CA	90803	(562) 434-3333	H. Kim Huntley		(562) 434-3330	Local, regional, national public agency	x	9/26/08	5/19/99
SANTA BARBARA	Peoples' Self-Help Housing Corp.		3533 Empleo St.	San Luis Obispo	CA	93401	(805) 540-2452	John Fowler	admin@pshhc.org	(805) 544-1901	Local, regional, national nonprofit org.	X	8/14/14	5/19/99
VENTURA	Long Beach Affordable Housing Coalition, Inc		5855 Naples Plaza, Suite 209	Long Beach	CA	90803	(562) 434-3333	H. Kim Huntley		(562) 434-3330	Local, regional, national public agency	X	9/26/08	5/19/99
VENTURA	Peoples' Self-Help Housing Corp.		3533 Empleo St.	San Luis Obispo	CA	93401	(805) 540-2452	John Fowler	admin@pshhc.org	(805) 544-1901	Local, regional, national nonprofit org.	X	8/14/14	5/19/99
ALL COUNTIES	DML & Associates Foundation	3	6043 Tampa Ave, Ste. 101A	Tarzana	CA	91356	(818) 708-2710	Myron Lieberman		(818) 708-1944	Local, regional, national nonprofit org.		5/23/17	5/21/99
ALL COUNTIES	EAH, Inc.	3	22 Pelican Way	San Rafael	CA	94901	(415) 599-2712	Scott Johnson	scott.johnson@eahhousing.org	(415) 453-3683	Local, regional, national public agency	X	5/23/18	5/21/99
ALAMEDA	Satellite Affordable Housing Associates	2	1835 Alcatraz Ave.	Berkeley	CA	94703	(510) 647-0700	Susan Friedland	Susanfriedland@sahahomes.org	(510) 647-0820	Local, regional, national nonprofit org.	X	2/26/14	6/10/99
CONTRA COSTA	Anka Behavioral Health	3	1850 Gateway Blvd., Suite 900	Concord	CA	94520	(925) 825-4700			(925) 825-2610	Local, regional, national nonprofit org.	X	9/27/10	6/10/99
CONTRA COSTA	Anka Behavioral Health		1850 Gateway Blvd., Suite 900	Concord	CA	94520	(925) 825-4700			(925) 825-2610	Local, regional, national nonprofit org.	X	9/27/10	6/10/99
CONTRA COSTA	Satellite Housing Inc.		2526 Martin Luther King., Jr Way	Berkeley	CA	94704	(510) 647-0700	Susan Friedland	staff@sathomes.org	(510) 647-0820	Local, regional, national nonprofit org.	X	2/26/14	6/10/99
KERN	Housing Corporation of America		31423 Coast Highway, Ste. 7100	Laguna Beach	CA	92677	(323) 726-9672	Carol Cromar	hcaccromar@dessretonline.com		Local, regional, national public agency		6/14/17	6/10/99
LOS ANGELES	Housing Corporation of America		31423 Coast Highway, Ste. 7100	Laguna Beach	CA	92677	(323) 726-9672	Carol Cromar	hcaccromar@dessretonline.com		Local, regional, national public agency		6/14/17	6/10/99
NAPA	Housing Corporation of America		31423 Coast Highway, Ste. 7100	Laguna Beach	CA	92677	(323) 726-9672	Carol Cromar	hcaccromar@dessretonline.com		Local, regional, national public agency		6/14/17	6/10/99
ORANGE	Housing Corporation of America		31423 Coast Highway, Ste. 7100	Laguna Beach	CA	92677	(323) 726-9672	Carol Cromar	hcaccromar@dessretonline.com		Local, regional, national public agency		6/14/17	6/10/99
RIVERSIDE	Anka Behavioral Health		1850 Gateway Blvd., Suite 900	Concord	CA	94520	(925) 825-4700		zzcheap@aol.com	(925) 825-2610	Local, regional, national nonprofit org.	X	9/27/10	6/10/99
RIVERSIDE	Housing Corporation of America		31423 Coast Highway, Ste. 7100	Laguna Beach	CA	92677	(323) 726-9672	Carol Cromar	hcaccromar@dessretonline.com		Local, regional, national public agency		6/14/17	6/10/99
SACRAMENTO	Satellite Housing Inc.		2526 Martin Luther King., Jr Way	Berkeley	CA	94704	(510) 647-0700	Susan Friedland,	staff@sathomes.org	(510) 647-0820	Local, regional, national nonprofit org.	X	2/26/14	6/10/99
SACRAMENTO	Housing Corporation of America		31423 Coast Highway, Ste. 7100	Laguna Beach	CA	92677	(323) 726-9672	Carol Cromar	hcaccromar@dessretonline.com		Local, regional, national public agency		6/14/17	6/10/99
SAN BERNARDINO	Housing Corporation of America		31423 Coast Highway, Ste. 7100	Laguna Beach	CA	92677	(323) 726-9672	Carol Cromar	hcaccromar@dessretonline.com		Local, regional, national public agency		6/14/17	6/10/99
SAN DIEGO	Housing Corporation of America		31423 Coast Highway, Ste. 7100	Laguna Beach	CA	92677	(323) 726-9672	Carol Cromar	hcaccromar@dessretonline.com		Local, regional, national public agency		6/14/17	6/10/99
SAN FRANCISCO	Satellite Housing Inc.		2526 Martin Luther King., Jr Way	Berkeley	CA	94704	(510) 647-0700	Susan Friedland,	staff@sathomes.org	(510) 647-0820	Local, regional, national nonprofit org.	X	2/26/14	6/10/99
SAN FRANCISCO	Housing Corporation of America		31423 Coast Highway, Ste. 7100	Laguna Beach	CA	92677	(323) 726-9672	Carol Cromar	hcaccromar@dessretonline.com		Local, regional, national public agency		6/14/17	6/10/99
SAN JOAQUIN	Housing Corporation of America		31423 Coast Highway, Ste. 7100	Laguna Beach	CA	92677	(323) 726-9672	Carol Cromar	hcaccromar@dessretonline.com		Local, regional, national public agency		6/14/17	6/10/99
SAN MATEO	Housing Corporation of America		31423 Coast Highway, Ste. 7100	Laguna Beach	CA	92677	(323) 726-9672	Carol Cromar	hcaccromar@dessretonline.com		Local, regional, national public agency		6/14/17	6/10/99
SANTA BARBARA	Housing Corporation of America		31423 Coast Highway, Ste. 7100	Laguna Beach	CA	92677	(323) 726-9672	Carol Cromar	hcaccromar@dessretonline.com		Local, regional, national public agency		6/14/17	6/10/99
SANTA CLARA	Satellite Housing Inc.		2526 Martin Luther King., Jr Way	Berkeley	CA	94704	(510) 647-0700	Susan Friedland,	staff@sathomes.org	(510) 647-0820	Local, regional, national nonprofit org.	X	2/26/14	6/10/99
SOLANO	Anka Behavioral Health		1850 Gateway Blvd., Suite 900	Concord	CA	94520	(925) 825-4700		zzcheap@aol.com	(925) 825-2610	Local, regional, national nonprofit org.	X	9/27/10	6/10/99
SOLANO	Housing Corporation of America		31423 Coast Highway, Ste. 7100	Laguna Beach	CA	92677	(323) 726-9672	Carol Cromar	hcaccromar@dessretonline.com		Local, regional, national public agency		6/14/17	6/10/99
STANISLAUS	Housing Authority of the County of Stanislaus	3	P.O. Box 581918	Modesto	CA	95358	(209) 523-0705	Rich Chubon	Rchubon@stancoha.net	(209) 522-8637	Local, regional, national nonprofit org.	X		6/10/99

County	Organization	code	Address	City	ST	Zip	Phone Number	Contact Person	E-Mail Address	FAX Number	Type of Organization	Confirm	Date Revised	List Added
VENTURA	Housing Corporation of America		31423 Coast Highway, Ste. 7100	Laguna Beach	CA	92677	(323) 726-9672	Carol Cromar	hcaccromar@dessretonline.com		Local, regional, national public agency		6/14/17	6/10/99
LOS ANGELES	Abode Communities	2	701 E. Third St., Ste. 400	Los Angeles	CA	90015	(213) 629-2702	Holly Benson		(213) 627-6407	Local, regional, national public agency	X	8/14/14	3/9/00
ALL COUNTIES	University River Village	3	7901 La Riviera Drive	Sacramento	CA	95826	(916) 381-2001	Kaci Walsh		(916) 381-7321	Local, regional, national public agency		5/10/17	6/1/00
ALL COUNTIES	National Affordable Housing Trust	3	2335 North Bank Drive	Columbus	OH	43220	(614) 451-9929	Robert Snow	bsnow@naht.org	(614) 451-3370	Local, regional, national public agency		5/24/17	6/1/00
SAN DIEGO	San Diego Co. Dept. of Housing & Cmty Development	3	3989 Ruffin Road	San Diego	CA	92123	(858) 694-4805	Alfredo Ybarra	aybarrcd@co.san-diego.ca.us	(858) 694-4871	Local, regional, national nonprofit org.	X		9/19/00
ALL COUNTIES	California Housing Partnership Corporation	2	369 Pine Street, Suite 300	San Francisco	CA	94104	(415) 433-6804	Matt Schwartz	mschwartz@chp.net	(415) 433-6805	Local, regional, public agency	X	8/14/14	10/23/00
ALL COUNTIES	Solari Enterprises, Inc.	3	1544 W. Yale Ave	Orange	CA	92687	(714) 282-2520	Bruce Solari	solari@solari-ent.com	(714) 282-2521	Profit-motivated individual or organization		5/24/17	12/29/00
LOS ANGELES	Southern California Presbyterian Homes	2	516 Burchett St	Glendale	CA	91203	(818) 247-0420	Jacqueline A Seegobrn		(818) 247-0420	Local, regional, national public agency	X	8/14/14	12/29/00
RIVERSIDE	Southern California Presbyterian Homes		516 Burchett St	Glendale	CA	91203	(818) 247-0420	Jacqueline A Seegobrn		(818) 247-0420	Local, regional, national public agency	X	8/14/14	12/29/00
SAN BERNARDINO	Southern California Presbyterian Homes		516 Burchett St	Glendale	CA	91203	(818) 247-0420	Jacqueline A Seegobrn		(818) 247-0420	Local, regional, national public agency	X	8/14/14	12/29/00
ALL COUNTIES	Mercy Housing, Inc.	3	1999 Broadway, Suite 1000	Denver	CO	80202	303-830-3300	Janet Gaf	info@mercyhousing.org	(303) 830-3301	Local, regional, national public agency		5/24/17	1/17/01
ALL COUNTIES	California Community Reinvestment Corp.	2	100 West Broadway Ste. 1000	Glendale	CA	91210	818-844-4951	David Saltzman	david.saltzman@e-ccrc.org	(818) 550-9806	Local, regional, national nonprofit org.	X	5/23/17	1/18/01
FRESNO	The East Los Angeles Community Union (TELACU)	2	1248 Goodrich Blvd.	Los Angeles	CA	90022	(323) 838-8556	Jasmine Borrego	trmreception@telacu.com	(323) 838-0548	Local, regional, national public agency	X	8/14/14	1/29/01
KERN	The East Los Angeles Community Union (TELACU)		1248 Goodrich Blvd.	Los Angeles	CA	90022	(323) 838-8556	Jasmine Borrego	trmreception@telacu.com	(323) 838-0548	Local, regional, national public agency	X	8/14/14	1/29/01
LOS ANGELES	The East Los Angeles Community Union (TELACU)		1248 Goodrich Blvd.	Los Angeles	CA	90022	(323) 838-8556	Jasmine Borrego	trmreception@telacu.com	(323) 838-0548	Local, regional, national public agency	X	8/14/14	1/29/01
RIVERSIDE	The East Los Angeles Community Union (TELACU)		1248 Goodrich Blvd.	Los Angeles	CA	90022	(323) 838-8556	Jasmine Borrego	trmreception@telacu.com	(323) 838-0548	Local, regional, national public agency	X	8/14/14	1/29/01
SAN BERNARDINO	The East Los Angeles Community Union (TELACU)		1248 Goodrich Blvd.	Los Angeles	CA	90022	(323) 838-8556	Jasmine Borrego	trmreception@telacu.com	(323) 838-0548	Local, regional, national public agency	X	8/14/14	1/29/01
SAN DIEGO	The East Los Angeles Community Union (TELACU)		1248 Goodrich Blvd.	Los Angeles	CA	90022	(323) 838-8556	Jasmine Borrego	trmreception@telacu.com	(323) 838-0548	Local, regional, national public agency	X	8/14/14	1/29/01
ALAMEDA	Christian Church Homes of Northern California, Inc.	3	303 Hegenberger Road, Ste. 201	Oakland	CA	94621	(510) 632-6712	William F. Pickel	bpickel@cchnc.org	(510) 632-6755	Local, regional, national public agency		5/9/17	2/6/01
ALL COUNTIES	Goldrich & Kest Industries, LLC	2	5150 Overland Avenue	Culver City	CA	90230	(310) 204-2050	Carole Glodney	Carole@Gkind.com	(310) 280-5767	Profit-motivated individual or organization	X	8/14/14	4/25/01
LOS ANGELES	LTSC Community Development Corporation	2	231 East Third Street, Ste. G 106	Los Angeles	CA	90013	(213) 473-1606	Takao Suzuki	tsuzuki@ltsc.org	(213) 473-1681	Local, regional, national nonprofit org.	X	8/14/14	4/25/01
ALL COUNTIES	East Los Angeles Community Corporation	3	530 South Boyle Avenue	Los Angeles	CA	90033	(323) 269-4214	Ernesto Espinoza		(323) 261-1065	Local, regional, national nonprofit org.	X	12/24/10	7/13/01
LOS ANGELES	Nexus for Affordable Housing	2	1572 N. Main Street	Orange	CA	92867	(714) 282-2520	Bruce Solari	bruce@solari-ent.com	(714) 282-2521	Local, regional, national nonprofit org.	X	8/14/14	7/13/01
ORANGE	Nexus for Affordable Housing		1572 N. Main Street	Orange	CA	92867	(714) 282-2520	Bruce Solari	bruce@solari-ent.com	(714) 282-2521	Local, regional, national nonprofit org.	X	8/14/14	7/13/01
RIVERSIDE	Nexus for Affordable Housing		1572 N. Main Street	Orange	CA	92867	(714) 282-2520	Bruce Solari	bruce@solari-ent.com	(714) 282-2521	Local, regional, national nonprofit org.	X	8/14/14	7/13/01
SAN BERNARDINO	Nexus for Affordable Housing		1572 N. Main Street	Orange	CA	92867	(714) 282-2520	Bruce Solari	bruce@solari-ent.com	(714) 282-2521	Local, regional, national nonprofit org.	X	8/14/14	7/13/01
SAN DIEGO	Nexus for Affordable Housing		1572 N. Main Street	Orange	CA	92867	(714) 282-2520	Bruce Solari	bruce@solari-ent.com	(714) 282-2521	Local, regional, national nonprofit org.	X	8/14/14	7/13/01
SANTA BARBARA	Nexus for Affordable Housing		1572 N. Main Street	Orange	CA	92867	(714) 282-2520	Bruce Solari	bruce@solari-ent.com	(714) 282-2521	Local, regional, national nonprofit org.	X	8/14/14	7/13/01
VENTURA	Nexus for Affordable Housing		1572 N. Main Street	Orange	CA	92867	(714) 282-2520	Bruce Solari	bruce@solari-ent.com	(714) 282-2521	Local, regional, national nonprofit org.	X	8/14/14	7/13/01
SACRAMENTO	Norwood Family Housing	3	630 I Street, Second Floor	Sacramento	CA	95814	(916) 440-1328	Darren Bobrowsky	dbobrowsky@shra.org	(916) 442-6736	Local, regional, national nonprofit org.	X		1/9/02
ALL COUNTIES	Bayside Communities	3	1990 North California Blvd., Ste. 1070	Walnut Creek	CA	94596	(925) 482-9406	Basil Rallis	brallis@baysidecommunities.com	(510) 891-9004	Profit-motivated individual or organization	X	5/10/17	9/10/02
ALL COUNTIES	Newport Development, LLC	3	9 Cushing, Ste. 200	Irvine	CA	92618	(949) 923-7812	Warren Allen	wallen@newportpartners.com	(949) 585-0449	Profit-motivated individual or organization	X	5/24/17	9/10/02
ALL COUNTIES	Mercy Housing California	3	1360 Mission St., Suite 300	San Francisco	CA	94103	213-743-5830	Ed Holder	eholder@mercyhousing.org	(415) 553-6373	Local, regional, national nonprofit org.	X	5/24/17	12/9/02
ALL COUNTIES	KDF Communities, LLC	3	1301 Dove St., Suite 720	Newport Beach	CA	92660	(949) 622-1888	John Bernard		(949) 851-1819	Profit-motivated individual or organization		5/23/17	12/13/02
SONOMA	Divine Senior Apartments	3	P.O. Box 148	Occidental	CA	95465	(707) 874-3538	Richard W. Blanz		(707) 874-3538	Local, regional, national nonprofit org.	X		5/29/03
ALL COUNTIES	California Human Development Corporation	2	3315 Airway Drive	Santa Rosa	CA	95403	(707) 521-4788	John M. Way	CaliforniaHumanDevelopment.org	(707) 523-3776	Local, regional, national nonprofit org.	X	8/14/14	6/30/03
ALL COUNTIES	Reiner Communities LLC	3	100 Spectrum Center Dr. Suite 830	Irvine	CA	92618	(949) 753-0555	Dylan Feliciano	df@reinerllc.com		Profit-motivated individual or organization	X	5/16/17	6/30/03
ALL COUNTIES	Petaluma Ecumenical Properties Inc.		1400 Caulfield Lane	Petaluma	CA	94954	(707) 762-2336	Vera R. Ciammetti	per@pephousing.org	(707) 762-4657	Local, regional, national nonprofit org.		5/10/17	8/19/03
ALL COUNTIES	The John Stewert Company	3	1388 Sutter St., 11th Floor	San Francisco	CA	94109	(415) 345-4400	Margaret Miller	mmiller@jsw.net	(415) 614-9175	State-wide, for-profit	X	5/24/17	8/19/03
ALL COUNTIES	William G. Ayyad, Inc.	3	9252 Chesepeake Dr., Suite 100	San Diego	CA	92123	(858) 244-0900 *4	Rebecca Ayyad	rayyad@udgi.net	(858) 244-0909	Profit-motivated individual or organization		5/24/17	8/19/03
MENDOCINO	CDC of Mendocino County	2	1076 North State Street	Ukiah	CA	95482	(707) 463-5462	Todd Crabtree	crabtret@cdchousing.org	(707) 463-4188	Public housing authority		2/26/14	8/25/03
SONOMA	Sonoma County Community Development Commission	2	1440 Guemeville Road	Santa Rosa	CA	95403	(707) 565-7901	Nick Stewart	Nick.Stewart@sonoma-county.org				8/14/14	9/8/03
ALL COUNTIES	Linc Housing Corporation	2	100 Pine Avenue, # 500	Long Beach	CA	90802	(562) 684-1100	Sid Paul		(562) 684-1137			8/14/14	9/15/03
LOS ANGELES	Francis R. Hardy, Jr.	3	2735 W. 94th Street	Inglewood	CA	90305	(323) 756-6533	Francis R. Hardy, Jr.		(323) 756-6533				9/18/03
ALL COUNTIES	Domus Development, LLC	2	594 Howard St., Ste 204	San Francisco	CA	94105	(415) 856-0010	Meea Kang		(415) 856-0264		X	8/14/14	2/4/04
ALL COUNTIES	BUILD Leadership Development, Inc.	3	P.O. Box 9414	Newport Beach	CA	92658	(877) 644-9422	Tracy Green		(949) 719-9711	Local, regional, national nonprofit org.		5/16/17	2/4/04
ALL COUNTIES	Skyline Real Estate Development & Acquisitions, Inc.	3	P.O. Box 7613	Newport Beach	CA	92658	(949) 293-4705	Lynn Miller	skylinerealestate@cox.net	(949) 719-9711	Profit-motivated individual or organization		5/24/17	2/4/04
LOS ANGELES	A Community of Friends		9 Cushing, Ste. 200	Irvine	CA	92618	(415) 856-0010	Meea Kang	meea@domusd.com	(415) 856-0264		X	8/27/13	2/4/04
ALL COUNTIES	MBK Management Corporation	3	23586 Calabasas Road, Ste. 100	Calabasas	CA	91302	(818) 444-2100 ext. 250	Jessica Robbins	jrobbins@mbkmgmt.com	(818) 337-7578		X	5/23/17	3/4/04

County	Organization	code	Address	City	ST	Zip	Phone Number	Contact Person	E-Mail Address	FAX Number	Type of Organization	Confirm	Date Revised	List Added
ALL COUNTIES	Cabouchon Properties, LLC	3	Pier 9, Suite 114	San Francisco	CA	94111	(415) 433-2000	Susan Terrado		(415) 433-2000			5/23/17	4/28/04
ALL COUNTIES	Maximus Properties, LLC	3	23586 Calabasas Road, Ste. 103	Calabasas	CA	91302	(818)449-4004	Jeffrey S. McGuire	jmcguire@remax.net	(818) 449-4004			5/23/17	4/28/04
ALL COUNTIES	Squier Properties, LLC	3	1157 Lake Street	Venice	CA	90291	(310) 418-6389	Scott Richards√	gsquier@earthlink.net	(310) 418-6389	Profit-motivated individual or organization		5/24/17	4/28/04
LOS ANGELES	Many Mansions, Inc.	3	1459 E. Thousand Oaks Blvd.,Ste.C	Thousand Oaks	CA	91362	(805) 496-4948	Neil McGuffin	danhardy@west.net	(805) 496-4948	Local, regional, national nonprofit org.	X		4/28/04
LOS ANGELES	Winnetka King, LLC	3	23586 Calabasas Road, Ste. 100	Los Angeles	CA	91302	(818) 222-2800	Rick Macaya		(818) 222-2800				4/28/04
SANTA BARBARA	Many Mansions, Inc.		1459 E. Thousand Oaks Blvd.,Ste.C	Thousand Oaks	CA	91362	(805) 496-4948	Neil McGuffin		(805) 496-4948				4/28/04
VENTURA	Many Mansions, Inc.		1459 E. Thousand Oaks Blvd.,Ste.C	Thousand Oaks	CA	91362	(805) 496-4948	Neil McGuffin	danhardy@west.net	(805) 496-4948	Local, regional, national nonprofit org.	X		4/28/04
ALL COUNTIES	Creative Housing Coalition	3	4612 Alta Canyada Road	La Canada	CA	91011	(805) 736-9342	Jane Anderson		(805) 736-9342			5/23/17	5/19/04
ALL COUNTIES	Fallbrook Capital Corporation	3	6700 Fallbrook Avenue, #111	West Hills	CA	91307	(818) 712-6931	Brandt Blaken		(818) 712-6931			5/23/17	6/1/04
LOS ANGELES	Los Angeles Housing & Community Invest Dept	2	1200 W.7th Street, 9th Floor	Los Angeles	CA	90017	(213) 808-8654	Franklin Campos	fcampos@lahd.lacity.org	(213) 808-8999		X	8/14/14	3/15/05
ALL COUNTIES	West Bay Housing Corporation	3	1390 Market Street, Ste. 405	San Francisco	CA	94102	(415) 618-0012	Bill Pickel		(415) 618-0228		X	9/25/12	4/6/05
SAN DIEGO	A Community of Friends		1390 Market Street, Ste. 405	San Francisco	CA	94102	(415) 618-0012	Bill Pickel		(415) 618-0228		X	9/25/12	4/6/05
ALAMEDA	Northern California Land Trust, Inc.	2	3122 Shattuck Avenue	Berkeley	CA	94705	(510) 548-7878	Erin Coyle	erin.coyle@nclt.org	(510) 548-7562		X	8/14/14	6/10/05
CONTRA COSTA	Northern California Land Trust, Inc.		3122 Shattuck Avenue	Berkeley	CA	94705	(510) 548-7878			(510) 548-7562		X	8/14/14	6/10/05
LOS ANGELES	Orange Housing Development Corporation	3	414 E. Chapman Avenue	Orange	CA	92866	(714) 288-7600	Todd Cottle		(714) 242-2092		X		6/10/05
MARIN	Northern California Land Trust, Inc.		3122 Shattuck Avenue	Berkeley	CA	94705	(510) 548-7878			(510) 548-7562		X	8/14/14	6/10/05
ORANGE	Orange Housing Development Corporation		414 E. Chapman Avenue	Orange	CA	92866	(714) 288-7600	Todd Cottle		(714) 242-2092		X		6/10/05
RIVERSIDE	Orange Housing Development Corporation		414 E. Chapman Avenue	Orange	CA	92866	(714) 288-7600x 25	Todd Cottle		(714) 242-2092		X		6/10/05
SAN BERNARDINO	Orange Housing Development Corporation		414 E. Chapman Avenue	Orange	CA	92866	(714) 288-7600	Todd Cottle		(714) 242-2092		X		6/10/05
SAN DIEGO	Orange Housing Development Corporation		414 E. Chapman Avenue	Orange	CA	92866	(714) 288-7600	Todd Cottle		(714) 242-2092		X		6/10/05
SAN FRANCISCO	Northern California Land Trust, Inc.		3122 Shattuck Avenue	Berkeley	CA	94705	(510) 548-7878			(510) 548-7562		X	8/14/14	6/10/05
SAN MATEO	Northern California Land Trust, Inc.		3122 Shattuck Avenue	Berkeley	CA	94705	(510) 548-7878			(510) 548-7562		X	8/14/14	6/10/05
ORANGE	Riverside Chartable Corporation	2	3803 E. Casselle Ave	Orange	CA	92869	(714) 628-1650	Kenneth S. Robertson		(714) 628-1657			8/14/14	9/2/05
LOS ANGELES	Home and Community	3	2425 Riverside Place	Los Angeles	CA	90039	(213) 910-9738	Sabrina Williams		(213) 913-5819				11/28/05
ALL COUNTIES	Wakeland Housing & Development Corporation	3	1230 Columbia St. Ste. 950	San Diego	CA	92101	(619) 326-6215	Tim Wray		(619) 235-5386		X	5/24/17	12/27/05
LOS ANGELES	Hart Community Homes	3	2807 E. Lincoln Ave	Anaheim	CA	92086	(714) 630-1007	William Hart		(714) 630-3714		X		12/27/05
ORANGE	Hart Community Homes		2807 E. Lincoln Ave	Anaheim	CA	92086	(714) 630-1007	William Hart		(714) 630-3714		X		12/27/05
KERN	Keller & Company	3	4309 Argos Drive	San Diego	CA	92116		Chad Keller		(619) 795-7151			6/14/17	2/8/06
KERN	Poker Flats LLC	3	1726 Webster	Los Angeles	CA	90026		Jennifer B. Luria		(323) 661-2936			6/14/17	2/8/06
LOS ANGELES	Keller & Company		4309 Argos Drive	San Diego	CA	92116		Chad Keller		(619) 795-7151				2/8/06
LOS ANGELES	Poker Flats LLC		1726 Webster	Los Angeles	CA	90026		Jennifer B. Luria		(323) 661-2936				2/8/06
ORANGE	Keller & Company		4309 Argos Drive	San Diego	CA	92116		Chad Keller		(619) 795-7151				2/8/06
ORANGE	Poker Flats LLC		1726 Webster	Los Angeles	CA	90026		Jennifer B. Luria		(323) 661-2936				2/8/06
RIVERSIDE	Keller & Company		4309 Argos Drive	San Diego	CA	92116		Chad Keller		(619) 795-7151				2/8/06
RIVERSIDE	Poker Flats LLC		1726 Webster	Los Angeles	CA	90026		Jennifer B. Luria		(323) 661-2936				2/8/06
SAN BERNARDINO	Keller & Company		4309 Argos Drive	San Diego	CA	92116		Chad Keller		(619) 795-7151				2/8/06
SAN BERNARDINO	Poker Flats LLC		1726 Webster	Los Angeles	CA	90026		Jennifer B. Luria		(323) 661-2936				2/8/06
SAN DIEGO	Keller & Company		4309 Argos Drive	San Diego	CA	92116		Chad Keller		(619) 795-7151				2/8/06
SAN DIEGO	Poker Flats LLC		1726 Webster	Los Angeles	CA	90026		Jennifer B. Luria		(323) 661-2936				2/8/06
ALL COUNTIES	Hampstead Development Group, Inc.	3	3413 30th Street	San Diego	CA	92104	(619) 543-4200	Chris Foster		(619) 543-4220		X	8/24/11	5/5/06
KERN	Housing Authority of the County of Kern	2	601 24th Street	Bakersfield	CA	93301	(661) 631-8500	Stephen M. Pelz		(661) 631-9500			8/14/14	5/5/06
SANTA CRUZ	Housing Authority of the County of Santa Cruz	2	2931 Mission Street	Santa Cruz	CA	95060	(831) 454-5901	Ken Cole					8/14/14	5/5/06
LOS ANGELES	Coalition for Economic Survival	3	514 Shatto Place, Suite 270	Los Angeles	CA	90020	(213) 252-4411	Alison Dickson		(213) 252-4422		X		6/8/06
ORANGE	Coalition for Economic Survival		514 Shatto Place, Suite 270	Los Angeles	CA	90020	(213) 252-4411	Alison Dickson		(213) 252-4422		X		6/8/06
RIVERSIDE	Coalition for Economic Survival		514 Shatto Place, Suite 270	Los Angeles	CA	90020	(213) 252-4411	Alison Dickson		(213) 252-4422		X		6/8/06
SAN BERNARDINO	Coalition for Economic Survival		514 Shatto Place, Suite 270	Los Angeles	CA	90020	(213) 252-4411	Alison Dickson		(213) 252-4422		X		6/8/06
VENTURA	Coalition for Economic Survival		514 Shatto Place, Suite 270	Los Angeles	CA	90020	(213) 252-4411	Alison Dickson		(213) 252-4422		X		6/8/06
ALL COUNTIES	A. F. Evans Development, Inc.		4305 Univeristy Ave. Suite 550	San Diego	CA	92105	(619) 282-6647	Anne Wilson		(619) 282-4145		X	1/26/12	10/11/06
ALL COUNTIES	California Coalition for Rural Housing	3	717 K Street, Suite 400	Sacramento	CA	95814	(916) 443-4448	Alicia Sebastian	alicia@calruralhousing.org	(916) 447-0458		X	5/23/17	10/11/06

County	Organization	code	Address	City	ST	Zip	Phone Number	Contact Person	E-Mail Address	FAX Number	Type of Organization	Confirm	Date Revised	List Added
ALL COUNTIES	Chelsea Investment Corporation	3	725 South Coast Highway 101	Encinitas	CA	92024	(760) 456-6000	Jim Schmid		(760) 456-6001			5/23/17	10/11/06
ALL COUNTIES	Corporation for Better Housing	3	15303 Ventura Blvd., Suite 1100	Sherman Oaks	CA	91403	(818) 905-2430	Mary Silverstein		(818) 905-2440			5/23/17	10/11/06
ALL COUNTIES	Community HousingWorks	2	2815 Camino Del Rio South, Ste. 350	San Diego	CA	92108	(619) 858-9031	Daniel Marcus	dmarcus@chworks.org	(619) 282-4145	Local, regional, national nonprofit organization	X	6/7/18	10/11/06
IMPERIAL	Calexico Community Action Council Inc.	3	2306 M.L. King	Calexico	CA	92231	(760) 357-2995	Steve F. Rivera		(760) 357-2923			6/14/17	10/11/06
LOS ANGELES	Clifford Beers Housing, Inc.	3	1200 Wilshire Blvd. Ste. 205	Los Angeles	CA	90017		James Bonar		(213) 316-0111		X		5/3/07
ALL COUNTIES	USA Properties Fund	3	2440 Professional Drive	Roseville	CA	95661	(916) 773-5866	Geoffrey C. Brown		(916) 773-5866			5/24/17	7/12/07
CONTRA COSTA	City of Walnut Creek	2	1666 N. Main Street	Walnut Creek	CA	94596	(925) 943-5899	Laura Simpson	Simpson@walnut-creek.org	(925) 256-3500		X	2/26/14	9/11/07
ALL COUNTIES	Bank of America, N.A.	3	555 California St., 6th Floor	San Francisco	CA	94104	(415) 953-2631	Gabriel Speyer		(415) 622-1671			5/16/17	12/4/07
ALL COUNTIES	Fairfield Residential LLC	3	5510 Morehouse Drive, Suite 200	San Diego	CA	92121	(858) 824-6406	Paul Kudirka	pkudirka@ffres.com	(858) 635-8606			5/23/17	12/4/07
MONTEREY	CHISPA Inc.	3	295 Main Street, Suite 100	Salinas	CA	93901	(831) 757-6251	Normond V. Kolpin		(831) 757-7537				5/29/08
ALL COUNTIES	Allied Pacific Development, LLC	3	169 Saxony Road, Suite 103	Encinitas	CA	92024	(760) 557-1480			(760) 557-1480		X		5/27/10
ALL COUNTIES	Belveron Real Estate Partners, LLC	3	268 Bush St., #3534	San Francisco	CA	94104	(415) 273-6801			(415) 520-5688		X		5/27/10
DEL NORTE	Humboldt Bay Housing Development Corporation	2	PO Box 4655	Arcata	CA	95518	(707) 826-7312	Bonnie Hughes	bhughes@housinghumboldt.org	(707) 826-7319		X	8/14/14	5/27/10
HUMBOLDT	Humboldt Bay Housing Development Corporation (DBA Housing Humboldt)		PO Box 4655	Arcata	CA	95518	(707) 826-7312	Elizabeth Matsumoto	bmatsumoto@housinghumboldt.org	(707) 826-7319	Local, regional non-profit	X	8/14/14	5/27/10
ALL COUNTIES	Richman Group of California, LLC.	3	21520 Yorba Linda Blvd, Suite G-548	Yorba Linda	CA	92887	(714) 837-6138	Pamela Mikus	MikusP@therichmangroup.com			X		5/28/10
ALL COUNTIES	Renaissance Housing Communities	3	110 Pacific Avenue, Suite 292	San Francisco	CA	94111	(415)0419-4027	David Silver		(415) 789-448		X		8/9/10
ALAMEDA	Alameda County Allied Housing Program	3	224 W. Winton Avenue, Room 108	Hayward	CA	94541	(510) 670-5404	Linda Gardiner	linda.gardiner@ac.gov.org	(510) 670-6378	Local, regional, national nonprofit org.		5/9/17	9/27/10
ALL COUNTIES	Mesa Realty Advisors	3	56 Cbana Blanca	Henderson	NV	89012	(310) 213-5310	Rick W. Toney				X	9/25/12	9/27/10
CONTRA COSTA	Alameda County Allied Housing Program		224 W. Winton Avenue, Room 108	Hayward	CA	94541	(510) 670-5404			(510) 670-6378	Local, regional, national nonprofit org.	X	9/27/10	9/27/10
LOS ANGELES	CSI Support & Development Services	3	201 E. Huntington Drive	Monrovia	CA	91016	(626) 599-8464	Isa Woods		(626) 599-8463		X		9/27/10
ORANGE	A Community of Friends		56 Cbana Blanca	Henderson	NV	89012	(310) 213-5310	Rick W. Toney				X	9/25/12	9/27/10
ORANGE	CSI Support & Development Services		201 E. Huntington Drive	Monrovia	CA	91016	(626) 599-8464	Isa Woods		(626) 599-8463		X		9/27/10
RIVERSIDE	CSI Support & Development Services		201 E. Huntington Drive	Monrovia	CA	91016	(626) 599-8464	Isa Woods		(626) 599-8463		X		9/27/10
SAN BERNARDINO	CSI Support & Development Services		201 E. Huntington Drive	Monrovia	CA	91016	(626) 599-8464	Isa Woods		(626) 599-8463		X		9/27/10
ALL COUNTIES	California Commercial Investment Group	3	4530 E. Thousand Oaks Blvd., Ste. 100	Westlake Village	CA	91362	(805) 495-8400			(805) 495-5471		X	8/14/14	12/24/10
ALL COUNTIES	Dawson Holdings, Inc.	2	300 Turney Street, 2nd Floor	Sausalito	CA	94965	(801) 244-6658	Tim Fluetsch		(801) 733-6116		X	8/14/14	12/24/10
ALL COUNTIES	WNC Community Preservation Partners, LLC	3	17782 Sky Park Circle	Irvine	CA	92620	(714) 662-5565			(714) 662-4412		X		3/3/11
AMADOR	Mutual Housing California	2	8001 Fruitridge Road, Suite A	Sacramento	CA	95820	(916) 453-8400	Rachel Iskkow	rachel@mutualhousing.com	(916) 453-8401	Local, regional, national public agency	x	4/21/16	3/3/11
SOLANO	Mutual Housing California	2	8001 Fruitridge Road, Suite A	Sacramento	CA	95820	(916) 453-8400	Holly Wunder Stiles	holly@mutualhousing.com			x	8/14/14	3/3/11
ALAMEDA	ROEM Development Corporation	3	1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
BUTTE	ROEM Development Corporation		1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600 Ext 17	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
CONTRA COSTA	ROEM Development Corporation		1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600 Ext 17	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
EL DORADO	ROEM Development Corporation		1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600 Ext 17	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
FRESNO	ROEM Development Corporation		1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600 Ext 17	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
IMPERIAL	ROEM Development Corporation		1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600 Ext 17	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
KERN	ROEM Development Corporation		1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600 Ext 17	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
KINGS	ROEM Development Corporation		1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600 Ext 17	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
LOS ANGELES	ROEM Development Corporation		1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600 Ext 17	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
MADERA	ROEM Development Corporation		1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600 Ext 17	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
MENDOCINO	ROEM Development Corporation		1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600 Ext 17	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
MERCED	ROEM Development Corporation		1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600 Ext 17	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
MONTEREY	ROEM Development Corporation		1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600 Ext 17	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
ORANGE	ROEM Development Corporation		1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600 Ext 17	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
PLACER	ROEM Development Corporation		1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600 Ext 17	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
RIVERSIDE	ROEM Development Corporation		1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600 Ext 17	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
SACRAMENTO	ROEM Development Corporation		1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600 Ext 17	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
SAN BENITO	ROEM Development Corporation		1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600 Ext 17	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
SAN BERNARDINO	ROEM Development Corporation		1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600 Ext 17	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
SAN DIEGO	ROEM Development Corporation		1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600 Ext 17	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11

County	Organization	code	Address	City	ST	Zip	Phone Number	Contact Person	E-Mail Address	FAX Number	Type of Organization	Confirm	Date Revised	List Added
SAN FRANCISCO	ROEM Development Corporation		1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600 Ext 17	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
SAN JOAQUIN	ROEM Development Corporation		1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600 Ext 17	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
SAN LUIS OBISPO	ROEM Development Corporation		1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600 Ext 17	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
SAN MATEO	ROEM Development Corporation		1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600 Ext 17	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
SANTA BARBARA	ROEM Development Corporation		1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600 Ext 17	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
SANTA CLARA	ROEM Development Corporation		1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600 Ext 17	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
SANTA CRUZ	ROEM Development Corporation		1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600 Ext 17	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
STANISLAUS	ROEM Development Corporation		1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600 Ext 17	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
TULARE	ROEM Development Corporation		1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600 Ext 17	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
VENTURA	ROEM Development Corporation		1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600 Ext 17	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
KERN	Abbey Road Inc.		15305 Rayen Street	North Hills	CA	91343	(818) 332-8008	Jonathon Dilworth		(818) 332-8101			6/14/17	3/28/12
LOS ANGELES	Abbey Road Inc.		15305 Rayen Street	North Hills	CA	91343	(818) 332-8008	Jonathon Dilworth		(818) 332-8101		X	6/14/17	3/28/12
NAPA	SWJ Housing	3	PO Box 815	Sebastopol	CA	95473	(707) 823-9884	Scott Johnson		(707) 634-1422		X	8/14/14	3/28/12
ORANGE	City of Newport Beach	3	100 Civic Center Drive	Newport Beach	CA	92660	(949) 644-3221	Melinda Whelan				X	8/14/14	3/28/12
ORANGE	Abbey Road Inc.		15305 Rayen Street	North Hills	CA	91343	(818) 332-8008	Jonathon Dilworth		(818) 332-8101		X	6/14/17	3/28/12
SAN BERNARDINO	Abbey Road Inc.		15305 Rayen Street	North Hills	CA	91343	(818) 332-8008	Jonathon Dilworth		(818) 332-8101		X	6/14/17	3/28/12
SOLANO	SWJ Housing	3	PO Box 815	Sebastopol	CA	95473	(707) 823-9884	Scott Johnson		(707) 634-1422		X	8/14/14	3/28/12
SONOMA	SWJ Housing	3	PO Box 815	Sebastopol	CA	95473	(707) 823-9884	Scott Johnson		(707) 634-1422		X	8/14/14	3/28/12
VENTURA	Abbey Road Inc.		15305 Rayen Street	North Hills	CA	91343	(818) 332-8008	Jonathon Dilworth		(818) 332-8101		X	6/14/17	3/28/12
ALL COUNTIES	Preservation Partners Development	2	21515 Hawthorne Blvd. Suite 125	Torrance	CA	90503	(310) 802-6681	Chuck Treatch	Chuck@preservationpartners.org	(310) 802-6680	A California limited partnership, for-profit	X	8/14/14	1/16/13
ALL COUNTIES	Berkadia	2	823 Colby Drive	Davis	CA	95616	(916) 769-7768	Al R Inouye	Al.Inouye@inouyeapartments.com			X	8/1/16	2/26/14
ORANGE	Jamboree Housing Corporation		17701 Cowan Ave, #200	Irvine	CA	92614	(949) 214-2395	Roger Kinoshita	rkinoshita@jamboreehousing.com	(949)214-2395	Local, region, national, nonprofit org		4/22/16	4/22/16
ALL COUNTIES	American Community Developers, Inc.		20250 Harper Avenue	Detroit	MI	48225	(313) 884-0722	Derek M. Skrzynski	derek@acdmail.com	(313) 884-0722	Profit-motivated individual or organization	X	9/2/16	9/2/16
ALL COUNTIES	Highland Property Development, LLC		250 W. Colorado Bv. Suite 210	Arcadia	CA	91007	(626) 698-6357	Paul Patierno	p.patierno@highlandcompanies.com	(626) 698-6365	Profit-motivated individual or organization			9/27/16
ALL COUNTIES	GAL Affordable LP		250 W. Colorado Bv. Suite 210	Arcadia	CA	91007	(626) 698-6357	Paul Patierno		(626) 698-6365	Profit-motivated individual or organization			10/24/16
ALL COUNTIES	Eden Housing, Inc.		22645 Grand Street	Hayward	CA	94541	(510) 582-1460	Andrea Osgood	aosgood@edenhousing.org	(510) 582-6523	Local, regional, national nonprofit org.	X		11/8/16
LOS ANGELES	Innovative Housing Opportunities, Inc.		19772 Macarthur Bv., Ste. 110	Irvine	CA	92612	(949) 863-9740	Patricia Whitaker		(949) 863-9746	Local, regional, national nonprofit org.	X		4/6/17
ORANGE	Innovative Housing Opportunities, Inc.		19772 Macarthur Bv., Ste. 110	Irvine	CA	92612	(949) 863-9740	Patricia Whitaker		(949) 863-9746	Local, regional, national nonprofit org.	X		4/6/17
RIVERSIDE	Innovative Housing Opportunities, Inc.		19772 Macarthur Bv., Ste. 110	Irvine	CA	92612	(949) 863-9740	Patricia Whitaker		(949) 863-9746	Local, regional, national nonprofit org.	X		4/6/17
SAN BERNARDINO	Innovative Housing Opportunities, Inc.		19772 Macarthur Bv., Ste. 110	Irvine	CA	92612	(949) 863-9740	Patricia Whitaker		(949) 863-9746	Local, regional, national nonprofit org.	X		4/6/17
VENTURA	Innovative Housing Opportunities, Inc.		19772 Macarthur Bv., Ste. 110	Irvine	CA	92612	(949) 863-9740	Patricia Whitaker		(949) 863-9746	Local, regional, national nonprofit org.	X		4/6/17
SAN DIEGO	Innovative Housing Opportunities, Inc.		19772 Macarthur Bv., Ste. 110	Irvine	CA	92612	(949) 863-9740	Patricia Whitaker		(949) 863-9746	Local, regional, national nonprofit org.	X		4/7/17
ALL COUNTIES	Lincoln Avenue Capitol, LLC		680 5th Avenue, 17th Floor	New York	NY	10019	(646) 585-5524	Andrew Mika	andrew@lincolnavecap.com		Profit-motivated individual or organization	X	8/30/19	5/3/17
LOS ANGELES	Community Development Commission		700 W. Main Street	Los Angeles	CA	91801	(626) 586-1812	Larry Newnam	larry.newnam@lacdc.org	(626) 943-3815	Loca., regional, national public agency		11/6/17	8/17/17
FRESNO	Self-Help Enterprises		8445 W. Elowin Court/P.O. Box 6520	Visalia	CA	93290	(559) 802-1620	Thomas J. Collishaw	tomc@selfhelpenterprises.org	(559) 651-3634	Local, regional, national nonprofit org.		4/10/18	4/10/18
ALL COUNTIES	Colrich Multifamily Investments, LLC		444 West Beach St.	San Diego	CA	92101	(858) 490-2300	Danny Gabriel	dannyg@colrich.com	(858) 490-0264	Profit-motivated individual or organization			4/16/18
ALL COUNTIES	Standard Property Company, INC. (DBA Standard Communities)		1901 Avenue of the Stars, Suite 395	Los Angeles	CA	90067	(310) 553-5711	Brad Martinson	bmartinson@standard-companies.com	(310) 551-1666	Profit-motivated individual or organization			6/4/18
ALL COUNTIES	Jonathon Rose Companies		551 Fifth Ave, 23rd Floor	New York	NY	10176	(917) 542-3600	Nathan Taft	nathan@rosecompanies.com	(917) 542-3601	Profit-motivated individual or organization			6/27/18
ALL COUNTIES	JEMCOR Development Partners		1700 El Camino Real Suite #400	Sna Mateo	CA	94402	(415) 941-5847	Michael McDermott	mmcdermott@jemcorpartners.com		Profit-motivated individual or organization			8/8/18
ALL COUNTIES	Catalyst Housing Group, LLC		21 Ward Street, Suite 2	Larkspur	CA	94939	(415) 205-4702	Jordan Moss	Jordan@CatalystHousing.com		Profit-motivated individual or organization			12/11/18
LOS ANGELES	Los Angeles County Development Authority		700 W. Main Street	Alhambra	CA	91801	(626) 586-1816	KeAndra Cylear-Dodds	keandra.cyleardodds@lacda.org		Local, regional, national public agency			4/18/19
ALL COUNTIES	Veritas Urban Properties LLC		2050 Hancock Street, Suite B	San Diego	CA	92110	(619) 746-5191	Gilman Bishop	gbishop@bishopventures.com		Profit-motivated individual or organization			4/24/19
LOS ANGELES	Santa Fe Art Colony Tenants Association		2415 S. Sante Fe Avenue, Unit 2	Los Angeles	CA	90058	(310) 663-6665	Sylvia Tidwell	sylvia@sylviatidwell.net		Tenants' Association			5/2/19
SANTA CLARA	Silicon Valley at Home		350 West Julian Street, Building 5	San Jose	CA	95110	(669) 254-1009	Mathew Reed	mathew@siliconvalleyathome.org		Local, regional, national nonprofit org.			7/10/19
LOS ANGELES	San Gabriel Valley Habitat for Humanity, Inc.		400 S Irwindale Ave	Azusa	CA	91702	(626) 709-3277	Mark Van Lue	mvanlue@sgvhabitat.org		Local, regional, national nonprofit org.			8/12/2019

APPENDIX B: HOUSING ELEMENT SITES INVENTORY (PARCEL LIST)

Table B-1: Housing Element Sites Inventory - Sites Already Suitably Zoned

Opp Area	Site Address/Intersection	APN	Consol-dated Sites	Current GP	Current Zone	Min Density (du/ac)	Max Density (du/ac)	Parcel Size (Acres)	Existing Use/Vacancy	Infrast Available	Publicly-Owned	Site Status	Identified in Last/Last 2 Cycle(s)	Lower	Mod	Abov Mod	Total	Notes
Downtown	315 W D ST	104857601		HDR	HDR-45	25	45	0.70	Parking lot	Yes	NO	Available	Prior/Non-vacant	9	9	-	18	
Downtown	325 N PALM AVE	104857602		HDR	HDR-45	25	45	0.47	Parking lot	Yes	NO	Available	Prior/Non-vacant	6	6	-	12	
West Holt	900 W HOLT BLVD	101050176		HDR	HDR-45	25	45	1.48	Auto sales	Yes	NO	Available	Prior/Non-vacant	18	18	-	37	
West Holt	1034 W HOLT BLVD	101050206	J	HDR	HDR-45	25	45	0.34	Auto sales	Yes	NO	Available	No	4	4	-	9	
West Holt	1020 W HOLT BLVD	101050207	J	HDR	HDR-45	25	45	0.43	Auto sales	Yes	NO	Available	Prior/Non-vacant	5	5	-	11	
West Holt	1134 W HOLT BLVD	101052206		HDR	HDR-45	25	45	0.67	Strip retail	Yes	NO	Available	Prior/Non-vacant	8	8	-	17	
West Holt	1156 W HOLT BLVD	101052217		HDR	HDR-45	25	45	0.95	Auto sales	Yes	NO	Available	Prior/Non-vacant	12	12	-	24	
West Holt	1206 W HOLT BLVD	101054302	C	HDR	HDR-45	25	45	0.47	Parking lot	Yes	NO	Available	Prior/Non-vacant	6	6	-	12	
West Holt	W OF 1206 W HOLT BLVD	101054303		HDR	HDR-45	25	45	0.25	Auto sales	Yes	NO	Available	Prior/Non-vacant	3	3	-	6	
West Holt	1240 W HOLT BLVD	101054304		HDR	HDR-45	25	45	0.87	Auto sales	Yes	NO	Available	Prior/Non-vacant	11	11	-	22	
West Holt	1258 W HOLT BLVD	101054306		HDR	HDR-45	25	45	0.56	Automotive	Yes	NO	Available	Prior/Non-vacant	7	7	-	14	
West Holt	1328 W HOLT BLVD	101054310	E	HDR	HDR-45	25	45	0.30	Auto sales	Yes	NO	Available	Not Used	4	4	-	7	
West Holt	1328 W HOLT BLVD	101054311	E	HDR	HDR-45	25	45	0.28	Auto sales	Yes	NO	Available	Not Used	3	3	-	7	
West Holt	1350 W HOLT BLVD	101054313	F	HDR	HDR-45	25	45	0.35	Building supply	Yes	NO	Available	Prior/Non-vacant	4	4	-	9	
West Holt	1360 W HOLT BLVD	101054314	F	HDR	HDR-45	25	45	0.44	Building supply	Yes	NO	Available	Prior/Non-vacant	6	6	-	11	
West Holt	W OF SWC STONERIDGE CT & MOUNTAIN AVE	101054326	C	HDR	HDR-45	25	45	0.26	Parking lot	Yes	NO	Available	Not Used	3	3	-	7	
West Holt	1203 W STONERIDGE CT	101054327	C	HDR	HDR-45	25	45	0.42	Parking lot	Yes	NO	Available	Prior/Non-vacant	5	5	-	11	
West Holt	1424 W HOLT BLVD	101055204	G	HDR	HDR-45	25	45	0.31	Automotive	Yes	NO	Available	Not Used	4	4	-	8	
West Holt	1426 W HOLT BLVD	101055205	G	HDR	HDR-45	25	45	0.31	Automotive	Yes	NO	Available	Not Used	4	4	-	8	
West Holt	1448 W HOLT BLVD	101055207	H	HDR	HDR-45	25	45	0.31	Auto sales	Yes	NO	Available	Not Used	4	4	-	8	
West Holt	1528 HOLT BLVD	101055212	I	HDR	HDR-45	25	45	0.32	Retail	Yes	NO	Available	Not Used	4	4	-	8	
West Holt	1538 HOLT BLVD	101055213	I	HDR	HDR-45	25	45	0.32	Retail	Yes	NO	Available	Not Used	4	4	-	8	
West Holt	120 N BENSON AVE	101055216	D	HDR	HDR-45	25	45	0.68	Retail	Yes	NO	Available	Prior/Non-vacant	8	8	-	17	
West Holt	1535 W STONERIDGE CT	101055217	D	HDR	HDR-45	25	45	0.21	Retail	Yes	NO	Available	Not Used	3	3	-	5	
West Holt	1420 W HOLT BLVD	101055232	A	HDR	HDR-45	25	45	0.46	Parking lot	Yes	NO	Available	Prior/Non-vacant	6	6	-	12	
West Holt	1414 W HOLT BLVD	101055233	A	HDR	HDR-45	25	45	0.46	Building supply	Yes	NO	Available	Prior/Non-vacant	6	6	-	12	
West Holt	1414 W HOLT BLVD	101055234	A	HDR	HDR-45	25	45	0.42	Building supply	Yes	NO	Available	Prior/Non-vacant	5	5	-	11	
West Holt	1502 W HOLT BLVD	101055237	H	HDR	HDR-45	25	45	0.39	Auto sales	Yes	NO	Available	Prior/Non-vacant	5	5	-	10	
West Holt	1512 W HOLT BLVD	101055238		HDR	HDR-45	25	45	0.56	Auto sales	Yes	NO	Available	Prior/Non-vacant	7	7	-	14	
East Holt	1323 E HOLT BLVD	11006104		MU-HE	MU-2	14	40	0.99	Vacant	Yes	NO	Available	Not Used	11	11	-	22	Note 1
East Holt	1207 E HOLT BLVD	11006110		MU-HE	MU-2	14	40	1.11	Vacant	Yes	NO	Available	Not Used	13	13	-	25	Note 1
East Holt	1217 E HOLT BLVD	11006121		MU-HE	MU-2	14	40	1.19	Hotel	Yes	NO	Available	Not Used	13	13	-	27	Note 1
East Holt	1241 E HOLT BLVD	11006125		MU-HE	MU-2	14	40	1.20	Hotel	Yes	NO	Available	Not Used	14	14	-	27	Note 1
East Holt	1111 E HOLT BLVD	104847115		MU-HE	MU-2	14	40	0.52	Automotive / Open Storage	Yes	NO	Available	Not Used	6	6	-	12	Note 1
East Holt	1101 E HOLT BLVD	104847122	B	MU-HE	MU-2	14	40	0.83	Parking Lot	Yes	NO	Available	Not Used	9	9	-	19	Note 1
East Holt	1101 E HOLT BLVD	104847123	B	MU-HE	MU-2	14	40	0.48	Vacant Church	Yes	NO	Available	Not Used	5	5	-	11	Note 1
East Holt	1031 E HOLT BLVD	104848102		MU-HE	MU-2	14	40	1.83	Automotive repair	Yes	NO	Available	Not Used	21	21	-	41	Note 1
East Holt	1015 E HOLT BLVD	104848103		MU-HE	MU-2	14	40	0.78	Auto parts store	Yes	NO	Available	Not Used	9	9	-	17	Note 1
East Holt	E OF NEC HOLT BLVD & ALLYN AVE	104848106		MU-HE	MU-2	14	40	0.63	Vacant	Yes	NO	Available	Not Used	7	7	-	14	Note 1
East Holt	935 E HOLT BLVD	104848107		MU-HE	MU-2	14	40	0.90	Independent Convenience Store	Yes	NO	Available	Not Used	10	10	-	20	Note 1

East Holt	1025 E HOLT BLVD	104848122	MU-HE	MU-2	14	40	1.90	Automotive repair	Yes	NO	Available	Not Used	21	21	-	43	Note 1
East Holt	957 E HOLT BLVD	104848128	MU-HE	MU-2	14	40	1.18	Vacant	Yes	NO	Available	Not Used	13	13	-	27	Note 1
East Holt	957 E HOLT BLVD	104848129	MU-HE	MU-2	14	40	1.18	Vacant	Yes	NO	Available	Not Used	13	13	-	26	Note 1
East Holt	803 E HOLT AVE	104851212	MU-HE	MU-2	14	40	0.61	Car Sales	Yes	NO	Available	Not Used	7	7	-	14	Note 1
East Holt	813 E HOLT BLVD	104851213	MU-HE	MU-2	14	40	0.91	Laundromat / Automotive	Yes	NO	Available	Not Used	10	10	-	21	Note 1
Ontario Ctr SP	SWC CONCOURS ST & MERCEDES LN	21020404	MU-OC	SP	see notes	see notes	8.44	Vacant	Yes	NO	Available	Not Used	63	63	-	126	Note 2
Ontario Ctr SP	888 HAVEN AVE	21020407	MU-OC	SP	see notes	see notes	4.47	Vacant	Yes	NO	Available	Not Used	33	33	-	67	Note 2
Ontario Ctr SP	NWC CONCOURS ST & DUESENBERG DR	21053115	MU-OC	SP	see notes	see notes	2.28	Vacant	Yes	NO	Available	Not Used	34	34	-	68	Note 3
Ontario Ctr SP	NEC CONCOURS ST & DUESENBERG DR	21053116	MU-OC	SP	see notes	see notes	1.36	Vacant	Yes	NO	Available	Not Used	20	20	-	41	Note 3

Notes:
Note 1: Percent of acreage estimated to accommodate housing (reduction factors for mixed-use)- 75%
Note 2: Specific Plan does not set density standards, however the types of projects allowed by zoning can accommodate products with 60+ du/ac. The Policy Plan Category allows for densities up to 125 du/ac
Note 3: Specific Plan/ Piemonte Overlay does not set density standards, however the types of projects allowed by zoning can accommodate products with 60+ du/ac. The Policy Plan Category allows for densities up to 125 du/ac

Opportunity Area	Site Address/Intersection	APN	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Parcel Size (Acres)	Current General Plan	Current Zoning	Proposed General Plan (GP) Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/ Nonvacant	Description of Existing Uses	Notes
Downtown	111 N MIRAMONTE AVE	104852414	1	1	1	0	0.13	NC	CN	MU-DT	MU-1	25	75	3	Nonvacant	Auto sales	Notes 1, 4
Downtown	617 E HOLT BLVD	104852415	1	1	1	0	0.13	NC	CN	MU-DT	MU-1	25	75	3	Nonvacant	Auto sales	Notes 1, 4
Downtown	609 E HOLT BLVD	104852416	2	1	3	0	0.26	NC	CN	MU-DT	MU-1	25	75	6	Nonvacant	Auto sales	Notes 1, 4
West Holt	828 W HOLT BLVD	101049102	4	2	3	3	0.53	MDR	MDR-25	HDR	HDR-45	25	45	13	Nonvacant	Auto sales	
West Holt	830 W HOLT BLVD	101049103	10	6	16	0	1.29	MDR	MDR-25	HDR	HDR-45	25	45	32	Nonvacant	Auto sales	
West Holt	802 W HOLT BLVD	101049116	3	2	5	0	0.43	MDR	MDR-25	HDR	HDR-45	25	45	11	Nonvacant	Automotive	
West Holt	1050 W HOLT BLVD	101050208	8	5	13	0	1.18	GC	CC	MU-HW	MU-2-AH	20	40	27	Nonvacant	Auto sales	Note 5
West Holt	1050 W HOLT BLVD	101050209	2	1	3	0	0.28	GC	CC	MU-HW	MU-2-AH	20	40	6	Nonvacant	Auto sales	Note 5
West Holt	724 W HOLT BLVD	104860414	4	2	6	0	0.52	MDR	MDR-25	HDR	HDR-45	25	45	13	Nonvacant	Restaurant	
West Holt	740 W HOLT AVE	104860415	10	6	16	0	1.27	MDR	MDR-25	HDR	HDR-45	25	45	32	Nonvacant	Auto sales	
East Holt	NWC HOLT BLVD & IMPERIAL AVE	11007102	15	9	23	0	2.07	BP	BP	MU-HE	MU-2-AH	20	40	47	Vacant	Vacant	Note 5
East Holt	1381 E HOLT BLVD	11007106	13	8	21	0	1.83	BP	BP	MU-HE	MU-2-AH	20	40	41	Vacant	Vacant	Note 5
East Holt	1387 E HOLT BLVD	11007107	4	2	6	0	0.55	BP	BP	MU-HE	MU-2-AH	20	40	12	Vacant	Vacant	Note 5
East Holt	1405 E HOLT BLVD	11007210	10	6	17	0	1.48	BP	BP	MU-HE	MU-2-AH	20	40	33	Vacant	Vacant	Note 5
Old Cardenas Market	N OF NEC MAPLE ST & EUCLID AVE	105027201	5	3	8	0	0.63	NC	CN	HDR	HDR-45	25	45	16	Vacant	Vacant	
Old Cardenas Market	1652 EUCLID AVE	105027220	5	3	8	0	0.63	NC	CN	HDR	HDR-45	25	45	16	Vacant	Vacant	
Old Cardenas Market	1714 S EUCLID AVE	105028401	11	6	17	0	2.23	NC	CN	MU-EF	MU*	20	30	33	Nonvacant	Vacant Grocery	Note 6
Ontario Mills SP	1050 N ONTARIO MILLS DR	23801402	6	4	5	5	1.28	MU-OM	SP	MU-OM	SP - City to ammend California Commerce Center North Specific Plan (The Mills)	25	85	20	Nonvacant	Automotive	Note 7
Ontario Mills SP	990 N ONTARIO MILLS DR	23801403	9	5	7	7	1.81	MU-OM	SP	MU-OM	SP - City to ammend California Commerce Center North Specific Plan (The Mills)	25	85	29	Nonvacant	Retail	Note 7
Ontario Mills SP	960 N ONTARIO MILLS DR	23801404	6	4	5	5	1.28	MU-OM	SP	MU-OM	SP - City to ammend California Commerce Center North Specific Plan (The Mills)	25	85	20	Nonvacant	Restaurant	Note 7
Ontario Mills SP	4900 E FOURTH ST	23801405	94	55	74	74	18.62	MU-OM	SP	MU-OM	SP - City to ammend California Commerce Center North Specific Plan (The Mills)	25	85	298	Nonvacant	Movie theater	Note 7
Ontario Mills SP	980 N ONTARIO MILLS DR	23801406	6	4	5	5	1.24	MU-OM	SP	MU-OM	SP - City to ammend California Commerce Center North Specific Plan (The Mills)	25	85	20	Nonvacant	Retail	Note 7
Ontario Mills SP	880 N ROCHESTER AVE	23801407	7	4	5	5	1.29	MU-OM	SP	MU-OM	SP - City to ammend California Commerce Center North Specific Plan (The Mills)	25	85	21	Nonvacant	Retail	Note 7
Ontario Mills SP	4421 ONTARIO MILLS PKWY	23801410	17	10	13	13	3.33	MU-OM	SP	MU-OM	SP - City to ammend California Commerce Center North Specific Plan (The Mills)	25	85	53	Nonvacant	Retail	Note 7
Ontario Mills SP	950 N ONTARIO MILLS DR	23801418	7	4	5	5	1.37	MU-OM	SP	MU-OM	SP - City to ammend California Commerce Center North Specific Plan (The Mills)	25	85	22	Nonvacant	Restaurant	Note 7
Ontario Mills SP	4549 MILLS CIR	23801419	74	43	59	59	14.67	MU-OM	SP	MU-OM	SP - City to ammend California Commerce Center North Specific Plan (The Mills)	25	85	235	Nonvacant	Movie theater & mall parking lot	Note 7
Ontario Mills SP	4364 E MILLS CIR	23801420	4	2	3	3	0.81	MU-OM	SP	MU-OM	SP - City to ammend California Commerce Center North Specific Plan (The Mills)	25	85	13	Nonvacant	Retail	Note 7
Ontario Mills SP	4340 MILLS CIRCLE DR	23801423	3	2	3	3	0.65	MU-OM	SP	MU-OM	SP - City to ammend California Commerce Center North Specific Plan (The Mills)	25	85	10	Nonvacant	Restaurant	Note 7

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Ontario Mills SP	4453 MILLS CIRCLE CIR	23801428	4	2	3	3	0.84	MU-OM	SP	MU-OM	SP - City to ammend California Commerce Center North Specific Plan (The Mills)	25	85	13	Nonvacant	Restaurant	Note 7
Ontario Mills SP	4485 MILLS CIRCLE DR	23801429	7	4	6	6	1.44	MU-OM	SP	MU-OM	SP - City to ammend California Commerce Center North Specific Plan (The Mills)	25	85	23	Nonvacant	Restaurant	Note 7
Ontario Mills SP	4551 EAST MILLS CIRCLE 0	23801430	10	6	8	8	1.92	MU-OM	SP	MU-OM	SP - City to ammend California Commerce Center North Specific Plan (The Mills)	25	85	31	Nonvacant	Restaurant	Note 7
Ontario Mills SP	4567 MILLS CIR	23801431	3	2	2	2	0.60	MU-OM	SP	MU-OM	SP - City to ammend California Commerce Center North Specific Plan (The Mills)	25	85	10	Nonvacant	Automotive	Note 7
Ontario Mills SP	4583 MILLS CIR	23801432	4	2	3	3	0.79	MU-OM	SP	MU-OM	SP - City to ammend California Commerce Center North Specific Plan (The Mills)	25	85	13	Nonvacant	Automotive	Note 7
Ontario Mills SP	4605 MILLS CIR	23801433	4	2	3	3	0.74	MU-OM	SP	MU-OM	SP - City to ammend California Commerce Center North Specific Plan (The Mills)	25	85	12	Nonvacant	Restaurant	Note 7
Ontario Mills SP	4649 ONTARIO MILLS DR	23801434	5	3	4	4	0.90	MU-OM	SP	MU-OM	SP - City to ammend California Commerce Center North Specific Plan (The Mills)	25	85	14	Nonvacant	Restaurant	Note 7
Ontario Mills SP	1 E MILLS CIR	23801436	486	285	385	385	96.34	MU-OM	SP	MU-OM	SP - City to ammend California Commerce Center North Specific Plan (The Mills)	25	85	1541	Nonvacant	Ontario Mills Mall & parking lot	Note 7
Ontario Mills SP	4534 MILLS CIR	23801437	6	4	5	5	1.21	MU-OM	SP	MU-OM	SP - City to ammend California Commerce Center North Specific Plan (The Mills)	25	85	19	Nonvacant	Ontario Mills Mall & parking lot	Note 7
Ontario Mills SP	4449 MILLS CIR	23801438	7	4	5	5	1.37	MU-OM	SP	MU-OM	SP - City to ammend California Commerce Center North Specific Plan (The Mills)	25	85	22	Nonvacant	Ontario Mills Mall & parking lot	Note 7
Ontario Mills SP	1 MILLS CIR	23801439	6	3	5	5	1.15	MU-OM	SP	MU-OM	SP - City to ammend California Commerce Center North Specific Plan (The Mills)	25	85	18	Nonvacant	Ontario Mills Mall & parking lot	Note 7
Ontario Mills SP	4380 MILLS CIR	23801440	9	5	7	7	1.73	MU-OM	SP	MU-OM	SP - City to ammend California Commerce Center North Specific Plan (The Mills)	25	85	28	Nonvacant	Ontario Mills Mall & parking lot	Note 7
Ontario Mills SP	4380 MILLS CIR	23801441	2	1	1	1	0.31	MU-OM	SP	MU-OM	SP - City to ammend California Commerce Center North Specific Plan (The Mills)	25	85	5	Nonvacant	Ontario Mills Mall & parking lot	Note 7
Ontario Mills SP	4423 EAST MILLS CIRCLE 0	23801445	7	4	6	6	1.38	MU-OM	SP	MU-OM	SP - City to ammend California Commerce Center North Specific Plan (The Mills)	25	85	22	Nonvacant	Restaurant	Note 7
Ontario Mills SP	4320 MILLS CIR	23801446	15	9	12	12	2.94	MU-OM	SP	MU-OM	SP - City to ammend California Commerce Center North Specific Plan (The Mills)	25	85	47	Nonvacant	Retail	Note 7
Ontario Mills SP	4403 E MILLS CIR	23801454	12	7	10	10	2.45	MU-OM	SP	MU-OM	SP - City to ammend California Commerce Center North Specific Plan (The Mills)	25	85	39	Nonvacant	Restaurant	Note 7
Ontario Mills SP	4413 E MILLS CIR	23801455	12	7	10	10	2.40	MU-OM	SP	MU-OM	SP - City to ammend California Commerce Center North Specific Plan (The Mills)	25	85	38	Nonvacant	Restaurant	Note 7
Ontario Mills SP	4351 ONTARIO MILLS PKWY	23804113	5	3	4	4	1.01	MU-OM	SP	MU-OM	SP - City to ammend California Commerce Center North Specific Plan (The Mills)	25	85	16	Nonvacant	Restaurant	Note 7
Ontario Mills SP	4371 ONTARIO MILLS PKWY	23804127	5	3	4	4	1.03	MU-OM	SP	MU-OM	SP - City to ammend California Commerce Center North Specific Plan (The Mills)	25	85	16	Nonvacant	Restaurant	Note 7

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Ontario Mills SP	4400 ONTARIO MILLS PKWY	23804129	13	8	10	10	2.57	MU-OM	SP	MU-OM	SP - City to ammend California Commerce Center North Specific Plan (The Mills)	25	85	41	Nonvacant	Retail	Note 7
Ontario Mills SP	4440 ONTARIO MILLS PKWY	23804130	78	46	62	62	15.38	MU-OM	SP	MU-OM	SP - City to ammend California Commerce Center North Specific Plan (The Mills)	25	85	246	Nonvacant	Retail	Note 7
Ontario Mills SP	ONTARIO MILLS PKWY & INLAND EMPIRE BLVD (T-INTERSECTION)	23804132	23	13	18	18	4.53	MU-OM	SP	MU-OM	SP - City to ammend California Commerce Center North Specific Plan (The Mills)	25	85	72	Nonvacant	Retail	Note 7
Ontario Mills SP	4750 MILLS CIR	23826101	24	14	19	19	4.75	MU-OM	SP	MU-OM	SP - City to ammend California Commerce Center North Specific Plan (The Mills)	25	85	76	Nonvacant	Ontario Mills Mall & parking lot	Note 7
Ontario Mills SP	4449 MILLS CIR	23826102	7	4	6	6	1.42	MU-OM	SP	MU-OM	SP - City to ammend California Commerce Center North Specific Plan (The Mills)	25	85	23	Nonvacant	Ontario Mills Mall & parking lot	Note 7
Great Park Corridor	8270 EDISON AVE	21631109	50	29	40	40	7.33	MDR	SP-AG	MDR	SP-AG-AH	20	30	159	Nonvacant	Agriculture	Note 2
Great Park Corridor	NWC EDISON AVE & WALKER AVE	21631208	49	29	39	39	7.08	MDR	SP-AG	MDR	SP-AG-AH	20	30	156	Nonvacant	Agriculture	Note 2
Great Park Corridor	8314 EDISON AVE	21631209	23	13	19	19	3.45	MDR	SP-AG	MDR	SP-AG-AH	20	30	74	Nonvacant	Agriculture	Note 2
Great Park Corridor	8354 EDISON AVE	21631210	26	15	21	21	3.77	MDR	SP-AG	MDR	SP-AG-AH	20	30	83	Nonvacant	Agriculture	Note 2
Great Park Corridor	NEC EDISON AVE & WALKER AVE	21631301	48	28	38	38	6.96	MDR	SP-AG	MDR	SP-AG-AH	20	30	153	Vacant	Vacant	Note 2
Great Park Corridor	NWC EDISON AVE & BAKER AVE	21631309	48	28	38	38	6.94	MDR	SP-AG	MDR	SP-AG-AH	20	30	153	Nonvacant	Agriculture	Note 2
Great Park Corridor	NEC EDISON AVE & BAKER AVE	21631401	47	28	37	37	6.82	MDR	SP-AG	MDR	SP-AG-AH	20	30	150	Nonvacant	Agriculture	Note 2
Great Park Corridor	N OF NWC EDISON AVE & VINEYARD AVE	21631408	7	4	6	6	1.06	MDR	SP-AG	MDR	SP-AG-AH	20	30	23	Nonvacant	Agriculture	Note 2
Great Park Corridor	NWC EDISON AVE & VINEYARD AVE	21631409	63	37	50	50	9.04	MDR	SP-AG	MDR	SP-AG-AH	20	30	199	Nonvacant	Agriculture	
Great Park Corridor	8311 EDISON AVE	21632108	106	62	85	85	15.46	MDR	SP-AG	MDR	SP-AG-AH	20	30	338	Nonvacant	Agriculture	Note 2
Great Park Corridor	S OF SEC EDISON AVE & PARCO AVE	21632203	20	12	16	16	2.87	MDR	SP-AG	MDR	SP-AG-AH	20	30	63	Nonvacant	Agriculture	Note 2
Great Park Corridor	8335 EDISON AVE	21632204	62	37	50	50	9.08	MDR	SP-AG	MDR	SP-AG-AH	20	30	199	Nonvacant	Agriculture	
Great Park Corridor	S OF SEC EDISON AVE & WALKER AVE	21632303	21	12	17	17	3.03	MDR	SP-AG	MDR	SP-AG-AH	20	30	67	Nonvacant	Agriculture	Note 2
Great Park Corridor	8535 EDISON 0	21632304	61	36	49	49	8.87	MDR	SP-AG	MDR	SP-AG-AH	20	30	195	Nonvacant	Agriculture	
Great Park Corridor	NEC EDISON AVE & VINEYARD AVE	21818101	63	37	50	50	9.03	MDR	SP-AG	MDR	SP-AG-AH	20	30	199	Nonvacant	Agriculture	
Great Park Corridor	N OF NEC EDISON AVE & VINEYARD AVE	21818102	28	16	22	22	4.05	MDR	SP-AG	MDR	SP-AG-AH	20	30	89	Nonvacant	Agriculture	Note 2
Great Park Corridor	9064 EDISON AVE	21818111	37	22	29	29	5.31	MDR	SP-AG	MDR	SP-AG-AH	20	30	117	Nonvacant	Agriculture	Note 2
Great Park Corridor	9060 EDISON AVE	21818112	50	29	40	40	7.29	MDR	SP-AG	MDR	SP-AG-AH	20	30	159	Nonvacant	Agriculture	
Great Park Corridor	NWC EDISON AVE & BON VIEW AVE	105330101	54	32	43	43	7.86	MDR	SP-AG	MDR	SP-AG-AH	20	30	173	Nonvacant	Agriculture	Note 2
Great Park Corridor	NWC EDISON AVE & CAMPUS AVE	105330102	56	33	44	44	8.05	MDR	SP-AG	MDR	SP-AG-AH	20	30	177	Nonvacant	Agriculture	Note 2
Great Park Corridor	NWC EDISON AVE & CUCAMONGA AVE	105331101	54	32	43	43	7.79	MDR	SP-AG	MDR	SP-AG-AH	20	30	171	Nonvacant	Agriculture	Note 2
Great Park Corridor	13905 BON VIEW AVE	105331102	54	32	43	43	7.78	MDR	SP-AG	MDR	SP-AG-AH	20	30	171	Nonvacant	Agriculture	Note 2
Great Park Corridor	7914 EDISON AVE	105332102	30	18	24	24	4.36	MDR	SP-AG	MDR	SP-AG-AH	20	30	96	Nonvacant	Agriculture	
Great Park Corridor	N OF NEC EDISON AVE & CUCAMONGA AVE	105332103	23	14	18	18	3.34	MDR	SP-AG	MDR	SP-AG-AH	20	30	74	Nonvacant	Agriculture	Note 2
Great Park Corridor	SEC EDISON AVE & CUCAMONGA AVE	105333101	53	31	42	42	7.63	MDR	SP-AG	MDR	SP-AG-AH	20	30	168	Nonvacant	Agriculture	
Great Park Corridor	E OF NEC EDISON AVE & CUCAMONGA AVE	105333103	8	5	6	6	1.14	MDR	SP-AG	MDR	SP-AG-AH	20	30	25	Nonvacant	Agriculture	
Great Park Corridor	S OF SEC EDISON AVE & CUCAMONGA AVE	105334101	23	14	18	18	3.35	MDR	SP-AG	MDR	SP-AG-AH	20	30	74	Nonvacant	Agriculture	Note 2
Great Park Corridor	14213 BON VIEW AVE	105335101	19	11	16	16	2.97	MDR	SP-AG	MDR	SP-AG-AH	20	30	63	Nonvacant	Agriculture	Note 2
Great Park Corridor	S OF SWC EDISON AVE & CUCAMONGA AVE	105335102	21	12	17	17	3.07	MDR	SP-AG	MDR	SP-AG-AH	20	30	67	Nonvacant	Agriculture	Note 2
Great Park Corridor	7721 EDISON AVE	105336101	62	36	50	50	9.02	MDR	SP-AG	MDR	SP-AG-AH	20	30	197	Nonvacant	Agriculture	

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Great Park Corridor	SWC EDISON AVE & CUCAMONGA AVE	105336102	62	36	49	49	8.95	MDR	SP-AG	MDR	SP-AG-AH	20	30	197	Nonvacant	Agriculture	
Great Park Corridor	7587 EDISON AVE	105337101	162	95	130	130	23.60	MDR	SP-AG	MDR	SP-AG-AH	20	30	517	Nonvacant	Agriculture	Note 2
Great Park Corridor	N OF NEC EUCALYPTUS AVE & CAMPUS AVE	105353101	21	12	17	17	3.02	MDR	SP-AG	MDR	SP-AG-AH	20	30	66	Nonvacant	Agriculture	Note 2
Great Park Corridor	14366 BON VIEW AVE	105353104	20	12	16	16	2.89	MDR	SP-AG	MDR	SP-AG-AH	20	30	64	Nonvacant	Agriculture	Note 2
Great Park Corridor	14450 BON VIEW AVE	105354101	38	22	30	30	5.52	MDR	SP-AG	MDR	SP-AG-AH	20	30	121	Nonvacant	Agriculture	Note 2
Great Park Corridor	14451 BON VIEW AVE	105357101	62	37	50	50	9.10	MDR	SP-AG	MDR	SP-AG-AH	20	30	199	Nonvacant	Agriculture	
Great Park Corridor	NEC EUCALYPTUS AVE & BON VIEW AVE	105357102	63	37	50	50	9.10	MDR	SP-AG	MDR	SP-AG-AH	20	30	200	Nonvacant	Agriculture	
Great Park Corridor	7556 EUCALYPTUS AVE	105358103	63	37	50	50	9.14	MDR	SP-AG	MDR	SP-AG-AH	20	30	201	Nonvacant	Agriculture	
Great Park Corridor	14330 BON VIEW 0	105358104	62	36	50	50	9.03	MDR	SP-AG	MDR	SP-AG-AH	20	30	198	Nonvacant	Agriculture	
Great Park Corridor	7330 EDISON AVE	105320101	150	88	138	138	23.54	MDR	SP-AG	MDR	SP-AG-AH	20	30	515	Nonvacant	Agriculture	Note 2
Great Park Corridor	14350 WALKER AVE	21632210a	81	48	65	65	11.80	MDR	SP-AG	MDR	SP-AG-AH	20	30	259	Nonvacant	Agriculture	Note 3
Great Park Corridor	14474 GROVE AVE	21632101	38	22	31	31	8.78	MDR	SP-AG	MU-BC	SP-AG-AH	25	45	122	Nonvacant	Agriculture	Note 7
Great Park Corridor	14361 GROVE AVE	21632102	32	19	26	26	7.47	MDR	SP-AG	MU-BC	SP-AG-AH	25	45	104	Nonvacant	Agriculture	Notes 2, 7
Great Park Corridor	N OF NWC EUCALYPTUS AVE & PARCO AVE	21632106	25	15	20	20	5.71	MDR	SP-AG	MU-BC	SP-AG-AH	25	45	80	Nonvacant	Agriculture	Notes 2, 7
Great Park Corridor	NWC EUCALYPTUS AVE & PARCO AVE	21632107	40	24	32	32	9.14	MDR	SP-AG	MU-BC	SP-AG-AH	25	45	128	Nonvacant	Agriculture	Note 7
Great Park Corridor	NEC EUCALYPTUS AVE & PARCO AVE	21632201	40	24	32	32	9.08	MDR	SP-AG	MU-BC	SP-AG-AH	25	45	127	Nonvacant	Agriculture	Notes 2, 7
Great Park Corridor	N OF NEC EUCALYPTUS AVE & PARCO AVE	21632202	13	8	11	11	3.06	MDR	SP-AG	MU-BC	SP-AG-AH	25	45	43	Nonvacant	Agriculture	Notes 2, 7
Great Park Corridor	14400 S GROVE AVE	105355101	118	69	93	93	26.67	MDR	SP-AG	MU-BC	SP-AG-AH	25	45	373	Nonvacant	Agriculture	Notes 2, 7
Great Park Corridor	14350 WALKER AVE	21632210b	52	31	41	41	11.80	MDR	SP-AG	MU-BC	SP-AG-AH	25	45	165	Nonvacant	Agriculture	Notes 3, 7
Great Park Corridor	E OF NEC EDISON AVE & GROVE AVE	21631101	29	17	23	23	3.69	GC	SP-AG	MU-GP	SP-AG-AH	20	65	90	Nonvacant	Agriculture	Notes 2, 8
Great Park Corridor	14049 GROVE AVE	21631102	29	17	23	23	3.72	GC	SP-AG	MU-GP	SP-AG-AH	20	65	91	Nonvacant	Agriculture	Notes 2, 8
Great Park Corridor	8185 EDISON AVE	21632103	120	70	96	96	15.67	GC	SP-AG	MU-GP	SP-AG-AH	20	65	382	Nonvacant	Agriculture	Notes 2, 8
Great Park Corridor	7244 EDISON AVE	105328101	65	38	51	51	8.37	MDR	SP-AG	MU-GP	SP-AG-AH	20	65	205	Nonvacant	Agriculture	Notes 2, 8
Great Park Corridor	7218 EDISON AVE	105328102	16	9	13	13	2.06	OC	SP-AG	MU-GP	SP-AG-AH	20	65	50	Nonvacant	Open storage	Note 8
Great Park Corridor	NWC EDISON AVE & EUCLID AVE	105328103	21	12	17	17	2.73	OC	SP-AG	MU-GP	SP-AG-AH	20	65	67	Nonvacant	Vacant w/ concrete pad & fence	Note 8
Great Park Corridor	N OF NWC EDISON AVE & EUCLID AVE	105328108	40	24	32	32	5.23	OC	SP-AG	MU-GP	SP-AG-AH	20	65	128	Nonvacant	Agriculture	Notes 2, 8
Great Park Corridor	14050 GROVE AVE	105332101	55	32	44	44	7.13	GC	SP-AG	MU-GP	SP-AG-AH	20	65	175	Nonvacant	Open storage	Notes 2, 8
Great Park Corridor	8061 EDISON AVE	105333104	65	38	52	52	8.48	GC	SP-AG	MU-GP	SP-AG-AH	20	65	208	Nonvacant	Agriculture	Note 8
Great Park Corridor	S OF SWC EDISON AVE & GROVE AVE	105334102	43	25	34	34	5.62	GC	SP-AG	MU-GP	SP-AG-AH	20	65	138	Nonvacant	Agriculture	Notes 2, 8
Great Park Corridor	7325 EDISON AVE	105339101	281	165	223	223	36.45	MU-GP	SP-AG	MU-GP	SP-AG-AH	20	65	892	Nonvacant	Agriculture	Note 8
Great Park Corridor	7225 EDISON AVE	105341101	142	83	112	112	18.35	MU-GP	SP-AG	MU-GP	SP-AG-AH	20	65	450	Nonvacant	Agriculture	Note 8
Great Park Corridor	14251 EUCLID AVE	105342101	50	29	39	39	6.45	MU-GP	SP-AG	MU-GP	SP-AG-AH	20	65	158	Nonvacant	Agriculture	Note 8
Great Park Corridor	14211 S EUCLID 0	105342102	42	25	33	33	5.42	MU-GP	SP-AG	MU-GP	SP-AG-AH	20	65	133	Nonvacant	Open storage	Note 8
Great Park Corridor	14187 EUCLID AVE	105342104	44	26	35	35	5.71	MU-GP	SP-AG	MU-GP	SP-AG-AH	20	65	140	Nonvacant	Agriculture	Note 8
Great Park Corridor	S OF SEC EDISON AVE & EUCLID AVE	105342107	5	3	4	4	0.61	MU-GP	SP-AG	MU-GP	SP-AG-AH	20	65	15	Nonvacant	Open storage	Note 8
Great Park Corridor	14107 EUCLID AVE	105342108	9	5	7	7	1.18	MU-GP	SP-AG	MU-GP	SP-AG-AH	20	65	29	Nonvacant	Truck rental / open storage	Note 8
Great Park Corridor	7145 EDISON AVE	105342109	27	16	22	22	3.54	MU-GP	SP-AG	MU-GP	SP-AG-AH	20	65	87	Nonvacant	Open storage	Note 8
Great Park Corridor	14393 S EUCLID AVE	105351101	46	27	36	36	5.92	MU-GP	SP-AG	MU-GP	SP-AG-AH	20	65	145	Nonvacant	Truck wash	Note 8
Great Park Corridor	N OF NEC EUCALYPTUS AVE & EDISON AVE	105351105	45	26	36	36	5.84	MU-GP	SP-AG	MU-GP	SP-AG-AH	20	65	143	Nonvacant	Agriculture	Note 8

Opportunity Area	Site Address/Intersection	APN	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Parcel Size (Acres)	Current General Plan	Current Zoning	Proposed General Plan (GP) Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/ Nonvacant	Description of Existing Uses	Notes
Great Park Corridor	N OF NWC EUCALYPTUS AVE & SULTANA AVE	105351106	73	43	58	58	9.49	MU-GP	SP-AG	MU-GP	SP-AG-AH	20	65	233	Nonvacant	Agriculture	Note 8
Great Park Corridor	14389 SULTANA AVE	105352101	73	43	58	58	9.49	MU-GP	SP-AG	MU-GP	SP-AG-AH	20	65	232	Nonvacant	Agriculture	Note 8
Great Park Corridor	N OF NWC EUCALYPTUS AVE & CAMPUS AVE	105352102	72	42	57	57	9.36	MU-GP	SP-AG	MU-GP	SP-AG-AH	20	65	229	Nonvacant	Agriculture	Note 8
Great Park Corridor	7511 EUCALYPTUS AVE	105359101	69	41	56	56	9.17	MU-GP	SP-AG	MU-GP	SP-AG-AH	20	65	223	Nonvacant	Agriculture	Note 8
Great Park Corridor	7388 EUCALYPTUS AVE	105359102	69	40	55	55	9.01	MU-GP	SP-AG	MU-GP	SP-AG-AH	20	65	220	Nonvacant	Agriculture	Note 8
Great Park Corridor	7280 EUCALYPTUS 0	105360101	70	41	55	55	9.02	MU-GP	SP-AG	MU-GP	SP-AG-AH	20	65	221	Nonvacant	Agriculture	Note 8
Great Park Corridor	NEC EUCALYPTUS AVE & EDISON AVE	105360102	43	25	34	34	5.58	MU-GP	SP-AG	MU-GP	SP-AG-AH	20	65	137	Nonvacant	Agriculture	Note 8
Great Park Corridor	14437 EUCLID AVE	105360103	22	13	17	17	2.82	MU-GP	SP-AG	MU-GP	SP-AG-AH	20	65	69	Nonvacant	Agriculture	Note 8
Great Park Corridor	14411 EUCLID AVE	105360104	26	15	20	20	3.33	MU-GP	SP-AG	MU-GP	SP-AG-AH	20	65	82	Nonvacant	Truck wash	Note 8
Grove Corridor	N OF NEC CHINO AVE & GROVE AVE	21617102	16	10	0	79	4.76	LMDR	SP-AG	MDR	SP-AG-AH	20	30	105	Nonvacant	Agriculture	
Grove Corridor	S OF SEC RIVERSIDE DR & GROVE AVE	21617103	33	19	0	157	9.51	MDR	SP-AG	MDR	SP-AG-AH	20	30	209	Nonvacant	Agriculture	
Grove Corridor	SWC RIVERSIDE DR & PARCO AVE	21617105	32	19	0	151	9.18	MDR	SP-AG	MDR	SP-AG-AH	20	30	202	Nonvacant	Agriculture	
Grove Corridor	0 COMET AVE	21617106	33	20	0	159	9.62	MDR	SP-AG	MDR	SP-AG-AH	20	30	212	Nonvacant	Agriculture	
Grove Corridor	N OF NEC CHINO AVE & GROVE AVE	21617111	16	10	0	79	4.76	LMDR	SP-AG	MDR	SP-AG-AH	20	30	105	Nonvacant	Agriculture	
Grove Corridor	13605 GROVE AVE	21621101	30	18	0	147	8.92	LMDR	SP-AG	MDR	SP-AG-AH	20	30	195	Nonvacant	Open storage	
Grove Corridor	13403 GROVE AVE	21621104	33	19	0	157	9.50	LMDR	SP-AG	MDR	SP-AG-AH	20	30	209	Nonvacant	Agriculture	
Grove Corridor	N OF NEC EDISON AVE & GROVE AVE	21631103	48	28	0	114	8.64	LMDR	SP-AG	MDR	SP-AG-AH	20	30	190	Nonvacant	Agriculture	Note 2
Grove Corridor	13817 GROVE AVE	21631104	53	31	0	126	9.52	LMDR	SP-AG	MDR	SP-AG-AH	20	30	209	Nonvacant	Agriculture	
Grove Corridor	13715 GROVE AVE	21631105	50	29	0	120	9.06	LMDR	SP-AG	MDR	SP-AG-AH	20	30	199	Nonvacant	Agriculture	
Grove Corridor	N OF NWC CHINO AVE & GROVE AVE	105217102	33	19	0	157	9.51	LMDR	SP-AG	MDR	SP-AG-AH	20	30	209	Nonvacant	Agriculture	
Grove Corridor	S OF SEC CHINO AVE & GROVE AVE	105247102	33	19	0	157	9.51	LMDR	SP-AG	MDR	SP-AG-AH	20	30	209	Vacant	Vacant	
Grove Corridor	13524 S GROVE AVE	105248102	24	14	0	114	6.94	LMDR	SP-AG	MDR	SP-AG-AH	20	30	153	Nonvacant	Agriculture & open storage	Note 2
Grove Corridor	13608 GROVE AVE	105249105	15	9	0	73	4.43	NC	SP-AG	MDR	SP-AG-AH	20	30	96	Nonvacant	Open storage	Note 3
Grove Corridor	8010 SCHAEFER AVE	105249106	14	8	0	70	4.25	NC	SP-AG	MDR	SP-AG-AH	20	30	92	Nonvacant	Open storage	Note 4
Grove Corridor	8025 E SCHAEFER AVE	105315104	26	15	0	61	4.63	LMDR	SP-AG	MDR	SP-AG-AH	20	30	102	Nonvacant	Open storage	
Grove Corridor	8087 E SCHAEFER AVE	105315105	22	13	0	52	3.92	LMDR	SP-AG	MDR	SP-AG-AH	20	30	86	Nonvacant	Open storage	
Grove Corridor	13814 GROVE AVE	105316102	53	31	0	125	9.50	LMDR	SP-AG	MDR	SP-AG-AH	20	30	209	Nonvacant	Building supply	
Grove Corridor	13908 GROVE AVE	105317103	24	14	0	56	4.28	LMDR	SP-AG	MDR	SP-AG-AH	20	30	94	Nonvacant	Open storage	
Grove Corridor	13960 GROVE AVE	105317105	20	12	0	48	3.61	LMDR	SP-AG	MDR	SP-AG-AH	20	30	79	Nonvacant	Agriculture	Note 2
Grove Corridor	13519 S GROVE AVE	21621124	23	14	0	112	6.77	LMDR	SP-AG	MDR	SP-AG-AH	20	30	149	Nonvacant	Open storage	Note 2
Grove Corridor	8146 CHINO AVE	21617101	32	19	0	155	9.09	LMDR	SP-AG	MU-GR	SP-AG-AH	20	65	206	Nonvacant	Agriculture	Note 9
Grove Corridor	8113 CHINO AVE	21621105	32	19	0	153	8.96	LMDR	SP-AG	MU-GR	SP-AG-AH	20	65	204	Nonvacant	Agriculture	Note 9
Grove Corridor	8074 CHINO AVE	105218101	31	18	0	153	8.94	LMDR	SP-AG	MU-GR	SP-AG-AH	20	65	202	Nonvacant	Agriculture	Note 9
Grove Corridor	8089 CHINO AVE	105246103	-1	0	0	205	8.99	LMDR	SP-AG	MU-GR	SP-AG-AH	20	65	204	Nonvacant	Agriculture	Note 9
Euclid Corridor	7247 RIVERSIDE DR	105207105	5	3	0	31	1.90	MDR	SP-AG	MDR	SP-AG-AH	20	30	40	Nonvacant	Agriculture	
Euclid Corridor	SEC RIVERSIDE DR & EUCLIDE AVE	105207107	62	36	0	295	14.98	GC	SP-AG	MU-ER	SP-AG-AH	20	75	393	Nonvacant	Agriculture	Note 10
Euclid Corridor	E OF SEC RIVERSIDE DR & EUCLIDE AVE	105207108	25	15	0	121	7.32	MDR	SP-AG	MDR	SP-AG-AH	20	30	161	Nonvacant	Agriculture	
Euclid Corridor	E OF SEC RIVERSIDE DR & EUCLIDE AVE	105207109	16	9	0	76	4.61	MDR	SP-AG	MDR	SP-AG-AH	20	30	101	Nonvacant	Agriculture	
Euclid Corridor	7297 RIVERSIDE DR	105207110	7	4	0	38	2.30	MDR	SP-AG	MDR	SP-AG-AH	20	30	49	Nonvacant	Agriculture	
Euclid Corridor	S OF SWC RIVERSIDE DR & SULTANA AVE	105208104	33	19	0	157	9.50	MDR	SP-AG	MDR	SP-AG-AH	20	30	209	Nonvacant	Agriculture	
Euclid Corridor	7325 RIVERSIDE DR	105210101	27	16	0	145	8.81	MDR	SP-AG	MDR	SP-AG-AH	20	30	189	Nonvacant	Parking, vacant field w/ unused ag bldg	

Opportunity Area	Site Address/Intersection	APN	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Parcel Size (Acres)	Current General Plan	Current Zoning	Proposed General Plan (GP) Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/ Nonvacant	Description of Existing Uses	Notes
Euclid Corridor	7192 CHINO AVE	105226101	18	10	0	84	5.07	MDR	SP-AG	MDR	SP-AG-AH	20	30	112	Nonvacant	Agriculture	
Euclid Corridor	N OF NEC CHINO AVE & EUCLID AVE	105226102	20	12	0	96	5.84	MDR	SP-AG	MDR	SP-AG-AH	20	30	128	Nonvacant	Agriculture	
Euclid Corridor	13165 EUCLID AVE	105226106	40	24	0	192	11.65	MDR	SP-AG	MDR	SP-AG-AH	20	30	256	Nonvacant	Agriculture	
Euclid Corridor	13647 EUCLID AVE	105238101	54	32	0	258	15.65	MDR	SP-AG	MDR	SP-AG-AH	20	30	344	Nonvacant	Agriculture	
Euclid Corridor	N OF NEC SCHAEFER AVE & EUCLID AVE	105238102	3	2	0	16	0.97	MDR	SP-AG	MDR	SP-AG-AH	20	30	20	Nonvacant	Agriculture	
Euclid Corridor	13583 EUCLID AVE	105238104	14	8	0	66	3.98	MDR	SP-AG	MDR	SP-AG-AH	20	30	87	Vacant	Vacant	
Euclid Corridor	13573 EUCLID AVE	105238105	2	1	0	11	0.64	MDR	SP-AG	MDR	SP-AG-AH	20	30	14	Nonvacant	Agriculture	
Euclid Corridor	13555 EUCLID AVE	105238106	2	1	0	12	0.71	MDR	SP-AG	MDR	SP-AG-AH	20	30	15	Nonvacant	Agriculture	
Euclid Corridor	13545 EUCLID AVE	105238108	3	2	0	13	0.81	MDR	SP-AG	MDR	SP-AG-AH	20	30	18	Nonvacant	Building supply	
Euclid Corridor	N OF NWC SCHAEFER AVE & SULTANA AVE	105238111	22	13	0	105	6.34	MDR	SP-AG	MDR	SP-AG-AH	20	30	140	Vacant	Vacant	
Euclid Corridor	N OF NWC SCHAEFER AVE & SULTANA AVE	105238112	10	6	0	47	2.82	MDR	SP-AG	MDR	SP-AG-AH	20	30	62	Nonvacant	Agriculture	
Euclid Corridor	13525 S EUCLID AVE	105238113	5	3	0	22	1.35	MDR	SP-AG	MDR	SP-AG-AH	20	30	30	Nonvacant	Veterinarian	
Euclid Corridor	13529 EUCLID AVE	105238116	3	2	0	15	0.90	MDR	SP-AG	MDR	SP-AG-AH	20	30	20	Nonvacant	Auto rentals	
Euclid Corridor	7220 CHINO AVE	105238110	51	30	0	244	14.76	MDR	SP-AG	MDR	SP-AG-AH	20	30	325	Nonvacant	Agriculture	Note 2
Euclid Corridor	7110 CHINO AVE	105238114	38	23	0	186	11.27	MDR	SP-AG	MDR	SP-AG-AH	20	30	247	Nonvacant	Agriculture	
Vineyard / Armstrong Ranch Specific Plan	S OF SWC RIVERSIDE DR & VINEYARD AVE	21617406	33	19	0	157	9.50	LDR	SP-AG	MDR	SP-AG-AH	20	30	209	Nonvacant	Agriculture	
Vineyard / Armstrong Ranch Specific Plan	N OF NWC CHINO AVE & VINEYARD AVE	21617407	33	19	0	157	9.51	LDR	SP-AG	MDR	SP-AG-AH	20	30	209	Nonvacant	Agriculture	
Vineyard / Armstrong Ranch Specific Plan	NWC CHINO AVE & VINEYARD AVE	21617408	32	19	0	151	9.15	LDR	SP-AG	MDR	SP-AG-AH	20	30	201	Nonvacant	Agriculture	
Vineyard / Armstrong Ranch Specific Plan	NEC CHINO AVE & VINEYARD AVE	21810101	31	18	0	149	9.05	LDR	SP	MDR	SP- City to ammend Armstrong Ranch Specific Plan	20	30	199	Nonvacant	Agriculture	
Vineyard / Armstrong Ranch Specific Plan	N OF NEC CHINO AVE & VINEYARD AVE	21810102	31	18	0	149	9.05	LDR	SP	MDR	SP- City to ammend Armstrong Ranch Specific Plan	20	30	199	Nonvacant	Agriculture	
Vineyard / Armstrong Ranch Specific Plan	S OF SEC RIVERSIDE DR & VINEYARD AVE	21810103	31	18	0	149	9.05	LDR	SP	MDR	SP- City to ammend Armstrong Ranch Specific Plan	20	30	199	Nonvacant	Agriculture	
Vineyard / Armstrong Ranch Specific Plan	SEC RIVERSIDE DR & VINEYARD AVE	21810104	31	18	0	149	9.05	LDR	SP	MDR	SP- City to ammend Armstrong Ranch Specific Plan	20	30	199	Nonvacant	Agriculture	

Notes:
Note 1: Lot Consolidation Proposed: Site A
Note 2: This parcel has multiple land use designations. Only the portion of the parcel that allows residential uses were included in the acreage in this table and used to calculate capacity.
Note 3: This parcel has been split in the inventory to reflect multiple proposed land uses. Only the portions of the parcel that allow residential uses were included in the acreage in this table and used to calculate capacity.
Note 4: Percent of acreage estimated to accommodate housing (reduction factors for mixed-use): 60%
Note 5: Percent of acreage estimated to accommodate housing (reduction factors for mixed-use): 75%
Note 6: Percent of acreage estimated to accommodate housing (reduction factors for mixed-use): 50%
Note 7: Percent of acreage estimated to accommodate housing (reduction factors for mixed-use): 40%
Note 8: Percent of acreage estimated to accommodate housing (reduction factors for mixed-use): 70%
Note 9: Percent of acreage estimated to accommodate housing (reduction factors for mixed-use): 65%
Note 10: Percent of acreage estimated to accommodate housing (reduction factors for mixed-use): 75%

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ORDINANCE NO. _____

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

WHEREAS, the CITY OF ONTARIO ("Applicant") has filed an Application for the approval of a Zone Change, File No. PZC-21-002, as described in the title of this Resolution (hereinafter referred to as "Application" or "Project"); and

WHEREAS, the Application proposes to establish an Affordable Housing Overlay District to facilitate housing opportunities within the City through the implementation of required rezone programs pursuant to the City's adopted Housing Element where required for compliance with State Housing Element law; and

WHEREAS, the Affordable Housing Overlay District applies to sites identified in the housing inventory, part of the City's Housing Element, located (1) south of Riverside Drive, (2) along East Holt Boulevard between the Cucamonga Creek Channel and Corona Avenue, and (3) areas designated as MU-2 at the northeast corner of West Holt Boulevard and Mountain Avenue; and

WHEREAS, a related General Plan Amendment (File No. PGPA21-004) is being processed concurrently with this application for the Housing Element update to the Policy Plan (General Plan) component of The Ontario Plan addressing State mandates and the 6th Cycle Regional Housing Needs Allocation ("RHNA") and this application also proposes to modify the Policy Plan Land Use Plan (Exhibit LU-01) to establish an Affordable Housing Overlay; and

WHEREAS, a related Development Code Amendment (File No. PDCA21-001) is being processed concurrently with this application to establish density standards applicable to the Affordable Housing Overlay District; and

WHEREAS, the Project has been reviewed for consistency with the Housing Element of the Policy Plan component of The Ontario Plan, as State Housing Element law (as prescribed in Government Code Sections 65580 through 65589.8) requires that development projects must be consistent with the Housing Element, if upon consideration of all its aspects, it is found to further the purposes, principals, goals, and policies of the Housing Element; and

WHEREAS, the Project is located within the Airport Influence Area of Ontario International Airport, which encompasses lands within parts of San Bernardino, Riverside, and Los Angeles Counties, and is subject to, and must be consistent with, the policies and criteria set forth in the Ontario International Airport Land Use Compatibility Plan ("ALUCP"), which applies only to jurisdictions within San Bernardino County, and addresses the noise, safety, airspace protection, and overflight impacts of current and future airport activity; and

WHEREAS, the Application is a project pursuant to the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) ("CEQA") and an initial study has been prepared to determine possible environmental impacts; and

WHEREAS, Ontario Development Code Table 2.02-1 (Review Matrix) grants the Planning Commission the responsibility and authority to review and make recommendation to City Council on the subject Application; and

WHEREAS, City of Ontario Development Code Division 2.03 (Public Hearings) prescribes the manner in which public notification shall be provided and hearing procedures to be followed, and all such notifications and procedures have been completed; and

WHEREAS, on December 20, 2021, the Planning Commission conducted a public hearing and approved Resolution No. PC21-093 recommending the City Council approve a Resolution adopting an Addendum to The Ontario Plan Environmental Impact Report (State Clearinghouse No. 2008101140), certified by the City Council on January 27, 2010, in conjunction with File Nos. PGPA21-004, PZC-21-002, and PDCA21-001. The Addendum finds that the proposed project introduces no new significant environmental impacts. Furthermore, all mitigation measures previously adopted with the Certified Environmental Impact Report are incorporated into the Project by reference; and

WHEREAS, the City's "Local Guidelines for the Implementation of the California Environmental Quality Act (CEQA)" provide for the use of a single environmental assessment in situations where the impacts of subsequent projects are adequately analyzed; and

WHEREAS, the Application is a project pursuant to the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) ("CEQA") and an initial study has been prepared to determine possible environmental impacts; and

WHEREAS, on March 1, 2022, the City Council of the City of Ontario conducted a hearing to consider the Initial Study/Addendum and the Project, and concluded said hearing on that date; and

WHEREAS, as the first action on the Project, on March1, 2022, the City Council approved a resolution adopting an Initial Study/Addendum to a previous Certified EIR prepared pursuant to CEQA, the State CEQA Guidelines and the City of Ontario Local CEQA Guidelines, which indicated that all potential environmental impacts from the Project were less than significant or could be mitigated to a level of significance; and

WHEREAS, all legal prerequisites to the adoption of this Ordinance have occurred.

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

SECTION 1. ***Environmental Determination and Findings.*** As the decision-making body for the Project, the City Council has reviewed and considered the information contained in the previous Certified EIR and supporting documentation. Based upon the facts and information contained in the previous Certified EIR and supporting documentation, the City Council finds as follows:

(1) The environmental impacts of this project were reviewed in conjunction with an Addendum to The Ontario Plan ("TOP") Environmental Impact Report — State Clearinghouse No. 2008101140 ("Certified EIR"), which was certified by the Ontario City Council on January 27, 2010, in conjunction with File Nos. PGPA21-004, PZC-21-002, and PDCA21-001; and

(2) The EIR Addendum and administrative record have been completed in compliance with CEQA, the State CEQA Guidelines, and the City of Ontario Local CEQA Guidelines; and

(3) The City's "Guidelines for the Implementation of the California Environmental Quality Act (CEQA)" provide for the use of a single environmental assessment in situations where the impacts of subsequent projects are adequately analyzed. This Application introduces no new significant environmental impacts; and

(4) The EIR Addendum contains a complete and accurate reporting of the environmental impacts associated with the Project, and reflects the independent judgment of the City Council; and

(5) There is no substantial evidence in the administrative record supporting a fair argument that the project may result in significant environmental impacts; and

(6) The proposed project will introduce no new significant environmental impacts beyond those previously analyzed in the Certified EIR, and all mitigation measures previously adopted by the Certified EIR, are incorporated herein by this reference.

SECTION 2. ***Additional Environmental Review Not Required.*** Based on the Addendum, all related information presented to the City Council, and the specific findings set forth in Section 1, above, the City Council finds that the preparation of a subsequent or supplemental Environmental Impact Report is not required for the Project, as the Project:

(1) Does not constitute substantial changes to the Certified EIR that will require major revisions to the Certified EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and

(2) Does not constitute substantial changes with respect to the circumstances under which the Certified EIR was prepared, that will require major revisions to the Certified EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of the previously identified significant effects; and

(3) Does not contain new information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the Certified EIR was certified/adopted, that shows any of the following:

(a) The Project will have one or more significant effects not discussed in the Certified EIR; or

(b) Significant effects previously examined will be substantially more severe than shown in the Certified EIR; or

(c) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the Project, but the City declined to adopt such measures; or

(d) Mitigation measures or alternatives considerably different from those analyzed in the Certified EIR would substantially reduce one or more significant effects on the environment, but which the City declined to adopt.

SECTION 3. ***Ontario International Airport Land Use Compatibility Plan ("ALUCP") Compliance.*** The California State Aeronautics Act (Public Utilities Code Section 21670 et seq.) requires that an Airport Land Use Compatibility Plan be prepared for all public use airports in the State; and requires that local land use plans and individual development proposals must be consistent with the policies set forth in the adopted Airport Land Use Compatibility Plan. On April 19, 2011, the City Council of the City of Ontario approved and adopted the Ontario International Airport Land use Compatibility Plan ("ALUCP"), establishing the Airport Influence Area for Ontario International Airport ("ONT"), which encompasses lands within parts of San Bernardino, Riverside, and Los Angeles Counties, and limits future land uses and development within the Airport Influence Area, as they relate to noise, safety, airspace protection, and overflight impacts of current and future airport activity. As the decision-making body for the Project, the City Council has reviewed and considered the facts and information contained in the Application and supporting documentation against the ALUCP compatibility factors, including [1] Safety Criteria (ALUCP Table 2-2) and Safety Zones (ALUCP Map 2-2), [2] Noise Criteria (ALUCP Table 2-3) and Noise Impact Zones (ALUCP Map 2-3), [3] Airspace protection Zones (ALUCP Map 2-4), and [4] Overflight Notification Zones (ALUCP Map 2-5). As a result, the City Council, therefore, finds and determines that the Project, when implemented in conjunction with the conditions of approval, will be consistent with the policies and criteria set forth within the ALUCP.

SECTION 4. ***Concluding Facts and Reasons.*** Based upon the substantial evidence presented to the City Council during the above-referenced hearing, and upon the specific findings set forth in Section 1 through 3, above, the City Council hereby concludes as follows:

(1) The proposed Zone Change is consistent with the goals, policies, plans and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan; and

Land Use Element:

- Goal LU1: A community that has a spectrum of housing types and price ranges that match the jobs in the City and that make it possible for people to live and work in Ontario and maintain a quality of life.

  - LU1-6: *Complete Community*. We incorporate a variety of land uses and building types in our land use planning efforts that result in a complete community where residents at all stages of life, employers, workers and visitors have a wide spectrum of choices of where they can live, work, shop and recreate within Ontario.

Compliance: The proposed Zone Change reflects the existing uses of the properties or closely coordinates with land use designations in the surrounding area and provides opportunities for choice in living environments.

- Goal LU2: Compatibility between a wide range of uses.

  - LU2-1: *Land Use Decisions*. We minimize adverse impacts on adjacent properties when considering land use and zoning requests.

Compliance: The proposed Zone Change reflects the existing uses of the properties or closely coordinates with land use designations in the surrounding area and will not create adverse impacts on adjacent properties.

- Goal LU5: Integrated airport systems and facilities that minimize negative impacts to the community and maximize economic benefits.

  - LU5-7: *ALUCP Consistency with Land Use Regulations*. We comply with state law that requires general plans, specific plans and all new development be consistent with the policies and criteria set forth within an Airport Land Use Compatibility Plan for any public use airport.

Compliance: The proposed Zone Change is consistent with the adopted Airport Land Use Compatibility Plan for both Ontario International Airport and Chino Airport.

Housing Element:

- Goal H2: Diversity of types of quality housing that are affordable to a range of household income levels, accommodate changing demographics, and support and reinforce the economic sustainability of Ontario.

  - H2-1: *Corridor Housing*. We revitalize transportation corridors by encouraging the production of higher density residential and mixed-uses that are architecturally, functionally and aesthetically suited to corridors.

Compliance: The proposed Zone Change supports higher density residential and mixed-use development that is functionally and aesthetically suited along transportation corridors.

- H2-4: *New Model Colony*. We support a premier lifestyle community in the New Model Colony distinguished by diverse housing, highest design quality, and cohesive and highly amenitized neighborhoods.

Compliance: The proposed Zone Change is consistent with the policy to support a diverse housing type throughout Ontario.

- H2-6: *Infill Development*. We support the revitalization of neighborhoods through the construction of higher-density residential developments on underutilized residential and commercial sites.

Compliance: The proposed Zone Change supports the revitalization of neighborhoods through the infill development of higher-density residential and mixed-use developments on underutilized properties.

- Goal H3: A City regulatory environment that balances the need for creativity and excellence in residential design, flexibility and predictability in the project approval process, and the provision of an adequate supply and prices of housing.

- H3-2: *Flexible Standards*. We allow flexibility in the application of residential and mixed-use development standards in order to gain benefits such as exceptional design quality, economic advantages, sustainability, or other benefits that would otherwise be unrealized.

Compliance: The proposed Zone Change supports flexibility in the application of development standards to achieve a variety of residential development on higher density residential and mixed-use properties.

- Goal H5: A full range of housing types and community services that meet the special housing needs for all individuals and families in Ontario, regardless of income level, age or other status.

- H5-2: *Family Housing*. We support the development of larger rental apartments that are appropriate for families with children, including, as feasible, the provision of services, recreation and other amenities.

Compliance: The proposed Zone Change supports the development of larger rental apartments on higher density residential and mixed-use properties to meet the housing needs of all individuals and families in Ontario.

(2) The proposed Zone Change would not be detrimental to the public interest, health, safety, convenience, or general welfare of the City. The proposed zoning designation is compatible with the zoning and land uses in the surrounding areas; and

(3) The proposed Zone Change will not adversely affect the harmonious relationship with adjacent properties and land uses. The allowed uses of the properties will be similar to other properties in the areas; and

(4) The subject site is physically suitable, including, but not limited to, parcel sizes, shapes, access, and availability of utilities, for the request and anticipated development. The sites identified for the AH Overlay District are of adequate size to accommodate a variety of residential development and are physically suitable for the anticipated future development.

SECTION 5. ***City Council Action.*** Based upon the findings and conclusions set forth in Sections 1 through 4, above, the City Council hereby APPROVES the herein described Zone Change, attached hereto as "Attachment A," and incorporated herein by this reference.

SECTION 6. ***Custodian of Records.*** The documents and materials that constitute the record of proceedings on which these findings have been based are located at the City of Ontario City Hall, 303 East "B" Street, Ontario, California 91764. The custodian for these records is the City Clerk of the City of Ontario.

SECTION 7. ***Severability.*** If any section, sentence, clause or phrase of this Ordinance or the application thereof to any entity, person or circumstance is held for any reason to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect other provisions or applications of this Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are severable. The People of the City of Ontario hereby declare that they would have adopted this Ordinance and each section, sentence, clause or phrase thereof, irrespective of the fact that any one or more section, subsections, sentences, clauses or phrases be declared invalid or unconstitutional.

SECTION 8. ***Effective Date.*** This Ordinance shall become effective 30 days following its adoption.

SECTION 9. ***Publication and Posting.*** The Mayor shall sign this Ordinance and the City Clerk shall certify as to the adoption and shall cause a summary thereof to be published at least once, in a newspaper of general circulation in the City of Ontario, California within 15 days following the adoption. The City Clerk shall post a certified copy of this ordinance, including the vote for and against the same, in the Office of the City Clerk, in accordance with Government Code Section 36933.

PASSED, APPROVED, AND ADOPTED this _____ day of _____ 2022.

_____
PAUL S. LEON, MAYOR

ATTEST:

_____
SHEILA MAUTZ, CITY CLERK

APPROVED AS TO FORM:

_____
BEST BEST & KRIEGER LLP
CITY ATTORNEY

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

I, SHEILA MAUTZ, City Clerk of the City of Ontario, DO HEREBY CERTIFY that foregoing Ordinance No. _____ was duly introduced at a regular meeting of the City Council of the City of Ontario held March 1, 2022 and adopted at the regular meeting held _____, 2022 by the following roll call vote, to wit:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

_____
SHEILA MAUTZ, CITY CLERK

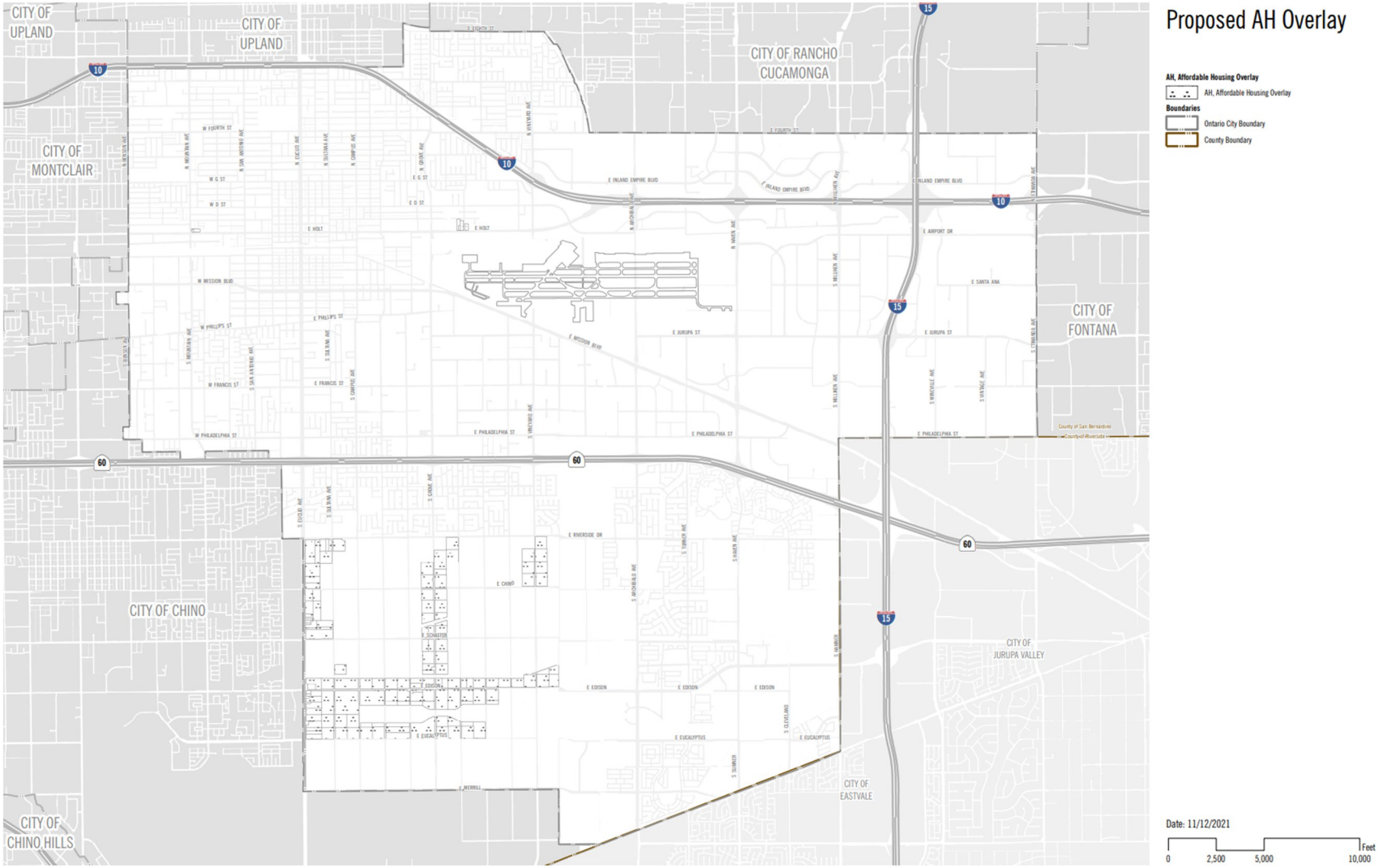
(SEAL)

I hereby certify that the foregoing is the original of Ordinance No. _____ duly passed and adopted by the Ontario City Council at their regular meeting held _____ and that Summaries of the Ordinance were published on _____ and _____, in the Inland Valley Daily Bulletin newspaper.

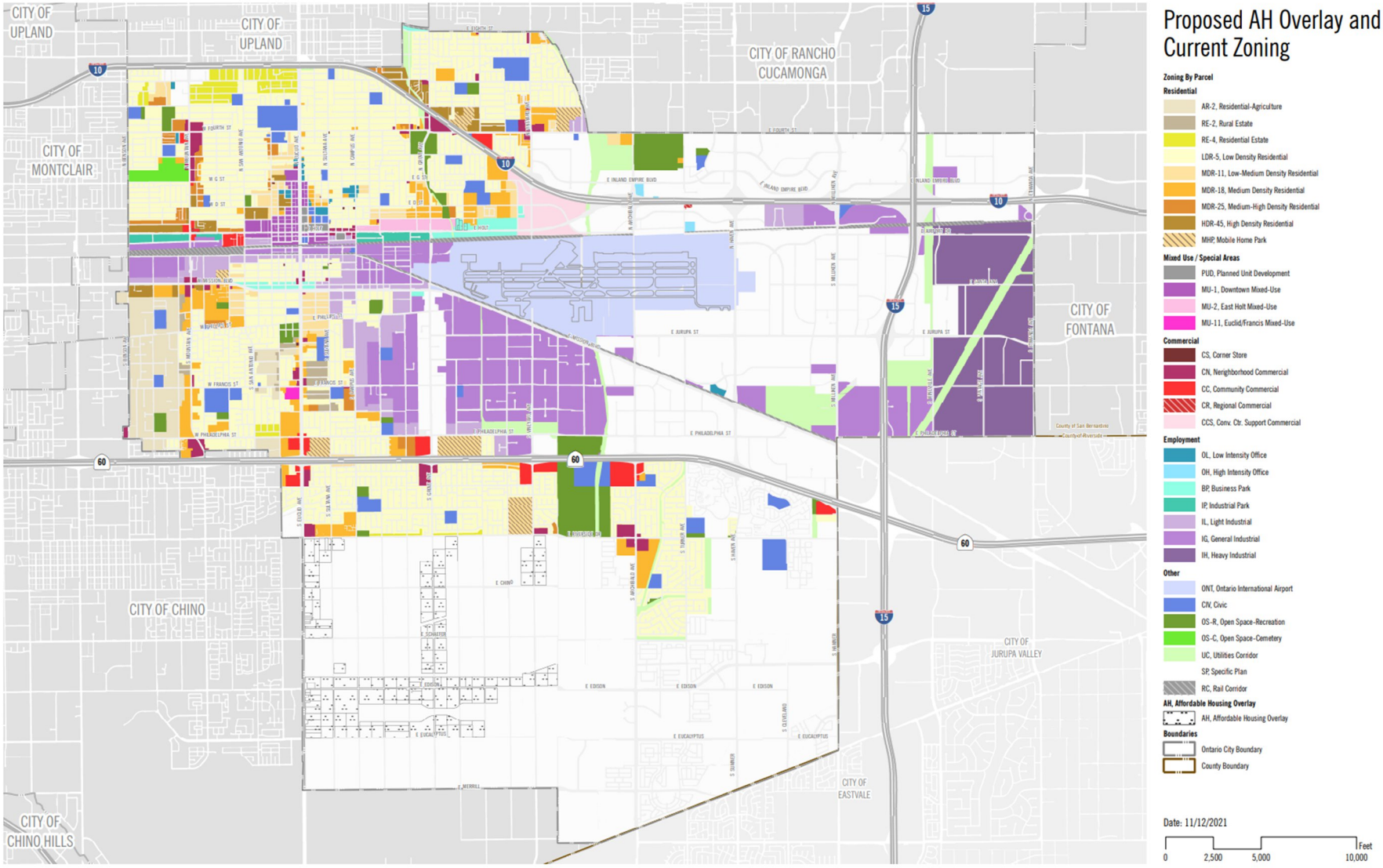
_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

Attachment A: Affordable Housing Overlay



Attachment B: Affordable Housing Overlay and Current Zoning



ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING FILE NO. PDCA21-001, A DEVELOPMENT CODE AMENDMENT REVISING SECTION 6.01.035, ADDING PROVISIONS TO ESTABLISH THE AH (AFFORDABLE HOUSING) OVERLAY DISTRICT, AND MAKING FINDINGS IN SUPPORT THEREOF.

WHEREAS, the CITY OF ONTARIO ("Applicant") has filed an Application for the approval of a Development Code Amendment, File No. PDCA21-001, as described in the title of this Ordinance (hereinafter referred to as "Application" or "Project"); and

WHEREAS, the Application is of Citywide impact, affecting approximately 50 square miles (31,789 acres) of land, which is generally bordered by Benson Avenue and Euclid Avenue on the west; Interstate 10 Freeway, Eighth Street, and Fourth Street on the north; Etiwanda Avenue and Hamner Avenue on the east; and Merrill Avenue and the San Bernardino County/Riverside County boundary on the south; and

WHEREAS, certain minor changes are proposed to the City of Ontario Development Code, as follows:

- Section 6.01.035 (Overlay Zoning Districts) is to be amended, adding Subparagraph C.6 to establish an Affordable Housing Overlay District,

- The purpose of the Affordable Housing Overlay District is to facilitate housing opportunities within the City through the implementation of required rezone programs pursuant to the City's adopted Housing Element where required for compliance with State Housing Element law,

- The Affordable Housing Overlay District applies to sites identified in the housing inventory, part of the City's Housing Element, located 1) south of Riverside Drive, 2) along East Holt Boulevard between the Cucamonga Creek Channel and Corona Avenue, and 3) areas designated as MU-2 at the northeast corner of West Holt Boulevard and Mountain Avenue; and

WHEREAS, the Development Code (Ontario Municipal Code Title 9) provides the legislative framework for the implementation of The Ontario Plan, which states long-term principles, goals, and policies for guiding the growth and development of the City in a manner that achieves Ontario's vision, and promotes and protects the public health, safety, comfort, convenience, prosperity, and welfare of its citizens; and

WHEREAS, a related General Plan Amendment (File No. PGPA21-004) is being processed concurrently with this application for the Housing Element update to the Policy Plan (General Plan) component of The Ontario Plan addressing State mandates and the 6th Cycle Regional Housing Needs Allocation (RHNA) and this application also proposes to modify the Policy Plan Land Use Plan (Exhibit LU-01) to establish an Affordable Housing Overlay; and

WHEREAS, a related Zone Change (File No. PZC-21-002) is being processed concurrently with this application to establish an Affordable Housing Overlay District; and

WHEREAS, on December 20, 2021, the Planning Commission conducted a public hearing and approved Resolution No. PC21-093 recommending the City Council approve a Resolution adopting an Addendum to The Ontario Plan Environmental Impact Report (State Clearinghouse No. 2008101140), certified by the City Council on January 27, 2010, in conjunction with File Nos. PGPA21-004, PZC21-002, and PDCA21-002. The Addendum finds that the proposed project introduces no new significant environmental impacts. Furthermore, all mitigation measures previously adopted with the Certified Environmental Impact Report are incorporated into the Project by reference; and

WHEREAS, the City's "Local Guidelines for the Implementation of the California Environmental Quality Act (CEQA)" provide for the use of a single environmental assessment in situations where the impacts of subsequent projects are adequately analyzed; and

WHEREAS, the Application is a project pursuant to the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) ("CEQA") and an initial study has been prepared to determine possible environmental impacts; and

WHEREAS, Ontario Development Code Table 2.02-1 (Review Matrix) grants the City Council the responsibility and authority to review and act on the subject Application; and

WHEREAS, the Project is located within the Airport Influence Area of Ontario International Airport ("ONT"), which encompasses lands within parts of San Bernardino, Riverside, and Los Angeles Counties, and is subject to, and must be consistent with, the policies and criteria set forth in the Ontario International Airport Land Use Compatibility Plan (ALUCP), which applies only to jurisdictions within San Bernardino County, and addresses the noise, safety, airspace protection, and overflight impacts of current and future airport activity; and

WHEREAS, City of Ontario Development Code Division 2.03 (Public Hearings) prescribes the manner in which public notification shall be provided and hearing procedures to be followed, and all such notifications and procedures have been completed; and

WHEREAS, on December 20, 2021, the Planning Commission of the City of Ontario conducted a hearing to consider the Initial Study/Addendum and the Project, and concluded said hearing on that date, voting to issue Resolution No. PC21-093, recommending the City Council approve the Application; and

WHEREAS, on March 1, 2022, the City Council of the City of Ontario conducted a hearing to consider the Initial Study/Addendum and the Project, and concluded said hearing on that date; and

WHEREAS, as the first action on the Project, on March 1, 2022, the City Council approved a resolution adopting an Initial Study/Addendum to a previous Certified EIR prepared pursuant to CEQA, the State CEQA Guidelines and the City of Ontario Local CEQA Guidelines, which indicated that all potential environmental impacts from the Project were less than significant or could be mitigated to a level of significance; and

WHEREAS, all legal prerequisites to the adoption of this Ordinance have occurred.

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

SECTION 1. ***Environmental Determination and Findings.*** As the decision-making body for the Project, the City Council has reviewed and considered the information contained in the previous Certified EIR and supporting documentation. Based upon the facts and information contained in the previous Certified EIR and supporting documentation, the City Council finds as follows:

(1) The environmental impacts of this project were reviewed in conjunction with an Addendum to The Ontario Plan Environmental Impact Report, certified by the City of Ontario City Council on March 1, 2022, in conjunction with File Nos. PGPA21-004, PZC21-002, and PDCA21-002; and

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

(3) The City's "Guidelines for the Implementation of the California Environmental Quality Act (CEQA)" provide for the use of a single environmental assessment in situations where the impacts of subsequent projects are adequately analyzed. This Application introduces no new significant environmental impacts; and

(4) The Addendum contains a complete and accurate reporting of the environmental impacts associated with the Project, and reflects the independent judgment of the City Council; and

(5) There is no substantial evidence in the administrative record supporting a fair argument that the project may result in significant environmental impacts; and

(6) The proposed project will introduce no new significant environmental impacts beyond those previously analyzed in the Certified EIR, and all mitigation measures previously adopted by the Certified EIR, are incorporated herein by this reference.

SECTION 2. ***Additional Environmental Review Not Required.*** Based on the Addendum, all related information presented to the City Council, and the specific findings set forth in Section 1, above, the City Council finds that the preparation of a subsequent or supplemental Certified EIR is not required for the Project, as the Project:

(1) Does not constitute substantial changes to the Certified EIR that will require major revisions to the Certified EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and

(2) Does not constitute substantial changes with respect to the circumstances under which the Certified EIR was prepared, that will require major revisions to the Certified EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of the previously identified significant effects; and

(3) Does not contain new information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the Certified EIR was certified/adopted, that shows any of the following:

(a) The project will have one or more significant effects not discussed in the Certified EIR; or

(b) Significant effects previously examined will be substantially more severe than shown in the Certified EIR; or

(c) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the Project, but the City declined to adopt such measures; or

(d) Mitigation measures or alternatives considerably different from those analyzed in the Certified EIR would substantially reduce one or more significant effects on the environment, but which the City declined to adopt.

SECTION 3. ***Ontario International Airport Land Use Compatibility Plan ("ALUCP") Compliance.*** The California State Aeronautics Act (Public Utilities Code Section 21670 et seq.) requires that an Airport Land Use Compatibility Plan be prepared for all public use airports in the State; and requires that local land use plans and individual development proposals must be consistent with the policies set forth in the adopted Airport Land Use Compatibility Plan. On April 19, 2011, the City Council of the City of Ontario approved and adopted the Ontario International Airport Land use Compatibility Plan ("ALUCP"), establishing the Airport Influence Area for Ontario International Airport ("ONT"), which encompasses lands within parts of San Bernardino, Riverside, and Los Angeles Counties, and limits future land uses and development within the Airport Influence Area, as they relate to noise, safety, airspace protection, and overflight impacts of current and future airport activity. As the decision-making body for the Project, the City Council has reviewed and considered the facts and information contained in the Application and supporting documentation against the ALUCP compatibility factors, including [1] Safety Criteria (ALUCP Table 2-2) and Safety Zones (ALUCP Map 2-2), [2] Noise Criteria (ALUCP Table 2-3) and Noise Impact Zones (ALUCP Map 2-3), [3] Airspace protection Zones (ALUCP Map 2-4), and [4] Overflight Notification Zones (ALUCP Map 2-5). As a result, the City Council, therefore, finds and determines that the Project, when implemented in conjunction with the conditions of approval, will be consistent with the policies and criteria set forth within the ALUCP.

SECTION 4. ***Concluding Facts and Reasons.*** Based upon the substantial evidence presented to the City Council during the above-referenced hearing, and upon the specific findings set forth in Section 1 through 3, above, the City Council hereby concludes as follows:

(1) The proposed Development Code Amendment is consistent with the goals, policies, plans and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan. The Development Code Amendment proposes:

(a) The identification of specific sites to be included in the AH Overlay District that are included in the housing inventory, which is part of the City's Housing Element, and located (1) south of Riverside Drive, (2) along East Holt Boulevard between the Cucamonga Creek Channel and Corona Avenue, and (3) areas designated as MU-2 at the northeast corner of West Holt Boulevard and Mountain Avenue that are suitable for affordable housing development projects; and

(b) Defining that affordable housing projects for the purposes of the AH Overlay provides that a certain identified percentage of the total units within each development are designated as affordable to lower income households and guaranteed for a minimum of 30 years; and

(c) Establishing that development standards applicable to proposed development in the AH Overlay District shall be in accordance with the applicable base zone, other overlay zones, and all applicable provisions of the Development Code; and

(d) Establishing that all new residential development, within the AH Overlay District, regardless of affordability, requires a minimum density of 20 dwelling units per acre; and

(e) Establishing that affordable housing projects on properties designated as MDR in the Policy Plan shall allow a maximum density of 25 to 30 dwelling units per acre.

(2) The proposed Development Code Amendment would not be detrimental to the public interest, health, safety, convenience, or general welfare of the City. The Development Code Amendment incorporates safeguards intended to ensure that the purposes of the Development Code are preserved; the project will not be contrary to or damage the public health, safety, convenience, or general welfare; the project will not result in any significant environmental impacts; and the project will be in full conformity with the Vision, City Council Priorities, and Policy Plan components of The Ontario Plan.

SECTION 5. ***City Council Action.*** Based upon the findings and conclusions set forth in Sections 1 through 4, above, the City Council hereby APPROVES the herein described Development Code Amendment, included as "Attachment A" attached hereto and incorporated herein by this reference.

SECTION 6. ***Custodian of Records.*** The documents and materials that constitute the record of proceedings on which these findings have been based are located at the City of Ontario City Hall, 303 East "B" Street, Ontario, California 91764. The custodian for these records is the City Clerk of the City of Ontario.

SECTION 7. ***Severability.*** If any section, sentence, clause or phrase of this Ordinance or the application thereof to any entity, person or circumstance is held for any reason to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect other provisions or applications of this Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are severable. The People of the City of Ontario hereby declare that they would have adopted this Ordinance and each section, sentence, clause or phrase thereof, irrespective of the fact that any one or more section, subsections, sentences, clauses or phrases be declared invalid or unconstitutional.

SECTION 8. ***Effective Date.*** This Ordinance shall become effective 30 days following its adoption.

SECTION 9. ***Publication and Posting.*** The Mayor shall sign this Ordinance and the City Clerk shall certify as to the adoption and shall cause a summary thereof to be published at least once, in a newspaper of general circulation in the City of Ontario, California within 15 days following the adoption. The City Clerk shall post a certified copy of this ordinance, including the vote for and against the same, in the Office of the City Clerk, in accordance with Government Code Section 36933.

PASSED, APPROVED, AND ADOPTED this ____ day of _____ 2022.

_____
PAUL S. LEON, MAYOR

ATTEST:

_____
SHEILA MAUTZ, CITY CLERK

APPROVED AS TO FORM:

_____
BEST BEST & KRIEGER LLP
CITY ATTORNEY

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

I, SHEILA MAUTZ, City Clerk of the City of Ontario, DO HEREBY CERTIFY that foregoing Ordinance No. _____ was duly introduced at a regular meeting of the City Council of the City of Ontario held March 1, 2022 and adopted at the regular meeting held _____, 2022 by the following roll call vote, to wit:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

I hereby certify that the foregoing is the original of Ordinance No. _____ duly passed and adopted by the Ontario City Council at their regular meeting held _____ and that Summaries of the Ordinance were published on _____ and _____, in the Inland Valley Daily Bulletin newspaper.

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

ATTACHMENT A:
Development Code Amendment
File No. PDCA21-001

Development Code Section 6.01.035 (Overlay Zoning Districts) is hereby amended, adding Subparagraph C.6 to read as follows:

"6. AH (Affordable Housing) Overlay District.

a. *Purpose.* The purpose of the AH Overlay District is to facilitate housing opportunities within the community via implementation of required rezone programs pursuant to the City's adopted Housing Element where required for compliance with State Housing Element law.

b. *Applicability*. The herein established rights and responsibilities applicable to the AH Overlay District shall apply to sites identified in the housing inventory, part of the City's Housing Element, located 1) south of Riverside Drive, 2) along East Holt Boulevard between the Cucamonga Creek Channel and Corona Avenue, and 3) areas designated as MU-2 at the northeast corner of West Holt Boulevard and Mountain Avenue.

c. *Definitions.*

(1) Affordable Housing Project. Affordable housing projects for the purposes of the affordable housing overlay are defined as follows:

(a) *Tier 1*. Any projects with a residential component with at least 20% of total units are designated as affordable to lower incomes via deed restriction or another mechanism to guarantee affordability for a minimum of 30 years.

(b) *Tier 2*. Any projects with a residential component with at least 25% of total units are designated as affordable to lower incomes via deed restriction or another mechanism to guarantee affordability for a minimum of 30 years.

d. *Development Standards.* The development standards applicable to proposed development in the Affordable Housing Overlay District shall be in accordance with the applicable base zone, other overlay zones, and all applicable provisions of the Development Code, unless otherwise indicated herein, or where necessary to comply with Federal and State law.

(1) Minimum Density. Within the AH Overlay District, all new residential development, regardless of affordability, requires a minimum density of 20 dwelling units per acre. The minimum density shall be calculated as an average over the entire project area on sites south of Riverside Drive.

(2) Affordable Housing Projects. Development of affordable housing projects, as defined for the purposes of the affordable housing overlay, shall be allowed by-right within the AH Overlay District and are encouraged in accordance with the following provisions:

(a) *Specific Plan Base Zoning.* Affordable housing projects with a base zoning designation of SP may develop as follows:

(i) *Tier 1 Affordable housing projects:*

- *Medium Density Residential.* Affordable housing projects on properties designated as MDR in the Policy Plan may be developed in accordance with either the SP zoning district or the MDR-25 zoning district.

- *Mixed Use*. Affordable housing projects on properties designated as MU in the Policy Plan may be developed in accordance with either the SP zoning district or a comparable existing zoning implementation tool that aligns with the density and intensity of the proposed project. The following exceptions would apply:

  - *Maximum Density*. The maximum density allowed is equivalent to the maximum density identified for the applicable Mixed-Use area in the Land Use Designations Summary Table (Table LU-02) of the Policy Plan component of The Ontario Plan.

- *Calculating Minimum Density*. If a project with a base designation of SP develops without a specific plan, minimum density shall be calculated as an average over the entire portion of the project area that is within the AH Overlay District.

(ii) *Tier 2 Affordable housing projects:*

- Same as Tier 1, with the following additions:

  - *Medium Density Residential.* Affordable housing projects on properties designated as MDR in the Policy Plan shall allow a maximum density of 25 to 30 dwelling units per acre."

CITY OF ONTARIO *Agenda Report* **March 1, 2022**	**SECTION:** **PUBLIC HEARINGS**
Department: Planning Prepared By: Alexis Vaughn Staff Member Presenting: Scott Murphy, Executive Director Community Development Reviewed By: Edmelynne V Hutter, Charles Mercier, Rudy Zeledon Approved By:	Submitted To: Council/OHA Approved: _____ Continued To: _____ Denied: _____ Item No: 12

SUBJECT: **A PUBLIC HEARING TO CONSIDER 1) CERTIFICATION OF THE ENVIRONMENTAL IMPACT REPORT (STATE CLEARINGHOUSE NO. 2021010318), INCLUDING THE ADOPTION OF A MITIGATION MONITORING AND REPORTING PROGRAM AND A STATEMENT OF OVERRIDING CONSIDERATIONS; 2) A GENERAL PLAN AMENDMENT (FILE NO. PGPA19-004) TO MODIFY THE LAND USE PLAN (EXHIBIT LU-01) OF THE POLICY PLAN (GENERAL PLAN) OF THE ONTARIO PLAN TO CHANGE THE LAND USE DESIGNATIONS FOR 219.39 ACRES OF LAND FROM LOW-MEDIUM DENSITY RESIDENTIAL (5.1-11 DWELLING UNITS PER ACRE) AND BUSINESS PARK (0.6 FAR) TO BUSINESS PARK (0.6 FAR) AND INDUSTRIAL (0.55 FAR), AND MODIFY THE FUTURE BUILDOUT TABLE (EXHIBIT LU-03) TO BE CONSISTENT WITH THE LAND USE DESIGNATION CHANGES; AND 3) A SPECIFIC PLAN (FILE NO. PSP19-001 - SOUTH ONTARIO LOGISTICS CENTER SPECIFIC PLAN) TO ESTABLISH THE LAND USE DISTRICTS, DEVELOPMENT STANDARDS, DESIGN GUIDELINES, AND INFRASTRUCTURE IMPROVEMENTS FOR THE POTENTIAL DEVELOPMENT OF UP TO 5,333,518 SQUARE FEET OF INDUSTRIAL AND BUSINESS PARK LAND USES. THE PROJECT SITE IS BORDERED BY EUCALYPTUS AVENUE ON THE NORTH, MERRILL AVENUE ON THE SOUTH, EXISTING RIGHT-OF-WAY FOR THE FUTURE CAMPUS AVENUE EXTENSION ON THE WEST, AND GROVE AVENUE ON THE EAST (APNS: 1054-071-01, 1054-071-02, 1054-081-03, 1054-091-01, 1054-091-02, 1054-101-01, 1054-101-02, 1054-231-01, 1054-231-02, 1054-241-01, 1054-241-02, 1054-321-01, 1054-321-02, 1054-311-01, 1054-311-02, 1054-051-01, 1054-051-02, 1054-061-01, 1054-061-02, 1054-251-01, 1054-251-02, 1054-301-01, AND 1054-301-02.**

RECOMMENDATION:

That the City Council take the following actions:

A. Consider and adopt the Resolution certifying the Environmental Impact Report (State Clearinghouse No. 2021010318) prepared for the South Ontario Logistics Center Specific Plan, File No. PSP19-001, which includes the adoption of a Statement of Overriding Considerations

and Mitigation Monitoring and Reporting Plan;

B. Consider and adopt the Resolution approving a General Plan Amendment (File No. PGPA19-004) modifying the Land Use Element of the Policy Plan component of The Ontario Plan (General Plan), changing the land use designations shown on the Land Use Plan Map (Exhibit LU-1) for 39 acres of land, from Low-Medium Density Residential (5.1-11 dwelling units per acre) and Business Park (0.6 FAR) to Business Park (0.6 FAR) and Industrial (0.55 FAR), and modify the Future Buildout Table (Exhibit LU-03) to be consistent with the land use designation changes; and
C. Introduce and waive further reading of the Ordinance adopting the South Ontario Logistics Center Specific Plan (File No. PSP19-001).

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

FISCAL IMPACT: Adoption of the South Ontario Logistics Center Specific Plan would result in both short and long-term fiscal impacts to the City. Short-term impacts include infrastructure improvements to serve the new Business Park and Industrial development. The cost of these improvements is included in the Nexus Study and Development Impact Fees ("DIF") previously adopted by the City Council. The developer will be required to install improvements or pay the DIF associated with the various improvements. Long-term fiscal impacts include the ongoing operations and maintenance services (police, fire, maintenance, etc.) necessary to serve the new development. While the development will result in increased property tax revenue, the increase is insufficient to cover the cost of services associated with the project. To address this shortfall, the developer will be required to form and/or join a Community Facilities District to cover the additional public service costs. The general fund will not be used to fund this Ontario Ranch development.

BACKGROUND & ANALYSIS:

BACKGROUND: The Ontario Plan (TOP) Policy Plan (General Plan) provides the basic framework for development within the 8,200-acre area commonly referred to as Ontario Ranch. The Policy Plan requires City Council approval of a Specific Plan for new developments within Ontario Ranch. A Specific Plan is required to ensure that sufficient land area is included to achieve cohesive, unified districts and neighborhoods. Additionally, a Specific Plan is required to incorporate a development framework for detailed land use, circulation, infrastructure improvements (such as drainage, sewer, and water facilities), provision for public services, and urban design and landscape standards.

General Plan Amendment: The project area is bordered by Eucalyptus Avenue to the north, Merrill Avenue to the south, existing right-of-way for the future Campus Avenue extension to the west, and Grove Avenue to the east.

As part of the Project, a General Plan Amendment application is proposed to eliminate the Low-Medium Density Residential (5.1-11 dwelling units per acre) and Business Park (0.6 Floor Area Ratio ("FAR")) land use designations, replacing them with the Business Park (0.6 FAR) and Industrial (0.55 FAR) land use designations. The General Plan Amendment will facilitate the potential development of up to 5,333,518 square feet of Industrial and Business Park development. The amendment includes changes to Policy Plan Exhibit: LU-01, Official Land Use Plan, (see Exhibit A: General Plan Land Use Map Amendment, attached) and Exhibit: LU-03, Future Buildout, to reflect the proposed land use designation changes (see Exhibit B: Amended Exhibit LU-03, Future Buildout, attached).

The General Plan Amendment will provide for a larger developable Industrial land use area, consistent with the current industrial market demands, as well as adjacent existing and approved land uses, including the Chino Airport to the south, the Ontario Ranch Business Park Specific Plan to the west, and the Merrill Commerce Center Specific Plan to the east. The Business Park land use area is intended to accommodate less intense industrial, commercial, and office uses that will assist in transitioning from the Chino Airport and general industrial uses to the south, to the future Medium-Density Residential (11.1-25 dwelling units per acre) development to the north, across Eucalyptus Avenue.

South Ontario Logistics Center Specific Plan: The South Ontario Logistics Center Specific Plan serves to implement the City's Policy Plan for the project site and establishes regulations for development through the stipulation of permitted land uses, development standards, infrastructure requirements, and implementation requirements for the development of 219.39 acres of land that makes up the Specific Plan. The South Ontario Logistics Center Specific Plan establishes a comprehensive set of design guidelines and development regulations to guide and regulate site planning, landscape, and architectural character, and ensure that superior community design is achieved during project development. The South Ontario Logistics Center Specific Plan establishes the procedures and requirements to approve new development within the project site to ensure that Policy Plan goals and policies are achieved.

Land Use Plan: The South Ontario Logistics Center Specific Plan consists of five Planning Areas (see Exhibit C: South Ontario Logistics Center Specific Plan Land Use Map, attached) that will accommodate a variety of commercial, office, technology, light manufacturing, and warehouse/distribution uses. The Land Use Plan implements the vision of The Ontario Plan by providing opportunities for employment in manufacturing, distribution, research and development, service, and supporting retail at intensities designed to meet the demand of current and future market conditions. The Specific Plan establishes a maximum 0.6 FAR for Business Park designated properties (Planning Areas 1 and 3) and maximum 0.55 FAR for Industrial General designated properties (Planning Areas 2, 4, and 5). The maximum FAR associated with each Specific Plan land use designation is consistent with the Policy Plan's Business Park and Industrial land use designations.

The Specific Plan proposes the potential development of up to 5,333,518 square feet of Industrial and Business Park development (see Exhibit D: Land Use Summary Table, attached). Planning Areas 1 and 3, located along the northern portion of the Specific Plan area, adjacent to Eucalyptus Avenue, are 23.65 and 11.52 acres in size, respectively, and can be developed with up to 919,050 square feet of Business Park development. In addition, buildings within the Business Park land use

area that front onto a public right-of-way cannot exceed a building footprint of 125,000 square feet, in order to maintain a pedestrian-oriented scale and massing appropriate to the site and future residential land uses to the north. Planning Areas 2, 4, and 5, located along the southern portion of the Specific Plan and south of the Business Park designated areas, are 106.71, 60.06, and 17.45 acres in size, respectively, and can be developed with up to 4,414,470 square feet of Industrial development.

Design Guidelines: The design theme and concept for the South Ontario Logistics Center Specific Plan was created to ensure a high-quality, attractive, and cohesive design structure for the Specific Plan, which meets each of the following objectives:

1. Demonstrates high-quality development that complements and integrates into the community and adds value to the City;
2. Creates a functional and sustainable place that ensures South Ontario Logistics Center is competitive regionally and appropriate in the Ontario Ranch community;
3. Illustrates the distinctive characteristics of the two land use districts: Business Park District (Planning Areas 1 and 3) and Industrial – General District (Planning Areas 2, 4, and 5);
4. Establishes criteria for building design and materials, landscape design, and site design that provide guidance to developers, builders, architects, landscape architects, and other professionals preparing plans for construction;
5. Provides guidance to City staff and the Planning Commission in the review and evaluation of future development projects in the South Ontario Logistics Center Specific Plan area;
6. Incorporates construction and landscape design standards that promote energy and water conservation strategies; and
7. Implements the goals and policies of The Ontario Plan and the intent of the Ontario Development Code.

The Design Guidelines have been established to promote high-quality architecture as required by the Ontario Development Code and TOP. The proposed architectural theme of the Specific Plan incorporates a Contemporary Architectural style and the five Planning Areas will be required to be designed to be compatible with and complement one another. The design guidelines of the Specific Plan will require all buildings to provide a recognizable base, body, roofline, and entry. The Specific Plan provides examples of the type of Industrial and Business Park concepts that are envisioned to be constructed within the Specific Plan.

All buildings will be required to be designed to highlight the primary entryways by incorporating special materials, visual relief, massing, and shading. Additionally, the facades that front onto a public street will incorporate vertical and horizontal articulation and material changes that will assist in enhancing these elevations and providing visual interest from the public view.

Circulation Concept: The circulation plan for the Specific Plan reinforces the objective of moving vehicles, pedestrians, cyclists, and public transit safely and efficiently through and around the project. The Specific Plan establishes the hierarchy and general location of roadways within the South Ontario Logistics Center Specific Plan. Traffic signals will be constructed or modified at the following major intersections:

1. Campus Avenue and Eucalyptus Avenue;
2. Bon View Avenue and Eucalyptus Avenue;
3. Grove Avenue and Eucalyptus Avenue;
4. Campus Avenue and Merrill Avenue;
5. Bon View Avenue and Merrill Avenue;
6. Cucamonga Avenue and Merrill Avenue;
7. Grove Avenue and Merrill Avenue; and
8. Mid-block at Grove Avenue, Between Eucalyptus and Merrill Avenues.

Additionally, primary access to the Business Park development will be provided along Eucalyptus Avenue to the north, Campus Avenue to the west, and Grove Avenue to the east. Primary access into the Industrial development will be provided along Merrill Avenue to the south, Campus Avenue to the west, and Grove Avenue to the east.

Landscape Design: The landscape design theme for the South Ontario Logistics Center Specific Plan encourages landscape materials and designs that enhance the aesthetics of the structure, create and define public and private spaces, and provide shade and environmental benefits. Table 5.1 of the South Ontario Logistics Center Specific Plan identifies the plant material and trees to be used within parking lots, along street parkways, and adjacent to buildings. Additionally, the Specific Plan establishes the overall landscape coverage for the project and the landscape setbacks along the perimeter streets and interior property lines.

Infrastructure and Services: The backbone infrastructure to serve all areas of the Specific Plan will be installed by the developers in accordance with the Ontario Ranch (New Model Colony) Master Plans for streets, water (including recycled water), sewer, storm drain, and fiber optic facilities. Natural gas will be provided by The Gas Company and electricity by SCE. Development of the project requires the installation by the developer of all infrastructure necessary to serve the project as a standalone development, with phasing and ultimate details to be reviewed and approved via a Development Agreement with the project site's final map.

Specific Plan Phasing: Development phasing within the Specific Plan will be determined by the developers, based upon real estate market conditions. The Specific Plan outlines development phase one as Planning Areas 1 and 2, and development phase two as Planning Areas 3, 4, and 5 (Figure 4.1: Conceptual Site Plan). The phases may be developed as sub-phases and may occur either sequentially or concurrently with one another. Specific infrastructure, community facilities, and open space dedications will be provided/conditioned with future individual tract map(s) and/or development plan(s) that will be presented to the Planning Commission at a future date.

COMPLIANCE WITH THE ONTARIO PLAN: The proposed project is consistent with the principles, goals and policies contained within the Vision, Governance, Policy Plan (General Plan) and City Council Priorities components of The Ontario Plan.

California Government Code (Title 7, Division 1, Chapter 3, Article 8, Section 65450-65457) permits the adoption and administration of specific plans as an implementation tool for elements contained in the local General Plan. Specific plans must demonstrate consistency in regulations, guidelines, and programs with the goals and policies set forth in the General Plan. The South Ontario Logistics

Center Specific Plan has been prepared in conformance with the goals and policies of the City of Ontario Policy Plan (General Plan). The policy analysis in Chapter 7.0 "General Plan Consistency" of the Specific Plan describes the manner in which the South Ontario Logistics Center Specific Plan complies with the Policy Plan goals and policies.

HOUSING ELEMENT COMPLIANCE: The project is consistent with the Housing Element of the Policy Plan (General Plan) component of The Ontario Plan, as the project site is not one of the properties in the Available Land Inventory contained in Table A-3 (Available Land by Planning Area) of the Housing Element Technical Report Appendix.

Senate Bill 330 ("SB 330"): The Housing Accountability Act (Government Code Section 65589.5 et seq.) was passed by the California Legislature, signed by the Governor, and became effective on January 1, 2020. The bill is the result of the Legislature's extensive findings regarding the California "housing supply crisis" with "housing demand far outstripping supply." The legislation adds Chapter 12 to Division 1 of Title 7 of the Government Code (Section 66300 et seq.) that applies to "affected cities," which are identified as cities in urbanized areas as determined by the most recent census. In accordance with SB 330, the Department of Community Development and Housing ("HCD") has prepared a list of affected cities and has determined that Ontario is an "affected city." Therefore, pursuant to Government Code Section 66300(b)(1)(A) and (b):

(b) (1) Notwithstanding any other law except as provided in subdivision (i), with respect to land where housing is an allowable use, an affected city shall not enact a development policy, standard, or condition that would have any of the following effects:

(A) Changing the general plan land use designation, specific plan land use designation, or zoning of a parcel or parcels of property to a less intensive use or reducing the intensity of land use within an existing general plan land use designation, specific plan land use designation, or zoning district below what was allowed under the land use designation and zoning ordinances of the affected county or affected city, as applicable, as in effect on January 1, 2018…" except when approved by HCD or when the following exception is set out in Government Code Section 66300(i)(1) applies:

(i) (1) This section does not prohibit an affected county or an affected city from changing a land use designation or zoning ordinance to a less intensive use if the city or county concurrently changes the development standards, policies, and conditions applicable to other parcels within the jurisdiction to ensure that there is no net loss in residential capacity.

As discussed earlier in this staff report, the General Plan Amendment is proposed to change the site's land use designations from Low-Medium Density Residential and Business Park to approximately 35.2 acres of Business Park (0.6 FAR) and 184.2 acres of Industrial (0.55 FAR) land uses. The GPA would, therefore, eliminate the low-medium density land use designation, thereby theoretically eliminating 1,352 units (as determined by the City's density determinations to be 8.5 dwelling units per acre). In compliance with SB 330, the EIR evaluated the elimination of 1,352 units and determined that, based on SB 330 Exceptions for lack of water and sewer to serve a residential project and the no net loss of residential capacity, the Project is consistent with HCD exception findings. The proposed Project site does not have sufficient water or wastewater facilities to serve a residential project. As explained in Section 3.4.1.2, of the Draft EIR, at present there is no water or sewer infrastructure that could serve residential units because the land has been used for

agricultural purposes with water provided by on-site wells and sewer provided by septic systems. The Project Applicant is working on projects both approved and under review that span the length of Eucalyptus Avenue to the north, Merrill Avenue to the south, Euclid Avenue to the east, and Grove Avenue to the west (Ontario Ranch Business Park Specific Plan – Approved; Ontario Ranch Business Park Specific Plan Amendment – Under review; and, South Ontario Logistics Center Specific Plan – Subject Project), with a combined estimated cost of $144,331,000 (see Table 1, Project Cost Estimate by Project Area). The total estimated cost includes individual streets, lengths of pipe, storm drain, sewer, water, streetlights, curbing, paving, signals, power/fiber, and more. This cost would be financially infeasible for the 1,352 units presently allowed under the current residential General Plan designation and therefore the cost of such improvements would make residential development on the site financially infeasible (see Government Code Section 66589.5(d)(2) cited above).

Table 1: Project Cost Estimate by Project Area

Project Name	***Cost Estimate***
Ontario Ranch Business Park Phase 1 (Specific Plan - Approved)	$72,151,000
South Ontario Logistics Center (Specific Plan – Subject Project, Under Review)	$59,780,000
Ontario Ranch Business Park Phase 2 (Specific Plan Amendment, Under Review)	$12,400,000
Total	***$144,331,000***

In order to demonstrate “no net loss of residential capacity,” the Project will be required to demonstrate increased residential zoning capacity on a “SB330 Replacement Site” by 1,352 units to off-set the Project site loss of zoning capacity (Low Medium Density, 5.1 to 11 du/ac). In tandem with the City’s adoption of the 6th Cycle Housing Element, scheduled to go before the City Council for their consideration, the City is also adopting an Affordable Housing Overlay zone and applying this zone to all parcels in the sites inventory that are south of Riverside Drive or are zoned MU-2 along Holt Boulevard. Relevant to the Project, the Affordable Housing Overlay zone will establish a minimum density of 20 dwelling units per acre for all development (regardless of Policy Plan designation or underlying zoning district), and increase the maximum density from 25 to 30 units per acre for parcels that are designated in the Policy Plan for Medium Density Residential (“MDR”) when an affordable housing project is proposed with at least 25 percent of proposed units that are restricted for lower income households. The creation of the Affordable Housing Overlay zone and increased maximum density of 5 dwelling units per acre will increase residential capacity on 473.7 acres of such parcels currently designated MDR, by 2,368 dwelling units.

On December 20, 2021, the Planning Commission reviewed and recommended City Council approval of a General Plan Amendment (File No. PGPA21-004) for the Housing Element update to the Policy Plan (General Plan) component of The Ontario Plan, to address State mandates regarding the Regional Housing Needs Allocation (“RHNA”), as well as to modify the Policy Plan Land Use Plan (Exhibit LU-01) and to establish a Zone Change (File No. PZC21-002). The Project EIR addresses the potential impacts associated with relocating residential density from the Project site to the SB330 Replacement Sites located north of the Project site, along Grove Avenue, pursuant to SB330. With

the City adoption of the 6th Cycle Housing Element and associated Affordable Housing Overlay zone, no net loss of residential capacity will occur as a result of the Project.

AIRPORT LAND USE COMPATIBILITY: The California State Aeronautics Act (Public Utilities Code Section 21670 et seq.) requires that an Airport Land Use Compatibility Plan be prepared for all public use airports in the State; and requires that local land use plans and individual development proposals must be consistent with the policies set forth in the adopted Airport Land Use Compatibility Plan.

Ontario International Airport: On April 19, 2011, the Ontario City Council approved and adopted the Ontario International Airport Land use Compatibility Plan ("ALUCP"), establishing the Airport Influence Area for Ontario International Airport, which encompasses lands within parts of San Bernardino, Riverside, and Los Angeles Counties, and limits future land uses and development within the Airport Influence Area, as they relate to noise, safety, airspace protection, and overflight impacts of current and future airport activity. The proposed Project is located within the Airport Influence Area of Ontario International Airport and was evaluated and found to be consistent with the policies and criteria of the ALUCP. Any special conditions of approval associated with uses in close proximity to the airport are included in the conditions of approval provided with the attached resolutions.

Chino Airport: Chino Airport is owned and operated by the County of San Bernardino and is situated within the boundaries of the City of Chino, immediately south of Ontario. Portions of the City of Ontario are impacted by aircraft operations at Chino Airport (Exhibit E - Chino Airport Composite Safety Zones & TOP Land Use Designations). The adopted ALUCP for Chino Airport was approved in 1991 and does not reflect the most recently adopted 2005 Airport Master Plan. Also, the existing Chino Airport Land Use Compatibility Plan does not reflect the 2011 Caltrans Airport Land Use Planning Handbook. Public Utilities Code Section 21670.1(c) requires local jurisdictions under the "alternative process" to "rely upon" the California Airport Land Use Planning Handbook (Handbook) published by the California Department of Transportation (Caltrans), Division of Aeronautics in October 2011, for preparing Compatibility Plans and to utilize the Handbook's height, land use, noise, safety, and density criteria. Although the City of Ontario does not have the formal responsibility under the "alternative process" to prepare a compatibility plan for Chino Airport, the City of Ontario has completed an Airport Land Use Compatibility Assessment that analyzes Chino Airport's impacts on Ontario, consistent with policies and criteria set forth within the Caltrans 2011 California Airport Land Use Planning Handbook. The City of Ontario is currently working towards completing an Airport Land Use Compatibility Plan for portions of the City that are impacted by aircraft operations at Chino Airport. The proposed Project is located within the Airport Influence Area of Chino Airport and was evaluated and found to be consistent with the California Airport Land Use Planning Handbook and the City of Ontario's Chino Airport Land Use Compatibility Assessment. Future development within the Project Site shall be subject to Open Land and people-per-acre occupancy intensity calculations that are described below.

The Project site is located within Safety Zones 1, 3, and 6 (Handbook Generic Safety Zones) and new development will be required to provide Open Land (an open area that is at least 300 feet long by 75 feet wide) consistent with the Handbook's percentage criteria for each Safety Zone and people-per-acre limits. Safety Zone 1 is part of the Runway Protection Zone and cannot be developed with

any structures or buildings. Safety Zone 3 is required to provide a minimum of 15 percent of Open Land, and occupancy must be limited to 100 people per acre on average, and a maximum of 300 people in any one acre. Safety Zone 6 is required to provide a minimum of 10 percent of Open Land, and occupancy is limited to 300 people per acre on average, and a maximum of 1,200 people in any one acre.

ENVIRONMENTAL REVIEW: The Specific Plan is located within the City of Ontario in what was formally the approximate 8,200-acre City of Ontario Sphere of Influence (SOI). On January 7, 1998, the City of Ontario adopted the New Model Colony General Plan Amendment setting forth a comprehensive strategy for the future development of the Sphere of Influence. The New Model Colony is bound by Riverside Drive to the north, Milliken/Hamner Avenue to the east, Euclid Avenue to the west and Merrill Avenue/Bellegrave Avenue to the south.

On January 27, 2010, the City adopted The Ontario Plan and certified the accompanying Environmental Impact Report ("EIR"). The Ontario Plan serves as the City's new General Plan for the entire City, including the New Model Colony (now referred to as Ontario Ranch). The Ontario Plan identified many areas that might have a potentially significant impact on the environment. These areas included: 1) Aesthetics; 2) Biological Resources; 3) Geology and Soils; 4) Hazards and Hazardous Materials; 5) Hydrology and Water Quality; 6) Land Use and Planning; 7) Mineral Resources; 8) Population and Housing; 9) Public Services; 10) Recreation; and 11) Utilities and Service Systems. Through the EIR process, these potential impacts were analyzed, revisions were incorporated into the plan and/or mitigation measures were identified that reduced the potential environmental impacts to a level that was less than significant.

Even though an EIR was prepared for The Ontario Plan, the analyses focused on the program or "big picture" impacts associated with development. With the submittal of the South Ontario Logistics Center Specific Plan, Staff is charged with evaluating the potential impacts of development at the project level. Staff determined that an EIR should be prepared for the South Ontario Logistics Center Specific Plan. As noted in the Planning Commission staff report, dated January 25, 2022, an EIR was prepared for the South Ontario Logistics Center Specific Plan addressing the following key areas:

- Agricultural Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Population/Housing
- Public Services
- Transportation and Traffic

- Tribal Cultural Resources
- Utilities and Service Systems

The South Ontario Logistics Center Specific Plan EIR (State Clearinghouse No. 2021010318) evaluates each of these areas and identifies mitigation measures and/or revisions to the plan to lessen the impacts of the project. Of the 15 areas considered by the EIR, all but five of the impact areas were mitigated to a level of less than significant. Even with the mitigation measures, the impacts to agriculture and forestry resources, air quality, cultural resources, greenhouse gases, and transportation and traffic could not be reduced to less than significant, resulting in some impacts remaining potentially significant and unavoidable. While mitigation of all potential impacts to a level of less than significant is desirable, the fact that five areas will remain significant and unavoidable is not unexpected. The identification of these areas as significant and unavoidable validates the work previously completed for The Ontario Plan. It is Staff's opinion that the Project-required infrastructure improvements, which will provide the opportunity for the development of residential, the Great Park, and commercial on the west side of Ontario Ranch to occur, job creation, and potential point of sale tax revenue, outweigh the potential impacts associated with the Project. Therefore, Staff recommends the City Council certify the EIR, including the adoption of the Statement of Overriding Considerations and Mitigation Monitoring and Reporting Plan for the project.

PLANNING COMMISSION REVIEW: On January 25, 2022, the Planning Commission conducted a public hearing and voted unanimously (6-0) to recommend the City Council certify the South Ontario Logistics Center Specific Plan Environmental Impact Report (State Clearinghouse No. 2021010318), including the adoption of a Statement of Overriding Considerations and Mitigation Monitoring and Reporting Plan; approval of the General Plan Amendment (File No. PGPA19-004); and adoption of the South Ontario Logistics Center Specific Plan (File No. PSP19-001).

PUBLIC COMMENTS: The Planning Department received written comments prior to and after the Planning Commission hearing on January 25, 2022 (See Exhibit "F"). During the public hearing, twenty members of the public commented on the project. The comments were both in support and opposition to the project. A summary of the comments in opposition are provided below along with a staff response to the concerns raised.

1.Statements were made that it was premature for the Planning Commission to make a recommendation on the Draft EIR to City Council, because the Draft EIR response to comments had not been addressed or made public. *The Planning Commission's role is to review the Draft EIR and make a recommendation to City Council. The City Council is the approving authority on the final certification of the EIR. In addition, per California Environmental Quality Act, a City must respond to comments 10 day prior to the public hearing by the approving authority.*

2.Several labor union organization members spoke in opposition to project, requesting that the Applicant hire local trained and skilled union labor workforce for the construction of the warehouse facilities. *The Applicant stated at the meeting that they do have agreements with local labor trade organizations and that they will continue to make those commitments with the trade organizations.*

3.Concerns were raised about the impact of logistic and warehouse uses on a local and regional

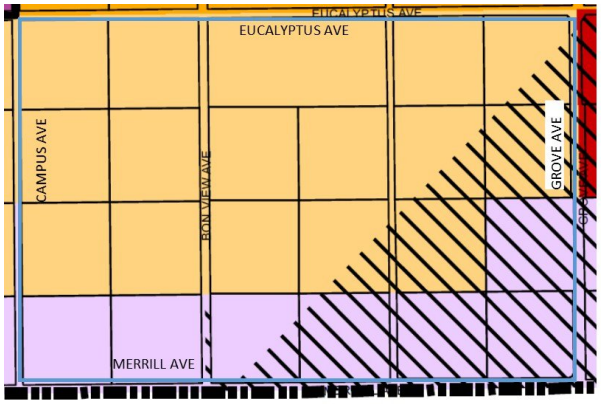
level regarding air quality, traffic, habitat/open space and agriculture resources. *The South Ontario Logistics Center Specific Plan EIR evaluated air quality, transportation/traffic, agriculture resources, and biological resources and identified mitigation measures and/or revisions to the plan to lessen the impacts of the project. Even with the mitigation measures, the impacts to agriculture and forestry resources, air quality, cultural resources, greenhouse gases, and transportation and traffic could not be reduced to less than significant, resulting in some impacts remaining potentially significant and unavoidable. While mitigation of all potential impacts to a level of less than significant is desirable, the fact that air quality, transportation/traffic, agriculture resources, and biological resources areas will remain significant and unavoidable is not unexpected. The identification of these areas as significant and unavoidable validates the work previously completed for The Ontario Plan.*

Exhibit A: GENERAL PLAN LAND USE MAP AMENDMENT

TOP Legend:

- Rural Residential
- Low Density Residential
- Low-Medium Density Residential
- Medium Density Residential
- High Density Residential
- Mixed Use
- Neighborhood Commercial
- General Commercial
- Office Commercial
- Hospitality
- Business Park
- Industrial
- Airport
- Land Fill
- Open Space - Parkland
- Open Space - Water
- Open Space – Non- Recreation
- Rail
- Public Facility
- Public School
- COM Overlay
- BP Overlay
- IND Overlay

Existing



Proposed

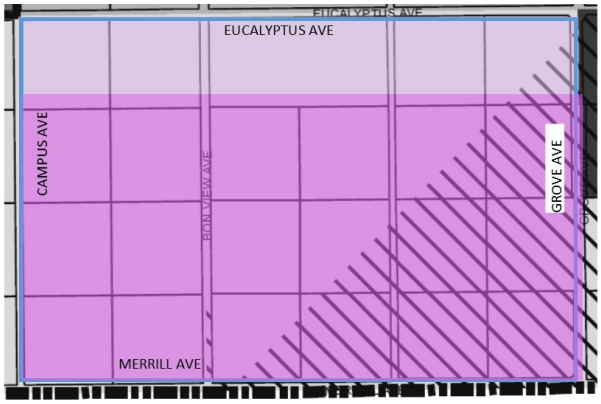


Exhibit B: AMENDED POLICY PLN EXHIBIT LU-03, FUTURE BUILDOUT

Land Use	Acres[2]	Assumed Density/Intensity[3]	Units	Population[4]	Non-Residential Square Feet	Jobs[5]
Residential						
Rural	529	2.0 du/ac	1,059	4,232		
Low Density[6]	7,255	4.0 du/ac (OMC) 4.5 du/ac (NMC)	30,584	122,244		
Low-Medium Density[6]	~~1,000~~ 981	8.5 du/ac	~~8,500~~ 8,339	~~33,976~~ 33,331		
Medium Density	1,897	18.0 du/ac (OMC) 22.0 du/ac (NMC)	38,200	133,791		
High Density	183	35.0 du/ac	6,415	21,470		
Subtotal	~~*10,865*~~ *10,845*		~~*84,758*~~ *84,597*	~~*315,713*~~ *315,068*		
Mixed Use						
• Downtown	113	• 60% of the area at 35 du/ac • 40% of the area at 0.80 FAR for office and retail	2,365	4,729	1,569,554	2,808
• East Holt Boulevard	57	• 25% of the area at 30 du/ac • 50% of the area at 1.00 FAR office • 25% of area at 0.80 FAR retail	428	856	1,740,483	3,913
• Meredith	93	• 23% of the area at 37.4 du/ac • 72% at 0.35 FAR for office and retail uses • 5% at 0.75 FAR for Lodging	800	1,600	1,172,788	1,462
• Transit Center	76	• 10% of the area at 60 du/ac • 90% of the area at 1.00 FAR office and retail	457	913	2,983,424	5,337
• Inland Empire Corridor	37	• 50% of the area at 20 du/ac • 30% of area at 0.50 FAR office • 20% of area t 0.35 FAR retail	368	736	352,662	768
• Guasti	77	• 20% of the area at 30 du/ac • 30% of area at 1.00 FAR retail • 50% of area at 0.70 FAR office	465	929	2,192,636	4,103
• Ontario Center	345	• 30% of area at 40 du/ac • 50% of area at 1.00 FAR office • 20% of area at 0.50 FAR retail	4,139	8,278	9,014,306	22,563
• Ontario Mills	240	• 5% of area at 40 du/ac • 20% of area at 0.75 FAR office • 75% of area at 0.50 FAR retail	479	958	5,477,126	7,285
• NMC West/South	315	• 30% of area at 35 du/ac • 70% of area at 0.70 FAR office and retail	3,311	6,621	6,729,889	17,188
• NMC East	264	• 30% of area at 25 du/ac • 30% of area at 0.35 FAR for office • 40% of area at 0.3 FAR for retail uses	1,978	3,956	2,584,524	4,439
• Euclid/Francis	10	• 50% of the area at 30 du/ac • 50% of area at 0.80 FAR retail	156	312	181,210	419
• SR-60/ Hamner Tuscana Village	41	• 18% of the area at 25 du/ac • 57% of the area at 0.25 FAR retail • 25% of the area at 1.50 FAR office	185	369	924,234	2,098
Subtotal	***1,668***		***15,129***	***30,257***	***34,922,836***	***72,383***

Exhibit B: AMENDED POLICY PLAN
EXHIBIT LU-03, FUTURE BUILDOUT (CONTINUED)

LU-03 Future Buildout[1]

Land Use	Acres[2]	Assumed Density/Intensity[3]	Units	Population[4]	Non-Residential Square Feet	Jobs[5]
Retail/Service						
Neighborhood Commercial[6]	281	0.30 FAR			3,671,585	8,884
General Commercial	~~519~~ 476	0.30 FAR			~~6,788,695~~ 6,220,368	~~6,387~~ 5,799
Office/ Commercial	~~514~~ 490	0.75 FAR			~~16,805,775~~ 16,008,300	~~37,269~~ 35,497
Hospitality	142	1.00 FAR			6,177,679	7,082
Subtotal	~~1,457~~ *1,389*				~~33,443,735~~ *32,077,932*	~~69,542~~ *57,262*
Employment						
Business Park	~~1,507~~ 1,531	0.40 FAR			~~26,261,610~~ 26,676,144	~~46,075~~ 46,817
Industrial	~~6,384~~ 6,446	0.55 FAR			~~152,947,800~~ 154,433,268	~~134,383~~ 134,511
Subtotal	~~7,891~~ *7,977*				~~179,209,410~~ *181,109,412*	~~180,459~~ *181,328*
Other						
Open Space–Non-Recreation	1,232	Not applicable				
Open Space–Parkland[6]	950	Not applicable				
Open Space-Water	59	Not applicable				
Public Facility	97	Not applicable				
Public School	632	Not applicable				
LA/Ontario International Airport	1,677	Not applicable				
Landfill	137	Not applicable				
Railroad	251	Not applicable				
Roadways	4,871	Not applicable				
Subtotal	*9,906*					
Total	***31,786***		~~99,807~~ *99,726*	~~345,971~~ *345,325*	~~247,575,980~~ *248,110,180*	~~312,383~~ *310,973*

Notes
1 Historically, citywide buildout levels do not achieve the maximum allowable density/intensity on every parcel and are, on average, lower than allowed by the Policy Plan. Accordingly, the buildout projections in this Policy Plan do not assume buildout at the maximum density or intensity and instead are adjusted downward. To view the buildout assumptions, access the Methodology report.
2 Acres are given as adjusted gross acreages, which do not include the right-of-way for roadways, flood control facilities, or railroads.
3 Assumed Density/Intensity includes both residential density, expressed as units per acre, and non-residential intensity, expressed as floor area ratio (FAR), which is the amount of building square feet in relation to the size of the lot.
4 Projections of population by residential designation are based on a persons-per-household factor that varies by housing type. For more information, access the Methodology report.
5 To view the factors used to generate the number of employees by land use category, access the Methodology report.
6 Acreages and corresponding buildout estimates for these designations do not reflect underlying land uses within the Business Park, Industrial and Commercial Overlays. Estimates for these areas are included within the corresponding Business Park, Industrial and General Commercial categories.

Exhibit C: SOUTH ONTARIO LOGISTICS CENTER
SPECIFIC PLAN LAND USE MAP

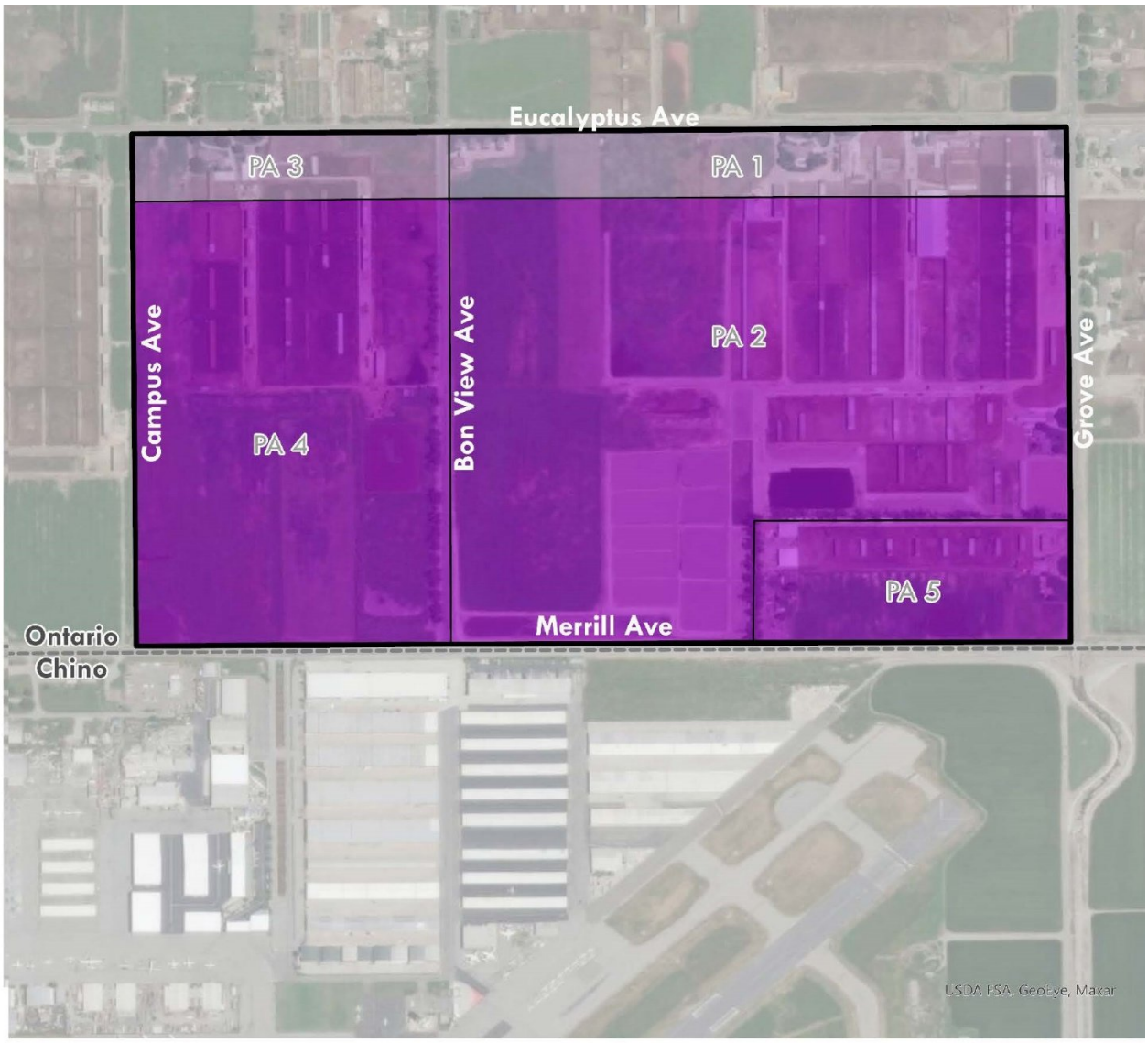


Exhibit D: LAND USE SUMMARY TABLE

Planning Area	Maximum Floor Area Ratio[1]	Site Acreage	Maximum Building Square Footage
Planning Area 1: Business Park	0.60	23.65	618,076 SF
Planning Area 3: Business Park	0.60	11.52	300,972 SF
Planning Area 2: Industrial - General	0.55	106.71	2,556,442 SF
Planning Area 4: Industrial -General	0.55	60.06	1,438,914 SF
Planning Area 5: Industrial – General	0.55	17.45	419,114 SF
TOTAL		**219.39**	**5,333,518**

Note:

1. Provided the General Plan Amendment application submitted in conjunction with this Specific Plan to designate PAs 1 and 3 as Business Park and PAs 2,4, and 5 as Industrial – General is approved.

Exhibit E: CHINO AIRPORT COMPOSITE SAFETY ZONES AND POLICY PLAN LAND USE DESIGNATIONS

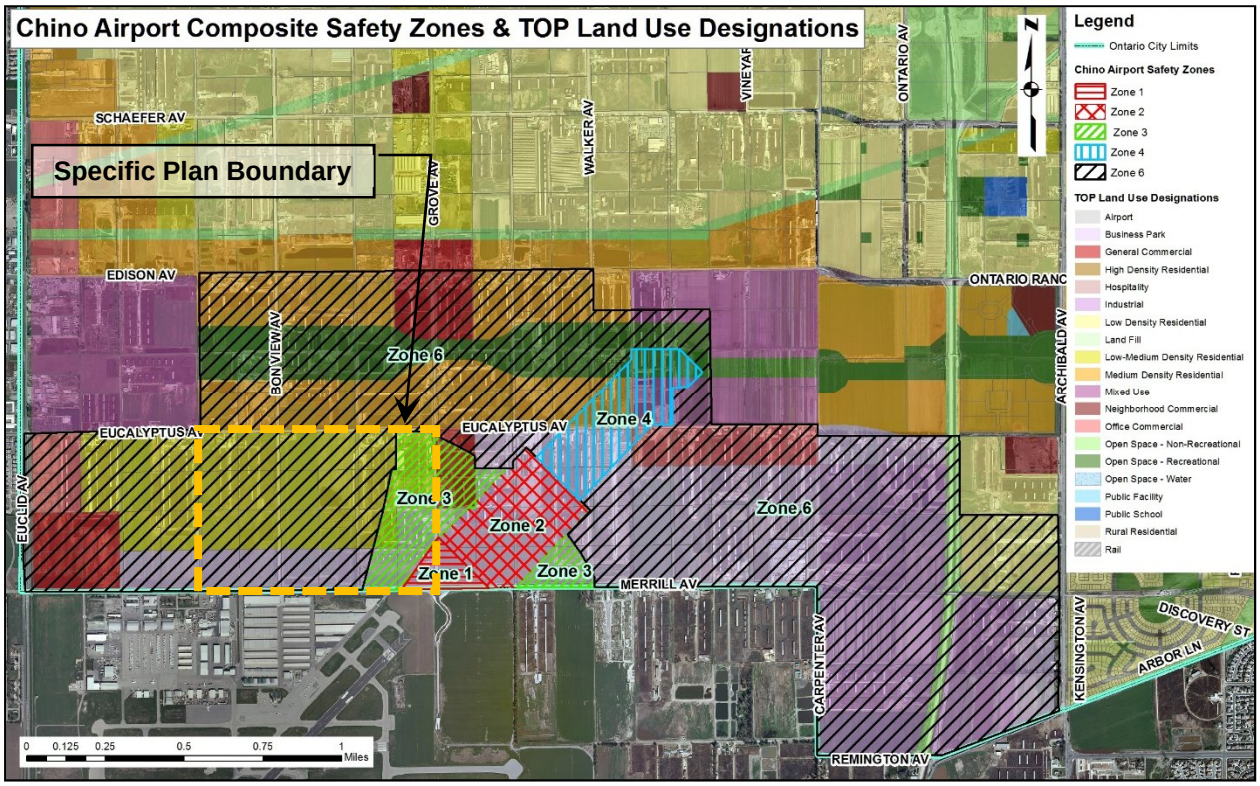


Exhibit F

Public Comments Received for

File Nos.: PGPA19-004 and PSP19-001

Gwen Berendsen

From: Alisha C. Pember <apember@adamsbroadwell.com>
Sent: Tuesday, January 25, 2022 11:56 AM
To: Planning Director; Alexis Vaughn
Cc: Aidan P. Marshall
Subject: Public Hearing Item C: Comments on South Ontario Logistics Center Specific Plan: Environmental Assessment, General Plan Amendment, And Specific Plan Review For File Nos. PGPA19-004 AND PSP19-001
Attachments: 5826-006acp - PC Hearing Comments South Ontario.pdf

Good morning,

Please see attached **Comments on South Ontario Logistics Center Specific Plan: Environmental Assessment, General Plan Amendment, And Specific Plan Review For File Nos. PGPA19-004 AND PSP19-001**.

If you have any questions, please contact Aidan Marshall.

Thank you.

Alisha Pember

Alisha C. Pember
Adams Broadwell Joseph & Cardozo
601 Gateway Boulevard, Suite 1000
South San Francisco, CA 94080
(650) 589-1660 voice, Ext. 24
apember@adamsbroadwell.com

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SACRAMENTO, CA 95814-4721
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KEVIN T. CARMICHAEL
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JAVIER J. CASTRO
THOMAS A. ENSLOW
KELILAH D. FEDERMAN
ANDREW J. GRAF
TANYA A. GULESSERIAN
KENDRA D. HARTMANN*
DARIEN K. KEY
RACHAEL E. KOSS
AIDAN P. MARSHALL
TARA C. RENGIFO
MICHAEL R. SEVILLE

Of Counsel
MARC D. JOSEPH
DANIEL L. CARDOZO

*Not admitted in California.

January 25, 2022

Via Email Only
Ontario Planning/Historic Preservation Commission
303 East "B" Street
Ontario, CA 91764
Email: planningdirector@ontarioca.gov

Alexis Vaughn, Assistant Planner
Email: avaughn@ontarioca.gov

Re: Public Hearing Item C: Comments on South Ontario Logistics Center Specific Plan: Environmental Assessment, General Plan Amendment, And Specific Plan Review For File Nos. PGPA19-004 AND PSP19-001

Dear Planning Commission Members and Ms. Vaughn:

We are writing on behalf of Californians Allied for a Responsible Economy ("CARECA"), to provide comments on Public Hearing Item C, "Environmental Assessment, General Plan Amendment, and Specific Plan Review for File Nos. PGPA19-004 and PSP19-001" for the South Ontario Logistics Center Specific Plan Project (collectively, "the Project"). The environmental assessment is a Draft Environmental Impact Report ("DEIR") prepared by the City of Ontario ("City") for the South Ontario Logistics Center Specific Plan (SCH No. 2021010318).

CARECA is an unincorporated association of individuals and labor organizations that may be adversely affected by the potential public and worker health and safety hazards, and the environmental impacts of the Project. The coalition includes Ontario residents Ricardo Cuevas, Irvin Cruise, Luis Garcia, Jaime Paredes, John Fierro, the District Council of Ironworkers, and Southern California Pipe Trades DC 16, along with their members, their families, and other individuals who live and work in the City of Ontario.

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The proposed Project consists of a General Plan Amendment, Specific Plan, Development Plan Review, Tentative Parcel Maps, and a Development Agreement to allow for the development of an industrial and business park encompassing 23 parcels totaling 219.39 acres in the City of Ontario, San Bernardino County, California. The proposed Project site is on a total of 219.39-acre site bound by Eucalyptus Avenue to the north, Campus Avenue to the west, Merrill Avenue to the south, and Grove Avenue to the east. The Project is proposed in two phases. Phase 1, comprised of Planning Areas ("PAs") 1 and 2, would allow approximately 3,174,518 sf of industrial and business park uses. Phase 1 consists of the construction of Buildings 1 through 8 and includes the Development Plan for PAs 1 and 2. The DEIR also evaluates, at a programmatic level, potential future development of Phase 2, comprised of three future planning areas (no specific development proposals have been identified for the Phase 2 area). Furthermore, pursuant to the Housing Accountably Act, or Senate Bill 330 (SB330), the Project will create an Overlay District on an "SB330 Replacement Site" to increase the residential zoning capacity by 1,352 units, which will offset the loss of residential zoning capacity within the Project site. In order for this Overlay District to be approved, a Zone Change and General Plan Amendment are required.

On January 3, 2022, we submitted comments on the Project's DEIR. The evidence presented in our initial comments shows that the DEIR does not accurately disclose, analyze, and mitigate potentially significant air quality, agricultural, public health, GHG, energy, transportation, and biological resources impacts. The public comment period on the DEIR closed just two weeks ago. The City has not yet responded to our comments or the DEIR comments of any other members of the public or responsible agencies, and has not revised or recirculated the DEIR in response to our comments. The Staff Report explains that the City has not yet prepared the Final EIR.[1] It is therefore premature for the Planning Commission to recommend certification of the Final EIR or approval of the Project to the City Council.

And as will be discussed below, the Planning Commission lacks substantial evidence to make, or recommend that the City Council make, the requisite findings to approve the Specific Plan and General Plan Amendment. The Planning Commission also cannot make, or recommend that the City Council make the requisite findings to cancel the Williamson Act contracts on the Project site at this time.

---

[1] Staff Report, p. 29.

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For these reasons, CARECA urges the Planning Commission not to take any action on the Project at this hearing. Instead, the Commission should continue today's recommendation hearing to a future date after the City has responded to all comments on the DEIR and prepared a legally adequate Final EIR pursuant to CEQA.

I. It is Premature to Recommend Approval of the Project

It is premature for the Planning Commission to make a recommendation regarding approval of the Project at this time because the City has not reviewed or responded to comments on the Draft EIR. The Planning Commission Staff Report states that "[r]esponses to comments are being prepared by the Project Applicant and consultants and will be provided with the Final EIR to be reviewed and considered by the City Council."[2] Written responses to comments are required by CEQA.[3] In order to address environmental issues raised in public comments, the City may need to make modifications to the Project or consider alternatives and additional mitigation that is not currently proposed in the DEIR or as part of the Project. CARECA urges the Planning Commission to remand the DEIR back to Staff to allow for preparation of a legally adequate Final EIR before making any recommendation to the City Council.

II. The Planning Commission is Precluded from Making the Requisite Findings to Approve the Specific Plan and General Plan Amendment At this Time.

Section 4.01.035(D) of the City of Ontario Development Code ("ODC") provides that an application to adopt, amend, or supplement a Specific Plan shall be denied if one or more of the below listed findings cannot be clearly established:

1. The proposed Specific Plan, or amendment thereto, is consistent with the goals, policies, plans and exhibits of the Vision, Policy Plan

---

[2] Staff Report, p. 29.

[3] CEQA Guidelines Section 15088 (B) (The written response shall describe the disposition of significant environmental issues raised (e.g., revisions to the proposed project to mitigate anticipated impacts or objections). In particular, the major environmental issues raised when the lead agency's position is at variance with recommendations and objections raised in the comments must be addressed in detail giving reasons why specific comments and suggestions were not accepted. There must be good faith, reasoned analysis in response. Conclusory statements unsupported by factual information will not suffice).

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(General Plan), and City Council Priorities components of The Ontario Plan;

2. The proposed Specific Plan, or amendment thereto, would not be detrimental to the public interest, health, safety, convenience, or general welfare of the City;
3. In the case of an application affecting specific property(ies), the proposed Specific Plan, or amendment thereto, will not adversely affect the harmonious relationship with adjacent properties and land uses; and
4. In the case of an application affecting specific property(ies), the subject site is physically suitable, including, but not limited to, parcel size, shape, access, and availability of utilities, for the request and anticipated development.

Similarly, ODC Section 4.01.025(D)(3)(b) provides that a General Plan Amendment is justified if the proposed General Plan Amendment would not be detrimental to the public interest, health, safety, convenience, or general welfare of the City.

Here, the Planning Commission lacks substantial evidence to find that the Project's approvals would not be detrimental to the public interest, health, safety, convenience, or general welfare of the City, due to the Project's unresolved environmental and public health impacts. To begin with, the Project's DEIR identifies significant and unavoidable impacts to agricultural resources, air quality, cultural resources, greenhouse gases, and transportation/traffic. And beyond the impacts identified in the DEIR, our comments on the DEIR identify potentially significant impacts that the City did not adequately disclose, analyze, or mitigate. These include impacts on air quality, public health, greenhouse gas emissions, energy, transportation, and biological resources. Since the City has not yet corrected the DEIR's flaws, there is substantial evidence demonstrating that the Project, as currently proposed, has several unmitigated significant impacts which preclude the findings required by the ODC. Until the errors and omissions in the DEIR are corrected, and additional mitigation is applied to the Project to further reduce significant impacts, the Planning Commission lacks the requisite substantial evidence to find that the Project's approvals would not be detrimental to the public interest, health, safety, convenience, or general welfare of the City.

The Planning Commission also lacks substantial evidence to find that the proposed Specific Plan will not adversely affect the harmonious relationship with

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adjacent properties and land uses.[4] The City's Staff Report and the DEIR acknowledge, in Impact 5.2-3, that the Specific Plan would not be harmonious with adjacent properties and land uses:

> Development of the City in accordance with TOP would increase the amount of nonagricultural land uses. When nonagricultural land uses are placed near agricultural uses, the odors, noises, and other hazards related to agriculture conflict with the activities and the quality of life of the people living and working in the surrounding areas. Consequently, conversion of agricultural uses in the city may cause farms and agricultural land uses outside the City to be converted to nonagricultural uses because of the nuisances related to agriculture. Impact 5.2-3 would remain significant and unavoidable. Therefore, a Statement of Overriding Considerations would be required.[5]

Since the DEIR identified this impact as significant and unavoidable, the Planning Commission is precluded from finding that the Project approvals will not adversely affect the harmonious relationship with adjacent properties and land uses.

III. The Planning Commission Cannot Make or Recommend Making the Requisite Findings to Approve the Tentative Parcel Map

The proposed Project includes a Tentative Parcel Map to allow for the development of an industrial and business park on approximately 219 acres. According to the ODC, a tentative parcel map shall be denied if one or more of the below listed findings cannot be clearly established:

1. The proposed map is consistent with the goals, policies, plans and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan, and applicable area and specific plans, and planned unit developments;
2. The design or improvement of the proposed subdivision is consistent with the goals, policies, plans and exhibits of the Vision, Policy Plan (General

[4] ODC Section 4.01.035(D)(4).
[5] Planning Commission Staff Report, File Nos. PGPA19-004 and PSP19-001 (January 25, 2022) pg. 23.

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Plan), and City Council Priorities components of The Ontario Plan, and applicable specific plans and planned unit developments;
3. The site is physically suitable for the type of development proposed;
4. The site is physically suitable for the proposed density of development;
5. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat;
6. The design of the subdivision or type of improvements are not likely to cause serious public health problems; and
7. The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.[6]

Here, due to the Project's significant and unavoidable impacts, and otherwise unresolved significant environmental impacts, the Commission cannot clearly establish all of the above findings at this time.

IV. The Planning Commission Cannot Make or Recommend Making the Requisite Findings to Cancel the Williamson Act Contracts

The Project would require the cancellation of several Williamson Act contracts. At the time of the publication of the Notice of Preparation, there was an active Williamson Act Contract (Contract #72-392) on APN 1054-051-01, 02 and 1054-061- 01, 02. A notice of nonrenewal was recorded for that contract, starting the process to terminate the contract. There are also several active Williamson Act contracts located within the SB330 Replacement Site. The DEIR states that "[o]nce development is proposed for the SB330 Replacement Site, a notice of non-renewal may be recorded, starting the process to terminate these contracts." The DEIR states that "[c]ancellation of any site will comply with provisions and requirements identified at Government Code (GC) §51280 et seq. [the Williamson Act]."[7] But the DEIR lacks substantial evidence to support this claim because the City will not be able to make the requisite findings to cancel the Williamson Act contracts. For the same reason, the Planning Commission is precluded from recommending the approval of this Project until these issues are resolved.

---

[6] ODC Section 4.02.095 (D).
[7] DEIR, pg. 4.1-5.

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In order to cancel a Williamson Act contract, cancellation must be (1) consistent with the purposes of the Act, or (2) in the public interest.[8] A cancellation of a contract is consistent with the Act if the decisionmaker makes all of the following findings:

> (1) That the cancellation is for land on which a notice of nonrenewal has been served pursuant to Section 51245.
> (2) That cancellation is not likely to result in the removal of adjacent lands from agricultural use.
> (3) That cancellation is for an alternative use which is consistent with the applicable provisions of the city or county general plan.
> (4) That cancellation will not result in discontiguous patterns of urban development.
> (5) That there is no proximate noncontracted land which is both available and suitable for the use to which it is proposed the contracted land be put, or, that development of the contracted land would provide more contiguous patterns of urban development than development of proximate noncontracted land.[9]

Cancellation of a contract is in the public interest only if the decisionmaker makes the following findings:

> (1) that other public concerns substantially outweigh the objectives of this chapter; and
> (2) that there is no proximate noncontracted land which is both available and suitable for the use to which it is proposed the contracted land be put, or that development of the contracted land would provide more contiguous patterns of urban development than development of proximate noncontracted land.[10]

For determining whether cancellation is consistent with the Act or in the public interest, the Act explains that "the uneconomic character of an existing agricultural use shall not by itself be sufficient reason for cancellation of the contract... The uneconomic character of the existing use may be considered only if there is no other reasonable or comparable agricultural use to which the land may be put."[11]

---

[8] Gov. Code Section 51282(a).
[9] Gov. Code Section 51282(b).
[10] Gov. Code Section 51282(c).
[11] Gov. Code Section 51282(d).

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Here, the DEIR puts forth one reason for cancelling the Williamson Act contracts on the Project site: their uneconomic character. The DEIR variously states:

> Ontario's future development emphasizes mixed-use, commercial, industrial, and residential projects rather than supporting the continuation of agricultural uses, which are becoming less economically viable;[12]
>
> Existing agricultural uses within the City are becoming economically unsustainable and represent land uses that are increasingly incongruous with continuing urbanization of the City;[13] and
>
> Economic viability of agricultural uses in the City has declined as a result of losing many of the necessary support services. Increasing urbanization, rising land values, and relatively high operational costs have also put City agricultural and dairy farming uses at a competitive disadvantage in regional markets. Ultimately, the long-term viability of agriculture within the City is limited due to the increasing land values, increased water costs, higher labor costs, higher property taxes, competition from other parts of the state, and the growing urbanization of the area.[14]

Since the DEIR makes it clear that the uneconomic character of the Williamson Act contracts is the sole reason for their cancellation, the Planning Commission is unable to make the requisite findings to cancel the contracts at this time.

Further, the Commission will not be able to find that cancellation is consistent with the purposes of the Act at this time because cancellation is likely to result in the removal of adjacent lands from agricultural use. The DEIR acknowledges that as the agricultural uses diminish, so too are the necessary support uses such as feed stores, agricultural equipment sales and rentals, and manure services. And the Planning Commission Staff Report states that conversion of agricultural uses may cause nearby agricultural uses to be converted to nonagricultural uses because of the nuisances related to agriculture. Thus,

---

[12] DEIR, pg. 4.1-3.
[13] DEIR, pg. 4.1-12 – 13.
[14] DEIR, pg. 4.1-13.

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cancellation will likely result in removal of adjacent agricultural lands without adequate mitigation, and is inconsistent with the purposes of the Act.

As a result, the City will not be able to make the requisite findings to cancel the Williamson Act contracts.

V. CONCLUSION

For these reasons, CARECA urges the Planning Commission to continue its recommendation hearing on the Project until a legally adequate Final EIR has been prepared for the Project which fully analyzes and mitigates the Project's potentially significant environmental and public health impacts. We thank you for the opportunity to provide these comments.

Sincerely,

Aidan P. Marshall

APM:acp

5826-006acp

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Gwen Berendsen

From: Alexis Vaughn
Sent: Tuesday, January 25, 2022 12:50 PM
To: Mary Ann Ruiz
Cc: Planning Director; Gwen Berendsen
Subject: RE: Public Comment
Attachments: Ontario Planning Letter 12522 .pdf; Growing up with smog leads to health issues.pdf

Good afternoon,

Confirming receipt of your comments below and attachments. I have confirmed both links work and saved all items to the file.

Thank you,

Alexis Vaughn, Assistant Planner
City of Ontario, Planning Department
303 East B Street, Ontario, CA 91764
(909) 395-2416 || avaughn@ontarioca.gov

CITY OF ONTARIO PLANNING DEPARTMENT

COVID-19 PLANNING DEPARTMENT UPDATES
- The Planning Department counter is open for appointments. Click here to book your appointment.
- Contact us by phone at (909) 395-2036 or by email at PlanningCounterMail@ontarioca.gov for general Planning-related information.
- Face coverings and social distancing are required inside City facilities.
- We appreciate your business and your patience.

From: Mary Ann Ruiz [redacted]
Sent: Tuesday, January 25, 2022 11:59 AM
To: Alexis Vaughn <AVaughn@ontarioca.gov>
Subject: Fwd: Public Comment

---------- Forwarded message ---------
From: **Mary Ann Ruiz** [redacted]
Date: Tue, Jan 25, 2022 at 11:53 AM
Subject: Public Comment
To: <avaughn@ontarioca.gov>

Ms. Vaughn:

Please find attached my comments relative to the Planning Commision public hearing tonight regarding the South Ontario Logistics Center Specific Plan EIR (PSP19-001/PGPS19-004 and enter the letter and other attachments and linked documents. Thank you.

_**warehouse-best-practices.pdf [drive.google.com]**Error! Filename not specified.

_**WLC Settlement Agreement (Executed).pdf [drive.google.com]**Error! Filename not specified.

ments into the record for this hearing .

thank you

--

Mary Ann Ruiz

Chair, Sierra Club San Gorgonio Chapter

--

Mary Ann Ruiz

Alexis Vaughn, Assistant Planner
1/25/2022
City of Ontario Planning Department
303 East "B" Street
Ontario, CA 91764

avaughn@ontarioca.gov

Project Title/File No: South Ontario Logistics Center Specific Plan EIR (PSP19-001/PGPS19-004)

Dear Planner Vaughn:

Thank you for the opportunity to provide comment on the subject project through the public hearing January 25 at 6:30 pm, with written comment due by noon that day.

I am writing as a resident of the neighboring city of Chino regarding the impacts of this massive warehouse proposal on current agricultural lands. The unavoidable significant impacts of this project on our region are of great concern. Our communities are already heavily impacted by logistics development and the diesel truck traffic involved.

Of primary concern is the poor air quality in our region, and the resulting public health impacts. Attached with this letter you will find a research report from April of 2021 about the impacts of logistics on warehouses and pollution. Also attached is a recent news article about the effects of growing up with smog. I hope you will take the time to review this information and consider the health of our communities as you review the DEIR for this project.

Here in the Inland Valleys, we are losing our rich agricultural heritage and open working lands. These lands sequester carbon, provide green spaces and storm water retention. The lack of vision by local politicians for preserving these lands for sustainable agriculture mixed with livable communities is disappointing. Local small farms, training in farming, open space improvements such as restoring native habitat, and residential communities mixed in could address so many issues we have in this community. Approving massive warehouses with all the problems they bring does nothing for the community.

Jobs that come with these projects are typically low paying, physically demanding jobs with no upward mobility. Many jobs are rapidly replaced through automation. Our workforce deserves better opportunities.

Vehicle Miles Traveled and greenhouse gas emissions contribute to climate change and our warming planet. Here in the Inland Valley, we are already experiencing hotter summers, cooler

winters, and drought conditions. Approving this project increases local VMT and spews diesel and gas emissions throughout our communities.

Attached you will also find the California Attorney General's Warehouse Best Practices and Mitigation Measures to Comply with CEQA. I hope you will consider these best practices as you review this project. You will also find attached the recent settlement regarding the World Logistics Center project in Moreno Valley. Please note the many mitigations that developers and city officials agreed to for this project and incorporate them into your planning.

As a resident of the adjoining City of Chino, I strongly urge you to pause approvals for warehouse projects in Ontario. Invoke a moratorium on all current and future warehouse projects while the Planning Commission, your City Planners, and your City Council educate themselves on the harmful impacts of these projects.

Thank you for your attention to my concerns and this information.

Sincerely,

Mary Ann Ruiz
Chair, Sierra Club San Gorgonio Chapter

Growing up with smog leads to health issues

Researchers say those living in regions with high levels of air pollution suffer from lifelong problems

By Claudia Boyd-Barrett
Correspondent

Amparo Miramontes and her husband thought they'd found the perfect place to raise a family when they moved with their baby daughter from Burbank to Fontana in 2010. They bought a spacious, fivebedroom home for a fraction of the cost of anything equivalent in the San Fernando Valley. The neighborhood was safe, rural and friendly. They barely noticed the nearby landfill and the small but growing collection of online shopping warehouses.

Then they started getting sick. Miramontes was constantly wiping mucus from her daughter's nose and taking her to the pediatrician's office to be treated for respiratory infections. Allergies, the doctor said.

Within a couple of years, Miramontes herself was struggling to breathe. At 34, she was diagnosed with asthma, even though she had no history of the condition. When she became pregnant with her second child in 2013, the doctors induced the baby four weeks early because Miramontes' oxygen levels were dangerously low. Her newborn son also had breathing difficulties.

"Finally I started asking the question: What could cause this?" Miramontes said. "I talked to the doctor about it and he told me there was something called PM 2.5 (referencing fine particulates in smoggy air), and that it was linked to a lot of symptoms they were seeing all over the world for kids exposed to high pollution levels."

Researchers have known for decades that air pollution is bad for people's health, but only recently have they begun to understand the full extent of the danger. Babies and young children are especially at risk from toxins

SMOG»PAGE7

Kevin and Amparo Miramontes, with their children Ari, 12, Lucas Orion, 8, and Echo their dog, stand near an industrial park and landfill across the freeway and less than a mile from their home in Fontana on Dec. 12.
PHOTOS BY MINDY SCHAUER — STAFF PHOTOGRAPHER

Homes and industrial buildings closely coexist in the Southridge Village area of Fontana. Community members began a coalition in an effort to prevent the city from allowing more warehouses to be built.

Smog

FROM PAGE 1

in the air because their bodies are still developing, and they breathe in proportionally more air than adults. New research suggests that growing into adulthood in smoggy communities can result in permanent, life-altering damage.

An ongoing study of more than 12,000 school children by USC found that those exposed to high levels of air pollution had smaller and more unhealthy lungs by the time they reached adulthood than did those who breathed cleaner air. Now, researchers are looking into the possibility that early exposure to smog might even alter DNA, possibly harming subsequent generations.

Stanford University researchers recently discovered that breathing dirty air alters gene expression in young children in a way that could predispose them to heart disease as adults. A growing number of studies have linked early exposure to air pollution to other, potentially life-long ills including obesity, developmental delays, ADHD, autism, preterm birth and birth defects.

"There's just an enormous body of evidence that suggests these early windows of exposure" affect children's health, said Tracy Bastain, an associate professor in the Department of Population and Public Health Sciences at USC's Keck School of Medicine.

"Air pollution impacts can be (felt) across the lifespan and these early periods, especially prenatal periods when the fetus is developing, and during the early childhood periods ... are particularly sensitive."

Children in the Inland Empire are among those at highest risk.

The region is the smoggiest in the nation, according to the American Lung Association. Specifically, San Bernardino and Riverside counties rank among the top 10 counties in the United States for year-round particle pollution, a precursor to smog that includes PM 2.5, or particulate matter 2.5 — tiny, airborne droplets that penetrate deep into the lungs and are linked to increased rates of respiratory illness, heart disease and premature death.

The problem has worsened in San Bernardino County since about 2015 when air pollution levels started ticking up after years of decline. Riverside County has fared better, but the number of high ozone days also has been trending upward. Both counties received a "Fail" grade for air quality in the American Lung Association's most recent State of the Air report.

Now, some parents in the Inland Empire are sounding the alarm. They say their kids are battling asthma, persistent nosebleeds and other ailments that studies show can be linked to air pollution.

Many believe the recent drop in air quality is the result of an explosion in online shopping warehouses and logistics led by retail giant Amazon, a trend that is driven by soaring consumer demand for home-delivered goods. The new industry has brought heavy truck and freight traffic off the freeways and into communities such as Fontana and San Bernardino. That's on top of the region's existing geographic and topographic challenges, particularly its location beside several mountain ranges, which results in the accumulation of pollution that originates in coastal areas such as LosAngeles and Orange counties.

Many researchers say climate change is almost certainly playing a role in the new wave of pollution. Hotter temperatures combined with traffic exhaust creates ideal conditions for the formation of smog. Climate change also is making wildfires more

common and bigger, creating longer periods of elevated smoke in the region's air — another reason behind the downturn in local air quality.

Dr. Afif El-Hasan, a San Juan Capistrano pediatrician and a spokesperson for the American Lung Association, said people should be "extremely concerned" about pollution levels in the Inland Empire and the risks to children living there. In the short-term, air pollution inflames children's airways and affects their ability to fight off infection, leading to more frequent asthma attacks and respiratory illnesses. In the long-term, he said, those children are more likely to develop heart disease, cancer, emphysema and other health problems as adults.

"If you're basically condemning these children to reduced lung capacity for their lives and not giving them healthy air to breath, they're going to have problems later on, whether it's going to be directly in the lungs or in another part of their bodies," El-Hasan said.

Unless action is taken to clean the region's air, he said, "it is going to affect the allocation of resources later on, when all of these kids whowere exposed to all this air pollution become very sick and require expensive treatment."

Dr. Brett Cherry, an allergist and immunologist at Riverside Medical Clinic, often sees patients, including children, with allergy symptoms such as itchy eyes or a constantly runny nose who test negative for typical allergens such as pollen and pet dander. What they're actually reacting to, Cherry said, is polluted air.

"Sometimes they joke that my prescription should be, 'move to the beach.'" Instead, Cherry advises them to stay indoors when the air is particularly bad, run air conditioning to filter the air whenever possible, and be aware of anything that triggers their symptoms. In some cases where this doesn't help, he prescribes medications.

Among Cherry's older patients are people who grew up in the region during the 1960s and '70s, when air pollution in the Inland Empire was far worse and smoking was more prevalent. Many of those patients have dealt with allergies and asthma since they were children; some now battle chronic lung disease. To them, the air quality these days — even with the recent retrenchment — isn't bad by comparison, Cherry said. But to him, he said, the region's air is concerning, particularly with the recent increase in wildfires and smoke.

Indoor summer

Leonardo Barrera can't write his name or tie his shoes but, at age 3, he's a pro at using his inhaler.

His mother, Roxana Barrera, said he's suffered breathing difficulties most of his short life and that she and her husband keep him inside when outdoor air poses a risk. But last summer, she said, there were so many smoggy days in their San Bernardino community that Leonardo was kept indoors pretty much all the time.

"It's hard to tell a kid not to run. He just wants to run everywhere. He wants to be wild and free," she said. "I worry that when he's older he's still going to have these issues. He's still going to have to use an inhaler."

The Barrera family lives close to dozens of logistics center warehouses and the San Bernardino BNSF Railyard, one of the biggest and busiest logistics hubs in California. Trucks constantly rumble up and down the nearby roads; Barrera recently counted 30 semi-trailers at the intersection nearest her home in the time it took the light to turn green.

Young Leonardo isn't alone in his battle to breathe. Many other kids in the neighborhood, Barrera noted, seem to have asthma and respiratory problems.
A 2015 study of elementary school children in Barrera's community confirms what she's noticed anecdotally.
Lead researcher Rhonda K. Spencer-Hwang at the Loma Linda University School of Public Health said she was surprised and angered to discover that children living in Barrera's neighborhood were much sicker than kids who went to school just 7 miles away. The problem has likely worsened since the study was conducted, given the increase in air pollution, she said. And while children across the Inland Empire are exposed to bad air quality, Spencer-Hwang said those living closest to key sources of pollution, such as the railyard, are hurt the most.
Referencing children in the study, she said breathing the polluted air "impacted their ability to blow out."
In surveys, the parents reported significantly more asthma among their kids and that they thought "a chronic cough was normal, like a smoker's cough, because they all had it."
Dr. Barbara Ariue, a pediatric allergist with Loma Linda University Children's Hospital, said this trend plays out among the young patients she sees.
Babies and children from low-income neighborhoods like Barrera's are more likely to live near transportation hubs and busy roads and endure respiratory problems as a result. Those families often don't have air conditioning or can't afford to run it, so they open windows when it gets hot, inviting dirty air into their homes and inadvertently, their children's lungs.

Parents take action

Liz Sena, a nurse's assistant and mother of two young children, had long been bothered by two related issues: South Fontana's bad air quality and the number of warehouses popping up in the community.
Isolated at home during the pandemic, Sena began chatting with other residents on Facebook and realized she wasn't alone with her concerns. Many residents complained about the local haze, a condition in which the air is so thick they couldn't see the nearby San Bernardino Mountains. They shared posts about frequent headaches and shortness of breath and about how their kids repeatedly suffered nosebleeds or seemed to need more and more asthma medication.
"I realized that this is real. If so many of us are sharing the same stories … this isn't just happening to one or two people," Sena said. "We started to say, 'How do we do something about this?'" So Sena and like-minded residents formed the South Fontana Concerned Citizens Coalition. The group attends City Council and Planning Commission meetings, seeking stricter regulation of warehouse development and air quality and calling for a reduction in truck traffic and more investment in parks and green spaces. They've protested against warehouse projects near homes and schools.
Their actions and those of other environmental and community activists in the region have garnered some results.
In July, state Attorney General Rob Bonta filed a lawsuit against Fontana following the city's approval of a nearly 206,000-square-foot warehouse project by Duke Realty Corp., arguing that the city failed to properly review and mitigate environmental

concerns. Last year, the South Coast Air Quality Management District board, which regulates air quality in the region, approved a landmark rule that will require large warehouse operations — those 100,000 square feet or more — to reduce their impact on air quality by transitioning to electric trucks or installing solar panels, among other measures.

Dr. Sarah Rees, deputy executive officer for planning and rule development at the South Coast Air Quality Management District, said the rule is expected to reduce air pollution in communities near warehouses and transportation corridors. The California Air Resources Board also recently took unprecedented action to reduce emissions from trucks.

But Rees said more change will be required from the federal government to bring down emissions enough to improve air quality and community health. More than 80% of the emissions that form smog come from mobile sources and most of those are from heavy-duty trucks, as well as ships and locomotives, Rees said.

"We're working hard to partner with (the Environmental Protection Agency) and other entities in the federal government to make them understand the urgency ... so that they can help us work together to clean up the air," she said.

Still, some parents worry change won't be big enough, or happen fast enough, to protect their kids and undo damage that's already happened.

Ana Gonzalez, a Rialto resident and executive director of the Inland Empire- based Center for Community Action and Environmental Justice, said parents fear their kids won't live as long because of the poor air quality. She said her own son was recently diagnosed with asthma at age 15, three years after developing severe bronchitis and pneumonia.

"You almost feel guilty for living in an area where you're putting your own kids, you're exposing them to this danger," she said. "But when you're a single parent that's all you can afford."

Meanwhile, Amparo Miramontes said she and her husband have done what they can to counter the air pollution around them. They've installed air filters throughout their home, bought new windows to keep the dust out and added purifying plants. They send their kids to school in Upland, where the air is cleaner, and take them to swimming lessons at an indoor pool. It's helped, she said. But her son, who is now 8, still gets nosebleeds two to three times a week and has asthma. He also recently was diagnosed with autism.

Many others, particularly in low-income neighborhoods like Barrera's, can't afford to take the same measures as Miramontes and her family. About 15% of Inland Empire residents lived in poverty as of 2019, according to the Public Policy Institute of California and more than 40% struggle to make ends meet.

Miramontes said she wants health officials to test children in the area for air pollution exposure. She wants warehouse operators to fund indoor recreation centers for kids so they can play in clean air. And she'd like to see commercials on TV explaining what PM 2.5 is and why it's dangerous.

"I can't stay silent. I feel like we all have a responsibility to take care of each other," she said. The warehouses and pollution are "costing us our health. And the very people that are going to have to pay are the kids."*Claudia Boyd-Barrett reports for*

The Center for Health Reporting at USC's Schaeffer Center for Health Policy and Economics. This report was supported by a grant from First 5 L.A.

Homes and industrial buildings closely coexist in the Southridge Village area of Fontana on Dec. 12. Experts say air pollution in the Inland Empire has dramatically increased since 2015.
MINDY SCHAUER STAFF PHOTOGRAPHER

Gwen Berendsen

From: PATRICK HANINGER [redacted]
Sent: Tuesday, January 25, 2022 11:57 AM
To: Planning Director
Subject: Fwd: Speech to read tonight South Ontario Logistics Center

---------- Forwarded message ---------
From: **Josh Bourgeois** [redacted]
Date: Tue, Jan 25, 2022 at 11:49 AM
Subject: Speech to read tonight South Ontario Logistics Center
To: [redacted]

Good Evening my name is Patrick Haninger and I'm with the Golden State Environmental Justice Alliance. Our organization submitted a comment letter regarding the DEIR. Our comment letter Identified several deficiencies with the DEIR. Additionally we submitted a letter to the Planning Commission with analysis of the project area using models from CalEnviroScreen as well as additional commentary regarding Proposition 70 land analyzed in the DEIR.

The Comment Period for the Draft EIR ended less than 30 days ago, this project is already before you tonight and is tentatively scheduled to be heard before the City Council in just a few short weeks.

The City of Ontario Planning Commission in good conscience should delay a vote to recommend approval or denial of this project to the City Council until such time as the Final EIR has been made public which includes all responses to comment letters submitted to the Draft EIR.

Further, the citizens of Ontario as well as the state of California deserve full transparency regarding this project and the Prop 70 land that is involved.

During these turbulent times, we as citizens expect and deserve our local government's elected and appointed officials to protect us from environmental and social injustice, to aid in the preservation and rehabilitation of the environment in which we all share, and to ensure accountability and responsibility in regard to the environmental decisions they may make. If you choose to take a vote tonight and move this project forward We stand by our comment letter and believe the DEIR is flawed and must be redrafted and recirculated for public review. In closing we call on this commission to be a leader on the aforementioned issues and be the first line of defense for our citizenry and environment. Only by working together can we continue to be excellent stewards of our environment, outstanding stewards to our citizens and each other. Thank you.

Gwen Berendsen

From: Staff GOLDEN State EJA [redacted]
Sent: Tuesday, January 25, 2022 11:20 AM
To: Planning Director
Cc: [redacted]
Subject: Planning Commission Meeting 1/25/2022 Public Hearing Item C
Attachments: 2022 South Ontario Logistics Project PC Meeting 01-25-22.pdf

To whom it may concern,

Attached you will find full comment to be distributed to the Planning Commission from the Golden State Environmental Justice Alliance regarding Planning Commission Meeting 1/25/2022 Public Hearing Item C, due to the time limit of 3-5 minutes per speaker.

Respectfully Submitted,

Patrick Haninger
Golden State Environmental Justice Alliance

Golden State Environmental Justice Alliance
Green Jobs & Clean Communities
P.O. Box 79222
Corona, CA 92877

To: City of Ontario Planning Commission

From: Golden State Environmental Justice Alliance

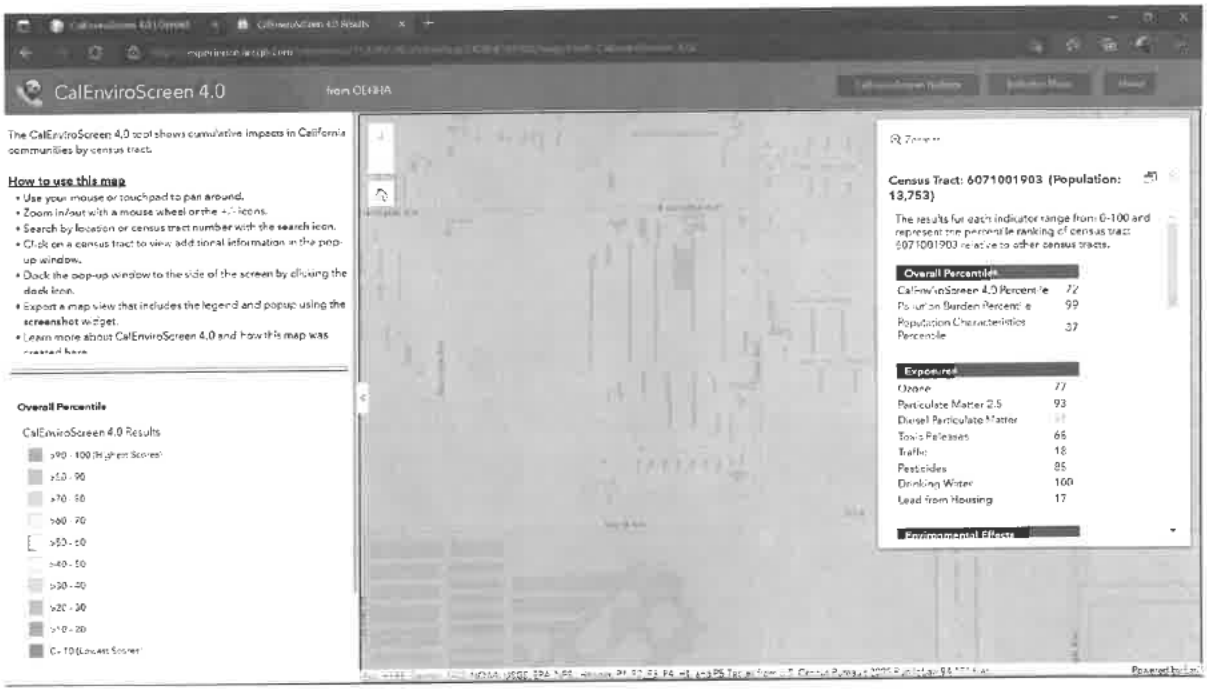
Subject: South Ontario Logistics Center

CalEnviroScreen 4.0 Information

CalEnviroScreen is a mapping tool that helps identify California communities that are most affected by many sources of pollution, and where people are often especially vulnerable to pollution's effects. CalEnviroScreen uses environmental, health,and socioeconomic information to produce scores for every census tract in the state. The scores are mapped so that different communities can be compared. An area with a high score is one that experiences a much higher pollution burden than areas with low scores. CalEnviroScreen ranks communities based on data that are available from state and federal government sources. CalEnviroScreen is updated and maintained by The Office of Environmental Health Hazard Assessment, on behalf ofthe California Environmental Protection Agency.

CalEnviroScreen Data on South Ontario Locistics Project EIR Location/Area

The above listed project sits in census tract 6071001903. Overall, when compared to other census tracts, the project site census tract is in the 72nd percentile regarding pollution. As far as pollution burden is concerned, this census tract is in the 99th percentile. This data means only 1 percent of census tracts in the entire state of California have a worse pollution burden on its residents. In terms of Ozone, this census tract is in the 77th percentile, Particulate Matter 2.5 93rd percentile, Diesel Particulate Matter 57th percentile, Toxic Releases 68th percentile and Traffic 18th percentile.



CA Proposition 70

California Proposition 70 (Wildlife, Coastal, and Park Land Conservation Act of 1988) was passed by California voters on the June 7, 1988 statewide primary ballot as an initiated state statute.

Proposition 70 authorized a $776 million general obligation bond to provide funds for the "acquisition, development, rehabilitation, protection, or restoration of park, wildlife, coastal, and natural lands in California including lands supporting unique or endangered plants or animals."

The intent of CA Prop 70 was to provide taxpayer funds to local agencies and non profit organizations for the preservation of park, wildlife, coastal, and natural lands within the state of CA in perpetuity.

CA Proposition 70 as related to South Ontario Logistics Center Project

Section 5907 (b) (3) (F) states the following:

(b)"Three hundred thirty-eight million seven hundred thousand dollars ($338,700,000) to the Department of Parks and Recreation for acquisition of parklands, wildlife habitat, coastal, and natural lands in California, and for grants to local agencies and nonprofit organizations, including an amount not to exceed five million eighty thousand five hundred dollars ($5,080,500) for state administrative costs, in accordance with the following schedule:

(3) One hundred eighty-five million four hundred thousand dollars ($185,400,000) to the Department of Parks and Recreation for grants to local agencies in accordance with the following schedule:
(F) Twenty million dollars ($20,000,000) for a grant to the County of San Bernardino for acquisition of land primarily through the use of conservation easements within the Chino Agricultural Preserve."

As related to the South Ontario Logistics Center Project, there are 8 APN's (Assessor's Parcel Number) listed below that are part of this project. The first set of numbers is how the APN's appear in the DEIR and in parenthesis is how they appear when searched on the County of San Bernardino's Parcel Search Tool.

1054-051-01 (1054051010000)
1054-051-02 (1054051020000)
1054-061-01 (1054061010000)
1054-061-02 (1054061020000)
1054-251-01 (1054251010000)
1054-251-02 (1054251020000)
1054-301-01 (1054301010000)
1054-301-02 (1054301020000)

A records search reveals these 8 APN's are owned by the County of San Bernardino, C/O Southern California Agricultural Land Foundation (SCALF). This land was likely acquired with money allocated to the County of San Bernardino by Proposition 70 for the purpose of preserving its use as Agricultural Land in perpetuity. SB 1124 authorized the sell or exchange of the originally acquired properties purchased with Proposition 70 funds, with the condition that the County of San Bernardino preserve all lands and conservation easements acquired as the replacement properties in perpetuity for agricultural preservation, including agricultural and wildlife education or wildlife habitat, or for open space and conservation.

Due to the ownership of these 8 parcels by the County of San Bernardino as well as the convoluted nature of the source of funding and legislation used by the County to acquire these lands GSEJA questions why they are included in this entitlement process at all.

GSEJA is concerned that changing the land use zoning on agricultural land which was to be preserved by the county of San Bernardino in perpetuity, will be of great detriment to the citizens of the City of Ontario as well as the State of California.

Conclusion

Consider the above referenced information when making this important decision. Realize that you and the citizens of this area face some of the WORST POLLUTION BURDEN in the entire state of California.

Additionally, as an informational document to the public and decision makers, (City of Ontario Planning Commission and City Council) the Draft EIR is flawed. The City of Ontario Planning Commission in good conscience should delay a vote to recommend approval or denial of this

project to the City Council until such time as the Final EIR has been made public which includes all responses to comment letters submitted to the Draft EIR.

Further, the citizens of Ontario as well as the state of California deserve full transparency regarding the lands purchased with taxpayer funds and how said lands and funds are being utilized for their intended intentions.

It is the responsibility of the City's elected and appointed officials to make environmentally responsible development decisions. Based on the CalEnviroScreen data, this is more than sufficient evidence of the further air quality impacts that the citizenry of Ontario and its surrounding area will continue to encounter with further development of another warehouse/distribution center. We are not against development, as we believe it is necessary for further economic growth in our current society. Development needs to be conducted with the highest of expectations to ensure the local population does not suffer further air quality burdens.

We stand by our comments and believe the EIR is flawed and needs to be redrafted and recirculated for public review.

Respectfully Submitted,

Patrick Haninger

Patrick Haninger
GSEJA

Glossary of Terms

Ozone - Amount of daily maximum 8-hour Ozone concentration

Particulate Matter 2.5 - Annual mean PM 2.5 concentrations

Diesel Particulate Matter - Diesel PM emissions from on-road and non-road sources

Toxic Releases - Toxicity-weighted concentrations of modeled chemical releases to air from
facility emissions and off-site incineration.

Traffic -Traffic density, in vehicle-kilometers per hour per road length, within 150 meters of the census tract boundary.

Gwen Berendsen

From: Angela Miramontes [redacted]
Sent: Tuesday, January 25, 2022 11:24 AM
To: Planning Director
Subject: South Ontario Logistics Center - Public Comment (meeting 1/25 @ 6PM)

My name is Angela Miramontes, Chair of Civic Engagement, League of United Latin American Citizens (LULAC) LULAC de Ontario and lifelong resident of the City of Ontario. This is notification that I, along with a number of individuals, community leaders, community organizations, and environmental groups are adamantly opposed to the Planning Commission's approval of the South Ontario Logistics Center (Agenda
Item C-3).

On behalf of the residents and citizens of the Ontario community, I request that you take action to deny the approval of the South Logistics Center - "totaling 219.39 acres in the City of Ontario. The development proposes 8 warehouse buildings, totaling a maximum
development of 5,333,518 square feet of warehouse and office use." As planning
commissioners, you need to recognize that the Ontario community is opposed to this Logistics Center and other warehouse projects based on the findings of the Draft Environmental Impact Report (DIR). These findings from the Draft EIR (PSP19-001) examines the potential environmental impacts as a result of this project which includes the following: Air quality, biological
resources, agricultural resources, cultural resources, Greenhouse gas emissions, noise, health impacts,, transportation, Tribal Cultural Resources and utilities. This project will have significant and unavoidable impacts pertaining to violations of
laws on the Federal, State and local levels which includes:
4.1.7. - The Project would convert Prime Farmland to urban development, and it would conflict with existing Williamson Act contract lands. This unavoidable significant impact is consistent with findings of the City's TOP EIR, which implemented the interim Agricultural Overlay District in anticipation of future development for the site. Even with implementation of regulatory requirements, standard conditions of approval, and consideration of mitigation, the Project would result in significant and unavoidable
impacts.
4.3.1 - A total of 47 sensitive species of plants and 59 sensitive species of animals have the potential to occur on or within the vicinity of the Project area. These include those species listed or candidates for listing by the United States Fish and Wildlife Service
(USFWS), CDFW and California Native Plant Society (CNPS). A total of 17 plant species have the potential to exist on site. These species are listed as state or federally Threatened or Endangered. These species include: Tricolored blackbird, Grasshopper sparrow, Great blue heron, California glossy snake, Burrowing owl, Swainson's hawk,
and Western pond turtle. While the Western Burrowing Owl (BUOW) is not protected by state or federal endangered species acts, the possession or destruction of individual
BUOW, their nests and/or eggs is prohibited under California CDFW Code §3503, 3503.5 and 3513, as well as the federal Migratory Bird Treaty Act of 1918 (MBTA) (16 U.S.C. 703-711). Under CEQA, goals would consist of measures that would avoid, minimize and mitigate impacts to a less than significant level. For individual projects, mitigation must be roughly proportional to the level of impacts, including cumulative
impacts, in accordance with the provisions of State CEQA Guidelines §15126.4(a)(4)(B),§15064, §15065, and §16355. If it were later determined that active nests would be lost as a result of site preparation, it would be in conflict with these regulations, and could also be considered a significant impact under CEQA without mitigation. In order to
avoid violation of the MBTA and CDFW Code requirements, CDFW guidelines 1995 and 2012 suggest that project-related disturbances at active nesting territories be reduced or
eliminated during the BUOW nesting/breeding cycle (typically February 1 to August 31).

4.4.7 - The Project site consists of the Borba main house, the manager's house, the Boersma house, the Borba main dairy barn/milking parlor, the Borba auxiliary dairy barn/milking parlor, the Boersma dairy barn/milking parlor, four single-family residences, an older barn, and structures associated with a dairy farm operation.
Consistent with the direction provided by the City, the assessment of the Project site's historical resources found significance forthe Borba main house and the Boersma House and the associate dairy as they are recognized likely eligible for listing on the local
inventory. This unavoidable significant impact is consistent with findings of the City's TOP EIR, which implemented the interim Agricultural Overlay District in anticipation of future development for the site. Even with implementation of regulatory requirements, standard conditions of approval, and consideration of mitigation, the Project would result in significant and unavoidable impacts
4.6.6 - Implementation of the proposed Project would result in net annual emissions that exceed the GHG emissions significance threshold of 3,000 MTCO2e/yr under the
City's CAP. Therefore, Project-related GHG emissions and their contribution to global climate change would be cumulatively considerable, and GHG emissions impacts would
be significant. 4.6.6 Significant Unavoidable Impacts Even with implementation of regulatory requirements, standard conditions of approval, and reasonable and feasible
mitigation, the Project would result in significant and unavoidable impacts with respect to consistency with GHG plans and GHG emissions, on an individual and cumulative basis.
4.13.7 - Cumulative traffic impacts at Project Buildout are estimated to exceed the City's adopted VMT threshold. Regardless of potential reductions in VMT through feasible TDM measures, as future Project design features and building tenants are not yet
known, reductions in VMT related to TDM measures cannot be accurately estimated or guaranteed. Even with implementation of regulatory requirements, standard conditions
of approval, and consideration of mitigation, the Project would result in significant and unavoidable impacts. In order to be able to make sensible decisions which include participation of Ontario community organizations, residents,and citizens, we call on you to support a moratorium on the proliferation of warehouses in Ontario. This is the most critical issue
that the voters will address in the Ontario City Council Elections in November 2022.

Your decision to deny the South Logistics Center project will be the first step towards protecting Ontario Air quality, biological resources, agricultural resources, cultural resources, Greenhouse gas emissions, noise, transportation, Tribal Cultural Resources
and utilities, as well as, the health and quality of life of Ontario residents.

Thank you,

Angela Miramontes

Gwen Berendsen

From: Anthony Noriega [redacted]
Sent: Tuesday, January 25, 2022 7:11 AM
To: Planning Director
Cc: Mary Ann Ruiz; Lois P Sicking
Subject: Re: Public comments submitted by Anthony Noriega

Correction to include agenda Item number RE: South Ontario Logistics Center (Agenda Item C.3)

On Jan 25, 2022, at 7:04 AM, Anthony Noriega [redacted] wrote:

Public comments submitted to the Ontario Planning Commission by Anthony Noriega, at 6:57 am on 25 Jan 2022. RE: South Ontario Logistics Center (Agenda Item C.3)

My name is Anthony Noriega, Director District 5, League of United Latin American Citizens (LULAC) LULAC de Inland Empire. This is notification that I, along with many of your constituents, community leaders, community organizations, and environmental groups are adamantly opposed to this project and to the continued proliferation of warehouses in Ontario.

On behalf of the residents and citizens of the Ontario community, I ask that you reject the South Ontario Logistics Center project. As Planning Commissioners, you need to recognize that the Ontario community is opposed to this project and others

As Planning Commissioners, each of you plays a critical role relative to land use, urban design, and the quality and sustainability of the built environment. Your team focuses on development that enhances economic value, quality of life, and complete community. However, as is evident in this project and other warehouse projects, you support the business developers and expansion of warehouses without regard for the negative impact on the health and safety of the entire community, including our existing neighborhoods. You ignore quality of life and potential for rewarding and sustainable jobs.

Your past decisions have failed to protect our health, safety, and quality of life in existing neighborhoods, to the detriment of residents here and in the larger community. The increased impacts on air quality, noise, truck traffic and

public health that will be caused by this warehouse project and others is magnified if you move forward with this project.

Ontario residents, as well as the surrounding communities, already suffer from these impacts. The promise of good jobs is an empty promise, as most of the jobs provide by these large logistics projects are filled through temp agencies with low pay; and even if hired by the logistics company, worker health and safety are not priorities. Many, if not most, of these jobs will disappear as warehouses are further automated.

In order to be able to make sensible decisions which include participation of Ontario community organizations, residents, and citizens, we call on you to support a moratorium on any additional warehouse logistics projects in Ontario, including those that are currently going through CEQA approvals. . This is a critical issue that the voters will address in the Ontario City Council Elections in November 2022. Your decision to deny the the South Logistics Center project will be the first step towards protecting the Ontario Air Quality and the Ontario community.

Gwen Berendsen

From: Lois P Sicking [redacted]
Sent: Tuesday, January 25, 2022 5:33 PM
To: Planning Director
Subject: Comments for Public Hearing Item "C" South Ontario Logistics Center

Good Evening, Planning Commission Chair Gage and Commissioners Anderson, Dean, DeDiemar, Lampkin, Ricci, and Willoughby:

My name is Lois Sicking Dieter. I am a 30 plus year resident of the Inland Valley, an air pollution engineer, and member of the LULAC de Ontario Coalition for Clean Air (LOCCA).

I am speaking in opposition to the South Ontario Logistics Center approvals and ask you to vote "No" on the actions listed under Public Hearing Item C. The Proposed Project for the South Ontario Logistics Center is before you to allow 9 Warehouse/Logistics Center buildings of a total 5.3 million sq ft on 219 acres of currently agricultural land to be rezoned to industrial and business park use.

Ontario residents and I ask you to "No" vote on the certification of the Final Environmental Impact Report (EIR), deny the adoption of a Mitigation Monitoring and Reporting Program, reject the Statement of Overriding Considerations, with an associated denial of the General Plan Amendment (File No. PGPA19-004) to modify the Policy Plan (General Plan) Land Use Plan (Exhibit LU-01), and deny changing the land use designation on 219 acres of agricultural land to industrial /business park land, vote "No" to Specific Plan (File No. PSP19-001 – South Ontario Logistics Center Specific Plan).

This request to vote "No" is based on several aspects to include unavoidable significant environmental impacts identified in the EIR as Agricultural Resources, Air Quality, Historic Resources, Greenhouse Gas Emissions, and Vehicles Miles Traveled. The Mitigation Monitoring and Reporting Program proposed to mitigate these environmental impacts is inadequate and falls short of true mitigation. Staff provides a Statement of Overriding Considerations as a remedy for those aspects that have "unavoidable" significant environmental impacts.

We also have concerns regarding the evaluations for Agricultural Resources, Land Use and Planning, Air Quality, Noise, Biological Resources, Population/Housing (where 157 acres were zoned for low to medium residential unit of the 219 acres now proposed for industrial warehousing and logistics center), and Hydrology/Water Quality. Several appear to warrant designation as having a "significant environmental impact." In the big picture, I ask you, are these EIR elements and staff recommendations defensible if challenged?
In the near future, despite the vote outcome this evening, the South Ontario Logistics Center proposal will go to the City Council for review and a vote. In the meantime, we will continue our review and will provide detailed and substantive comments.

In summary, based on the above stated issues, concerned Ontario residents and I ask you to vote "No" on all proposals, to deny certification of the EIR, deny the adoption of a Mitigation Monitoring and Reporting Program, reject the Statement of Overriding Considerations, with an associated denial of the General Plan Amendment PGPA19-004 and deny changing the land use designation from agricultural land to industrial /business park land, and vote "No" on the Specific Plan PSP19-001 for the South Ontario Logistics Center Specific Plan.

Thank you for your time and consideration.
Lois Sicking Dieter, LOCCA Member, Upland, CA, [redacted] Jan 25, 2022

Gwen Berendsen

From: Randy Wetmur [redacted]
Sent: Tuesday, January 25, 2022 6:24 PM
To: Planning Director
Subject: Agenda #C planning hearing 1/25/2022

My name is Randy Wetmur a proud member of Ironworkers local 416. Myself and the local skilled and Trained Union members that live in the community do not support this project. It doesn't benefit the community, just the developers pocket. We need a project that will be considerate to the community and the skilled and trained workforce that lives in it, not the untrained workers that will be coming from outside of the city, county, or state. Please VOTE NO!!!
Thank You

Randy Wetmur
Ironworkers Local 416
Business agent LA/Orange County
[redacted]



P.O. Box 79222
Corona, CA 92877

January 27, 2022

Honorable Mayor of the City of Ontario
City Council Members of the City of Ontario Members of the City of Ontario Planning Commission City Hall
303 East "B" Street
Ontario, California 91764

Re: Ontario Ranch Business Park Specific Plan (SCH Number: 2019050018)

Dear Honorable Mayor and Members of the City Council and Planning Commission:

On behalf of Golden State Environmental Justice Alliance, a California not for profit corporation ("GSEJA"), which submitted a comment letter dated December 16, 2021, in regard to the South Ontario Logistic Center Specific Plan, SCH Number: 2021010318 ("Project"), we hereby formally withdraw GSEJA's December 16, 2021 comment letter and its objections to the above-referenced Project. GSEJA no longer opposes the Project and instead now supports the Project.

Sincerely,

DocuSigned by:
Joe Bourgeois
303E977F1FD2440...

Joseph Bourgeois
President
Golden State Environmental Justice Alliance

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CITY OF ONTARIO PLANNING DEPARTMENT

PLANNING COMMISSION STAFF REPORT

January 25, 2022

303 East B Street, Ontario, California 91764 Phone: 909.395.2036 / Fax: 909.395.2420

FILE NOS: PGPA19-004 and PSP19-001

SUBJECT: A public hearing to consider certification of the South Ontario Logistics Center Specific Plan Final Environmental Impact Report (State Clearinghouse No. 2021010318), including the adoption of a Mitigation Monitoring and Reporting Program and a Statement of Overriding Considerations, for the following: 1) A General Plan Amendment (File No. PGPA19-004) to modify the Land Use Plan (Exhibit LU-01) of the Policy Plan (General Plan) of The Ontario Plan to change the land use designations on 219.39 acres of land, from 157.06 acres of Low-Medium Density Residential (5.1-11 dwelling units per acre) and 62.36 acres of Business Park (0.6 FAR) to 184.22 acres of Industrial (0.55 FAR) and 35.17 acres of Business Park (0.6 FAR), and modify the Future Buildout Table (Exhibit LU-03) to be consistent with the land use designation changes; and 2) a Specific Plan (File No. PSP19-001 – South Ontario Logistics Center Specific Plan) to establish the land use districts, development standards, design guidelines, and infrastructure improvements for the potential development of up to 5,333,518 square feet of Industrial and Business Park land uses. The Project site is generally bordered by Eucalyptus Avenue on the north, Merrill Avenue on the south, existing right-of-way for the future Campus Avenue extension to the west, and Grove Avenue to the east. Submitted by Grove Land Venture, LLC. City Council action is required.

PROPERTY OWNERS: Pocamo, LLC; George Borba Family Trust; George Borba, Jr., County of San Bernardino, Rudy Haringa Trust, Gerben Hettinga

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RECOMMENDED ACTION: That the Planning Commission consider and adopt the following:

(1) The resolution recommending the City certify the South Ontario Logistics Center Specific Plan Final Environmental Impact Report (State Clearinghouse No. 2021010318), including the adoption of a Mitigation Monitoring and Reporting Program and Statement of Overriding Considerations;

(2) The resolution recommending the City Council approve the General Plan Amendment (File No. PGPA19-004) pursuant to the facts and reasons contained in the staff report and attached resolution; and

(3) The resolution recommending the City Council approve the South Ontario Logistics Center Specific Plan (File No. PSP19-001) pursuant to the facts and reasons contained in

Case Planner:	Alexis Vaughn
Planning Director Approval:	
Submittal Date:	06/12/2019

Hearing Body	*Date*	*Decision*	*Action*
DAB			N/A
PC	1/25/22	Approval	Recommend
CC	3/1/2022		Final

the staff report and attached resolution, and subject to the conditions of approval contained in the attached departmental reports.



Figure 1: Project Location

PROJECT SETTING: The Project site is comprised of 219.39 acres of land located within the Ontario Ranch area annexed into the City of Ontario on November 30, 1999. The Project site is bounded by Eucalyptus Avenue on the north, Merrill Avenue on the south, the existing right-of-way for the future Campus Avenue on the west, and by Grove Avenue on the east, within the SP/AG (Specific Plan/Agricultural Overlay) zoning district, and is depicted in Figure 1: Project Location, above. The Project site is currently occupied by agricultural uses, including dairy farms and row crops, several residential structures, and vacant land that was previously used for agriculture. The site is moderately flat, sloping from northeast to southwest, with an approximate 17-foot drop in elevation from the northeast corner to the southwest corner of the Specific Plan area. There is an active Williamson Act Contract (Contract #72-392) on APNs 1054-051-01, 1054-051-02, 1054-061-01, and 1054-061-02; however, a notice of non-renewal was recorded, starting the process to terminate the Contract. Cancellation will comply with provisions and requirements identified in Government Code Section 51280 et seq. The City will be required to make the statutory findings, and the landowner will be required to pay the requisite cancellation fee. The existing surrounding land uses, zoning, and general plan

and specific plan land use designations are summarized in the "Surrounding Zoning & Land Uses" table located in the Technical Appendix of this report.

PROJECT ANALYSIS:

(1) Background — The Ontario Plan ("TOP") Policy Plan (general plan) provides the basic framework for development within the 8,200-acre area commonly referred to as Ontario Ranch. The Policy Plan requires City Council approval of a Specific Plan for new developments of 10 acres or more within Ontario Ranch. A Specific Plan is required to ensure that sufficient land area is included to achieve cohesive, unified districts and neighborhoods. Additionally, a Specific Plan is required to incorporate a development framework for detailed land use, circulation, infrastructure improvements (such as drainage, sewer, and water facilities), provision for public services (including parks and schools), and urban design and landscape standards.

(2) General Plan Amendment (File No. PGPA19-004) – The South Ontario Logistics Center Specific Plan serves to implement the City's Policy Plan for the Project site and provides regulations for development of the Project site, including the establishment of allowed land uses, development standards, infrastructure requirements, and implementation requirements for the development of approximately 219.4 acres within the Specific Plan boundaries. In order to implement the Specific Plan land use plan as shown in Figure 3: Specific Plan Land Use Plan, the Project includes a General Plan Amendment ("GPA") to change the land uses designated Low-Medium Density Residential (5.1-11 dwelling units per acre) and Business Park (0.6 Floor Area Ratio (FAR)), to Business Park (0.6 FAR) and General Industrial (0.55 FAR). The GPA will facilitate the potential development of up to 5,333,518 square feet of General Industrial and Business Park development. The amendment includes changes to Policy Plan Exhibit LU-01, Official Land Use Plan (see Figure 2: General Plan Land Use Plan Amendment), and Exhibit LU-03, Future Buildout, to reflect the proposed land use designation changes (see Exhibit A—Amended Policy Plan Exhibit LU-03, Future Buildout, attached).

In response to current industrial market demands, the GPA proposes industrial development along the Project's Merrill Avenue frontage. Additionally, the GPA proposes business park development along the Project's Eucalyptus Avenue frontage, which will serve to buffer future medium density residential (11.1 to 25.0 dwelling units per acre) land uses allowed to the north by the Policy Plan, across Eucalyptus Avenue, from the heavier industrial uses that would be allowed by the proposed GPA.

The Project site is located within the Chino Airport Influence Area (AIA) and is impacted by Safety Zones 1, 3 and 6, as shown in Figure 4: Chino Airport Safety Zones and Existing Policy Plan Land Use Designations. The Safety Zone policies and criteria provide restrictions that limit the height and placement of buildings, lot coverage, concentration of people, the storage of hazardous materials, and excludes or limits sensitive land uses (residential, schools, day care centers, hospitals, etc.). The Project site is also impacted by existing aircraft traffic patterns from Runway 3-21, where aircraft fly directly over the

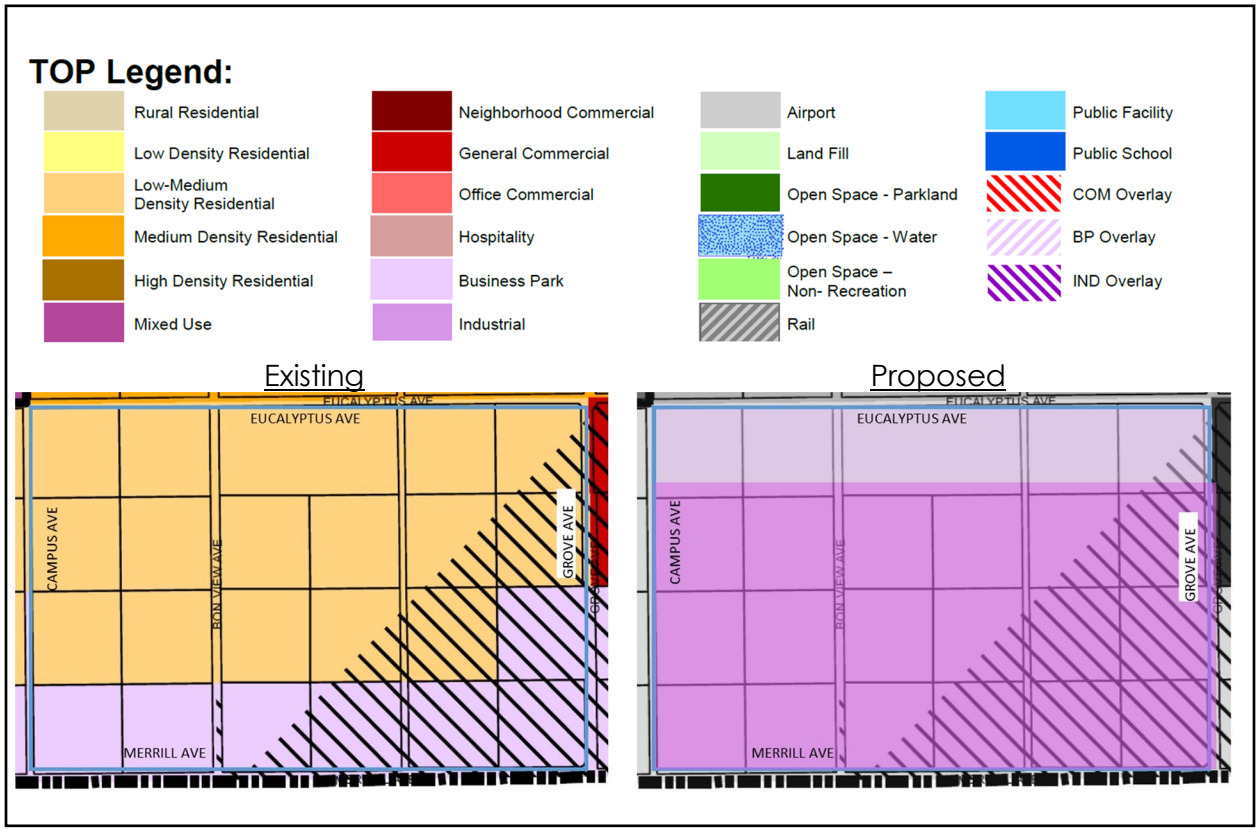


Figure 2: General Plan Land Use Plan Amendment

Project site while making Touch-and-Go landings, a maneuver where aircraft land on a runway and take off again without coming to a full stop; the pilot then circles the airport in a defined pattern to allow many landings to be practiced in a short time. State law requires that local jurisdictions "rely upon" the compatibility guidance provided by the California Airport Land Use Planning Handbook (published by the Caltrans, Division of Aeronautics) for establishing compatible land uses. The existing General Plan Low-Medium Density Residential land designation is considered an incompatible land use within the Safety Zones and prohibits residential land uses within Safety Zone 1, limits residential density to one dwelling unit per 2-acre lot in Safety Zone 3 and limits 300 people per acre within Safety Zone 6. The proposed General Plan amendment from Business Park and Low-Medium Density Residential to Industrial and Business Park would create land use consistency with Chino Airport and satisfy the criteria set forth in the California Airport Land Use Planning Handbook.

The proposed Business Park and General Industrial land uses are consistent with other approved and proposed Specific Plans located along the same corridor generally bounded by Eucalyptus Avenue to the north and Merrill Avenue to the south, including the existing Ontario Ranch Business Park and proposed expansion, Merrill Commerce Center, and West Ontario Commerce Center.

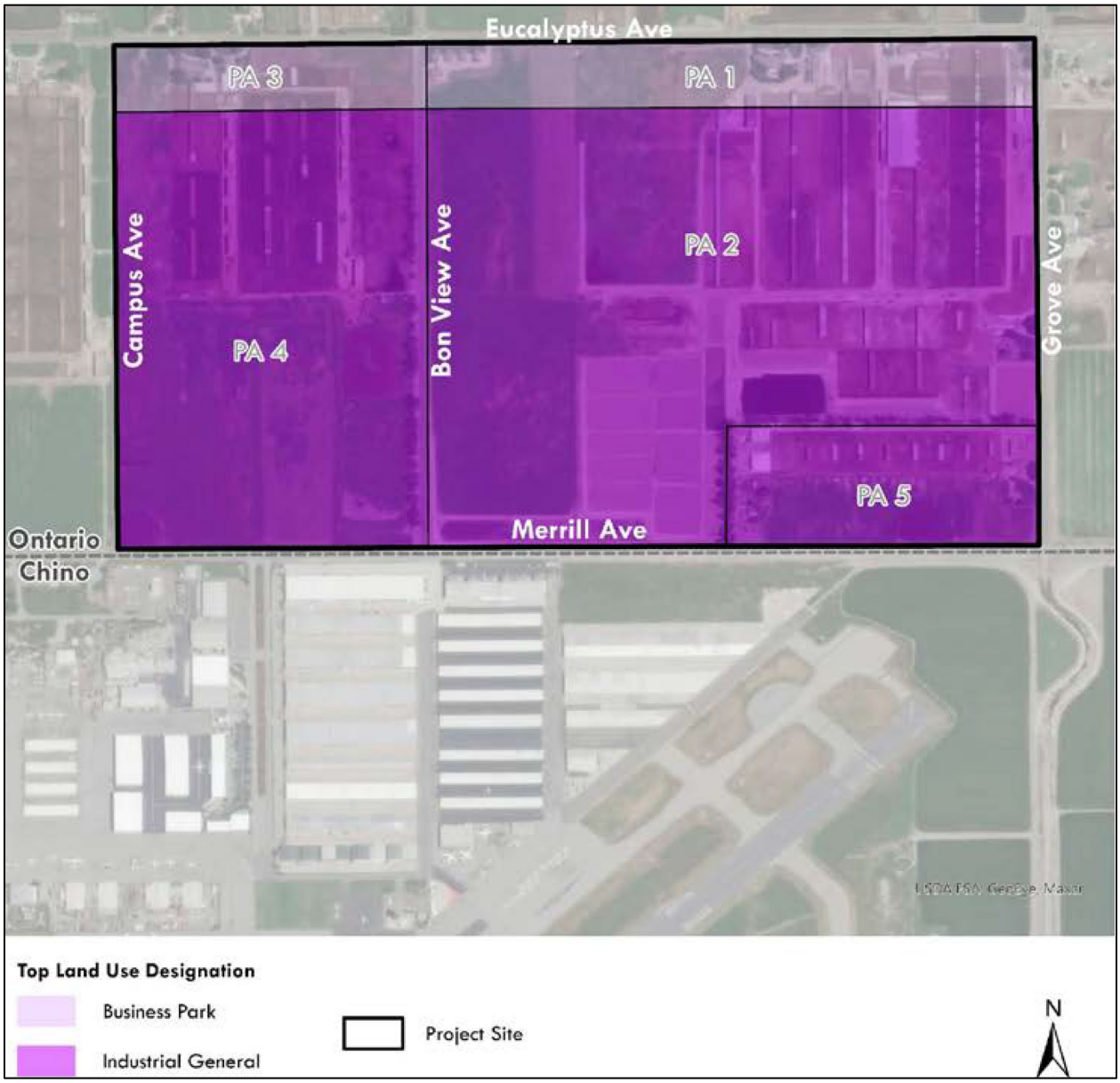


Figure 3: Specific Plan Land Use Plan

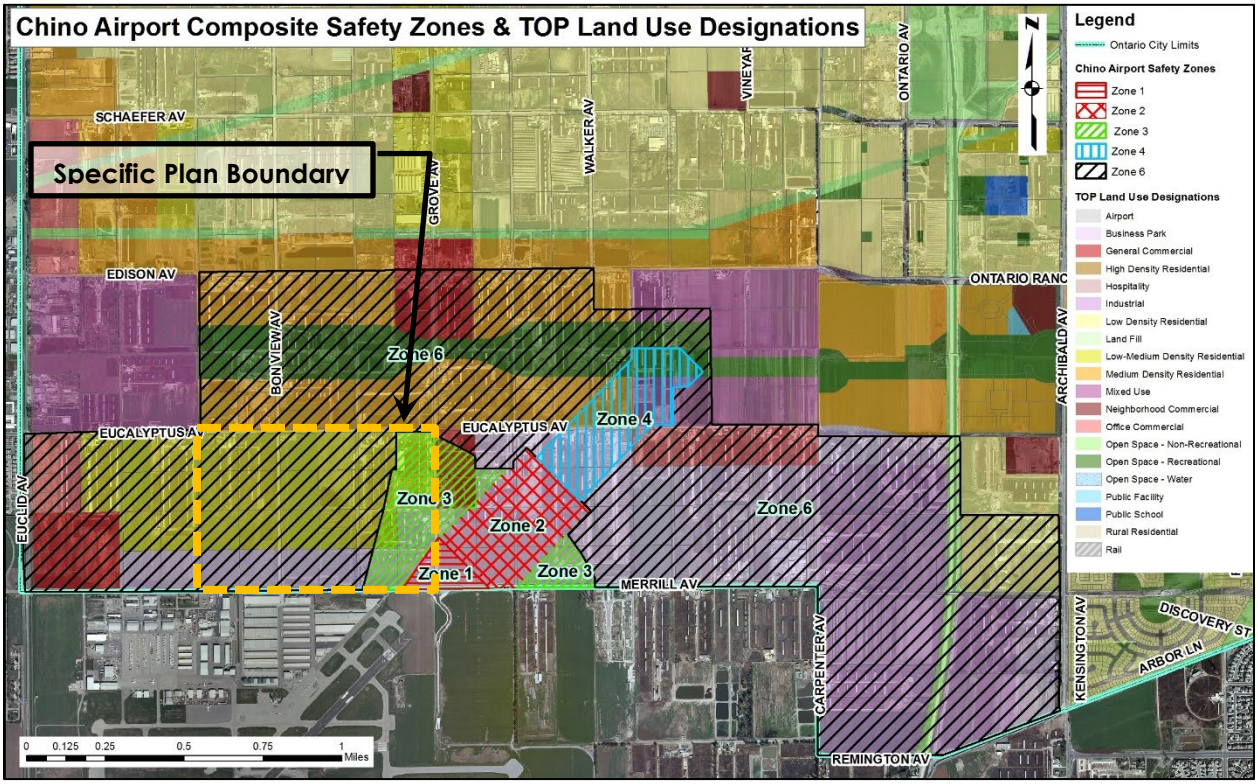


Figure 4: Chino Airport Safety Zones and Existing Policy Plan Land Use Designations

(3) Specific Plan (File No. PSP19-001) — The South Ontario Logistics Center Specific Plan establishes a comprehensive set of design guidelines and development regulations to guide and regulate site planning, landscape, and architectural character, and ensure that excellence in community design is achieved during Project development. The South Ontario Logistics Center Specific Plan establishes the procedures and requirements to approve new development within the Project site to ensure that TOP Policy Plan goals and policies are achieved. A copy of the proposed South Ontario Logistics Center Specific Plan is included as Attachment A of the attached recommended resolution for File No. PSP19-001.

(a) Land Use Plan. The South Ontario Logistics Center Specific Plan consists of five Planning Areas that will accommodate a variety of commercial, office, technology, light manufacturing, and warehouse/distribution uses. The Land Use Plan implements the vision of TOP by providing opportunities for employment in manufacturing, distribution, research and development, service, and supporting retail land uses at intensities designed to meet the demand of current and future market conditions.

The Specific Plan identifies the land use intensity anticipated in the five proposed Planning Areas (see Figure 3: Specific Plan Land Use Plan). The Applicant is proposing immediate development of Planning Areas 1 and 2, subject to market conditions. Planning Areas 3 through 5 will be developed in the future, pending acquisition of the

properties and market demands. The Specific Plan is proposing a maximum 0.6 FAR within the Business Park land use designation (Planning Areas 1 and 3) and 0.55 FAR within the General Industrial land use designation (Planning Areas 2, 4, and 5). The proposed FARs for each of the Planning Areas is consistent with the Policy Plan Land Use designations for Business Park and Industrial.

Within Phase 1 of Specific Plan development, which consists of Planning Areas 1 and 2, up to 5,333,518 square feet of industrial and business park buildings may be constructed. Planning Area 1, located along the northern portion of the Specific Plan Area, is 23.65 acres in size and can potentially be developed with 618,076 square feet of business park buildings. In addition, The Specific Plan limits buildings within the Business Park land use district, which front onto a public right-of-way, to a maximum building footprint of 125,000 square feet. Planning Area 2, located along the southern portion of the Specific Plan, is 106.71 acres in size and can potentially be developed with up to 2,556,442 square feet of industrial buildings (see Figure 5: Land Use Summary Table and Figure 6: Conceptual Phasing/Site Plan, below).

Phase 2 development will occur in the future, pending land acquisition and market conditions, and will include Planning Area 3, within the Business Park land use district located along Eucalyptus Avenue (11.52 acres with a potential for 300,972 square feet of development), and Planning Areas 4 and 5, within the General Industrial land use district located along Merrill Avenue (includes 60.06 acres of land with a potential for 1,438,914

Planning Area	Maximum Floor Area Ratio[1]	Site Acreage	Maximum Building Square Footage
Planning Area 1: Business Park	0.60	23.65	618,076 SF
Planning Area 3: Business Park	0.60	11.52	300,972 SF
Planning Area 2: Industrial - General	0.55	106.71	2,556,442 SF
Planning Area 4: Industrial -General	0.55	60.06	1,438,914 SF
Planning Area 5: Industrial – General	0.55	17.45	419,114 SF
TOTAL		**219.39**	**5,333,518**

Note:
1. Provided the General Plan Amendment application submitted in conjunction with this Specific Plan to designate PAs 1 and 3 as Business Park and PAs 2,4, and 5 as Industrial – General is approved.

Figure 5: Land Use Summary Table

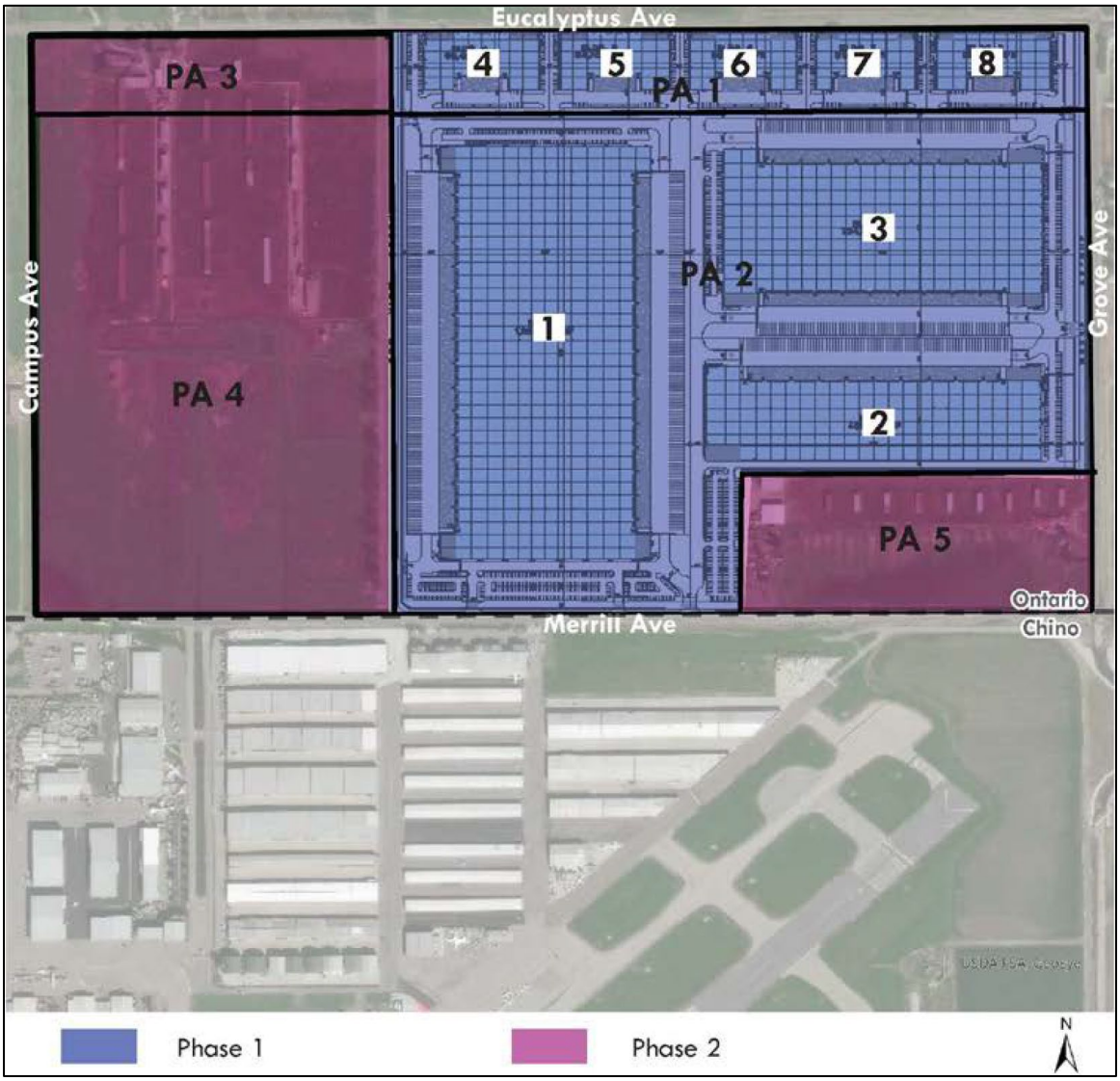


Figure 6: Conceptual Phasing/Site Plan

square feet of development and 17.45 acres of land with potential for 419,114 square feet of development, respectively).

(b) Design Guidelines. The design theme and concept for the South Ontario Logistics Center Specific Plan was crafted to ensure a high-quality, attractive, and cohesive design structure for the Specific Plan. The guidelines provide the following objectives for all future development within the Specific Plan area:

- Demonstrates high-quality development that complements and integrates into the community and adds value to the City.

- Creates a functional and sustainable place that ensures South Ontario Logistics Center is competitive regionally and appropriate in the Ontario Ranch community.
- Illustrates the distinctive characteristics of the land use plan zoning districts: Business Park District (Planning Areas 1 and 3) and General Industrial District (Planning Areas 2, 4, and 5).
- Establishes criteria for building design and materials, landscape design, and site design that provide guidance to developers, builders, architects, landscape architects, and other professionals preparing plans for construction.
- Provides guidance to City staff and the Planning Commission in the review and evaluation of future development projects in the South Ontario Logistics Center Specific Plan area.
- Incorporates construction and landscape design standards that promote energy and water conservation strategies.
- Implements the goals and policies of The Ontario Plan and the intent of the Ontario Development Code.

The Planning Areas within the South Ontario Logistics Center are designed to be architecturally consistent yet distinct through use and circulation. The Design Guidelines have been established to promote high-quality architecture as required by the Ontario Development Code and The Ontario Plan. The proposed architectural theme of the Specific Plan incorporates a Contemporary Architectural style, and the five Planning



Figure 7: Business Park Design Examples



Figure 8: Industrial Design Examples

Areas will be designed to be compatible with and complement one another. The design guidelines of the Specific Plan requires all buildings to provide a recognizable base, body, roofline, and entry. The Specific Plan provides examples of the type of industrial and business park concepts that are envisioned to be constructed within the Specific Plan (see Figure 7: Business Park Design Examples and Figure 8: Industrial Design Examples, above).

All buildings shall be designed to highlight the primary entryways by incorporating special materials, visual relief, massing, and shading. Additionally, the facades that front onto a public street will incorporate vertical and horizontal articulation and material changes that will assist in enhancing these elevations and providing visual interest within areas that may be viewed by the public.

(c) Circulation Concept. The Circulation Plan for the Specific Plan reinforces the objective of moving vehicles, pedestrians, cyclists, and public transit safely and efficiently through and around the Project. The Specific Plan establishes the hierarchy and general location of roadways within the South Ontario Logistics Center Specific Plan. Future traffic signals will be constructed or modified at the following major intersections:

- Campus Avenue and Eucalyptus Avenue
- Bon View Avenue and Eucalyptus Avenue

- Cucamonga Avenue and Eucalyptus Avenue (potential location, to be determined by future development)
- Grove Avenue and Eucalyptus Avenue
- Campus Avenue and Merrill Avenue
- Mid-block at Campus Avenue, between Eucalyptus and Merrill Avenues (potential location, to be determined by future development)
- Bon View Avenue and Merrill Avenue
- Cucamonga Avenue and Merrill Avenue
- Grove Avenue and Merrill Avenue
- Mid-block at Grove Avenue, between Eucalyptus and Merrill Avenues
- Sultana Avenue and Eucalyptus Avenue (within the Ontario Ranch Business Park Specific Plan area)
- Sultana Avenue and Merrill Avenue (within the Ontario Ranch Business Park Specific Plan area)

Additionally, primary access into the business park development will be provided along Eucalyptus Avenue to the north and Grove Avenue to the east. Primary access into the industrial development will be provided along Merrill Avenue to the south, Campus Avenue to the west, Grove Avenue to the east, and Bon View Avenue interior to the Project site (see Figure 9: Circulation Plan, below).

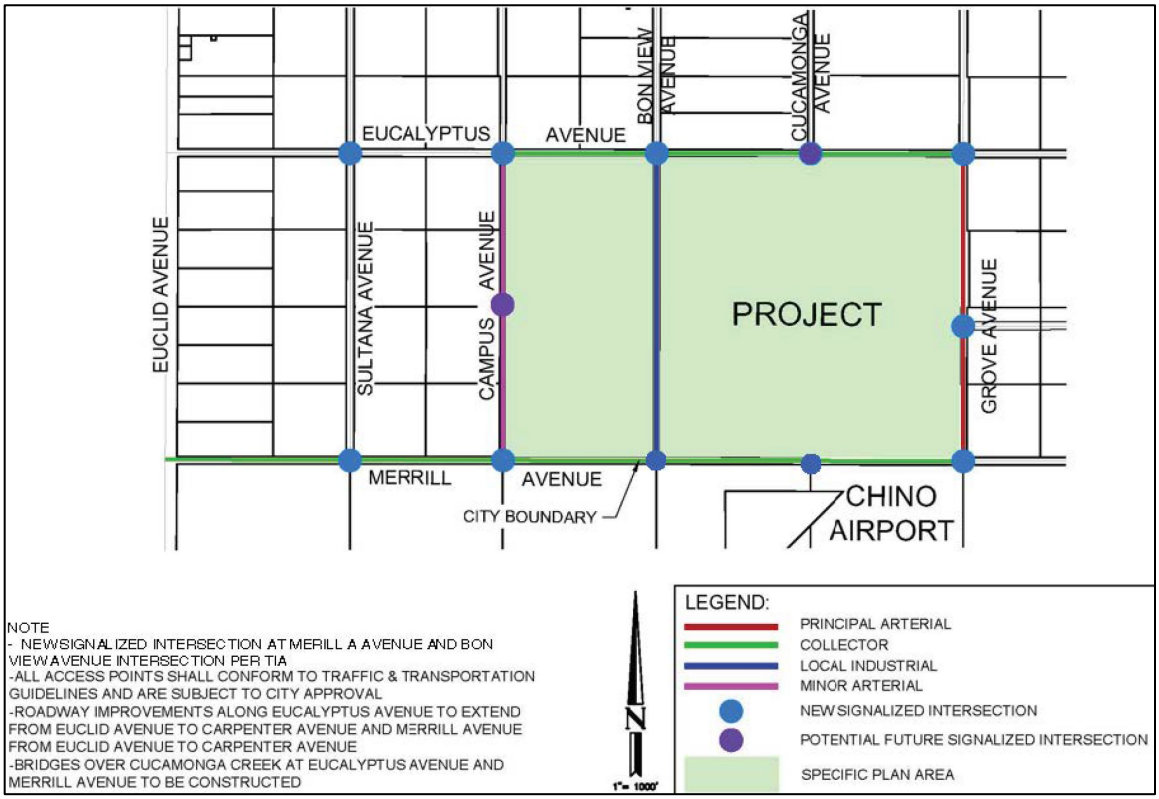


Figure 9: Circulation Plan

Merrill Avenue and Eucalyptus Avenue, which run east-to-west along the southern and northern portions of the Project site, will be improved as four-lane collector streets with 98-foot and 108-foot rights-of-way, respectively. Each street will include a parkway and a multipurpose trail, and Merrill Avenue will include a Class-II bike lane (see Figure 10: Merrill and Eucalyptus Avenues Street Cross Sections, below).

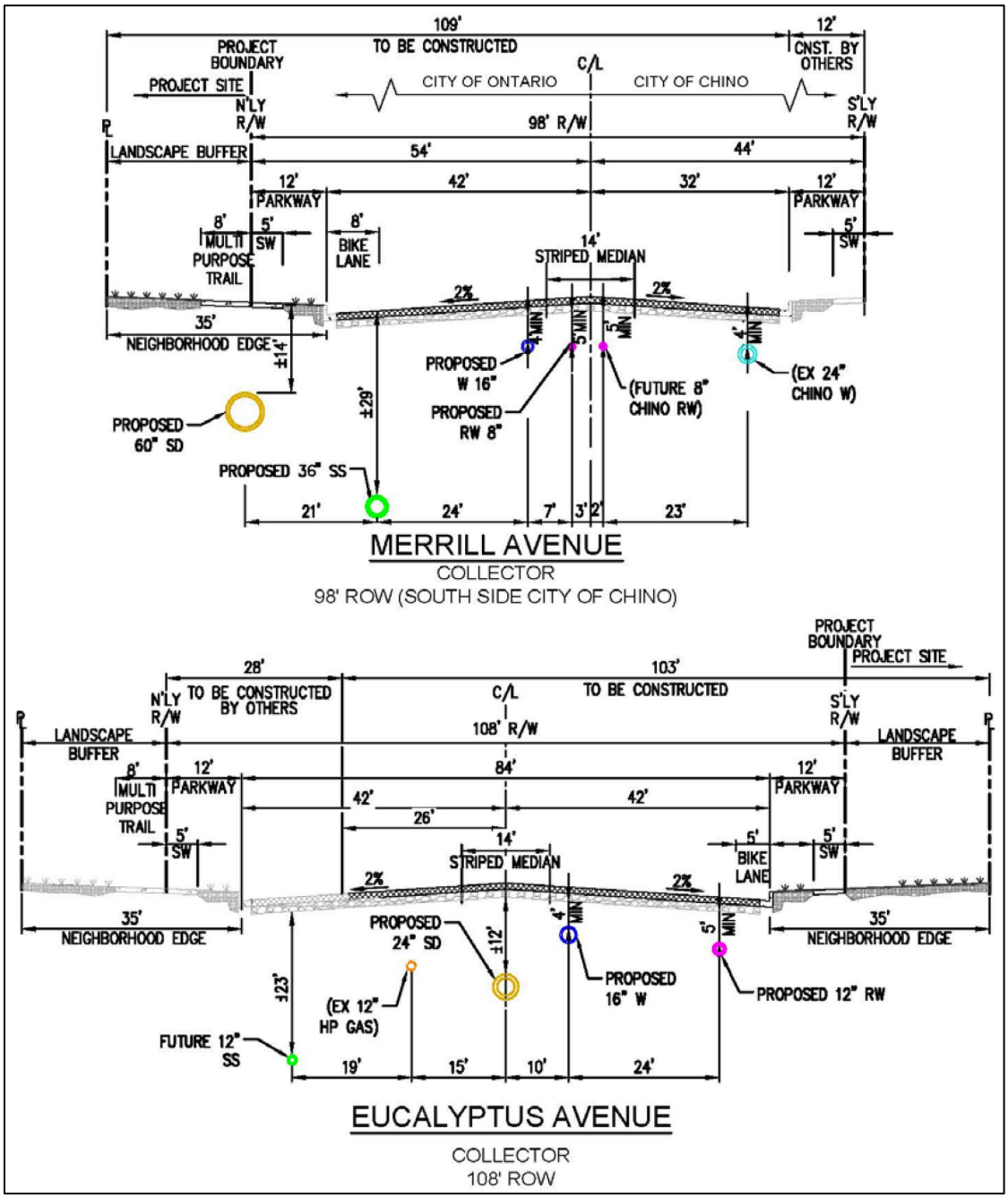


Figure 10: Merrill and Eucalyptus Avenues Street Cross Sections

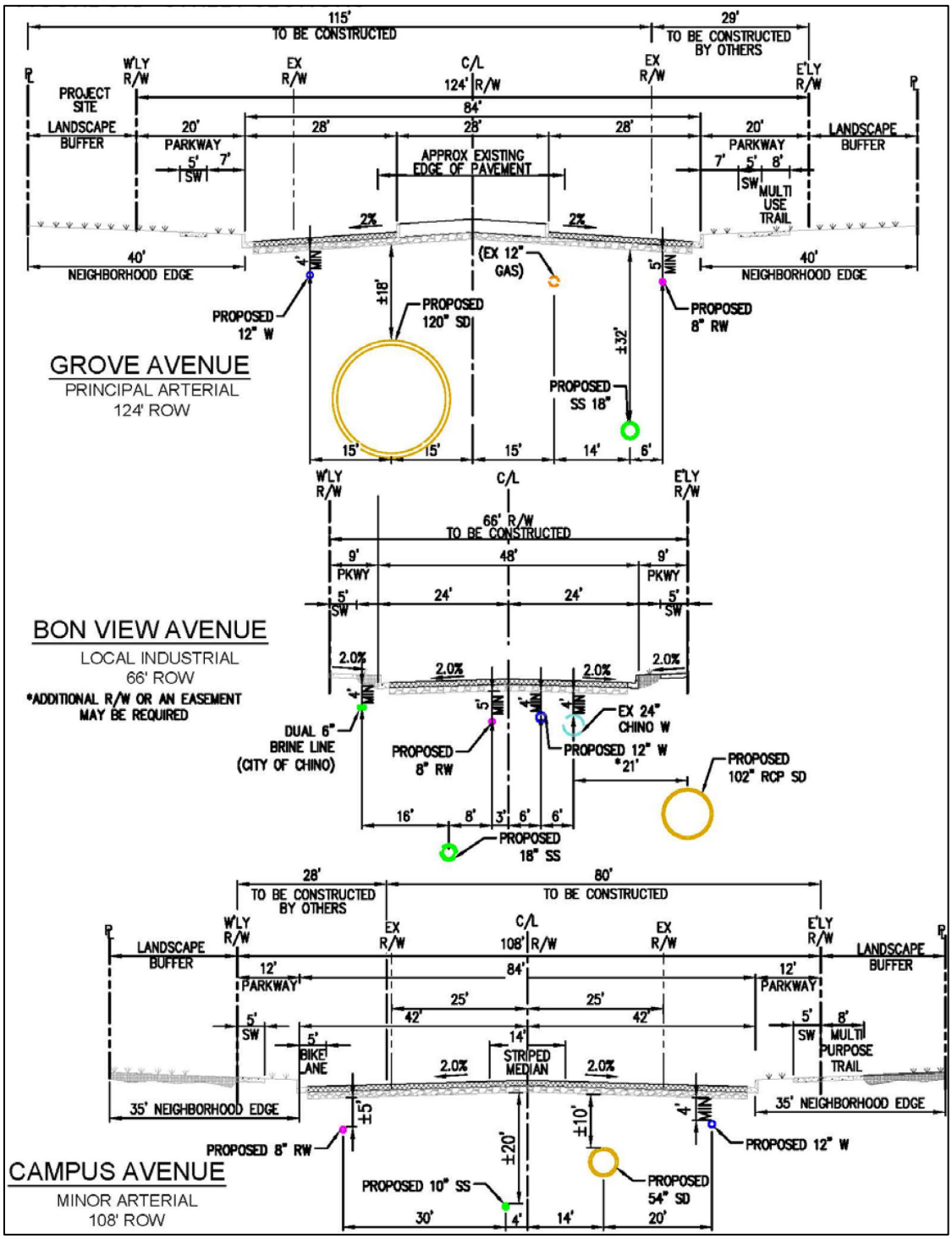


Figure 11: Grove, Bon View, and Campus Avenues Street Cross Sections

Grove Avenue, a principal arterial having a 124-foot right-of-way width, will run north-south along the Project's eastern boundary and will be improved with a 40-foot wide neighborhood edge adjacent to the street. The neighborhood edge will include a 20-foot wide landscape buffer and 20-foot wide parkway containing a five-foot wide sidewalk. Bon View Avenue, a local industrial street having a 66-foot right-of-way width, will run north-south through the interior of the Project site. A 9-foot wide parkway containing a five-foot wide sidewalk will be provided; however, additional right-of-way or an easement may be required in the future. Campus Avenue, a minor arterial having a 108-foot right-of-way width, will run north-south along the Project's western boundary and will be improved with a 35-foot wide neighborhood edge. The neighborhood edge will include a 23-foot wide landscape buffer with an eight-foot wide multi-purpose trail, and a 12-foot wide parkway containing a five-foot wide sidewalk (see Figure 11: Grove, Bon View, and Campus Avenues Street Cross Sections, above).

(d) Landscape Design. The landscape design theme for the South Ontario Logistics Center Specific Plan encourages durable landscape materials and designs that enhance the aesthetics of the structure, create and define public and private spaces, and provide shade and environmental benefits. The South Ontario Logistics Center Specific Plan establishes a base landscape palette for the South Ontario Logistics Center and includes a variety of groundcovers, shrubs, ornamental grasses, and evergreen and deciduous trees. The selection complements the design theme of the Specific Plan area and features water-efficient, drought-tolerant species native to the region. Similar plant materials may be substituted for the species listed in the landscape pallet if the alternative plants are climate appropriate and enhance the thematic setting.

The minimum landscape coverage required for the Business Park land use district is 15 percent and the Industrial land use district is required to provide a 10 percent minimum landscape coverage. As illustrated on the street cross sections, Grove Avenue will be required to provide a 40-foot wide neighborhood edge, Merrill, Campus, and Eucalyptus Avenues will be required to provide a 35-foot wide neighborhood edge. Bon View Avenue will be designed with a 4-foot wide curb adjacent landscape parkway and a 5-foot wide sidewalk.

(e) Infrastructure and Services. The backbone infrastructure to serve all areas of the Specific Plan will be installed by the developer in accordance with the Ontario Ranch (New Model Colony) Master Plans for streets, water (including recycled water), sewer, storm drain, and fiber optic facilities. Natural gas will be provided by The Gas Company and electricity by SCE. Development of the Project requires the installation by the developer of all infrastructure necessary to serve the Project as a standalone development, with phasing and ultimate details to be reviewed and approved via a Development Agreement with the Project site's final map.

(f) Specific Plan Phasing. Development phasing within the Specific Plan, as illustrated in Figure 6: Conceptual Phasing/Site Plan, will be determined by the developers, based upon acquisition of properties and real estate market conditions. The

Specific Plan outlines development Phase 1 as Planning Areas 1 and 2, and development Phase 2 as Planning Areas 3, 4, and 5. The phases may be developed as sub-phases and may occur either sequentially or concurrently with one another. Specific infrastructure, community facilities, and open space dedications will be provided/conditioned with one or more future individual parcel map(s) and/or development plan(s).

(g) Signage. The South Ontario Logistics Center Specific Plan has required that a comprehensive sign program be submitted for the Project site, to ensure quality and consistent signage throughout the whole site.

COMPLIANCE WITH THE ONTARIO PLAN: The proposed Project is consistent with the principles, goals and policies contained within the Vision, Governance, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan (TOP). More specifically, the goals and policies of TOP that are furthered by the proposed Project are as follows:

(1) City Council Goals.

- Invest in the Growth and Evolution of the City's Economy
- Operate in a Businesslike Manner
- Invest in the City's Infrastructure (Water, Streets, Sewers, Parks, Storm Drains and Public Facilities)
- Ensure the Development of a Well Planned, Balanced, and Self-Sustaining Community in the New Model Colony

(2) Governance.

Decision Making:

- Goal G1: Sustained decision-making that consistently moves Ontario towards its Vision by using The Ontario Plan as a framework for assessing choices.

➢ G1-2 Long-term Benefit. We require decisions to demonstrate and document how they add value to the community and support the Ontario Vision

(3) Policy Plan (General Plan)

Land Use Element:

➢ LU1-1 Strategic Growth. We concentrate growth in strategic locations that help create place and identity, maximize available and planned infrastructure, and foster the development of transit.

➢ LU1-6 Complete Community: We incorporate a variety of land uses and building types in our land use planning efforts that result in a complete community where

residents at all stages of life, employers, workers and visitors have a wide spectrum of choices of where they can live, work, shop and recreate within Ontario. (Refer to Complete Community Section of Community Economics Element).

- Goal LU2: Compatibility between a wide range of uses.

Community Economics Element:

- Goal CE2: A City of distinctive neighborhoods, districts, and corridors, where people choose to be.

  - CE2-1 Development Projects. We require new development and redevelopment to create unique, high-quality places that add value to the community.

  - CE2-2 Development Review. We require those proposing new development and redevelopment to demonstrate how their projects will create appropriately unique, functional and sustainable places that will compete well with their competition within the region.

  - CE2-4 Protection of Investment. We require that new development and redevelopment protect existing investment by providing architecture and urban design of equal or greater quality.

  - CE2-5 Private Maintenance. We require adequate maintenance, upkeep, and investment in private property because proper maintenance on private property protects property values.

Safety Element:

- Goal S1: Minimized risk of injury, loss of life, property damage and economic and social disruption caused by earthquake-induced and other geologic hazards.

  - S1-1 Implementation of Regulations and Standards. We require that all new habitable structures be designed in accordance with the most recent California Building Code adopted by the City, including provisions regarding lateral forces and grading.

Community Design Element:

- Goal CD1: A dynamic, progressive city containing distinct neighborhoods and commercial districts that foster a positive sense of identity and belonging among residents, visitors, and businesses.

  - CD1-1 City Identity. We take actions that are consistent with the City being a leading urban center in Southern California while recognizing the diverse character of our existing viable neighborhoods.

- CD1-2 Growth Areas. We require development in growth areas to be distinctive and unique places within which there are cohesive design themes.

- CD1-3 Neighborhood Improvement. We require viable existing residential and non-residential neighborhoods to be preserved, protected, and enhanced in accordance with our land use policies.

- Goal CD2: A high level of design quality resulting in public spaces, streetscapes, and developments that are attractive, safe, functional and distinct.

- CD2-1 Quality Architecture. We encourage all development projects to convey visual interest and character through:

  - Building volume, massing, and height to provide appropriate scale and proportion;
  - A true architectural style which is carried out in plan, section and elevation through all aspects of the building and site design and appropriate for its setting; and
  - Exterior building materials that are visually interesting, high quality, durable, and appropriate for the architectural style.

- CD2-7 Sustainability. We collaborate with the development community to design and build neighborhoods, streetscapes, sites, outdoor spaces, landscaping and buildings to reduce energy demand through solar orientation, maximum use of natural daylight, passive solar and natural ventilation, building form, mechanical and structural systems, building materials and construction techniques.

- CD2-8 Safe Design. We incorporate defensible space design into new and existing developments to ensure the maximum safe travel and visibility on pathways, corridors, and open space and at building entrances and parking areas by avoiding physically and visually isolated spaces, maintenance of visibility and accessibility, and use of lighting.

- CD2-9 Landscape Design. We encourage durable landscaping materials and designs that enhance the aesthetics of structures, create and define public and private spaces, and provide shade and environmental benefits.

- CD2-10 Surface Parking Areas. We require parking areas visible to or used by the public to be landscaped in an aesthetically pleasing, safe and environmentally sensitive manner. Examples include shade trees, pervious surfaces, urban run-off capture and infiltration, and pedestrian paths to guide users through the parking field.

- CD2-11 Entry Statements. We encourage the inclusion of amenities, signage and landscaping at the entry to neighborhoods, commercial centers, mixed use

areas, industrial developments, and public places that reinforce them as uniquely identifiable places.

- CD2-12 Site and Building Signage. We encourage the use of sign programs that utilize complementary materials, colors, and themes. Project signage should be designed to effectively communicate and direct users to various aspects of the development and complement the character of the structures.

- CD2-13 Entitlement Process. We work collaboratively with all stakeholders to ensure a high degree of certainty in the efficient review and timely processing of all development plans and permits.

- Goal CD3: Vibrant urban environments that are organized around intense buildings, pedestrian and transit areas, public plazas, and linkages between and within developments that are conveniently located, visually appealing and safe during all hours.

- CD3-1 Design. We require that pedestrian, vehicular, bicycle and equestrian circulation on both public and private property be coordinated and designed to maximize safety, comfort and aesthetics.

- CD3-2 Connectivity Between Streets, Sidewalks, Walkways and Plazas. We require landscaping and paving be used to optimize visual connectivity between streets, sidewalks, walkways and plazas for pedestrians.

- CD3-3 Building Entrances. We require all building entrances to be accessible and visible from adjacent streets, sidewalks or public open spaces.

- CD3-5 Paving. We require sidewalks and road surfaces to be of a type and quality that contributes to the appearance and utility of streets and public spaces.

- CD3-6 Landscaping. We utilize landscaping to enhance the aesthetics, functionality and sustainability of streetscapes, outdoor spaces and buildings.

- Goal CD5: A sustained level of maintenance and improvement of properties, buildings and infrastructure that protects the property values and encourages additional public and private investments.

- CD5-1 Maintenance of Buildings and Property. We require all public and privately owned buildings and property (including trails and easements) to be properly and consistently maintained.

- CD5-2 Maintenance of Infrastructure. We require the continual maintenance of infrastructure.

HOUSING ELEMENT COMPLIANCE: The Project is consistent with the Housing Element of the Policy Plan (General Plan) component of The Ontario Plan, as the Project site is not one of the properties in the Available Land Inventory contained in Table A-3 (Available Land by Planning Area) of the Housing Element Technical Report Appendix.

Senate Bill 330 ("SB 330") — The Housing Accountability Act (Government Code Section 65589.5 et seq.) was passed by the California Legislature, signed by the Governor, and became effective on January 1, 2020. The bill is the result of the Legislature's extensive findings regarding the California "housing supply crisis" with "housing demand far outstripping supply." SB 330 amends Government Code Section 65589.5, adds Government Code Sections 65940, 65943 and 65950, and repeals and readopts Government Code Sections 65906.5, 65913.10 and 65941.1. To summarize, no city may disapprove a residential housing development project for low- to moderate-income households (as defined therein) unless it makes a finding that the housing development project "would have a specific, adverse impact upon the public health or safety, and there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to low- and moderate-income households…" such as where the housing development project is proposed on land "which does not have adequate water or wastewater facilities to serve the project." (Government Code Section 65589.5(d)(2), (4)).

In addition, the legislation adds Chapter 12 to Division 1 of Title 7 of the Government Code (Section 66300 et seq.) that applies to "affected cities," which are identified as cities in urbanized areas as determined by the most recent census. In accordance with SB 330, the Department of Community Development and Housing ("HCD") has prepared a list of affected cities and has determined that Ontario is an "affected city." Therefore, pursuant to Government Code Section 66300(b)(1)(A) and (b):

> *(b) (1) Notwithstanding any other law except as provided in subdivision (i), with respect to land where housing is an allowable use, an affected city shall not enact a development policy, standard, or condition that would have any of the following effects:*
>
> *(A) Changing the general plan land use designation, specific plan land use designation, or zoning of a parcel or parcels of property to a less intensive use or reducing the intensity of land use within an existing general plan land use designation, specific plan land use designation, or zoning district below what was allowed under the land use designation and zoning ordinances of the affected county or affected city, as applicable, as in effect on January 1, 2018…"*

except when approved by HCD or when the following exception is set out in Government Code Section 66300(i)(1) applies:

> *(i) (1) This section does not prohibit an affected county or an affected city from changing a land use designation or zoning ordinance to a less intensive use if the*

city or county concurrently changes the development standards, policies, and conditions applicable to other parcels within the jurisdiction to ensure that there is no net loss in residential capacity.

As discussed in Section 2 of this staff report, the General Plan Amendment is proposed to change the site's land use designations from Low-Medium Density Residential and Business Park to approximately 35.2 acres of Business Park (0.6 FAR) and 184.2 acres of Industrial (0.55 FAR) land uses. The GPA would, therefore, eliminate the low-medium density land use designation, thereby theoretically eliminating 1,352 units (as determined by the City's density determinations to be 8.5 dwelling units per acre). In compliance with SB 330, the EIR evaluated the elimination of 1,352 units and determined that based on SB 330 Exceptions for lack of water and sewer to serve a residential project and the no net loss of residential capacity, the Project is consistent with HCD exception findings. The proposed Project site does not have sufficient water or wastewater facilities to serve a residential project. As explained in Section 3.4.1.2, of the Draft EIR, at present there is no water or sewer infrastructure that could serve residential units because the land has been used for agricultural purposes with water provided by on-site wells and sewer provided by septic systems. The Project Applicant is working on projects both approved and under review that span the length of Eucalyptus Avenue to the north, Merrill Avenue to the south, Euclid Avenue to the east, and Grove Avenue to the west (Ontario Ranch Business Park Specific Plan – Approved; Ontario Ranch Business Park Specific Plan Amendment – Under review; and, South Ontario Logistics Center – Subject Project), with a combined estimated cost of $144,331,000 (see Table 1, Project Cost Estimate by Project Area). The total estimated cost includes individual streets, lengths of pipe, storm drain, sewer, water, streetlights, curbing, paving, signals, power/fiber, and more. This cost would be financially infeasible for the 1,352 units presently allowed under the current residential General Plan designation and therefore the cost of such improvements would make residential development on the site financially infeasible (see Government Code Section 66589.5(d)(2) cited above).

Table 1: Project Cost Estimate by Project Area	
Project Name	***Cost Estimate***
Ontario Ranch Business Park Phase 1 (Specific Plan - Approved)	$72,151,000
South Ontario Logistics Center (Specific Plan – Subject Project, Under Review)	$59,780,000
Ontario Ranch Business Park Phase 2 (Specific Plan Amendment, Under Review)	$12,400,000
Total	***$144,331,000***

In order to demonstrate "no net loss of residential capacity," the Project will be required to demonstrate increased residential zoning capacity on a "SB330 Replacement Site" by 1,352 units to off-set the Project site loss of zoning capacity (Low Medium Density, 5.1 to 11 du/ac). In tandem with the City's adoption of the 6th Cycle Housing Element,

scheduled to go before the City Council for their consideration in February 2022, the City is also adopting an Affordable Housing Overlay zone and applying this zone to all parcels in the sites inventory that are south of Riverside Drive or are zoned MU-2 along Holt Boulevard. Relevant to the Project, the Affordable Housing Overlay zone will establish a minimum density of 20 dwelling units per acre for all development (regardless of Policy Plan designation or underlying zoning district), and increase the maximum density from 25 to 30 units per acre for parcels that are designated in the Policy Plan for Medium Density Residential ("MDR") when an affordable housing project is proposed with at least 25 percent of proposed units are restricted for lower income households. The creation of the Affordable Housing Overlay zone and increased maximum density of 5 dwelling units per acre will increase residential capacity on 473.7 acres of such parcels currently designated MDR, by 2,368 dwelling units. On December 20, 2021, the Planning Commission reviewed and recommended to the February 15, 2022, City Council hearing for approval a General Plan Amendment (File No. PGPA21-004) for the Housing Element update to the Policy Plan (General Plan) component of The Ontario Plan, to address State mandates regarding the Regional Housing Needs Allocation ("RHNA"), as well as to modify the Policy Plan Land Use Plan (Exhibit LU-01) to establish a Zone Change (File No. PZC21-002). The Project EIR addresses the potential impacts associated with relocating residential density from the Project site to the SB330 Replacement Sites located north of the Project site, along Grove Avenue, pursuant to SB330. With the City adoption of the 6th Cycle Housing Element and associated Affordable Housing Overlay zone, no net loss of residential capacity will occur as a result of the Project.

AIRPORT LAND USE COMPATIBILITY PLAN (ALUCP) COMPLIANCE: The California State Aeronautics Act (Public Utilities Code Section 21670 et seq.) requires that an Airport Land Use Compatibility Plan be prepared for all public use airports in the State; and requires that local land use plans and individual development proposals must be consistent with the policies set forth in the adopted Airport Land Use Compatibility Plan.

(1) Ontario International Airport — On April 19, 2011, the City Council of the City of Ontario approved and adopted the Ontario International Airport Land use Compatibility Plan ("ALUCP"), establishing the Airport Influence Area for Ontario International Airport, which encompasses lands within parts of San Bernardino, Riverside, and Los Angeles Counties, and limits future land uses and development within the Airport Influence Area, as they relate to noise, safety, airspace protection, and overflight impacts of current and future airport activity. The proposed Project is located within the Airport Influence Area of Ontario International Airport and was evaluated and found to be consistent with the policies and criteria of the ALUCP. Any special conditions of approval associated with uses in close proximity to the airport are included in the conditions of approval provided with the attached resolutions.

(2) Chino Airport — Chino Airport is owned and operated by the County of San Bernardino and is situated within the boundaries of the City of Chino, immediately south of Ontario. Portions of the City of Ontario are impacted by aircraft operations at Chino Airport. The adopted ALUCP for Chino Airport was approved in 1991 and does not reflect

the most recently adopted 2005 Airport Master Plan. Also, the existing Chino Airport Land Use Compatibility Plan does not reflect the 2011 Caltrans Airport Land Use Planning Handbook. Public Utilities Code Section 21670.1(c) requires local jurisdictions under the "alternative process" to "rely upon" the California Airport Land Use Planning Handbook (Handbook) published by the California Department of Transportation (Caltrans), Division of Aeronautics in October 2011, for preparing Compatibility Plans and to utilize the Handbook's height, land use, noise, safety, and density criteria. Although the City of Ontario does not have the formal responsibility under the "alternative process" to prepare a compatibility plan for Chino Airport, the City of Ontario has completed an Airport Land Use Compatibility Assessment that analyzes Chino Airport's impacts on Ontario, consistent with policies and criteria set forth within the Caltrans 2011 California Airport Land Use Planning Handbook. The City of Ontario is currently working towards completing an Airport Land Use Compatibility Plan for portions of the City that are impacted by aircraft operations at Chino Airport. The proposed Project is located within the Airport Influence Area of Chino Airport and was evaluated and found to be consistent with the California Airport Land Use Planning Handbook and the City of Ontario's Chino Airport Land Use Compatibility Assessment. Future development within Project Site shall be subject to Open Land and people per acre occupancy intensity calculations that are described below.

The Project site is located within Safety Zones 1, 3, and 6 (Handbook Generic Safety Zones) and new development will be required to provide Open Land (an open area that is 300 feet long by 75 feet wide) consistent with the Handbook's percentage criteria for each Safety Zone and people per acre limits. Safety Zone 1 is part of the Runway Protection Zone and cannot be developed with any structures or buildings. Safety Zone 3 is required to provide a minimum of 15 percent of Open Land, and occupancy must be limited to 100 people per acre on average, and a maximum of 300 people in any one acre. Safety Zone 6 is required to provide a minimum of 10 percent of Open Land, and occupancy is limited to 300 people per acre on average, and a maximum of 1,200 people in any one acre.

ENVIRONMENTAL REVIEW: The Specific Plan is located in the City of Ontario in what was formerly the approximate 8,200-acre City of Ontario Sphere of Influence (SOI) area. On January 7, 1998, the City of Ontario adopted the New Model Colony ("NMC") General Plan Amendment, setting forth a comprehensive strategy for the future development of the SOI. The NMC is generally bordered by Riverside Drive to the north, Milliken Avenue to the east, Euclid Avenue to the west and Merrill Avenue to the south.

(1) The Ontario Plan Environmental Impact Report — On January 27, 2010, the City Council adopted The Ontario Plan ("TOP") and certified the accompanying Environmental Impact Report ("EIR") (State Clearinghouse No. 2008101140). TOP includes the General Plan for the entire City, including the NMC (now referred to as "Ontario Ranch"). TOP EIR identified many areas that might have a potentially significant impact on the environment. These areas included: 1) Aesthetics; 2) Biological Resources; 3) Geology and Soils; 4) Hazards and Hazardous Materials; 5) Hydrology and Water Quality;

6) Land Use and Planning; 7) Mineral Resources; 8) Population and Housing; 9) Public Services; 10) Recreation; and 11) Utilities and Service Systems. Through the EIR process, these potential impacts were analyzed, revisions were incorporated into the plan, and/or mitigation measures were identified that reduced the potential environmental impacts to a level that was less than significant.

TOP also identified several potential impacts that, even with revisions and/or mitigation measures, could not be reduced to a level of less than significant. These areas included:

(a) Agriculture Resources.

Impact 5.2-1. Buildout of TOP would convert 3,269.3 acres of California Resource Agency designated Prime Farmland, Unique Farmland, and Farmland of Statewide Importance to residential, commercial, mixed-use, and industrial land uses. Consequently, Impact 5.2-1 would remain significant and unavoidable and a Statement of Overriding Considerations would be required.

Impact 5.2-2. There are a number of Williamson Act contracts within the City that have yet to expire. Buildout of TOP would most likely require the cancellation or nonrenewal of these contracts. The current use of these contracts would slow the rate of conversion from agricultural to nonagricultural land but it would not impede the conversion. Since there are some Williamson Act contracts still active in the Ontario Ranch, implementation of the proposed land use plan for The Ontario Plan would conflict with these contracts and cause a significant impact. Consequently, Impact 5.2-2 would remain significant and unavoidable and a Statement of Overriding Considerations would be required.

Impact 5.2-3. Development of the City in accordance with TOP would increase the amount of nonagricultural land uses. When nonagricultural land uses are placed near agricultural uses, the odors, noises, and other hazards related to agriculture conflict with the activities and the quality of life of the people living and working in the surrounding areas. Consequently, conversion of agricultural uses in the city may cause farms and agricultural land uses outside the City to be converted to nonagricultural uses because of the nuisances related to agriculture. Impact 5.2-3 would remain significant and unavoidable. Therefore, a Statement of Overriding Considerations would be required.

(b) Air Quality.

Impact 5.3-1. The Project would not be consistent with the Air Quality Management Plan ("AQMP") because air pollutant emissions associated with buildout of the City of Ontario would cumulatively contribute to the nonattainment designations in the South Coast Air Basin ("SoCAB"). Furthermore, buildout of the Proposed Land Use Plan would exceed current estimates of population, employment, and vehicle miles traveled for Ontario and, therefore, these emissions are not included in the current regional

emissions inventory for the SoCAB. As both criteria must be met in order for a project to be considered consistent with the AQMP, the Project would be considered inconsistent with the AQMP. Consequently, Impact 5.3-1 would remain significant and unavoidable and a Statement of Overriding Considerations would be required.

Impact 5.3-2. Construction activities associated with buildout of TOP would generate short-term emissions that exceed the South Coast Air Quality Management District's ("SCAQMD") regional significance thresholds; cumulatively contribute to the SoCAB's nonattainment designations for O3, PM10, and PM2.5; and potentially elevate concentrations of air pollutants at sensitive receptors. Consequently, Impact 5.3-2 would remain significant and unavoidable and a Statement of Overriding Considerations would be required.

Impact 5.3-3. Buildout of TOP would generate long-term emissions that would exceed SCAQMD'S regional significance thresholds and cumulatively contribute to the SoCAB nonattainment designations for O3, PM10, and PM2.5. Consequently, Impact 5.3-3 would remain significant and unavoidable and a Statement of Overriding Considerations would be required.

Impact 5.3-5. Approval of residential and other sensitive land uses within 500 feet of I-10, I-15, or SR-60 would result in exposure of persons to substantial concentrations of diesel particulate matter. Consequently, Impact 5.3-5 would remain significant and unavoidable and a Statement of Overriding Considerations would be required.

Impact 5.3-6. Conversion of agricultural land to nonagricultural uses would temporarily expose residents to objectionable odors. Consequently, Impact 5.3-6 would remain significant and unavoidable and a Statement of Overriding Considerations would be required.

(c) Cultural Resources

Impact 5.5-1. Although protective regulations are in place and preservation policies are included in TOP, implementation of the Proposed Land Use Plan, especially within growth focus areas, has the potential to impact Tier III historic resources. Mitigation Measure 5-1 would require a historical evaluation for properties within historic resources in the Focus Areas under the City's ordinance. However, the ordinance does not provide a high level of protection for Tier III resources. As a result, historical resources categorized under the Ordinance as Tier III could potentially be impacts with implementation of the Proposed Land Use Plan. Consequently, Impact 5.5-1 would remain significant and unavoidable and a Statement of Overriding Considerations would be required.

(d) Global Climate Change.

Impact 5.6-1. Buildout of the City of Ontario would generate greenhouse gas emissions that would significantly contribute to global climate change impacts in California. GHG emissions generated in the City would significantly contribute to climate change impacts in California as a result of the growth in population and employment in the City and scale of development activity associated with buildout of the Proposed Land Use Plan. Consequently, Impact 5.6-1 would remain significant and unavoidable and a Statement of Overriding Considerations would be required.

(e) Noise.

Impact 5.12-1. Buildout of the Proposed Land Use Plan would result in an increase in traffic on local roadways in the City of Ontario, which would substantially increase noise levels. Consequently, Impact 5.12-1 would remain significant and unavoidable and a Statement of Overriding Considerations would be required.

Impact 5.12-2. Noise-sensitive uses could be exposed to elevated noise levels from transportation sources. Any siting of new sensitive land uses within a noise environment that exceeds the normally acceptable land use compatibility criterion would result in a potentially significant impact and would require a separate noise study through the development review process to determine the level of impacts and required mitigation. Consequently, Impact 5.12-2 would remain significant and unavoidable and a Statement of Overriding Considerations would be required.

Impact 5.12-3. Construction activities associated with buildout of the individual land uses associated with the Proposed Land Use Plan would expose sensitive uses to strong levels of groundborne vibration. Consequently, Impact 5.12-3 would remain significant and unavoidable and a Statement of Overriding Considerations would be required.

Impact 5.12-5. Construction activities associated with buildout of the individual land uses associated with the Proposed Land Use Plan would substantially elevate noise levels in the vicinity of sensitive land uses. Consequently, Impact 5.12-5 would remain significant and unavoidable and a Statement of Overriding Considerations would be required.

Impact 5.12-6. Noise-sensitive land uses within the 65 dBA CNEL contour of the Los Angeles/Ontario International Airport would be exposed to substantial levels of airport-related noise. Consequently, Impact 5.12-6 would remain significant and unavoidable and a Statement of Overriding Considerations would be required.

(f) Transportation and Traffic.

Impact 5.15-1. Buildout of the Proposed Land Use Plan would result in additional traffic volume that would significantly cumulatively contribute to main-line freeway segment impacts. The City's development impact fees cannot be used for

improvements to roadway facilities under Caltrans jurisdiction. Consequently, impacts to freeway segments within the City under Impact 5.16-1 would be significant and unavoidable and a Statement of Overriding Considerations would be required.

While these impacts will be significant and unavoidable, the City determined that the benefits of the Ontario Ranch development outweigh the potential unavoidable, adverse impacts of the plan. As a result, the City adopted a Statement of Overriding Considerations for those impacts that could not be fully mitigated to a level of "less than significant."

(2) South Ontario Logistics Center Specific Plan Environmental Impact Report — Even though an EIR was prepared for TOP, the analyses focused on the program or "big picture" impacts associated with development. With the submittal of the South Ontario Logistics Center Specific Plan, staff is charged with evaluating the potential impacts of development at the Project level. Staff did not complete an Initial Study for the Project, as it was clear that an EIR should be prepared for the South Ontario Logistics Center Specific Plan. Through the Notice of Preparation and scoping meeting discussion, the South Ontario Logistics Center EIR (State Clearinghouse No. 2021010318) was prepared for the Specific Plan document, addressing the following issues:

- Agricultural Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Population/Housing
- Public Services
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems

The South Ontario Logistics Center Specific Plan EIR evaluates each of these various areas and identifies mitigation measures and/or revisions to the plan to lessen the level of significance. With the implementation of the various mitigation measures, many of the potential adverse impacts can be reduced to a level of less than significant. Of the 15 areas considered by the EIR, all but five of the impact areas were mitigated to a level of less than significant. The five remaining impact areas, even with the mitigation measures, could not be reduced to less than significant, resulting in some impacts remaining potentially significant and unavoidable. These areas include:

(a) Agriculture and Forestry Resources.

Impact 4.1-1. The proposed Project would convert Farmland to non-agricultural use. No feasible mitigation measures have been identified that would mitigate agricultural resources to below a level of significance. Impacts would remain significant and unavoidable.

Impact 4.1-2. The proposed Project contains several parcels under Williamson Act contracts. No feasible mitigation measures have been identified that would mitigate agricultural resources to below a level of significance. Impacts would remain significant and unavoidable.

Impact 4.1-5. The proposed Project would convert Farmland to non-agricultural use. No feasible mitigation measures have been identified that would mitigate agricultural resources to below a level of significance. Impacts would remain significant and unavoidable.

(b) Air Quality.

Impact 4.2-1. The proposed Project would be inconsistent with the applicable air quality plan. Implementation of Mitigation Measure (MM) AQ-1 through AQ-5 would contribute to minimizing criteria air pollutant emissions from operation of the proposed Project by the greatest amount feasible. However, as shown in Table 4.2-9 and Table 4.2-11, even with incorporation of mitigation, Project related operation-phase activities would still result in air pollutant emissions exceeding the SCAQMD's emission thresholds. Thus, the proposed Project would continue to be inconsistent with the AQMP. Therefore, the Project impact would remain significant and unavoidable.

Impact 4.2-2. The proposed Project would be inconsistent with the applicable air quality plan. Implementation of Standard Conditions (SC) AQ-1 and MM AQ-1 through AQ-5 would contribute to minimizing criteria air pollutant emissions from operation of the proposed Project by the greatest amount feasible. However, as shown in Table 4.2-9, Table 4.2-11, and Table 4.2-12, even with incorporation of standard conditions and mitigation, Project related operation-phase activities would still remain significant and would potentially contribute to the O3, NO2, PM10, and PM2.5 nonattainment designations of the SoCAB. Therefore, the Project impact would remain significant and unavoidable.

(c) Cultural Resources.

Impact 4.4-1. The proposed Project would demolish significant historical resources discovered on site, to facilitate Project development. Implementation of MM CUL-1 through MM CUL-5 would lessen Project related operation-phase activities; however, impacts would still remain unavoidable and significant.

(d) Greenhouse Gases.

Impact 4.6-1. Buildout of the proposed Project would generate approximately 71,088 $MTCO_2e$ per year from mobile and other sources that would exceed the significance threshold and would have a significant impact on the environment. Table 4.6-7 shows the Project's emissions inventory with incorporation of mitigation. Specifically, incorporation of MM AQ-2 through AQ-5, would require the use of electrical off-road equipment, require electrical hookups at loading bays for cold storage, require the implementation of a Transportation Demand Management (TDM) program to reduce single-occupant vehicle trips and encourage public transit, and prohibits idling when engines are not in use. Since the majority (71 percent) of emissions are from mobile sources and neither the Project Applicant nor the City have regulatory authority to control tailpipe emissions, no feasible mitigation measures exist that would reduce the Project's impacts with respect to mobile operational emissions to less than significant levels. Furthermore, the Project's long-term operational GHG emissions would exceed City's threshold of 3,000 MTCO2e per year despite the implementation of MM AQ-2 through MM AQ-5, as well as MM GHG-1, which requires the Project to achieve a minimum of 100 points on the CAP Screening Threshold Checklist. Therefore, this Project impact will remain significant and unavoidable.

Impact 4.76-2. Implementation of the proposed Project would conflict with the City's Community Climate Action Plan ("CAP"). Implementation of Mitigation Measure GHG-1 would require future individual projects accommodated under the proposed Project to be designed to achieve at least 100 points on the City's GHG Screening Threshold Table. This measure would ensure that future individual projects are consistent with the City's Community CAP and would reduce Impact 4.6-2 to less than significant. However, there is the potential for the Project to generate GHG emissions that would result in significant impacts on the environment. Pending adoption of the City CAP update; a determination that the City CAP as updated is consistent with applicable State and regional GHG emissions reduction plans; and a determination that the proposed Project is consistent with the CAP as updated, the potential for Project GHG emissions to result in a significant impact on the environment is conservatively considered to be a significant and unavoidable impact.

(e) Transportation and Traffic.

Impact 4.13-2. The proposed Project was found to exceed the City's adopted Vehicle Miles Traveled ("VMT") threshold by 6.77 percent. Reductions in commute VMT through feasible TDM measures such as those described previously would be provided by the Project and would be implemented as part of future Certificates of Occupancy for future tenants as noted in MM TRANS-1. Inclusion of such VMT reduction measures in areas that are characteristically suburban in context are noted to be limited to a maximum VMT reduction of 10 percent. However, as future Project design features and building tenants are not yet known, reductions in VMT related to the above TDM

measures cannot be accurately estimated or guaranteed. The VMT analysis determined that the Project's impact on VMT would remain significant and unavoidable.

While mitigation of all potential impacts to a level of less than significant is desirable, the fact that four areas will remain significant and unavoidable is not unexpected. The identification of these areas as significant and unavoidable validates the work previously completed for TOP. Staff continues to believe that the benefits of the proposed development outweigh the potential impacts associated with it. Therefore, staff recommends the Planning Commission recommend that the City Council 1) certify the South Ontario Logistics Center Specific Plan EIR (State Clearinghouse No. 2021010318) and that a Statement of Overriding Considerations be adopted for the Project, 2) approve the South Ontario Logistics Center Specific Plan document, and 3) approve the associated General Plan Amendment.

PUBLIC COMMENTS RECEIVED: Public comments were received regarding the Draft EIR as part of the 45-day public review period, which extended from November 15, 2021, to January 3, 2022, and include the following topics of discussion: air quality impact analysis and mitigation measures; backup generators and equipment permitting processes; airport land use compatibility; traffic impact and traffic safety analyses; biological assessments, resources, habitats, and mitigation measures; clarification of referenced files and figures; inclusion of adjacent projects; infrastructure improvements; project piecemealing; specific plan document; SB 330 and replacement site analysis; lack of floor plans, grading plans, elevations, and earthwork quantities; environmental justice; census tract community makeup for the Project site and the SB 330 replacement site; hazards and hazardous materials; economic/fiscal impact analyses; employment analysis, including provisions for highly-skilled workers; project alternatives; energy analysis; public health; greenhouse gases and mitigation measures; project description; analysis, quantification, and mitigation of potentially significant impacts; and ponded water and potential jurisdictional waters. Responses to comments are being prepared by the Project Applicant and consultants and will be provided with the Final EIR to be reviewed and considered by the City Council.

CONDITIONS OF APPROVAL: See attached department reports.

TECHNICAL APPENDIX:

Surrounding Zoning and Land Use:

	Existing Land Use	*General Plan Designation*	*Zoning Designation*	*Specific Plan Land Use*
Site	Agricultural, Dairy, and Vacant	Low-Medium Density Residential (5.1-11 dwelling units per acre) and Business Park (0.6 FAR)	SP (AG Overlay)	N/A
North	Agricultural, Dairy, and Vacant	Medium Density Residential (11.1-25 du/ac)	SP (AG Overlay)	N/A
South	Chino Airport	N/A	N/A	N/A
East	Agricultural, Dairy, and Vacant	Business Park (0.6 FAR) and Industrial (0.55 FAR)	Merrill Commerce Center	Business Park and Industrial
West	Agricultural, Dairy, and Vacant	Low-Medium Density Residential (5.1-11 dwelling units per acre) and Business Park (0.6 FAR)	SP (AG Overlay)	N/A

Exhibit A—Amended Policy Plan Exhibit LU-03, Future Buildout

Land Use	Acres[2]	Assumed Density/Intensity[3]	Units	Population[4]	Non-Residential Square Feet	Jobs[5]
Residential						
Rural	529	2.0 du/ac	1,059	4,232		
Low Density[6]	7,255	4.0 du/ac (OMC) 4.5 du/ac (NMC)	30,584	122,244		
Low-Medium Density[6]	~~1,000~~ 981	8.5 du/ac	~~8,500~~ 8,339	~~33,976~~ 33,331		
Medium Density	1,897	18.0 du/ac (OMC) 22.0 du/ac (NMC)	38,200	133,791		
High Density	183	35.0 du/ac	6,415	21,470		
Subtotal	~~*10,865*~~ *10,845*		~~*84,758*~~ *84,597*	~~*315,713*~~ *315,068*		
Mixed Use						
• Downtown	113	• 60% of the area at 35 du/ac • 40% of the area at 0.80 FAR for office and retail	2,365	4,729	1,569,554	2,808
• East Holt Boulevard	57	• 25% of the area at 30 du/ac • 50% of the area at 1.00 FAR office • 25% of area at 0.80 FAR retail	428	856	1,740,483	3,913
• Meredith	93	• 23% of the area at 37.4 du/ac • 72% at 0.35 FAR for office and retail uses • 5% at 0.75 FAR for Lodging	800	1,600	1,172,788	1,462
• Transit Center	76	• 10% of the area at 60 du/ac • 90% of the area at 1.00 FAR office and retail	457	913	2,983,424	5,337
• Inland Empire Corridor	37	• 50% of the area at 20 du/ac • 30% of area at 0.50 FAR office • 20% of area t 0.35 FAR retail	368	736	352,662	768
• Guasti	77	• 20% of the area at 30 du/ac • 30% of area at 1.00 FAR retail • 50% of area at 0.70 FAR office	465	929	2,192,636	4,103
• Ontario Center	345	• 30% of area at 40 du/ac • 50% of area at 1.00 FAR office • 20% of area at 0.50 FAR retail	4,139	8,278	9,014,306	22,563
• Ontario Mills	240	• 5% of area at 40 du/ac • 20% of area at 0.75 FAR office • 75% of area at 0.50 FAR retail	479	958	5,477,126	7,285
• NMC West/South	315	• 30% of area at 35 du/ac • 70% of area at 0.70 FAR office and retail	3,311	6,621	6,729,889	17,188
• NMC East	264	• 30% of area at 25 du/ac • 30% of area at 0.35 FAR for office • 40% of area at 0.3 FAR for retail uses	1,978	3,956	2,584,524	4,439
• Euclid/Francis	10	• 50% of the area at 30 du/ac • 50% of area at 0.80 FAR retail	156	312	181,210	419
• SR-60/ Hamner Tuscana Village	41	• 18% of the area at 25 du/ac • 57% of the area at 0.25 FAR retail • 25% of the area at 1.50 FAR office	185	369	924,234	2,098
Subtotal	***1,668***		***15,129***	***30,257***	***34,922,836***	***72,383***

LU-03 Future Buildout[1]

Land Use	Acres[2]	Assumed Density/Intensity[3]	Units	Population[4]	Non-Residential Square Feet	Jobs[5]
Retail/Service						
Neighborhood Commercial[6]	281	0.30 FAR			3,671,585	8,884
General Commercial	~~519~~ 476	0.30 FAR			~~6,788,695~~ 6,220,368	~~6,307~~ 5,799
Office/ Commercial	~~514~~ 490	0.75 FAR			~~16,805,775~~ 16,008,300	~~37,269~~ 35,497
Hospitality	142	1.00 FAR			6,177,679	7,082
Subtotal	~~*1,457*~~ *1,389*				~~*33,443,735*~~ *32,077,932*	~~*59,542*~~ *57,262*
Employment						
Business Park	~~1,507~~ 1,531	0.40 FAR			~~26,261,610~~ 26,676,144	~~46,075~~ 46,817
Industrial	~~6,384~~ 6,446	0.55 FAR			~~152,947,800~~ 154,433,268	~~134,383~~ 134,511
Subtotal	~~*7,891*~~ *7,977*				~~*179,209,410*~~ *181,109,412*	~~*180,459*~~ *181,328*
Other						
Open Space–Non-Recreation	1,232	Not applicable				
Open Space–Parkland[6]	950	Not applicable				
Open Space-Water	59	Not applicable				
Public Facility	97	Not applicable				
Public School	632	Not applicable				
LA/Ontario International Airport	1,677	Not applicable				
Landfill	137	Not applicable				
Railroad	251	Not applicable				
Roadways	4,871	Not applicable				
Subtotal	***9,906***					
Total	***31,786***		~~*99,887*~~ *99,726*	~~*345,971*~~ *345,325*	~~*247,575,980*~~ *248,110,180*	~~*312,383*~~ *310,973*

Notes
1 Historically, citywide buildout levels do not achieve the maximum allowable density/intensity on every parcel and are, on average, lower than allowed by the Policy Plan. Accordingly, the buildout projections in this Policy Plan do not assume buildout at the maximum density or intensity and instead are adjusted downward. To view the buildout assumptions, access the Methodology report.
2 Acres are given as adjusted gross acreages, which do not include the right-of-way for roadways, flood control facilities, or railroads.
3 Assumed Density/Intensity includes both residential density, expressed as units per acre, and non-residential intensity, expressed as floor area ratio (FAR), which is the amount of building square feet in relation to the size of the lot.
4 Projections of population by residential designation are based on a persons-per-household factor that varies by housing type. For more information, access the Methodology report.
5 To view the factors used to generate the number of employees by land use category, access the Methodology report.
6 Acreages and corresponding buildout estimates for these designations do not reflect underlying land uses within the Business Park, Industrial and Commercial Overlays. Estimates for these areas are included within the corresponding Business Park, Industrial and General Commercial categories.

RESOLUTION NO. PC22-004

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ONTARIO, CALIFORNIA, RECOMMENDING THE CITY COUNCIL CERTIFY THE PROJECT ENVIRONMENTAL IMPACT REPORT (STATE CLEARINGHOUSE NO. 2021010318) AND ADOPT FINDINGS OF OVERRIDING CONSIDERATIONS AND A MITIGATION MONITORING AND REPORTING PROGRAM FOR FILE NO. PGPA19-004, A GENERAL PLAN AMENDMENT, AND FILE NO. PSP19-001, THE SOUTH ONTARIO LOGISTICS CENTER SPECIFIC PLAN, LOCATED WITHIN ONTARIO RANCH AND GENERALLY BORDERED BY EUCALYPTUS AVENUE TO THE NORTH, GROVE AVENUE TO THE EAST, MERRILL AVENUE TO THE SOUTH, AND CAMPUS AVENUE TO THE WEST, AND MAKING FINDINGS IN SUPPORT THEREOF – APNS: 1054-071-01, 1054-071-02, 1054-081-03, 1054-091-01, 1054-091-02, 1054-101-01, 1054-101-02, 1054-231-01, 1054-231-02, 1054-241-01, 1054-241-02, 1054-321-01, 1054-321-02, 1054-311-01, 1054-311-02, 1054-051-01, 1054-051-02, 1054-061-01, 1054-061-02, 1054-251-01, 1054-251-02, 1054-301-01, AND 1054-301-02.

WHEREAS, the Project Environmental Impact Report ("EIR"), Statement of Overriding Considerations, and Mitigation Monitoring and Reporting Program for File No. PGPA19-004, a General Plan Amendment, and File No. PSP19-001, the South Ontario Logistics Center Specific Plan, have been prepared in accord with the California Environmental Quality Act ("CEQA"), the State CEQA Guidelines, and the City of Ontario Guidelines for implementation of CEQA; and

WHEREAS, the EIR has been prepared to address the environmental effects of a Specific Plan (South Ontario Logistics Center) to establish land use designations, development standards, and design guidelines for approximately 219.4 acres of land within Ontario Ranch, generally located north of Merrill Avenue, south of Eucalyptus Avenue, east of Campus Avenue, and west of Grove Avenue; and

WHEREAS, the EIR consists of the Draft EIR and the comments and responses to comments made on the Draft EIR; and

WHEREAS, the EIR for File Nos. PGPA19-004 and PSP19-001 was circulated for a 45-day public review period and a notice of its availability was published in a local newspaper and posted in the Office of the Clerk of the Board of Supervisors of San Bernardino County; and

WHEREAS, copies of the EIR were distributed to the Planning Commission, City departments, and federal, state, regional, local, and other agencies and individuals; and

WHEREAS, to address the requirements of SB330, the certification of the EIR is contingent upon City Council approval of General Plan Amendment, File No. PGPA21-004, for the Housing Element update to the Policy Plan (General Plan) component of The Ontario Plan, to address State mandates regarding the Regional Housing Needs Allocation ("RHNA"), as well as to modify the Policy Plan Land Use Plan (Exhibit LU-01) to establish a Zone Change (File No. PZC21-002); and

WHEREAS, on January 25, 2022, the Planning Commission of the City of Ontario conducted a duly noticed public hearing on the EIR at which time all persons wishing to testify were heard and the EIR was fully studied; and

WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred.

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

SECTION 1: ***Environmental Determination and Findings.*** As the recommending body for the Project, the Planning Commission has reviewed and considered the information contained in the Environmental Impact Report (EIR) and supporting documentation. Based upon the facts and information contained in the EIR (SCH# 2021010318) and supporting documentation, the Planning Commission recommends that the City Council make the following findings:

(1) The EIR contains a complete and accurate reporting of the environmental impacts associated with the Project; and

(2) The EIR was completed in compliance with CEQA and the Guidelines promulgated thereunder; and

(3) The EIR reflects the independent judgment of the City Council; and

SECTION 2: ***Planning Commission Action.*** Based upon the substantial evidence presented to the Planning Commission during the above-referenced hearing and upon the specific findings set forth in Section 1 above, the Planning Commission recommends that the City Council make the following findings:

(1) The Project EIR analyzed the environmental impacts-associated with the implementation of the South Ontario Logistics Center Specific Plan, and finds that, if the Specific Plan is adopted and development occurs as proposed by this plan, and with implementation of proposed mitigation measures, the following impacts will still be significant and unavoidable:

(a) Air Quality – Impacts related to a net increase in criteria pollutants would remain significant and unavoidable with the implementation of recommended mitigation measures; and

(b) Agricultural Resources – Project-specific impacts and cumulative impacts would remain significant and unavoidable; and

(c) Transportation – Impacts related to intersections are projected to be cumulatively significant and unavoidable; and

(d) Greenhouse Gas Emissions – Project-specific impacts and cumulative impacts would remain significant and unavoidable.

(e) Cultural Resources – Impacts related to demolition of historical resources discovered on site would remain significant and unavoidable.

SECTION 3: ***Recommendation.*** Based upon the findings and conclusions set forth in Sections 1 and 2 above, the Planning Commission hereby recommends that the City Council certify the Project EIR, adopt a Statement of Overriding Considerations, and that the associated Mitigation Monitoring Program also be approved by the City Council.

SECTION 4: ***Indemnification.*** The Applicant shall agree to defend, indemnify and hold harmless, the City of Ontario or its agents, officers, and employees from any claim, action or proceeding against the City of Ontario or its agents, officers or employees to attack, set aside, void, or annul this approval. The City of Ontario shall promptly notify the applicant of any such claim, action, or proceeding, and the City of Ontario shall cooperate fully in the defense.

SECTION 5: ***Custodian of Records.*** The documents and materials that constitute the record of proceedings on which these findings have been based are located at the City of Ontario City Hall, 303 East “B” Street, Ontario, California 91764. The custodian for these records is the City Clerk of the City of Ontario.

SECTION 6: ***Certification to Adoption.*** The Secretary shall certify to the adoption of the Resolution.

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The Secretary Pro Tempore for the Planning Commission of the City of Ontario shall certify as to the adoption of this Resolution.

I hereby certify that the foregoing Resolution was duly and regularly introduced, passed and adopted by the Planning Commission of the City of Ontario at a regular meeting thereof held on the 25th day of January, 2022, and the foregoing is a full, true and correct copy of said Resolution, and has not been amended or repealed.

Rick Gage
Planning Commission Chairman

ATTEST:

Rudy Zeledon
Planning Director and
Secretary to the Planning Commission

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

I, Gwen Berendsen, Secretary Pro Tempore of the Planning Commission of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. PC22-004, was duly passed and adopted by the Planning Commission of the City of Ontario at their regular meeting held on January 25, 2022, by the following roll call vote, to wit:

AYES: Dean, DeDiemar, Gage, Lampkin, Ricci, Willoughby

NOES: None

ABSENT: Anderson

ABSTAIN: None

Gwen Berendsen
Secretary Pro Tempore

RESOLUTION NO. PC22-005

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ONTARIO, CALIFORNIA, RECOMMENDING THE CITY COUNCIL APPROVE FILE NO. PGPA19-004, AN AMENDMENT TO THE LAND USE ELEMENT OF THE POLICY PLAN (GENERAL PLAN), REVISING EXHIBIT LU-01 (OFFICIAL LAND USE PLAN) AND EXHIBIT LU-03 (FUTURE BUILDOUT), AFFECTING PROPERTY BORDERED BY EUCALYPTUS AVENUE TO THE NORTH, MERRILL AVENUE TO THE SOUTH, CAMPUS AVENUE TO THE WEST, AND GROVE AVENUE TO THE EAST, FROM APPROXIMATELY 157.1 ACRES OF LOW-MEDIUM DENSITY RESIDENTIAL (5.1-11 DWELLING UNITS PER ACRE) AND APPROXIMATELY 62.4 ACRES OF BUSINESS PARK (0.6 FAR) TO APPROXIMATELY 184.2 ACRES OF INDUSTRIAL (0.55 FAR) AND APPROXIMATELY 35.2 ACRES OF BUSINESS PARK (0.6 FAR), AND MAKING FINDINGS IN SUPPORT THEREOF—APNS: 1054-071-01, 1054-071-02, 1054-081-03, 1054-091-01, 1054-091-02, 1054-101-01, 1054-101-02, 1054-231-01, 1054-231-02, 1054-241-01, 1054-241-02, 1054-321-01, 1054-321-02, 1054-311-01, 1054-311-02, 1054-051-01, 1054-051-02, 1054-061-01, 1054-061-02, 1054-251-01, 1054-251-02, 1054-301-01, AND 1054-301-02. (SEE ATTACHMENTS 1 AND 2) (PART OF THE GENERAL PLAN AMENDMENT CYCLE ONE FOR THE 2022 CALENDAR YEAR).

WHEREAS, Grove Land Venture, LLC has filed an Application for the approval of a General Plan Amendment, File No. PGPA19-004, as described in the title of this Resolution (hereinafter referred to as "Application" or "Project"); and

WHEREAS, the City of Ontario adopted the Policy Plan (General Plan) as part of The Ontario Plan in January 2010. Since the adoption of The Ontario Plan, the City has evaluated Exhibits LU-01: Official Land Use Plan and LU-03: Future Buildout further and is proposing modifications; and

WHEREAS, the proposed changes to Exhibit LU-01 Official Land Use Plan include changes to land use designations of certain properties shown on Exhibit A to make the land use designations of these properties consistent with the proposed South Ontario Logistics Center Specific Plan as well as the surrounding land uses (Chino Airport to the south) and proposed and approved land use designations and specific plans along the same corridor (Business Park (0.6 FAR) adjacent to Eucalyptus Avenue and Industrial (0.55 FAR) adjacent to Merrill Avenue; Ontario Ranch Business Park Specific Plan to the west; Merrill Commerce Center and West Ontario Commerce Center to the east); and

WHEREAS, Policy Plan Exhibit LU-03 (Future Buildout) specifies the expected buildout for the City of Ontario, incorporating the adopted land use designations. The

proposed changes to Exhibit LU-01 (Official Land Use Plan) will require that Exhibit LU-03 (Future Buildout) is modified to be consistent with Exhibit LU-01 (Official Land Use Plan), as depicted on Exhibit B, attached; and

WHEREAS, the Project is located within the Airport Influence Area of Ontario International Airport, which encompasses lands within parts of San Bernardino, Riverside, and Los Angeles Counties, and is subject to, and must be consistent with, the policies and criteria set forth in the Ontario International Airport Land Use Compatibility Plan ("ALUCP"), which applies only to jurisdictions within San Bernardino County, and addresses the noise, safety, airspace protection, and overflight impacts of current and future airport activity; and

WHEREAS, the project site is also located within the Airport Influence of Chino Airport and must be consistent with policies and criteria set forth within the 2011 California Airport Land Use Planning Handbook published by the California Department of Transportation, Division of Aeronautics, which addresses the noise, safety, airspace protection, and overflight impacts of current and future airport activity; and

WHEREAS, the Application is a project pursuant to the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) ("CEQA"); and

WHEREAS, to address the requirements of SB330, the approval of General Plan Amendment, File PGPA 19-004, is contingent upon City Council approval of General Plan Amendment, File No. PGPA21-004, for the Housing Element update to the Policy Plan (General Plan) component of The Ontario Plan, to address State mandates regarding the Regional Housing Needs Allocation ("RHNA"), as well as to modify the Policy Plan Land Use Plan (Exhibit LU-01) to establish a Zone Change (File No. PZC21-002); and

WHEREAS, as the first action on the Project, on January 25, 2022, the Planning Commission recommended approval of a Resolution recommending City Council certify the South Ontario Logistics Center Specific Plan Environmental Impact Report (State Clearinghouse No. 2021010318), including the adoption of a Mitigation Monitoring and Reporting Plan and a Statement of Overriding Considerations; and

WHEREAS, on January 25, 2022 the Planning Commission of the City of Ontario conducted a hearing to consider the Project, and concluded said hearing on that date; and

WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred.

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

SECTION 1: ***Environmental Determination and Findings.*** As the recommending body for the Project, the Planning Commission has reviewed and considered the information contained in the South Ontario Logistics Center Specific Plan Environmental Impact Report ("EIR") (State Clearinghouse No. 2021010318), the Mitigation Monitoring and Reporting Program ("MMRP"), and a Statement of Overriding Considerations, prepared for the project, and supporting documentation. Based upon the facts and information contained in the EIR, MMRP, and Statement of Overriding Considerations and supporting documentation and administrative record, including all written and oral evidence presented to the Planning Commission, the Planning Commission finds as follows:

(1) The South Ontario Logistics Center Specific Plan EIR, MMRP, Statement of Overriding Considerations, and administrative record have been completed in compliance with CEQA, the State CEQA Guidelines and the City of Ontario Local CEQA Guidelines; and

(2) The South Ontario Logistics Center Specific Plan EIR, MMRP, and Statement of Overriding Considerations contain a complete and accurate reporting of the environmental impacts associated with the Project and reflects the independent judgment of the Planning Commission.

SECTION 2: ***Ontario International Airport Land Use Compatibility Plan ("ALUCP") Compliance.*** The California State Aeronautics Act (Public Utilities Code Section 21670 et seq.) requires that an Airport Land Use Compatibility Plan be prepared for all public use airports in the State and rely upon the 2011 California Airport Land Use Planning Handbook published by the California Department of Transportation, Division of Aeronautics; and requires that local land use plans and individual development proposals must be consistent with the policies set forth in the adopted Airport Land Use Compatibility Plan.

(1) On April 19, 2011, the City Council of the City of Ontario approved and adopted the ALUCP, establishing the Airport Influence Area for Ontario International Airport, which encompasses lands within parts of San Bernardino, Riverside, and Los Angeles Counties, and limits future land uses and development within the Airport Influence Area, as they relate to noise, safety, airspace protection, and overflight impacts of current and future airport activity. As the recommending authority for the Project, the Planning Commission has reviewed and considered the facts and information contained in the Application and supporting documentation against the ALUCP compatibility factors, including [1] Safety Criteria (ALUCP Table 2-2) and Safety Zones (ALUCP Map 2-2), [2] Noise Criteria (ALUCP Table 2-3) and Noise Impact Zones (ALUCP Map 2-3), [3] Airspace protection Zones (ALUCP Map 2-4), and [4] Overflight Notification Zones (ALUCP Map 2-5). As a result, the PLANNING COMMISSION, therefore, finds and

determines that the Project, when implemented in conjunction with the conditions of approval, will be consistent with the policies and criteria set forth within the ALUCP; and

(2) Chino Airport is owned and operated by the County of San Bernardino and is situated within the boundaries of the City of Chino, immediately south of Ontario. Portions of the City of Ontario are impacted by aircraft operations at Chino Airport. The adopted ALUCP for Chino Airport was approved in 1991 and does not reflect the most recently adopted 2005 Airport Master Plan. Also, the existing Chino Airport Land Use Compatibility Plan does not reflect the 2011 Caltrans Airport Land Use Planning Handbook. Public Utilities Code Section 21670.1(c) requires local jurisdictions under the "alternative process" to "rely upon" the California Airport Land Use Planning Handbook (Handbook) published by the California Department of Transportation (Caltrans), Division of Aeronautics in October 2011, for preparing Compatibility Plans and to utilize the Handbook's height, land use, noise, safety, and density criteria. Although the City of Ontario does not have the formal responsibility under the "alternative process" to prepare a compatibility plan for Chino Airport, the City of Ontario has completed an Airport Land Use Compatibility Assessment that analyzes Chino Airport's impacts on Ontario, consistent with policies and criteria set forth within the Caltrans 2011 California Airport Land Use Planning Handbook. The City of Ontario is currently working towards completing an Airport Land Use Compatibility Plan for portions of the City that are impacted by aircraft operations at Chino Airport. The proposed Project is located within the Airport Influence Area of Chino Airport and was evaluated and found to be consistent with the California Airport Land Use Planning Handbook and the City of Ontario's Chino Airport Land Use Compatibility Assessment. As the recommending authority for the Project, the Planning Commission has reviewed and considered the facts and information contained in the Application and supporting documentation against the ALUCP compatibility factors, including Safety, Noise, Airspace Protection, Overflight. As a result, the PLANNING COMMISSION, therefore, finds and determines that the Project, will be consistent with the policies and criteria set forth within the California Airport Land Use Planning Handbook and the City of Ontario's Chino Airport Land Use Compatibility Assessment.

SECTION 3: ***Concluding Facts and Reasons.*** Based upon the substantial evidence presented to the Planning Commission during the above-referenced hearing, and upon the specific findings set forth in Sections 1 and 2 above, the Planning Commission hereby recommends that the City Council make the following findings:

(1) The proposed General Plan Amendment is consistent with the goals and policies of The Ontario Plan as follows:

(a) **LU2-1 Land Use Decisions.** We minimize adverse impacts on adjacent properties when considering land use and zoning requests.

Compliance: The proposed General Plan Amendment (GPA) closely coordinates with land use designations in the surrounding area and will not increase adverse impacts on adjacent properties. The Project site is located within the Chino Airport Influence Area and is impacted by Safety Zones 1, 3 and 6. The Safety Zone policies and criteria provide restrictions that limit the height and placement of buildings, lot coverage, concentration of people, the storage of hazardous materials, and excludes or limits sensitive land uses (residential, schools, day care centers, hospitals, etc.). The Project site is also impacted by existing aircraft traffic patterns from Runway 3-21, where aircraft fly directly over the Project site while making Touch-and-Go landings. State law requires that local jurisdictions "rely upon" the compatibility guidance provided by the California Airport Land Use Planning Handbook (published by the Caltrans, Division of Aeronautics) for establishing compatible land uses. The existing General Plan Low-Medium Density Residential land designation is considered an incompatible land use within the Safety Zones and prohibits residential land uses within Safety Zone 1, limits residential density to one dwelling unit per 2-acre lot in Safety Zone 3 and limits 300 people per acre within Safety Zone 6; therefore staff is in support of the proposed GPA. In addition, the State Division of Aeronautics prohibits the development of new incompatible land uses surrounding existing airports, and as such, the proposed project would create land use consistency with Chino Airport and satisfy the criteria set forth in the Handbook.

(b) **LU4-1 Commitment to Vision.** We are committed to achieving our Vision but realize that it may take time and several interim steps to get there.

Compliance: The proposed land use designation change from Low-Medium Density Residential (5.1 to 11 dwelling units per acre) and Business Park (0.6 FAR), to Industrial (0.55 FAR) and Business Park (0.6 FAR) will provide consistency between the TOP Policy Plan Land Use Plan and the proposed South Ontario Logistics Center Specific Plan and will result in a logical land use pattern in and around the affected areas. The entire corridor of parcels located south of Eucalyptus Avenue, north of Merrill Avenue, east of Euclid Avenue, and west of the Cucamonga Creek Channel are envisioned by the City to be an industrial and business park corridor that serves as a buffer between the airport land use to the south (within the City of Chino), and the future commercial, residential, and mixed-use land uses to be located north of Eucalyptus Avenue.

(c) **LU5-7 ALUCP Consistency with Land Use Regulations**. We comply with state law that requires general plans, specific plans, and all new development be consistent with the policies and criteria set forth within an Airport Land Use Compatibility Plan for any public use airport.

Compliance: The proposed project is located within Overflight Zones of ONT. A consistency determination was completed, and the proposed project is consistent with the policies and criteria of the ONT ALUCP. The Project site is also located within the Chino Airport Influence Area (AIA) and is impacted by Safety Zones 1, 3 and 6. The Safety

Zone policies and criteria provide restrictions that limit the height and placement of buildings, lot coverage, concentration of people, the storage of hazardous materials, and excludes or limits sensitive land uses (residential, schools, day care centers, hospitals, etc.). The Project site is also impacted by existing aircraft traffic patterns from Runway 3-21, where aircraft fly directly over the Project site while making Touch-and-Go landings. State law requires that local jurisdictions "rely upon" the compatibility guidance provided by the California Airport Land Use Planning Handbook (published by the Caltrans, Division of Aeronautics) for establishing compatible land uses. The existing General Plan Low-Medium Density Residential land designation is considered an incompatible land use within the Safety Zones and prohibits residential land uses within Safety Zone 1, limits residential density to one dwelling unit per 2-acre lot in Safety Zone 3 and limits 300 people per acre within Safety Zone 6. The proposed General Plan amendment from Business Park and Low-Medium Density Residential to Industrial and Business Park would create land use consistency with Chino Airport and satisfy the criteria set forth in the California Airport Land Use Planning Handbook.

(d) **S4-6 Airport Noise Compatibility.** We utilize information from Airport Land Use Compatibility Plans to prevent the construction of new noise sensitive land uses within airport noise impact zones.

Compliance: The Project site is located within the 55-60 dB CNEL noise contour for Chino Airport. Sensitive land uses (e.g., schools, residences) would be prohibited within the 55-60 dB CNEL noise contour. Allowed uses include warehouse, light manufacturing, ancillary office/commercial, and professional office uses; therefore, no significant impacts are anticipated.

(2) The proposed General Plan Amendment would not be detrimental to the public interest, health, safety, convenience, or general welfare of the City;

(3) The Land Use Element is a mandatory element of a General Plan, which pursuant to Government Code Section 65358, is allowed up to four general plan amendments per calendar year. This General Plan Amendment is the first amendment to the Land Use Element during the 2022 calendar year, consistent with state law.

(4) The project is consistent with the Housing Element of the Policy Plan (General Plan) component of The Ontario Plan, as the project site is not one of the properties in the Available Land Inventory contained in Table A-3 (Available Land by Planning Area) of the Housing Element Technical Report Appendix.

Senate Bill 330 ("SB 330") – Housing Accountability Act (Government Code Section 65589.5 et seq.) (SB 330) was passed by the California Legislature, signed by the Governor, and became effective on January 1, 2020. The bill is the result of the

Legislature's extensive findings regarding the California "housing supply crisis" with "housing demand far outstripping supply."

SB 330 amends Government Code Sections 65589.5, adds Government Code Sections 65940, 65943 and 65950, and repeals and readopts Sections 65906.5, 65913.10 and 65941.1. To summarize, no city may disapprove a residential housing development project for low- to moderate-income households (as defined therein) unless it makes a finding that the housing development project "would have a specific, adverse impact upon the public health or safety, and there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to low- and moderate-income households…" such as where the housing development project is proposed on land "which does not have adequate water or wastewater facilities to serve the project." (Government Code Section 65589.5(d)(2), (4)).

In addition, the legislation adds Chapter 12 to Division 1 of Title 7 of the Government Code (Section 66300 et seq.) that applies to "affected cities," which are identified as cities in urbanized areas as determined by the most recent census. In accordance with SB 330, the Department of Community Development and Housing ("HCD") has prepared a list of affected cities and has determined that Ontario is an "affected city." Therefore, pursuant to Government Code section 66300(b)(1)(A) and (b):

> *(b) (1) Notwithstanding any other law except as provided in subdivision (i), with respect to land where housing is an allowable use, an affected city shall not enact a development policy, standard, or condition that would have any of the following effects:*
>
> *(A) Changing the general plan land use designation, specific plan land use designation, or zoning of a parcel or parcels of property to a less intensive use or reducing the intensity of land use within an existing general plan land use designation, specific plan land use designation, or zoning district below what was allowed under the land use designation and zoning ordinances of the affected county or affected city, as applicable, as in effect on January 1, 2018…"*

except when approved by HCD or when the following exception is set out in Government Code Section 66300(i)(1) applies:

> *(i) (1) This section does not prohibit an affected county or an affected city from changing a land use designation or zoning ordinance to a less intensive use if the city or county concurrently changes the development standards, policies, and conditions applicable to other parcels within the jurisdiction to ensure that there is no net loss in residential capacity.*

The General Plan Amendment ("GPA") is proposed to change the Project site's land use designations from Business Park (0.6 FAR) and Low-Medium Density Residential (5.1-11 du/ac) to Business Park (0.6 FAR) and Industrial (0.55 FAR) land uses. The General Plan Amendment will allow development of up to 919,048 square feet of business park and 4,414,470 square feet of industrial, for a maximum development of 5,333,518 square feet. The GPA would, therefore, eliminate the low-medium density housing designation, thereby theoretically eliminating 1,352 units (as determined by the City's density determinations to be 8.5 dwelling units per acre [du/ac.]). In compliance with SB330, the EIR evaluated the elimination of 1,352 units and determined that based on SB 330 Exceptions for lack of water and sewer to serve a residential project and the no net loss of residential capacity, the Project is consistent with HCD exception findings. The Project site does not have sufficient water or wastewater facilities to serve a residential project. As explained in Section 3.4.1.2, of the Draft EIR, at present there is no water or sewer infrastructure that could serve residential units because the land has been used for agricultural purposes with water provided by on-site wells and sewer provided by septic systems. The Project Applicant is working on projects both approved and under review that span the length of Eucalyptus Avenue to the north, Merrill Avenue to the south, Euclid Avenue to the east, and Grove Avenue to the west (Ontario Ranch Business Park Specific Plan – Approved; Ontario Ranch Business Park Specific Plan Amendment – Under review; and, South Ontario Logistics Center – Subject Project), with a combined estimated cost of $144,331,000 (see Table 1, Project Cost Estimate by Project Area, below). The total estimated cost includes individual streets, lengths of pipe, storm drain, sewer, water, streetlights, curbing, paving, signals, power/fiber, and more. This cost would be financially infeasible for the 1,352 units presently allowed under the current residential General Plan designation and therefore the cost of such improvements would make residential development on the site financially infeasible (see Government Code Section 66589.5(d)(2) cited above).

Table 1: Project Cost Estimate by Project Area	
Project Name	***Cost Estimate***
Ontario Ranch Business Park Phase 1 (Specific Plan - Approved)	$72,151,000
South Ontario Logistics Center (Specific Plan – Subject Project, Under Review)	$59,780,000
Ontario Ranch Business Park Phase 2 (Specific Plan Amendment, Under Review)	$12,400,000
Total	**$144,331,000**

In order to demonstrate "no net loss of residential capacity," the Project will be required to demonstrate increased residential zoning capacity on a "SB330 Replacement Site" by 1,352 units to off-set the Project site loss of zoning capacity (Low Medium Density, 5.1 to 11 du/ac). In tandem with the City's adoption of the 6th Cycle Housing Element in

February 2022, the City is also adopting an Affordable Housing Overlay zone and applying this zone to all parcels in the sites inventory that are south of Riverside Drive or are zoned MU-2 along Holt Boulevard. Relevant to the Project, the Affordable Housing Overlay zone will establish a minimum density of 20 dwelling units per acre for all development (regardless of Policy Plan designation or underlying zoning district), and increase the maximum density from 25 to 30 units per acre for parcels that are designated in the Policy Plan for Medium Density Residential ("MDR") when an affordable housing project is proposed with at least 25 percent of proposed units are restricted for lower income households. The creation of the Affordable Housing Overlay zone and increased maximum density of 5 dwelling units per acre will increase residential capacity on 473.7 acres of such parcels currently designated MDR, by 2,368 dwelling units. On December 20, 2021, the Planning Commission reviewed and recommended to the February 15, 2022, City Council hearing for approval a General Plan Amendment (File No. PGPA21-004) for the Housing Element update to the Policy Plan (General Plan) component of The Ontario Plan, to address State mandates regarding the Regional Housing Needs Allocation ("RHNA"), as well as to modify the Policy Plan Land Use Plan (Exhibit LU-01) to establish a Zone Change (File No. PZC21-002). The Project EIR addresses the potential impacts associated with relocating residential density from the Project site to the SB330 Replacement Sites located north of the Project site, along Grove Avenue, pursuant to SB330. With the City adoption of the 6th Cycle Housing Element and associated Affordable Housing Overlay zone, no net loss of residential capacity will occur as a result of the Project.

(5) During the amendment of the general plan, opportunities for the involvement of citizens, California Native American Indian tribes (Government Code Section 65352.3), public agencies, public utility companies, and civic, education, and other community groups, through public hearings or other means were implemented consistent with Government Code Section 65351.

SECTION 4: ***Planning Commission Action.*** Based upon the findings and conclusions set forth in Sections 1 through 3, above, the Planning Commission hereby RECOMMENDS THE CITY COUNCIL APPROVE the proposed General Plan Amendment, as depicted in Attachment 1 (Policy Plan Land Use Plan (Exhibit LU-01) Revision) and Attachment 2 (Future Buildout (Exhibit LU-03) Revision) of this Resolution.

SECTION 5: ***Indemnification.*** The Applicant shall agree to defend, indemnify, and hold harmless, the City of Ontario or its agents, officers, and employees from any claim, action or proceeding against the City of Ontario or its agents, officers or employees to attack, set aside, void, or annul this approval. The City of Ontario shall promptly notify the applicant of any such claim, action, or proceeding, and the City of Ontario shall cooperate fully in the defense.

SECTION 6: ***Custodian of Records.*** The documents and materials that constitute the record of proceedings on which these findings have been based are located at the City of Ontario City Hall, 303 East "B" Street, Ontario, California 91764. The custodian for these records is the City Clerk of the City of Ontario.

SECTION 7: ***Certification to Adoption.*** The Secretary shall certify to the adoption of the Resolution.

The Secretary Pro Tempore for the Planning Commission of the City of Ontario shall certify as to the adoption of this Resolution.

I hereby certify that the foregoing Resolution was duly and regularly introduced, passed and adopted by the Planning Commission of the City of Ontario at a regular meeting thereof held on the 25th day of January, 2022, and the foregoing is a full, true and correct copy of said Resolution, and has not been amended or repealed.

Rick Gage
Planning Commission Chairman

ATTEST:

Rudy Zeledon
Planning Director and
Secretary to the Planning Commission

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

I, Gwen Berendsen, Secretary Pro Tempore of the Planning Commission of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. PC22-005, was duly passed and adopted by the Planning Commission of the City of Ontario at their regular meeting held on January 25, 2022, by the following roll call vote, to wit:

AYES: Dean, DeDiemar, Gage, Lampkin, Ricci, Willoughby

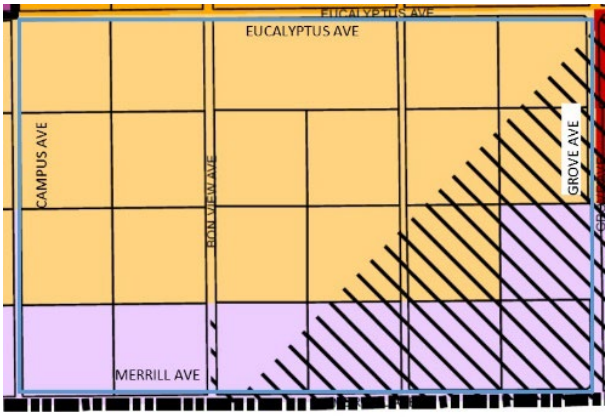
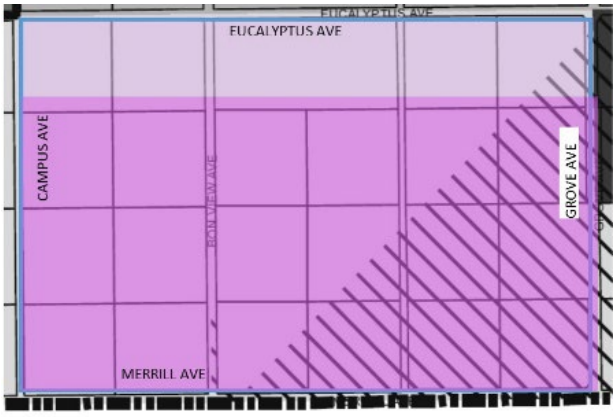
NOES: None

ABSENT: Anderson

ABSTAIN: None

Gwen Berendsen
Secretary Pro Tempore

ATTACHMENT 1: Policy Plan Land Use Plan (Exhibit LU-01) Revision

Existing Policy Plan Land Use	Proposed Policy Plan Land Use
	
Low-Medium Density Residential Business Park	Business Park Industrial

Assessor Parcel Number(s) Involved

Properties bound by Eucalyptus Avenue to the north, Merrill Avenue to the south, Campus Avenue to the west and Grove Avenue to the east

1054-071-01, 1054-071-02, 1054-081-03, 1054-091-01, 1054-091-02, 1054-101-01, 1054-101-02, 1054-231-01, 1054-231-02, 1054-241-01, 1054-241-02, 1054-321-01, 1054-321-02, 1054-311-01, 1054-311-02, 1054-051-01, 1054-051-02, 1054-061-01, 1054-061-02, 1054-251-01, 1054-251-02, 1054-301-01, and 1054-301-02

ATTACHMENT 2: Future Buildout (Exhibit LU-03) Revision

Land Use	Acres[2]	Assumed Density/Intensity[3]	Units	Population[4]	Non-Residential Square Feet	Jobs[5]
Residential						
Rural	529	2.0 du/ac	1,059	4,232		
Low Density[6]	7,255	4.0 du/ac (OMC) 4.5 du/ac (NMC)	30,584	122,244		
Low-Medium Density[6]	~~1,000~~ 981	8.5 du/ac	~~8,500~~ 8,339	~~33,976~~ 33,331		
Medium Density	1,897	18.0 du/ac (OMC) 22.0 du/ac (NMC)	38,200	133,791		
High Density	183	35.0 du/ac	6,415	21,470		
Subtotal	~~*10,865*~~ *10,845*		~~*84,758*~~ *84,597*	~~*315,713*~~ *315,068*		
Mixed Use						
• Downtown	113	• 60% of the area at 35 du/ac • 40% of the area at 0.80 FAR for office and retail	2,365	4,729	1,569,554	2,808
• East Holt Boulevard	57	• 25% of the area at 30 du/ac • 50% of the area at 1.00 FAR office • 25% of area at 0.80 FAR retail	428	856	1,740,483	3,913
• Meredith	93	• 23% of the area at 37.4 du/ac • 72% at 0.35 FAR for office and retail uses • 5% at 0.75 FAR for Lodging	800	1,600	1,172,788	1,462
• Transit Center	76	• 10% of the area at 60 du/ac • 90% of the area at 1.00 FAR office and retail	457	913	2,983,424	5,337
• Inland Empire Corridor	37	• 50% of the area at 20 du/ac • 30% of area at 0.50 FAR office • 20% of area t 0.35 FAR retail	368	736	352,662	768
• Guasti	77	• 20% of the area at 30 du/ac • 30% of area at 1.00 FAR retail • 50% of area at 0.70 FAR office	465	929	2,192,636	4,103
• Ontario Center	345	• 30% of area at 40 du/ac • 50% of area at 1.00 FAR office • 20% of area at 0.50 FAR retail	4,139	8,278	9,014,306	22,563
• Ontario Mills	240	• 5% of area at 40 du/ac • 20% of area at 0.75 FAR office • 75% of area at 0.50 FAR retail	479	958	5,477,126	7,285
• NMC West/South	315	• 30% of area at 35 du/ac • 70% of area at 0.70 FAR office and retail	3,311	6,621	6,729,889	17,188
• NMC East	264	• 30% of area at 25 du/ac • 30% of area at 0.35 FAR for office • 40% of area at 0.3 FAR for retail uses	1,978	3,956	2,584,524	4,439
• Euclid/Francis	10	• 50% of the area at 30 du/ac • 50% of area at 0.80 FAR retail	156	312	181,210	419
• SR-60/ Hamner Tuscana Village	41	• 18% of the area at 25 du/ac • 57% of the area at 0.25 FAR retail • 25% of the area at 1.50 FAR office	185	369	924,234	2,098
Subtotal	***1,668***		***15,129***	***30,257***	***34,922,836***	***72,383***

ATTACHMENT 2: Future Buildout (Exhibit LU-03) Revision Continued

LU-03 Future Buildout[1]

Land Use	Acres[2]	Assumed Density/Intensity[3]	Units	Population[4]	Non-Residential Square Feet	Jobs[5]
Retail/Service						
Neighborhood Commercial[6]	281	0.30 FAR			3,671,585	8,884
General Commercial	~~519~~ 476	0.30 FAR			~~6,788,695~~ 6,220,368	~~6,307~~ 5,799
Office/ Commercial	~~514~~ 490	0.75 FAR			~~16,805,775~~ 16,008,300	~~37,269~~ 35,497
Hospitality	142	1.00 FAR			6,177,679	7,082
Subtotal	~~*1,457*~~ *1,389*				~~*33,443,735*~~ *32,077,932*	~~*59,542*~~ *57,262*
Employment						
Business Park	~~1,507~~ 1,531	0.40 FAR			~~26,261,610~~ 26,676,144	~~46,075~~ 46,817
Industrial	~~6,384~~ 6,446	0.55 FAR			~~152,947,800~~ 154,433,268	~~134,383~~ 134,511
Subtotal	~~*7,891*~~ *7,977*				~~*179,209,410*~~ *181,109,412*	~~*180,459*~~ *181,328*
Other						
Open Space–Non-Recreation	1,232	Not applicable				
Open Space–Parkland[6]	950	Not applicable				
Open Space-Water	59	Not applicable				
Public Facility	97	Not applicable				
Public School	632	Not applicable				
LA/Ontario International Airport	1,677	Not applicable				
Landfill	137	Not applicable				
Railroad	251	Not applicable				
Roadways	4,871	Not applicable				
Subtotal	*9,906*					
Total	***31,786***		~~*99,887*~~ *99,726*	~~*345,971*~~ *345,325*	~~*247,575,980*~~ *248,110,180*	~~*312,383*~~ *310,973*

Notes
1 Historically, citywide buildout levels do not achieve the maximum allowable density/intensity on every parcel and are, on average, lower than allowed by the Policy Plan. Accordingly, the buildout projections in this Policy Plan do not assume buildout at the maximum density or intensity and instead are adjusted downward. To view the buildout assumptions, access the Methodology report.
2 Acres are given as adjusted gross acreages, which do not include the right-of-way for roadways, flood control facilities, or railroads.
3 Assumed Density/Intensity includes both residential density, expressed as units per acre, and non-residential intensity, expressed as floor area ratio (FAR), which is the amount of building square feet in relation to the size of the lot.
4 Projections of population by residential designation are based on a persons-per-household factor that varies by housing type. For more information, access the Methodology report.
5 To view the factors used to generate the number of employees by land use category, access the Methodology report.
6 Acreages and corresponding buildout estimates for these designations do not reflect underlying land uses within the Business Park, Industrial and Commercial Overlays. Estimates for these areas are included within the corresponding Business Park, Industrial and General Commercial categories.

RESOLUTION NO. PC22-006

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

WHEREAS, Grove Land Venture, LLC (“Applicant”) has filed an Application for the approval of a Specific Plan, File No. PSP19-001, as described in the title of this Resolution (hereinafter referred to as "Application" or "Project"); and

WHEREAS, the Application applies to approximately 219.4 acres of land, bounded by Eucalyptus Avenue to the north, Merrill Avenue to the south, Grove Avenue on the east, and Campus Avenue on the west, within the Business Park (0.6 FAR) and Low-Medium Density Residential (5.1-11 du/ac) land use designations, and is presently improved with agriculture/dairy and single-family residential uses; and

WHEREAS, the property to the north of the project site is within the SP(AG) zoning district and is currently developed with agricultural uses and a dairy farm. The property to the east is within the Merrill Commerce Center Specific Plan and is currently developed with agricultural uses and a dairy farm. The property to the south of the project site is located within the City of Chino and is developed with the Chino Airport. The property to the west of the project site is located within the SP(AG) zoning district and is developed with agricultural and dairy uses; and

WHEREAS, the South Ontario Logistics Center Specific Plan establishes a comprehensive set of design guidelines and development regulations to guide and regulate site planning, landscape, and architectural character, and ensuring that excellence in community design is achieved during project development. In addition, the Specific Plan will establish the procedures and requirements to approve new development within the project site to ensure The Ontario Plan (“TOP”) goals and policies are achieved; and

WHEREAS, the South Ontario Logistics Center Specific Plan consists of approximately 219.4 acres of land, which includes the potential development of up to 5,333,518 square feet of business park and industrial development; and

WHEREAS, a request for approval of a General Plan Amendment (File No. PGPA19-004) to change the land use designations shown on the Land Use Plan Map (Exhibit LU-1) for 219.4 acres of land from Low-Medium Density Residential (5.1-11 du/ac) and Business Park (0.6 FAR) to Industrial (0.55 FAR) and Business Park (0.6 FAR), and modify the Future Buildout Table (Exhibit LU-03) to be consistent with the land use designation changes has also been submitted as part of the proposed South Ontario Logistics Center Specific Plan; and

WHEREAS, the land use intensity of the South Ontario Logistics Center Specific Plan anticipated in the five planning areas is consistent with TOP. The Specific Plan is proposing a maximum 0.6 Floor Area Ratio (FAR) within the Business Park land use designation (Planning Areas 1 and 3) located along the northern portion of the Specific Plan area. Planning Area 1 is 23.65 acres in size and can be potentially developed with 618,076 square feet of business park development. Planning Area 3 is 11.52 acres in size and can potentially be developed with 300,972 square feet of business park development. In addition, buildings within the Business Park land use area that front onto a public right-of-way shall not exceed a 125,000 square-foot building footprint. The Specific Plan is proposing a maximum 0.55 FAR within the Industrial land use designation (Planning Areas 2, 4, and 5) located along the southern portion of the Specific Plan. Planning Area 2 is 106.71 acres in size and can potentially be developed with 2,556,442 square feet of industrial development. Planning Area 4 is 60.06 acres in size and can potentially be developed with 1,438,914 square feet of industrial development. Planning area 5 is 17.45 acres in size and can potentially be developed with 419,114 square feet of industrial development. The proposed FARs for each of the Planning Areas is consistent with the Policy Plan Land Use designations for Business Park and Industrial; and

WHEREAS, the South Ontario Logistics Center Specific Plan has been prepared in conformance with the goals and policies of the City of Ontario Policy Plan (General Plan). The policy (General Plan) analysis in the Appendix “Policy Plan (General Plan) Consistency,” of the Specific Plan describes the manner in which the South Ontario Logistics Center Specific Plan complies with the Policy Plan goals and policies applicable to the South Ontario Logistics Center Specific Plan; and

WHEREAS, the South Ontario Logistics Center Specific Plan does not conflict with the Land Use Policies of the General Plan (Policy Plan component of TOP) and will provide for development, in a manner consistent with the General Plan. The policy (General Plan) analysis in the Appendix “Policy Plan (General Plan) Consistency,” of the Specific Plan describes the manner in which the South Ontario Logistics Center Specific

Plan complies with the Policy Plan goals and policies applicable to the South Ontario Logistics Center Specific Plan; and

WHEREAS, an Environmental Impact Report ("EIR") (State Clearinghouse No. 2021010318), including the adoption of a Mitigation Monitoring and Reporting Program and a Statement of Overriding Consideration have been prepared in accord with the California Environmental Quality (CEQA), the State CEQA Guidelines and the City of Ontario Guidelines to address the environmental effects of the Specific Plan (South Ontario Logistics Center); and

WHEREAS, Ontario Development Code Table 2.02-1 (Review Matrix) grants the Planning Commission the responsibility and authority to review and make a recommendation on the subject Application; and

WHEREAS, the Project has been reviewed for consistency with the Housing Element of the Policy Plan component of The Ontario Plan, as State Housing Element law (as prescribed in Government Code Sections 65580 through 65589.8) requires that development projects must be consistent with the Housing Element, if upon consideration of all its aspects, it is found to further the purposes, principals, goals, and policies of the Housing Element; and

WHEREAS, the Project is located within the Airport Influence Area of Ontario International Airport, which encompasses lands within parts of San Bernardino, Riverside, and Los Angeles Counties, and is subject to, and must be consistent with, the policies and criteria set forth in the Ontario International Airport Land Use Compatibility Plan ("ALUCP"), which applies only to jurisdictions within San Bernardino County, and addresses the noise, safety, airspace protection, and overflight impacts of current and future airport activity; and

WHEREAS, the project site is also located within the Airport Influence of Chino Airport and must be consistent with policies and criteria set forth within the 2011 California Airport Land Use Planning Handbook published by the California Department of Transportation, Division of Aeronautics, which addresses the noise, safety, airspace protection, and overflight impacts of current and future airport activity; and

WHEREAS, City of Ontario Development Code Division 2.03 (Public Hearings) prescribes the manner in which public notification shall be provided and hearing procedures to be followed, and all such notifications and procedures have been completed; and

WHEREAS, to address the requirements of SB330, the approval of the South Ontario Logistics Center Specific Plan is contingent upon City Council approval of General Plan Amendment, File No. PGPA21-004, for the Housing Element update to the Policy Plan (General Plan) component of The Ontario Plan, to address State mandates

regarding the Regional Housing Needs Allocation ("RHNA"), as well as to modify the Policy Plan Land Use Plan (Exhibit LU-01) to establish a Zone Change (File No. PZC21-002); and

WHEREAS, on January 25, 2022, the Planning Commission of the City of Ontario conducted a hearing to consider the Project, and concluded said hearing on that date; and

WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred.

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

SECTION 1: ***Environmental Determination and Findings.*** As the recommending body for the Project, the Planning Commission has reviewed and considered the information contained in the Environmental Impact Report (EIR), Mitigation Monitoring and Reporting Program and a Statement of Overriding Consideration prepared for the project and supporting documentation. Based upon the facts and information contained in the EIR (SCH# 2021010318) and supporting documentation, the Planning Commission finds as follows:

(1) The South Ontario Logistics Center Specific Plan EIR, Mitigation Monitoring and Reporting Program and a Statement of Overriding Consideration contains a complete and accurate reporting of the environmental impacts associated with the Project; and

(2) The South Ontario Logistics Center Specific Plan EIR, Mitigation Monitoring and Reporting Program and a Statement of Overriding Consideration was completed in compliance with CEQA and the Guidelines promulgated thereunder; and

(3) The South Ontario Logistics Center Specific Plan EIR, Mitigation Monitoring and Reporting Program and a Statement of Overriding Consideration reflects the independent judgment of the Planning Commission.

SECTION 2: ***Ontario International Airport Land Use Compatibility Plan ("ALUCP") Compliance and Chino Airport Influence Area.*** The California State Aeronautics Act (Public Utilities Code Section 21670 et seq.) requires that an Airport Land Use Compatibility Plan be prepared for all public use airports in the State and rely upon the 2011 California Airport Land Use Planning Handbook published by the California Department of Transportation, Division of Aeronautics; and requires that local land use plans and individual development proposals must be consistent with the policies set forth in the adopted Airport Land Use Compatibility Plan.

(1) On April 19, 2011, the City Council of the City of Ontario approved and adopted the ALUCP, establishing the Airport Influence Area for Ontario International

Airport, which encompasses lands within parts of San Bernardino, Riverside, and Los Angeles Counties, and limits future land uses and development within the Airport Influence Area, as they relate to noise, safety, airspace protection, and overflight impacts of current and future airport activity. As the recommending authority for the Project, the Planning Commission has reviewed and considered the facts and information contained in the Application and supporting documentation against the ALUCP compatibility factors, including [1] Safety Criteria (ALUCP Table 2-2) and Safety Zones (ALUCP Map 2-2), [2] Noise Criteria (ALUCP Table 2-3) and Noise Impact Zones (ALUCP Map 2-3), [3] Airspace protection Zones (ALUCP Map 2-4), and [4] Overflight Notification Zones (ALUCP Map 2-5). As a result, the PLANNING COMMISSION, therefore, finds and determines that the Project, when implemented in conjunction with the conditions of approval, will be consistent with the policies and criteria set forth within the ALUCP; and

(2) Chino Airport is owned and operated by the County of San Bernardino and is situated within the boundaries of the City of Chino, immediately south of Ontario. Portions of the City of Ontario are impacted by aircraft operations at Chino Airport. The adopted ALUCP for Chino Airport was approved in 1991 and does not reflect the most recently adopted 2005 Airport Master Plan. Also, the existing Chino Airport Land Use Compatibility Plan does not reflect the 2011 Caltrans Airport Land Use Planning Handbook. Public Utilities Code Section 21670.1(c) requires local jurisdictions under the "alternative process" to "rely upon" the California Airport Land Use Planning Handbook (Handbook) published by the California Department of Transportation (Caltrans), Division of Aeronautics in October 2011, for preparing Compatibility Plans and to utilize the Handbook's height, land use, noise, safety, and density criteria. Although the City of Ontario does not have the formal responsibility under the "alternative process" to prepare a compatibility plan for Chino Airport, the City of Ontario has completed an Airport Land Use Compatibility Assessment that analyzes Chino Airport's impacts on Ontario, consistent with policies and criteria set forth within the Caltrans 2011 California Airport Land Use Planning Handbook. The City of Ontario is currently working towards completing an Airport Land Use Compatibility Plan for portions of the City that are impacted by aircraft operations at Chino Airport. The proposed Project is located within the Airport Influence Area of Chino Airport and was evaluated and found to be consistent with the California Airport Land Use Planning Handbook and the City of Ontario's Chino Airport Land Use Compatibility Assessment. As the recommending authority for the Project, the Planning Commission has reviewed and considered the facts and information contained in the Application and supporting documentation against the ALUCP compatibility factors, including Safety, Noise, Airspace Protection, Overflight. As a result, the PLANNING COMMISSION, therefore, finds and determines that the Project, will be consistent with the policies and criteria set forth within the California Airport Land Use Planning Handbook and the City of Ontario's Chino Airport Land Use Compatibility Assessment.

SECTION 3: ***Concluding Facts and Reasons.*** Based upon the substantial evidence presented to the Planning Commission during the above-referenced hearing,

and upon the specific findings set forth in Section 1 and 2, above, the Planning Commission hereby recommends that the City Council make the following findings:

(1) The approximately 219.4-acre South Ontario Logistics Center Specific Plan is suitable for business park and industrial development and is consistent with the goals, policies, plans and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan. The proposed land uses in the proposed districts will also be in harmony in terms of access, size, and compatibility with existing land use in the surrounding area; and

(2) The proposed South Ontario Logistics Center Specific Plan is in conformance with the Land Use Policies and Goals of the Policy Plan and will provide standards and guidelines for the harmonious development within the districts, in a manner consistent with the Policy Plan. The Specific Plan is proposing business park and industrial type development for the approximately 219.4-acre site, which is what is proposed to be mandated by the land use plan of the Policy Plan, therefore, the proposed industrial uses will be in conformance with the policies and goals of the Policy Plan; and

(3) During the South Ontario Logistics Center Specific Plan review, opportunities for the involvement of citizens, California Native American Indian tribes (Government Code Section 65352.3.), public agencies, public utility companies, and civic, education, and other community groups, through public hearings or other means were implemented consistent with California Government Code Section 65351; and

(4) The project is consistent with the Housing Element of the Policy Plan (General Plan) component of The Ontario Plan, as the project site is not one of the properties in the Available Land Inventory contained in Table A-3 (Available Land by Planning Area) of the Housing Element Technical Report Appendix.

Senate Bill 330 (“SB 330”) – Housing Accountability Act (Government Code Section 65589.5 et seq.) (SB 330) was passed by the California Legislature, signed by the Governor, and became effective on January 1, 2020. The bill is the result of the Legislature’s extensive findings regarding the California “housing supply crisis” with “housing demand far outstripping supply.”

SB 330 amends Government Code Section 65589.5, adds Government Code Sections 65940, 65943 and 65950, and repeals and readopts Sections 65906.5, 65913.10 and 65941.1. To summarize, no city may disapprove a residential housing development project for low- to moderate-income households (as defined therein) unless it makes a finding that the housing development project “would have a specific, adverse impact upon the public health or safety, and there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to low- and moderate-income households…” such as where the housing development project is

proposed on land "which does not have adequate water or wastewater facilities to serve the project." (Government Code Section 65589.5(d)(2), (4)).

In addition, the legislation adds Chapter 12 to Division 1 of Title 7 of the Government Code (Section 66300 et seq.) that applies to "affected cities," which are identified as cities in urbanized areas as determined by the most recent census. In accordance with SB 330, the Department of Community Development and Housing ("HCD") has prepared a list of affected cities and has determined that Ontario is an "affected city." Therefore, pursuant to Government Code section 66300(b)(1)(A) and (b):

> *(b) (1) Notwithstanding any other law except as provided in subdivision (i), with respect to land where housing is an allowable use, an affected city shall not enact a development policy, standard, or condition that would have any of the following effects:*
>
> *(A) Changing the general plan land use designation, specific plan land use designation, or zoning of a parcel or parcels of property to a less intensive use or reducing the intensity of land use within an existing general plan land use designation, specific plan land use designation, or zoning district below what was allowed under the land use designation and zoning ordinances of the affected county or affected city, as applicable, as in effect on January 1, 2018…"*

except when approved by HCD or when the following exception is set out in Government Code Section 66300(i)(1) applies:

> *(i) (1) This section does not prohibit an affected county or an affected city from changing a land use designation or zoning ordinance to a less intensive use if the city or county concurrently changes the development standards, policies, and conditions applicable to other parcels within the jurisdiction to ensure that there is no net loss in residential capacity.*

The General Plan Amendment ("GPA") is proposed to change the Project site's land use designations from Business Park (0.6 FAR) and Low-Medium Density Residential (5.1-11 du/ac) to Business Park (0.6 FAR) and Industrial (0.55 FAR) land uses. The General Plan Amendment will allow development of up to 919,048 square feet of business park and 4,414,470 square feet of industrial, for a maximum development of 5,333,518 square feet. The GPA would, therefore, eliminate the low-medium density housing designation, thereby theoretically eliminating 1,352 units (as determined by the City's density determinations to be 8.5 dwelling units per acre [du/ac.]). In compliance with SB330, the EIR evaluated the elimination of 1,352 units and determined that based on SB 330 Exceptions for lack of water and sewer to serve a residential project and the no net loss of residential capacity, the Project is consistent with HCD exception findings. The Project site does not have sufficient water or wastewater facilities to serve a residential project. As explained in Section 3.4.1.2, of the Draft EIR, at present there is no water or sewer

infrastructure that could serve residential units because the land has been used for agricultural purposes with water provided by on-site wells and sewer provided by septic systems. The Project Applicant is working on projects both approved and under review that span the length of Eucalyptus Avenue to the north, Merrill Avenue to the south, Euclid Avenue to the east, and Grove Avenue to the west (Ontario Ranch Business Park Specific Plan – Approved; Ontario Ranch Business Park Specific Plan Amendment – Under review; and, South Ontario Logistics Center – Subject Project), with a combined estimated cost of $144,331,000 (see Table 1, Project Cost Estimate by Project Area, below). The total estimated cost includes individual streets, lengths of pipe, storm drain, sewer, water, streetlights, curbing, paving, signals, power/fiber, and more. This cost would be financially infeasible for the 1,352 units presently allowed under the current residential General Plan designation and therefore the cost of such improvements would make residential development on the site financially infeasible (see Government Code Section 66589.5(d)(2) cited above).

Table 1: Project Cost Estimate by Project Area	
Project Name	***Cost Estimate***
Ontario Ranch Business Park Phase 1 (Specific Plan - Approved)	$72,151,000
South Ontario Logistics Center (Specific Plan – Subject Project, Under Review)	$59,780,000
Ontario Ranch Business Park Phase 2 (Specific Plan Amendment, Under Review)	$12,400,000
Total	**$144,331,000**

In order to demonstrate “no net loss of residential capacity,” the Project will be required to demonstrate increased residential zoning capacity on a “SB330 Replacement Site” by 1,352 units to off-set the Project site loss of zoning capacity (Low Medium Density, 5.1 to 11 du/ac). In tandem with the City’s adoption of the 6th Cycle Housing Element in February 2022, the City is also adopting an Affordable Housing Overlay zone and applying this zone to all parcels in the sites inventory that are south of Riverside Drive or are zoned MU-2 along Holt Boulevard. Relevant to the Project, the Affordable Housing Overlay zone will establish a minimum density of 20 dwelling units per acre for all development (regardless of Policy Plan designation or underlying zoning district), and increase the maximum density from 25 to 30 units per acre for parcels that are designated in the Policy Plan for Medium Density Residential (“MDR”) when an affordable housing project is proposed with at least 25 percent of proposed units are restricted for lower income households. The creation of the Affordable Housing Overlay zone and increased maximum density of 5 dwelling units per acre will increase residential capacity on 473.7 acres of such parcels currently designated MDR, by 2,368 dwelling units. On December 20, 2021, the Planning Commission reviewed and recommended to the February 15, 2022, City Council hearing for approval a General Plan Amendment (File No. PGPA21-004) for the Housing Element update to the Policy Plan (General Plan) component of The

Ontario Plan, to address State mandates regarding the Regional Housing Needs Allocation ("RHNA"), as well as to modify the Policy Plan Land Use Plan (Exhibit LU-01) to establish a Zone Change (File No. PZC21-002). The Project EIR addresses the potential impacts associated with relocating residential density from the Project site to the SB330 Replacement Sites located north of the Project site, along Grove Avenue, pursuant to SB330. With the City adoption of the 6th Cycle Housing Element and associated Affordable Housing Overlay zone, no net loss of residential capacity will occur as a result of the Project.

SECTION 4: ***Planning Commission Action.*** Based upon the findings and conclusions set forth in Sections 1 through 3, above, the Planning Commission hereby RECOMMENDS THE CITY COUNCIL APPROVE the herein described Application, subject to each and every condition set forth in the Department reports attached hereto as "Attachment B," and incorporated herein by this reference.

SECTION 5: ***Indemnification.*** The Applicant shall agree to defend, indemnify and hold harmless, the City of Ontario or its agents, officers, and employees from any claim, action or proceeding against the City of Ontario or its agents, officers or employees to attack, set aside, void, or annul this approval. The City of Ontario shall promptly notify the applicant of any such claim, action, or proceeding, and the City of Ontario shall cooperate fully in the defense.

SECTION 6: ***Custodian of Records.*** The documents and materials that constitute the record of proceedings on which these findings have been based are located at the City of Ontario City Hall, 303 East "B" Street, Ontario, California 91764. The custodian for these records is the City Clerk of the City of Ontario.

SECTION 7: ***Certification to Adoption.*** The Secretary shall certify to the adoption of the Resolution.

- - - - - - - - - - - - - -

The Secretary Pro Tempore for the Planning Commission of the City of Ontario shall certify as to the adoption of this Resolution.

I hereby certify that the foregoing Resolution was duly and regularly introduced, passed and adopted by the Planning Commission of the City of Ontario at a regular meeting thereof held on the 25th day of January, 2022, and the foregoing is a full, true and correct copy of said Resolution, and has not been amended or repealed.

Rick Gage
Planning Commission Chairman

ATTEST:

Rudy Zeledon
Planning Director and
Secretary to the Planning Commission

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

I, Gwen Berendsen, Secretary Pro Tempore of the Planning Commission of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. PC22-006, was duly passed and adopted by the Planning Commission of the City of Ontario at their regular meeting held on January 25, 2022, by the following roll call vote, to wit:

AYES: Dean, DeDiemar, Gage, Lampkin, Ricci, Willoughby

NOES: None

ABSENT: Anderson

ABSTAIN: None

Gwen Berendsen
Secretary Pro Tempore

ATTACHMENT A:

File No. PSP19-001
South Ontario Logistics Center Specific Plan

(Document to follow this page)

SOUTH ONTARIO LOGISTICS CENTER **SPECIFIC PLAN**





Oct 2021

2291

SOUTH ONTARIO LOGISTICS CENTER

SPECIFIC PLAN

City of Ontario

Specific Plan

Developer

Real Estate Development Associates, LLC

4450 MacArthur Blvd., Suite 100

Newport Beach, CA 92660

(949) 216-7300

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South Ontario Logistics Center Specific Plan

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Potable Water Technical Study

Recycled Water Technical Study

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1.0 INTRODUCTION

The South Ontario Logistics Center Specific Plan (this "Specific Plan") is one of the initial industrial specific plans implementing the vision outlined by the City of Ontario for the Ontario Ranch area (formerly New Model Colony). The Ontario Ranch area covers 8,200 acres of the former 14,000-acre San Bernardino Agricultural Preserve, which was historically used for dairy or cattle farming by descendants of Dutch, French Basque, Portuguese, and Mexican families.

The Agricultural Preserve was divided in 1999, with portions incorporated into the three adjacent cities of Chino, Chino Hills, and Ontario. The City of Ontario named its portion the *New Model Colony* after the original *Model Colony of Ontario* established by the Chaffey Brothers, William and George Jr., in 1882. The original Model Colony was founded on innovative land development principles that included the distribution of water rights with land purchases (Mutual Water Company), a grand boulevard (Euclid Avenue), and an agricultural college (Chaffey College, established 1885).

Within Ontario Ranch, the City of Ontario promotes innovative land development principles to continue the legacy of the Model Colony. The land use plan for Ontario Ranch provides for housing, commercial and industrial areas, parks, a lake, a golf course, and trail and bike links. Specific plans are required to guide development in Ontario Ranch to ensure the City objectives are achieved.

On January 26, 2010, the City of Ontario adopted The Ontario Plan, which serves as its new business plan and includes a long-term vision and principle-based policy plan, essentially functioning as the General Plan for the city, including Ontario Ranch.

1.1 Purpose and Intent of the Specific Plan

The South Ontario Logistics Center Specific Plan provides zoning regulations for development of the project site by establishing permitted land use, development standards, infrastructure requirements, and implementation requirements for development. A comprehensive set of design guidelines and development regulations are included to guide and regulate site planning, architectural character, and landscape within the community, ensuring that excellence in community design is achieved during project development. The Specific Plan establishes the procedures and requirements to approve new development within the project site.

The purpose of the Specific Plan is to:

1. Provide a planning framework that responds to the physical and market driven aspects of future development opportunities;
2. Specify adequate and coordinated infrastructure, utilities, and public services for this area of the Ontario Ranch;
3. Promote compatible uses and interfaces with adjacent properties;

4. Ensure the appropriate location and intensity of uses through new development parameters; and
5. Conform with State laws and local ordinances and policies for the preparation of the Specific Plan.

The objectives of the Specific Plan are to:

1. Create a professional, well-maintained, and attractive environment for the development of a multi-purpose business park, light industrial and warehousing/logistics complex.
2. Provide the entitlements and framework for the development of at least 5.3 million square feet of business park and light industrial uses.
3. Provide employment opportunities for community residents.
4. Facilitate the construction of utilities, roads, and other major infrastructure that are sufficiently sized to adequately serve the Specific Plan area.
5. Expand Ontario's industrial uses in proximity to local airports and regional transportation networks.
6. Create an economic engine to drive future growth in Ontario Ranch, spur infrastructure improvements in the area and implement the Specific Plan vision.

1.2 Project Description

This Specific Plan is the regulatory document for the South Ontario Logistics Center, accommodating up to 5,333,518 square feet of business park and general industrial uses on approximately 219 gross acres of land. The Specific Plan addresses consistency with The Ontario Plan; provides a development plan identifying land uses, circulation, infrastructure, streetscape, and landscape plans; establishes allowable uses and development standards for reviewing individual projects; presents design guidelines to create a visually attractive environment; summarizes the development review process; and specifies provisions for administration and implementation of the Specific Plan.

The South Ontario Logistics Center is envisioned to contain business park and industrial buildings supported by public roads and utility infrastructure systems, private driveways, parking lots, truck courts, lighting, landscaping, signage, and other functional and decorative features. The business park uses in smaller buildings are positioned along Eucalyptus Avenue while industrial uses in larger warehouse-style buildings comprise the balance of the site. As designed, building users are expected to be a mixture of local, national, and international businesses that bring job opportunities and economic growth to Ontario. A summary of the land uses is as follows:

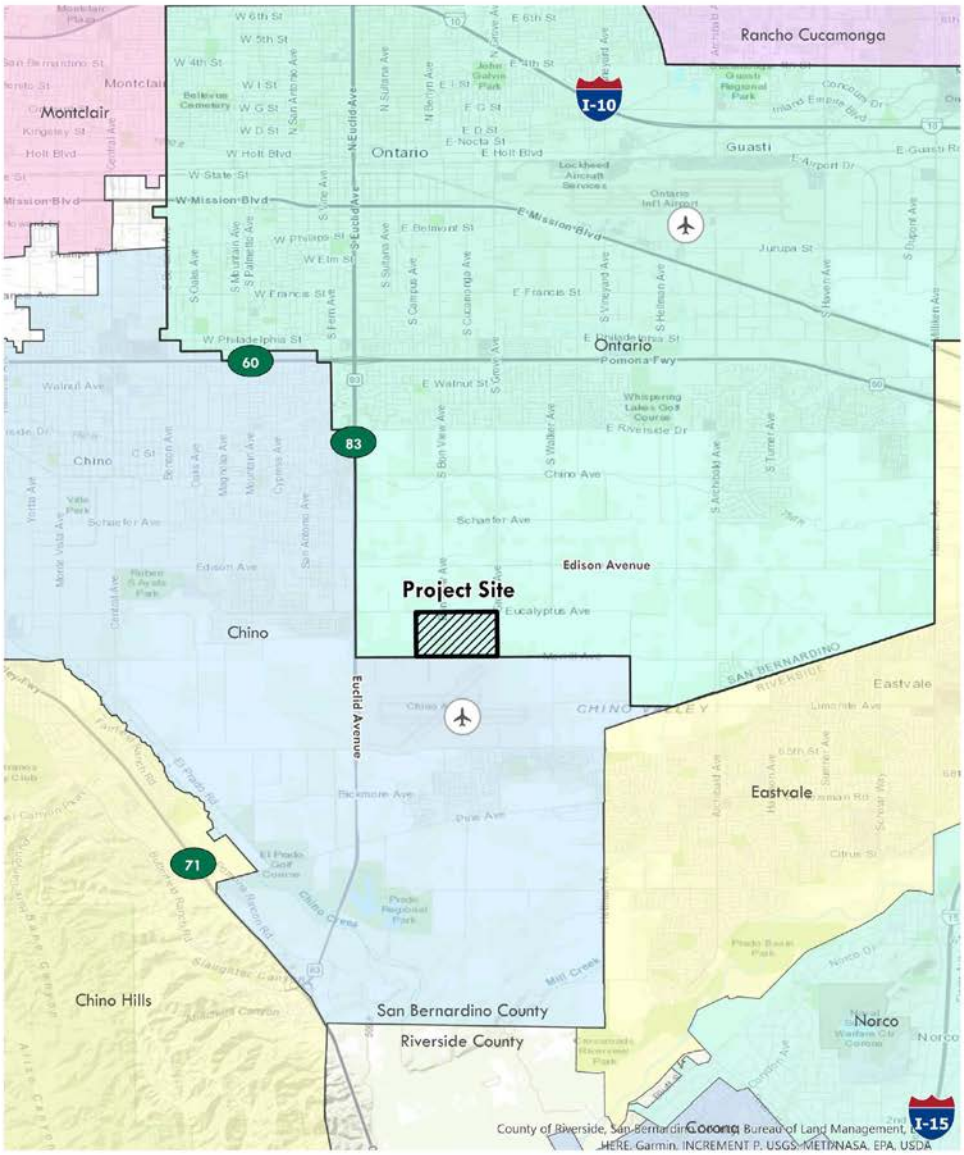
Table 1.0 Land Use Summary

Land Use Designation	Acreage	Maximum Building Square Footage
Business Park Planning Areas	35.17 AC	919,048 SF
Industrial – General Planning Areas	184.22 AC	4,414,470 SF
Total	219.39 AC	**5,333,518 SF**

Location and Specific Plan Boundary

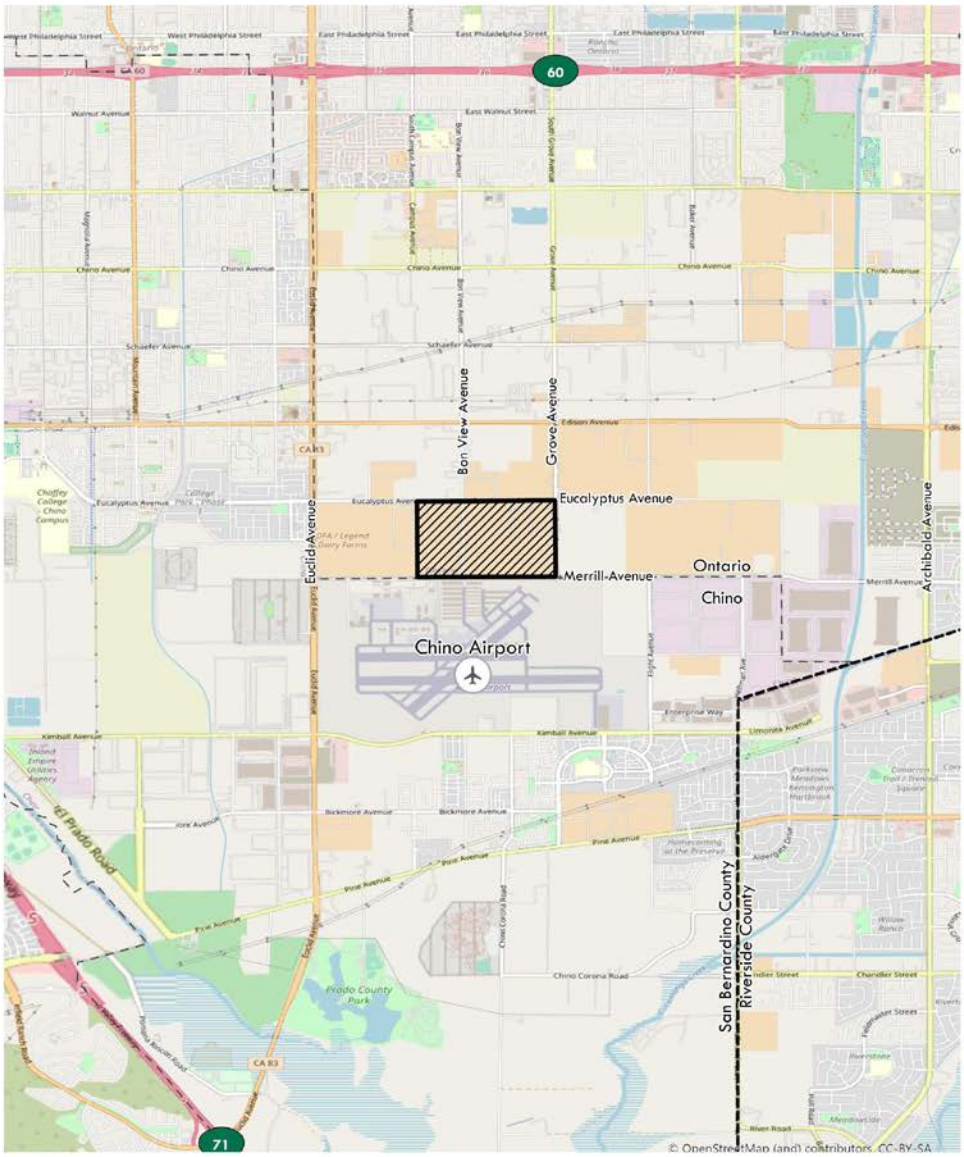
The Specific Plan area is located in the southwestern portion of the city of Ontario within the community called Ontario Ranch (Figure 1.1, Regional Map). The site is approximately 0.80 miles east of State Route 83 (CA-83); 2.97 miles south of State Route 60 (CA-60); 4.5 miles west of Interstate 15 (I-15); and 7.5 miles north of State Route 91 (CA-91) (Figure 1.2, Vicinity Map). The Specific Plan area encompasses 23 parcels bounded by Eucalyptus Avenue on the north, Grove Avenue on the east, Merrill Avenue on the south, Campus Avenue on the west, and consists of the following Assessor Parcel Numbers (APNs): 1054-071-01, -02; 1054-081-03; 1054-091-01, -02; 1054-101-01, -02; 1054-231-01, -02; 1054-241-01, -02; 1054-321-01, -02; 1054-311-01, -02; 1054-051-01, -02; 1054-061-01, -02; 1054-251-01, -02, 1054-301-01, -02. (Figure 1.3, Specific Plan Boundary).

Regional Map



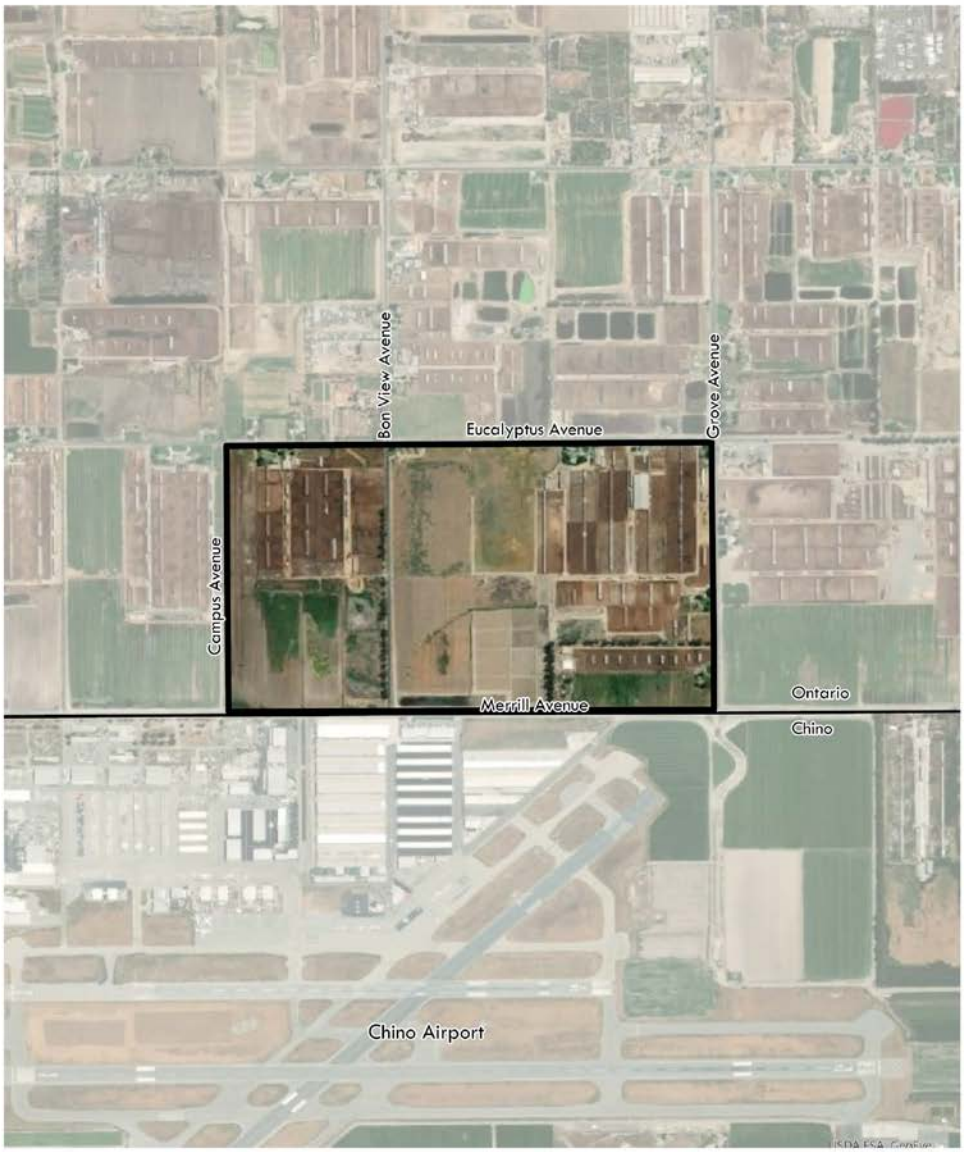
South Ontario Logistics Center Specific Plan **Figure 1.1**

Vicinity Map



South Ontario Logistics Center Specific Plan **Figure 1.2**

Specific Plan Boundary



South Ontario Logistics Center Specific Plan **Figure 1.3**

Employment Generation

At build-out, the South Ontario Logistics Center is anticipated to create hundreds of jobs in warehousing, logistics, light manufacturing, and administration. Actual job creation depends on the type of land uses ultimately developed, as a wide range of office, business park, and industrial uses are permitted. For example, e-commerce uses such as internet merchant fulfillment would yield more jobs than a distribution warehouse since many e-commerce companies employ labor-intensive picking and packing operations. Employment opportunities will range from entry level to highly skilled labor, adding to Ontario's competitive advantage in the region. South Ontario Logistics Center will also provide expanded opportunities for start-up businesses.

Infrastructure Framework

In cooperation with adjacent property owners and developers, the Specific Plan will help establish the necessary framework to enable the continued growth and development of Ontario Ranch. The Specific Plan identifies master planned domestic water, recycled water, sewer, storm drain and fiber optic infrastructure.

Community Compatibility

The Specific Plan land use plan designates the northern frontage along Eucalyptus Avenue as Business Park, which provides for smaller scale buildings with less intense uses. The Industrial designation is applied to the remainder of the Specific Plan area, which is adjacent to the Chino Airport across Merrill Avenue.

1.3 Specific Plan Requirements

The range of topics addressed in a specific plan is left to the discretion of the decision-making body. However, all specific plans must, at a minimum, address the following:

1. The distribution, location, and extent of the uses of land, including open space, within the area covered by the plan.
2. The proposed distribution, location, and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the area covered by the plan and needed to support the land uses described in the plan.
3. Standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable.
4. A program of implementation measures including regulations, programs, public works projects, and financing measures necessary to carry out the above identified items.

1.4 Authority and Scope of the Specific Plan

The Ontario Plan requires approval of a Specific Plan for development within Ontario Ranch to guide development of the project site, ensure unified districts and neighborhoods, and implement the City's goals and policies. The City of Ontario has zoned the project site SP (Specific Plan) Zoning District with an AG (Agriculture) Overlay District. This Specific Plan provides zoning regulations to govern development of

the site and shall take precedence over the City of Ontario Development Code. However, in instances where the Specific Plan is silent, the Development Code shall prevail.

The California Government Code (Title 7, Division 1, Chapter 3, Article 8, Sections 65450 through 65457) grants the City the authority to adopt a specific plan by ordinance (a regulatory plan) or resolution (a policy driven plan). This Specific Plan is a regulatory document, providing land use and design guidance adopted by ordinance.

As a regulatory plan, this document serves as zoning law for the land within the Specific Plan area. Development plans, site plans, and tentative tract and parcel maps must be consistent with this Specific Plan and The Ontario Plan. The topics covered in this Specific Plan include land use, infrastructure, development standards, design guidelines, and implementation measures. The minimum requirements of a specific plan are established by California Government Code Sections 65450 through 65457 and City of Ontario Code Sections 9-1.2100 to 9-1.2125.

No local public works project may be approved, no tentative map or parcel map for which a tentative map was not required may be approved, and no zoning ordinance may be adopted or amended within an area covered by a specific plan unless it is consistent with the adopted specific plan (California Government Code Section 65455). The California Government Code also requires compatibility with local, regional and other planning measures. For example, the Specific Plan must be consistent with any applicable comprehensive airport land use plan (ALUP) (California Government Code Section 65302.3). After adoption, any identification of inconsistency must be followed by amendment of either the existing plans and regulations or the specific plan itself. Failure to correct inconsistencies can result in the inability to enforce specific plan regulations and policies.

1.5 Other Governing Documents

In addition to this Specific Plan, which includes a Land Use Plan, Infrastructure Plan, Development Regulations, Design Guidelines, and an Implementation Plan tailored to the South Ontario Logistics Center, the following documents also contain applicable information:

- The Ontario Policy Plan (which serves as the City's State mandated General Plan) that includes City-wide policies pertaining to land use, housing, mobility, safety, environmental resources, parks & recreation, community economics, community design, and social resources.
- The City of Ontario Development Code, which governs over topics on which this Specific Plan's development regulations are silent. (Where the requirements of this Specific Plan differ from the requirements of the Ontario Development Code, this Specific Plan takes precedence.)
- The South Ontario Logistics Center Development Agreement, which specifies methods for the financing, acquisition, and construction of infrastructure systems and provides assurance that development of the property may proceed subject to Ontario's rules and regulations in effect at the time of this Specific Plan's approval.
- The Airport Land Use Compatibility Plans for Ontario International Airport (ONT) and Chino Airport. The City of Ontario is currently preparing an Airport Land Use Compatibility Plan for Chino Airport which relies on the California Airport Land Use Planning Handbook published by Caltrans Division of Aeronautics, that

is expected to be adopted in 2021. The Chino Airport Land Use Compatibility Plan will establish policies and criteria for the four types of compatibility impacts which include safety, noise, airspace protection, and overflight. Projects within the Specific Plan boundary shall be required to be consistent with the policies and criteria of the Airport Land Use Compatibility Plans for Ontario International Airport and Chino Airport.

- The Mitigation Monitoring and Reporting Program (MMRP) that is part of the South Ontario Logistics Center's Environmental Impact Report (EIR) prepared in compliance with the California Environmental Quality Act. The MMRP stipulates measures that are required to be implemented to mitigate the environmental effects of the commerce center's construction and operation.

1.6 California Environmental Quality Act Compliance

The Specific Plan is a discretionary project and is subject to the requirements of the California Environmental Quality Act (CEQA). Pursuant to State and local CEQA guidelines, an Environmental Impact Report (EIR) addressing the impacts associated with the development of a project must be considered and certified by the City prior to approval of a Specific Plan.

To address potential environmental impacts, it is anticipated that an EIR will be prepared. The EIR will analyze the potential environmental impacts of the adoption and implementation of the Specific Plan and any concurrently processed permits. The EIR for the Specific Plan will be helpful in dealing with concurrently processed implementing projects (such as development within the Specific Plan and/or related infrastructure provision) and subsequent activities within the Specific Plan area. With a detailed analysis of the Specific Plan and associated development, many subsequent activities, such as grading permits or other development permits, could be found to be within the scope of the project described in the EIR, and no further environmental documents would be required.

1.7 Organization of this Specific Plan

The Specific Plan is organized by chapter as follows:

1. **Introduction.** This chapter states the purpose and intent of the Specific Plan, introduces the proposed project, summarizes specific plan requirements, and explains the scope and authority of the Specific Plan and its compliance with CEQA.

2. **Existing Conditions.** This chapter explains the baseline conditions for the project site including current and surrounding land uses, airport influence, circulation, utilities, and environmental conditions.

3. **Development Plan.** This chapter establishes the overall development concept for the Specific Plan including the land use plan, infrastructure plans for water, sewer, drainage, and circulation, and the provision of public services such as fire, police, and solid waste disposal.

4. **Land Use and Development Regulations.** This chapter establishes the land use designations and regulations for the Specific Plan. Upon adoption of this Specific Plan, the land use and development standards within this chapter serve as the legal zoning for the Specific Plan area.

5. **Design Guidelines.** This chapter provides direction for site planning, architecture, and landscape design in the Specific Plan area.

6. **Administration and Implementation.** This chapter provides requirements for development review and administration of the Specific Plan including amendment procedures and implementation priorities.

7. **The Ontario Plan Consistency.** This chapter describes the Specific Plan's conformance with The Ontario Plan.

2.0 EXISTING CONDITIONS

The following sections document the conditions prior to the adoption of this Specific Plan, including land uses, airport influence areas, Williamson Act contracts, land use designations, circulation, and environmental conditions.

2.1 Existing and Surrounding Land Uses

The Specific Plan area is occupied by agricultural uses, including a dairy farm, row crops, and vacant land. Approximately six residences that house the dairy owner and workers are also located within the Specific Plan area. Dairy farming and agriculture have been the primary uses of the property since the 1930s or earlier.

Figure 2.1 shows the existing uses in the vicinity, which include:

- North across Eucalyptus Avenue: dairy farm and agricultural row crops
- South across Merrill Avenue: Chino Airport (City of Chino)
- East across Grove Avenue: dairy farm and agricultural row crops
- West across Campus Avenue: dairy farm and agricultural row crops

The Ontario Plan designates the surrounding areas in Ontario Ranch for business park, commercial, and residential uses.

2.2 Airport Influence Areas

Ontario International Airport Influence Area

The Ontario International Airport Land Use Compatibility Plan (ONT ALUCP) was adopted by the Ontario City Council on April 19, 2011. The intent of a compatibility plan is to avoid conflicts between airport operations and surrounding land uses. The Specific Plan area is not within the safety, noise impact, or airspace protection zones of the ONT ALUCP; however, it is within the Airport Influence Area, as is the entire City of Ontario. While a Real Estate Transaction Disclosure policy is not required for non-residential land, developers or tenants may purchase a Natural Hazard Disclosure report that would indicate that the property is in an Airport Influence Area.

Chino Airport Overlay Zone

The Specific Plan area is within Safety Zone 1, 3 and 6 of the Chino Airport Overlay (Generic Safety Zones for General Aviation Airports from the Caltrans Division of Aeronautics – California Airport Land Use Planning Handbook) as shown in Figure 2.2 Airport Influence Areas.

The following open land and occupancy limit requirements shall apply in Chino Airport Safety Zones, as established by the Chino Airport Compatibility Plan.

Zone 1: No buildings shall be located in Safety Zone 1.
Zone 3: At least 15% of the zone shall remain as open land* and occupancy shall be limited to 100 people per acre on average and a maximum of 300 people in any one acre.

Zone 6: At least 10% of the zone shall remain as open land* or an open area every ¼ mile to ½ mile is required; occupancy shall be limited to 300 people per acre on average and a maximum of 1,200 people in any one acre.

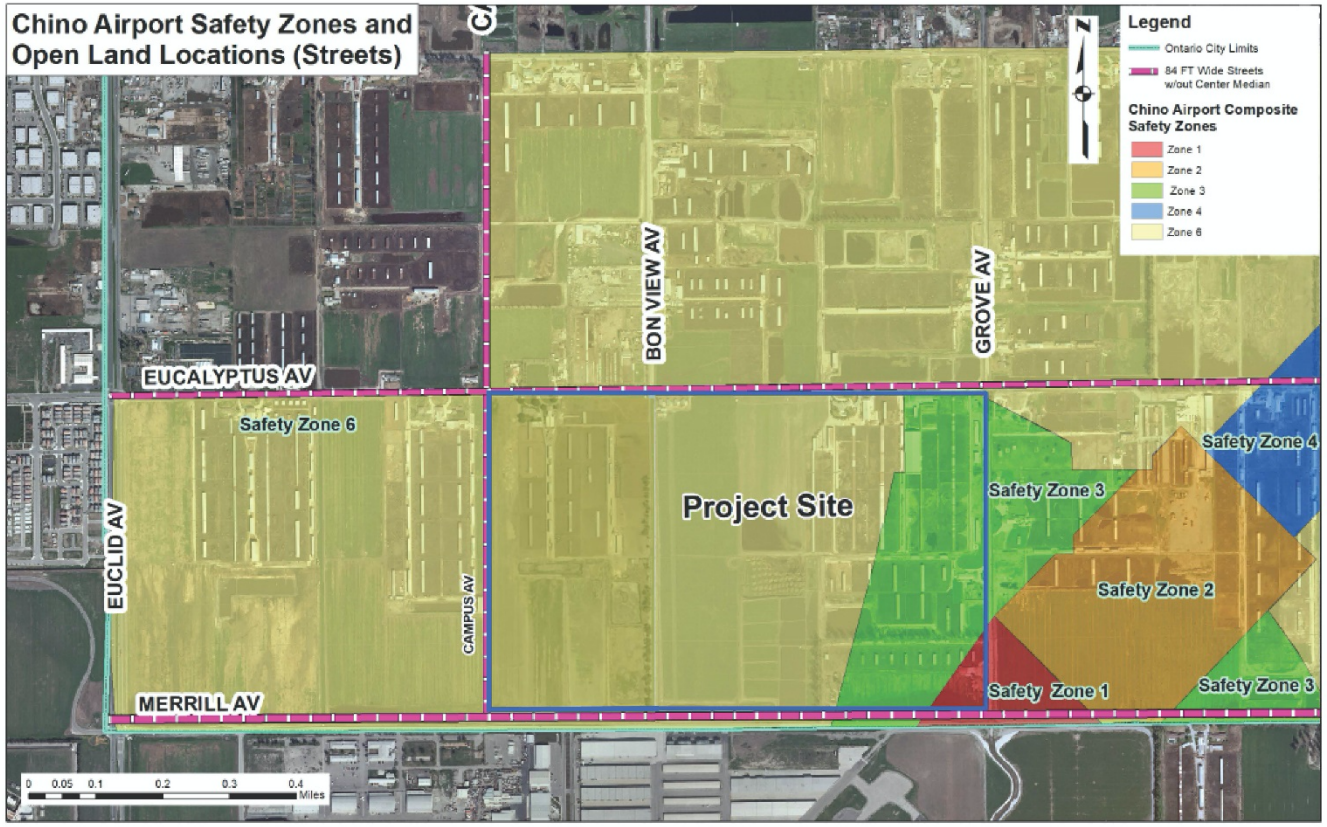
* Open land is defined as areas at least 300 feet long by 75 feet wide (about 0.5 acre) that are relatively level and free of tall vertical objects such as structures, overhead lines/wires, and large trees and poles greater than 4 inches in diameter and taller than 4 feet above the ground. Parking lots can be considered as acceptable open lands. In the Specific Plan area, surrounding roads (Eucalyptus, Campus and Merrill Avenues), drive aisles, and truck parking lots can be considered as acceptable open lands in urbanized settings.

Existing Surrounding Land Uses



South Ontario Logistics Center Specific Plan **Figure 2.1**

Airport Influence Areas



South Ontario Logistics Center Specific Plan

Figure 2.2

2.3 Williamson Act Contracts

The California Land Conservation Act of 1965, commonly referred to as the Williamson Act, enables local governments to enter into contracts with private landowners for the purpose of restricting specific parcels of land to agricultural or related open space use. In return, landowners receive property tax assessments that are much lower than normal because they are based upon farming and open space uses as opposed to full market value. The motivation for the Williamson Act is to promote voluntary land conservation, particularly farmland conservation. At the time this Specific Plan was prepared (2021), there is an active Williamson Act Contract (Contract #72-392) on APN 1054-051-01, 02 and 1054-061-01, 02. However, a notice of non-renewal was recorded, starting the process to terminate this Contract. As one of the discretionary actions associated with the South Ontario Logistics Specific Plan, these existing Williamson Act Contracts will be cancelled. Cancellation would comply with provisions and requirements identified at Government Code (GC) §51280 et seq. The City would be required to make the required statutory findings (GC §51282(a)). The landowner would be required to pay the requisite cancellation fee.

2.4 Existing Ontario Plan and Zoning Land Use Designations

The Ontario Plan existing land use designations and existing zoning map designations for the Specific Plan area (prior to adoption of the South Ontario Logistics Center Specific Plan) are shown in Figure 2.3.

The Ontario Plan existing land use designations are:

- Business Park (0.6 Floor Area Ratio (FAR))
  Assessor Parcel Number (APN): 1054-231-02; 1054-321-01, -02; 1054-311-02; 1054-331-01; 1054-301-01, -02.

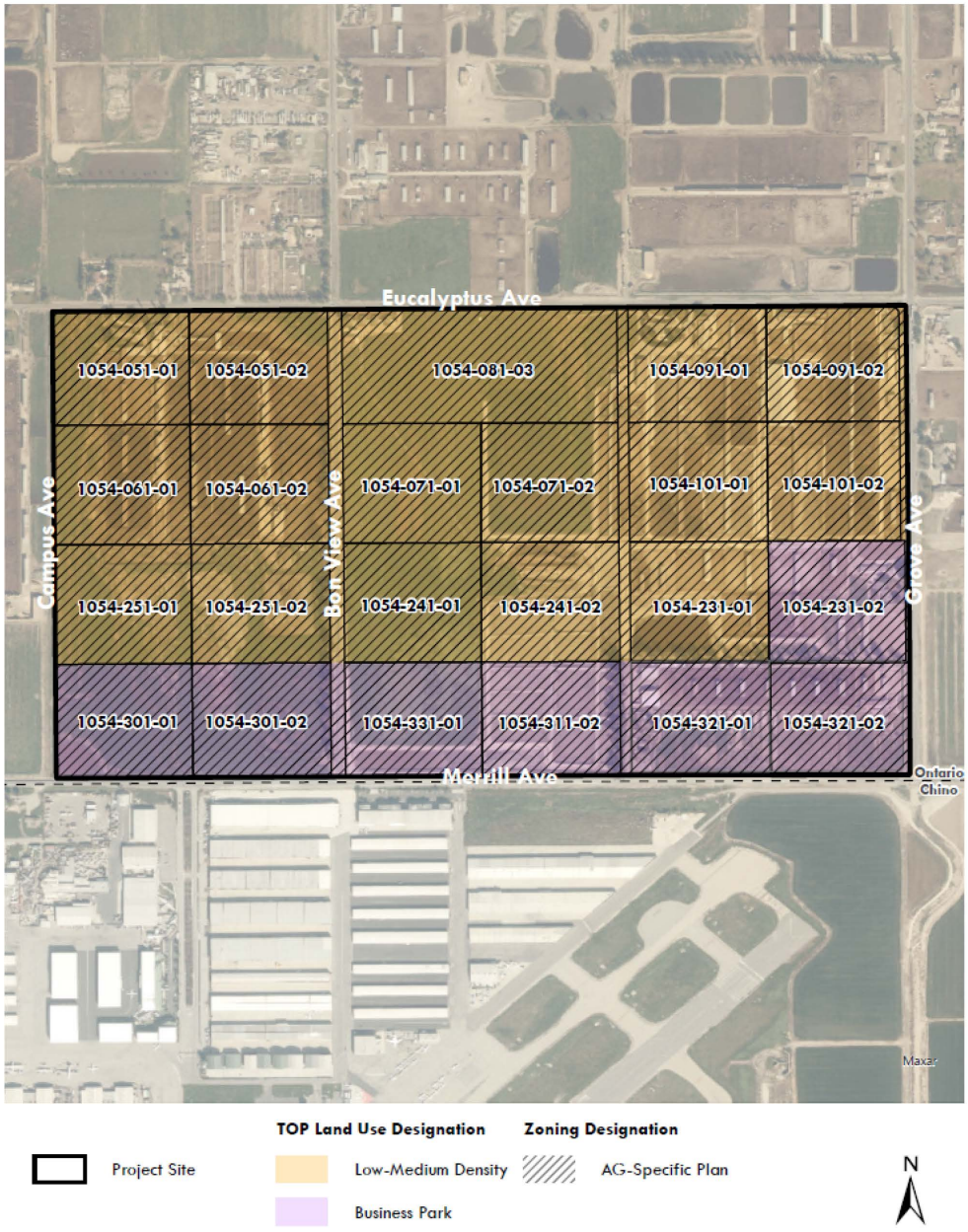
- Low-Medium Density Residential (5.1 – 11 dwelling units per acre)
  APN: 1054-071-01, -02; 1054-081-03; 1054-091-01, -02, 1054-101-01, -02; 1054-231-01; 1054-241-01, -02, 1054-252-01, -02, 1054-061-01, -02, 1054-051-01,-02.

- Chino Airport Overlay
  APN: 1054-101-02; 1054-231-01, -02; 1054-311-02, 1054-321-01, -02 and portions of 1054-091-02; 1054-101-01; 1054-241-02; 1054-311-01

The project includes an application for a General Plan Amendment to change the land use designations to Industrial and Business Park, as discussed in Chapter 3, Development Plan.

The existing zoning designation is SP (Specific Plan) Zoning District with an AG (Agriculture) Overlay District. The AG Overlay indicates that the land can continue to be used for agricultural uses, but the SP District designation requires approval of a specific plan by the City for urban development of the project site.

Existing TOP Land Use and Zoning



South Ontario Logistics Center Specific Plan **Figure 2.3**

2.5 Existing Circulation

The Specific Plan area is located approximately three miles south of State Route 60 via State Route 83 (Euclid Avenue), which is located west of the Specific Plan area, as shown in Figure 1.1 and Figure 1.2 .

Vehicular circulation in the Specific Plan area is provided by Eucalyptus Avenue on the north, Merrill Avenue on the south, Grove Avenue on the east, and Campus Avenue on the west.

Grove, Eucalyptus, Campus and Merrill Avenues do not provide fully dedicated rights-of-way as specified in The Ontario Plan and lack major street and parkway improvements.

Bon View Avenue is a fully dedicated street but lacks street and parkway improvements.

The site currently takes access from multiple drive entrances off Grove Avenue and Eucalyptus Avenue. There are no site access points from Merrill and Bon View Avenues due to dirt berms along these property lines.

There is an existing unused dedicated paper street (Cucamonga Avenue) that runs north/south through the center of the site that will be vacated.

There are no traffic signals located at the street intersections bordering the site.

No sidewalks exist adjacent to the site.

2.6 Existing Environmental Conditions

Topography

The topography of the site is moderately flat, sloping from the northeast to the southwest with approximately a 17-foot drop in elevation.

Geology, Soils, and Seismicity

A geotechnical feasibility study included boring to depths of 20 to 30± feet and trenching to depths of 5 to 10± feet. Manure was present at the ground surface at two of the trenches with thicknesses of 4½ to 5± inches. Highly organic topsoil materials were encountered at some of the boring and trench locations, which consisted of silty fine sands and contained manure and/or other fibrous organic material. A 6±-inch-thick surficial layer of aggregate base was observed at the ground surface at one of the borings.

Artificial fill soils were encountered beneath the AB layer and at the ground surface at one of the boring locations, extending to depths of 2½ to 3± feet. The fill soils consisted of medium dense fine sand with trace silt, fine gravel, and AC fragments. Native alluvial soils were encountered at the ground surface or beneath the fill, topsoil, and manure at all of the boring and trench locations. The near-surface alluvium generally consisted of loose to medium dense fine sands and silty fine sands to fine sandy silts, extending to depths of 4½ to 8½± feet below ground surface. Beneath these soils, the borings encountered stiff to very stiff clayey silts, silty clays, and sandy clays with occasional layers of medium dense silty sands, sandy silts, and clayey sands, extending to at least the maximum depth explored of 30± feet below existing site grades. Free water was not encountered during the drilling of any of the borings.

The subject site is located in an area that is subject to strong ground motions due to earthquakes. Research of available maps indicates that the Specific Plan area is not located within an Alquist-Priolo Earthquake Fault Zone. Furthermore, no evidence of faulting was identified during the geotechnical investigation. Therefore, the possibility of significant fault rupture on the site is considered low.

The potential for other geologic hazards such as seismically induced settlement, lateral spreading, tsunamis, inundation, seiches, flooding, and subsidence affecting the site is considered low. Research of the San Bernardino County Land Use Services website indicates that the subject site is not located within a zone of liquefaction susceptibility. Based on the mapping performed by San Bernardino County and the conditions encountered at the boring locations, liquefaction is not considered to be a design concern for development within the Specific Plan area.

Hydrology

Storm runoff from the site generally drains from north to south. Onsite detention areas are located in the central and southerly portions of the site.

The site surface drains southerly to a dirt swale located adjacent to Merrill Avenue, then westerly to a set of four corrugated steel pipes, then southerly to an earthen channel adjacent to Euclid Avenue.

Areas north of the project site drain southerly towards Eucalyptus Avenue and then westerly towards Euclid Avenue. Eucalyptus Avenue is not fully improved, so it is possible that offsite flows from the north enter the project site.

According to Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps, the project site is not located within a flood hazard zone.

Biological Resources

The Specific Plan area generally represents low biological resource value due to highly disturbed site conditions and historic dairy/agricultural use, resulting in low biological diversity. The entire site has been disturbed by agricultural use and no native habitat was present.

There is limited vegetation on the majority of the site; the vegetation that exists is generally non-native grasses and weeds. Project site contains approximately 94 acres of agriculture fields. These fields are currently fallow. The agriculture fields are disturbed and dominated by non-native species of grasses and plants. Species observed include Avenasp., Bromussp., Russian thistle (Salsola tragus) and alfalfa (Medicago sativa).

The site contains approximately 107.45 acres of disturbed agriculture infrastructure. These areas contain no native habitat and are currently used for containing livestock. These areas are mostly developed with agricultural use structures or residential buildings. Vegetation within these areas consists of non-native ornamental plant species.

The project site contains approximately 19.0 acres of areas stock/retention ponds and channels. These ponds and channels are man-made and fed by wells. The ponds are dry and dominated by upland species such as bromus and Russan thistle, but the stock pond drainage channels contain grasses such as Burmda (Cynodon dactylon) and curly dock (Rumex crispus).

2.7 Existing Ground Water Wells

In compliance with the Chino Basin Water Master's Well Procedure for Developers, a well use/destruction plan and schedule for all existing private/agricultural wells shall be submitted to the City of Ontario for approval prior to the issuance of permits for any construction activity. If a private well is actively used for water supply, the Developer shall submit a plan to abandon such well and connect users to the City's

water system (residential to the domestic water system and agricultural to the recycled water system) when available. Wells shall be destroyed/abandoned per the California Water Resource Guidelines and require permitting from County Health Department. The locations of existing wells are shown in Figure 2.4, “Existing Ground Water Wells”. A copy of such permit and Form DWR 188 Well Completion Form shall be provided to the Development Engineering Department and the Utilities Engineering Department prior to issuance of grading and/or building permits. If the Developer proposes temporary use of an existing agricultural well for purposes other than agriculture, such as grading, dust control, etc., the developer shall make a formal request to the City of Ontario for such use prior to issuance of permits for any construction activity. Upon approval, the Developer shall enter into an agreement with the City of Ontario and pay any applicable fees as set forth by the agreement.

Existing Ground Water Wells



South Ontario Logistics Center Specific Plan **Figure 2.4**

3.0 DEVELOPMENT PLAN

This chapter provides the framework to guide development of the South Ontario Logistics Center Specific Plan. The chapter presents the proposed planning areas, infrastructure plans, and public services to support the project.

3.1 Land Use Plan

The Specific Plan consists of five Planning Areas accommodating a variety of industrial-serving commercial, low-intensity office, technology, light manufacturing, and warehouse/distribution uses that are compatible with the site's location within Safety Zone 1, 3 and 6 of the Chino Airport Influence Area. Chino Airport Runway 21 Runway Protection Zone and CFR Part 77 height restriction of the Chino Airport. The Land Use Plan implements the vision of The Ontario Plan by providing opportunities for employment in manufacturing, distribution, and research and development at intensities designed to meet the demand of current and future market conditions. A list of allowable uses by Planning Area is presented in Chapter 4 (Land Use and Development Standards).

Figure 3.1a (Land Use Plan) identifies the location of the land use designations for the proposed Project area. The Specific Plan zoning mirrors the TOP Land Use Districts and is identified along with the five Planning Areas in Figure 3.1b.

BP (Business Park) Zoning District: The BP zoning district accommodates industrial-serving commercial, low intensity office uses, and certain light industrial uses. Development within this district is typically multi-tenant in nature; however, single-tenant buildings are not precluded.

IG (Industrial - General) Zoning District: The IG zoning district accommodates storage and warehousing uses located in larger buildings on larger sites. Uses may include e-commerce, high cube warehouses, or distribution. A wide range of manufacturing and assembly uses are also permitted in this district.

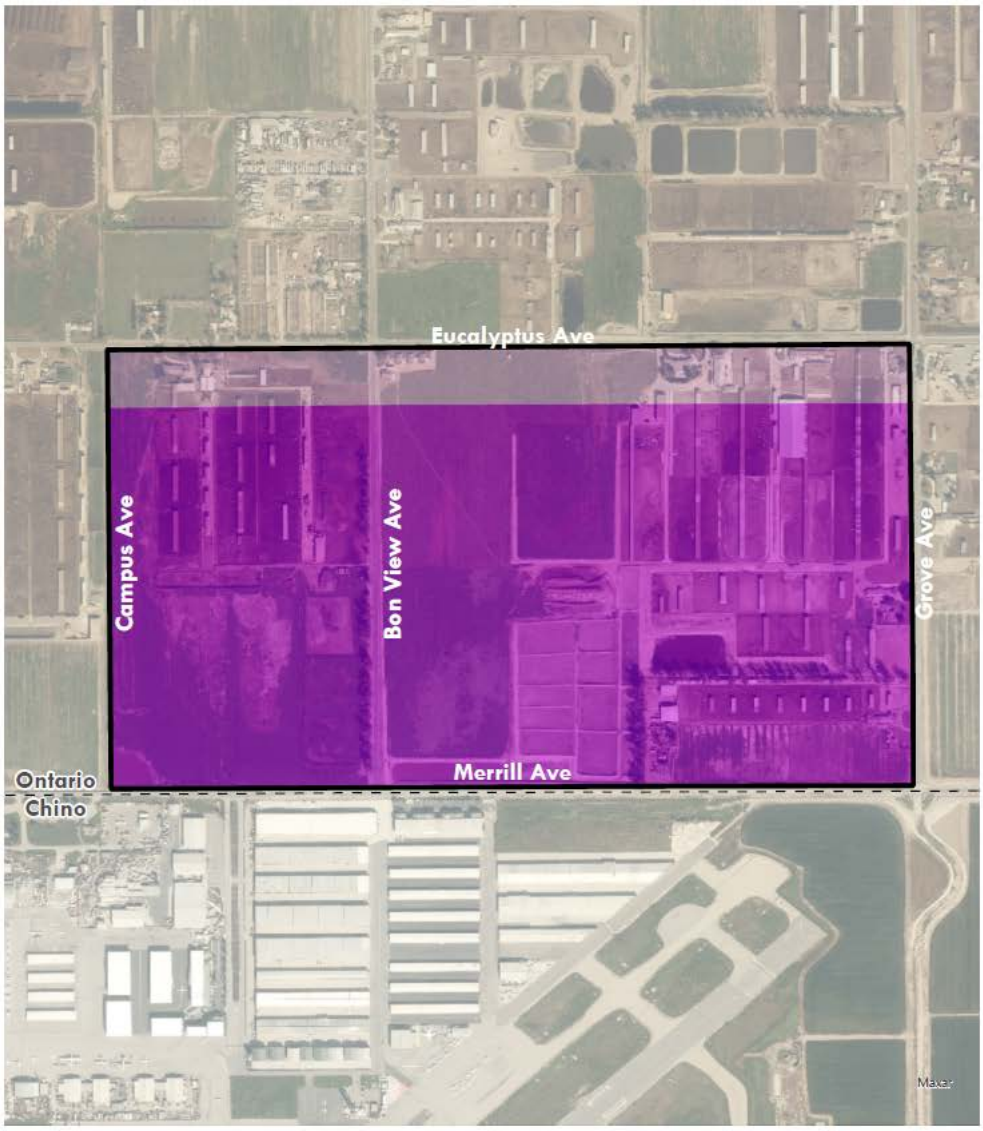
Table 3.1 provides the maximum allowable gross building area for each Planning Area at its associated floor area ratio. Development standards (found in Chapter 4), such as setbacks, parking, landscaping, infrastructure, and site design, may reduce the maximum gross square footage.

Table 3.1 Maximum Specific Plan Build-Out

Planning Area	Maximum Floor Area Ratio[1]	Site Acreage	Maximum Building Square Footage
Planning Area 1: Business Park	0.60	23.65	618,076 SF
Planning Area 3: Business Park	0.60	11.52	300,972 SF
Planning Area 2: Industrial - General	0.55	106.71	2,556,442 SF
Planning Area 4: Industrial -General	0.55	60.06	1,438,914 SF
Planning Area 5: Industrial – General	0.55	17.45	419,114 SF
TOTAL		**219.39**	**5,333,518**

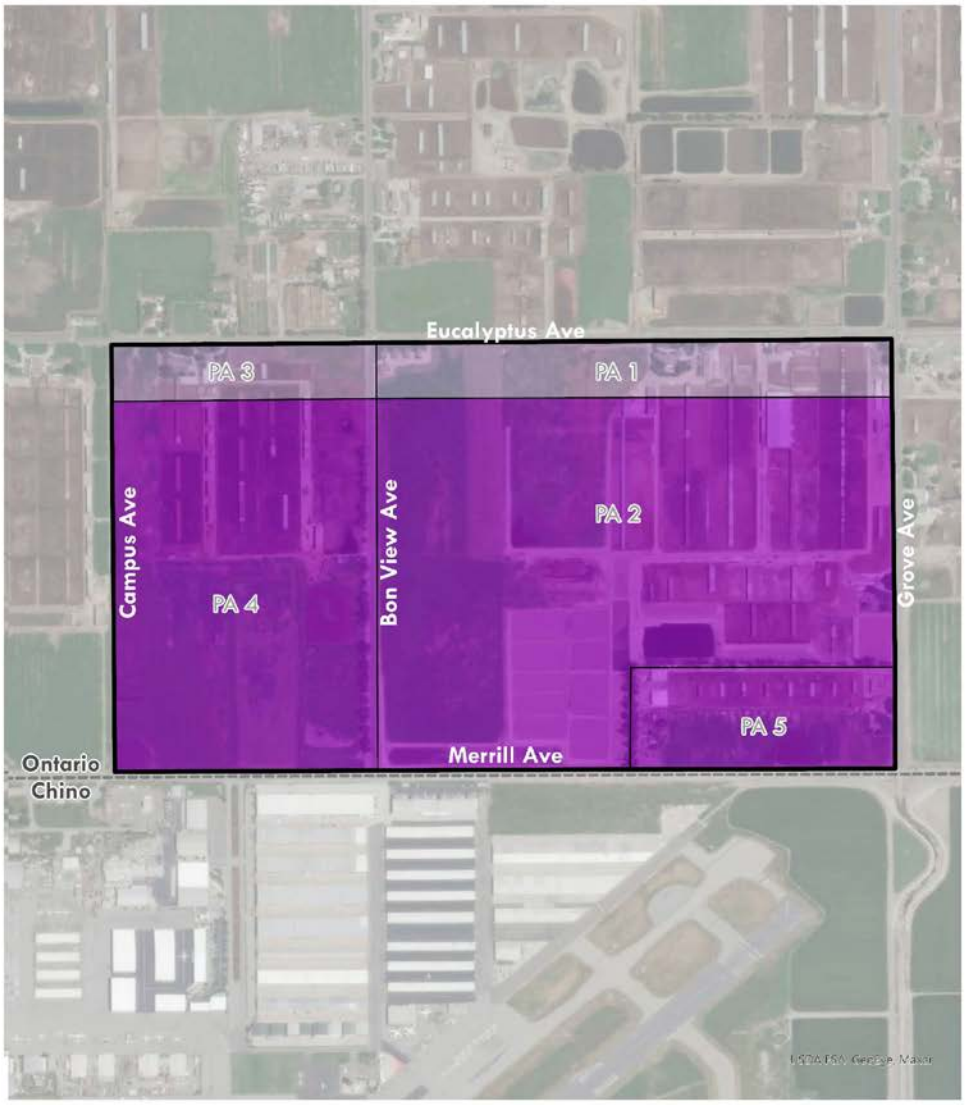
Note:
1. Provided the General Plan Amendment application submitted in conjunction with this Specific Plan to designate PAs 1 and 3 as Business Park and PAs 2,4, and 5 as Industrial – General is approved.

TOP Land Use Plan



South Ontario Logistics Center Specific Plan **Figure 3.1a**

Proposed Specific Plan Land Use Plan



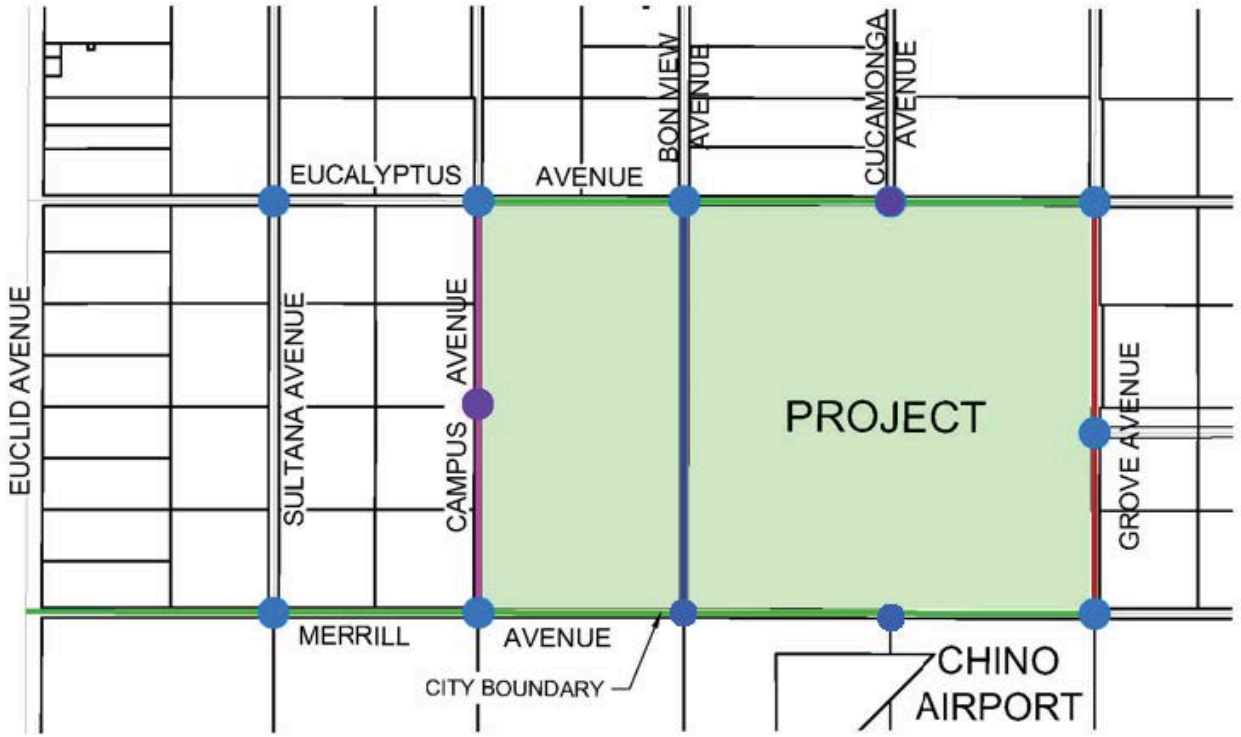
South Ontario Logistics Center Specific Plan **Figure 3.1b**

3.2 Street Plan

The Street Plan (Figure 3.2) facilitates movement of vehicles, pedestrians and cyclists within the Specific Plan area, consistent with the City of Ontario's Roadway Classification System, shown in Figure 3.3.

Figures 3.4 and 3.4a presents typical street cross sections for Grove, Eucalyptus, Merrill, Bon View, and Campus Avenues. Preliminary improvement responsibilities are indicated in the cross sections; however, final fair share responsibilities for street improvements shall be as determined in a Development Agreement with the City. Conceptual streetscape design is presented in Chapter 5 (Design Guidelines). Road surface, sidewalk, and trail improvements within the Specific Plan area shall be approved by the City's Engineering Department.

FIGURE 3.2 - STREET PLAN



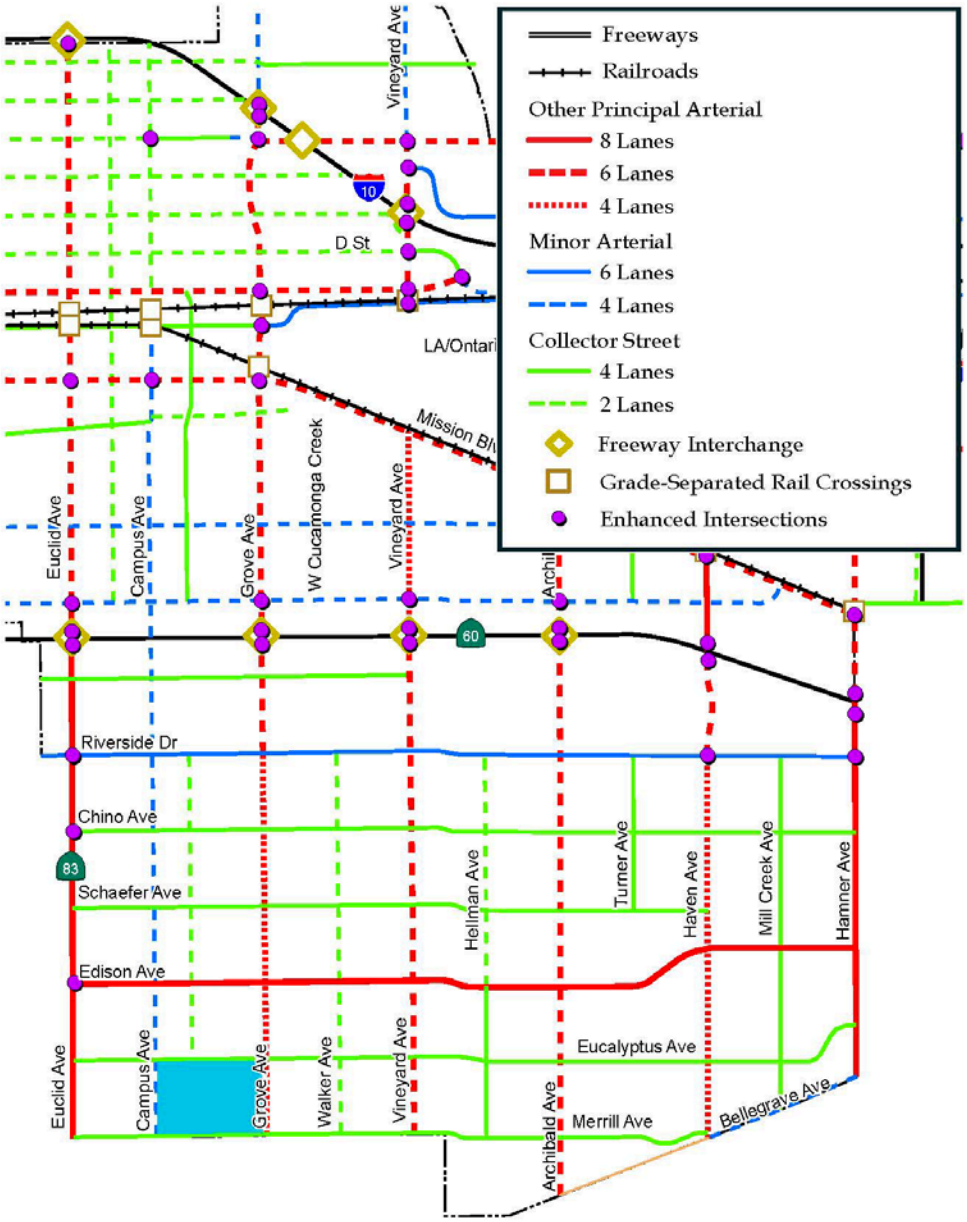
NOTE
- NEW SIGNALIZED INTERSECTION AT MERILL A AVENUE AND BON VIEW AVENUE INTERSECTION PER TIA
-ALL ACCESS POINTS SHALL CONFORM TO TRAFFIC & TRANSPORTATION GUIDELINES AND ARE SUBJECT TO CITY APPROVAL
-ROADWAY IMPROVEMENTS ALONG EUCALYPTUS AVENUE TO EXTEND FROM EUCLID AVENUE TO CARPENTER AVENUE AND MERRILL AVENUE FROM EUCLID AVENUE TO CARPENTER AVENUE
-BRIDGES OVER CUCAMONGA CREEK AT EUCALYPTUS AVENUE AND MERRILL AVENUE TO BE CONSTRUCTED

N
1"= 1000'

LEGEND:
- PRINCIPAL ARTERIAL
- COLLECTOR
- LOCAL INDUSTRIAL
- MINOR ARTERIAL
- NEW SIGNALIZED INTERSECTION
- POTENTIAL FUTURE SIGNALIZED INTERSECTION
- SPECIFIC PLAN AREA

City of Ontario Roadway Classification Plan

Figure M-2



South Ontario Logistics Center Specific Plan **Figure 3.3**

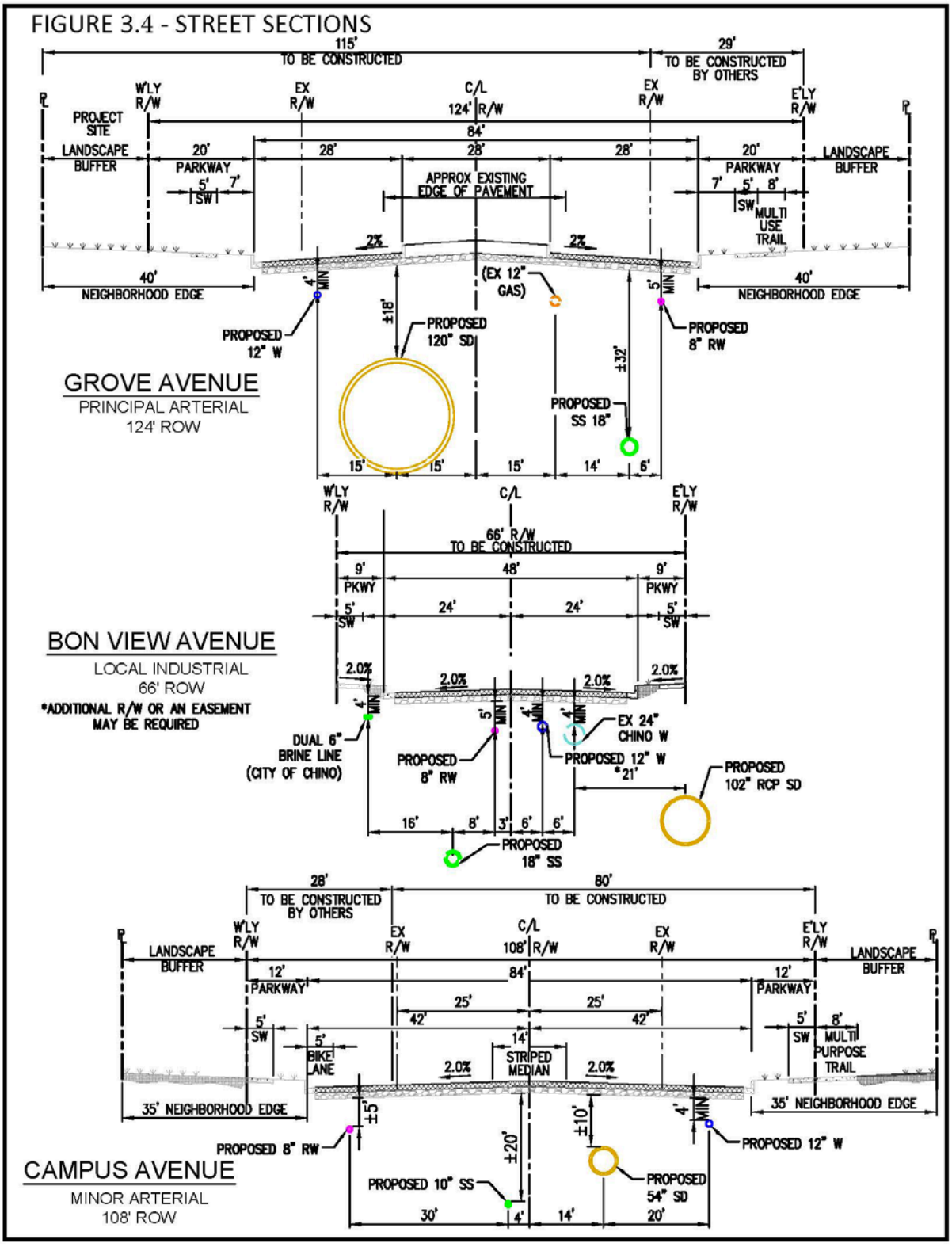
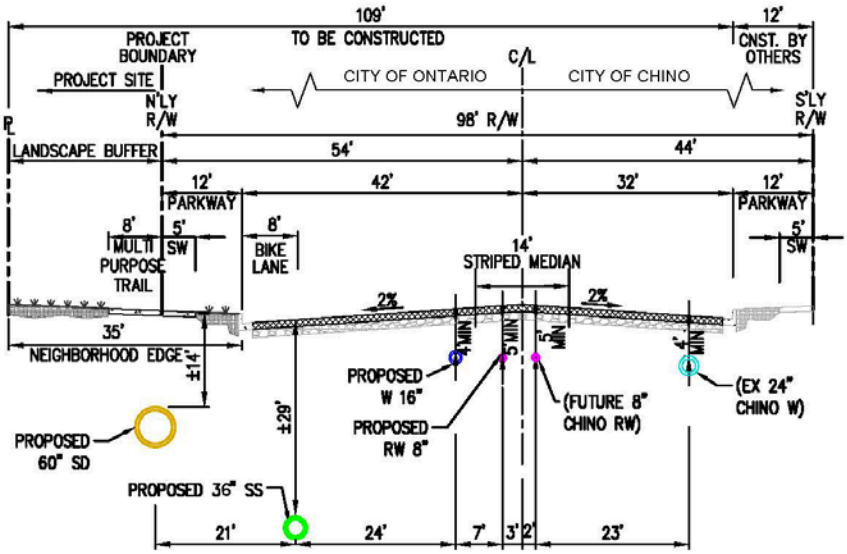

FIGURE 3.4 - STREET SECTIONS
GROVE AVENUE
PRINCIPAL ARTERIAL
124' ROW
115' TO BE CONSTRUCTED
29' TO BE CONSTRUCTED BY OTHERS
W'LY R/W
EX R/W
C/L 124' R/W
EX R/W
E'LY R/W
PROJECT SITE
LANDSCAPE BUFFER
20' PARKWAY
5' SW
7'
84'
28'
28'
28'
20' PARKWAY
7'
5' SW
8' MULTI USE TRAIL
LANDSCAPE BUFFER
APPROX EXISTING EDGE OF PAVEMENT
2%
2%
40' NEIGHBORHOOD EDGE
40' NEIGHBORHOOD EDGE
4' MIN
5' MIN
(EX 12" GAS)
±18'
±32'
PROPOSED 12" W
PROPOSED 120" SD
PROPOSED 8" RW
PROPOSED SS 18"
15'
15'
15'
14'
6'
BON VIEW AVENUE
LOCAL INDUSTRIAL
66' ROW
*ADDITIONAL R/W OR AN EASEMENT MAY BE REQUIRED
W'LY R/W
C/L
E'LY R/W
66' R/W TO BE CONSTRUCTED
9' PKWY
48'
9' PKWY
5' SW
24'
24'
5' SW
2.0%
2.0%
2.0%
2.0%
4' MIN
5' MIN
4' MIN
4' MIN
DUAL 6" BRINE LINE (CITY OF CHINO)
PROPOSED 8" RW
EX 24" CHINO W
PROPOSED 12" W
PROPOSED 102" RCP SD
16'
8'
3'
6'
6'
PROPOSED 18" SS
CAMPUS AVENUE
MINOR ARTERIAL
108' ROW
28' TO BE CONSTRUCTED BY OTHERS
80' TO BE CONSTRUCTED
W'LY R/W
EX R/W
C/L 108' R/W
EX R/W
E'LY R/W
LANDSCAPE BUFFER
12' PARKWAY
84'
12' PARKWAY
LANDSCAPE BUFFER
25'
25'
42'
42'
5' SW
5' BIKE LANE
14' STRIPED MEDIAN
5' SW
8' MULTI PURPOSE TRAIL
2.0%
2.0%
35' NEIGHBORHOOD EDGE
35' NEIGHBORHOOD EDGE
±5'
±20'
±10'
4' MIN
PROPOSED 8" RW
PROPOSED 10" SS
PROPOSED 54" SD
PROPOSED 12" W
30'
4'
14'
20'

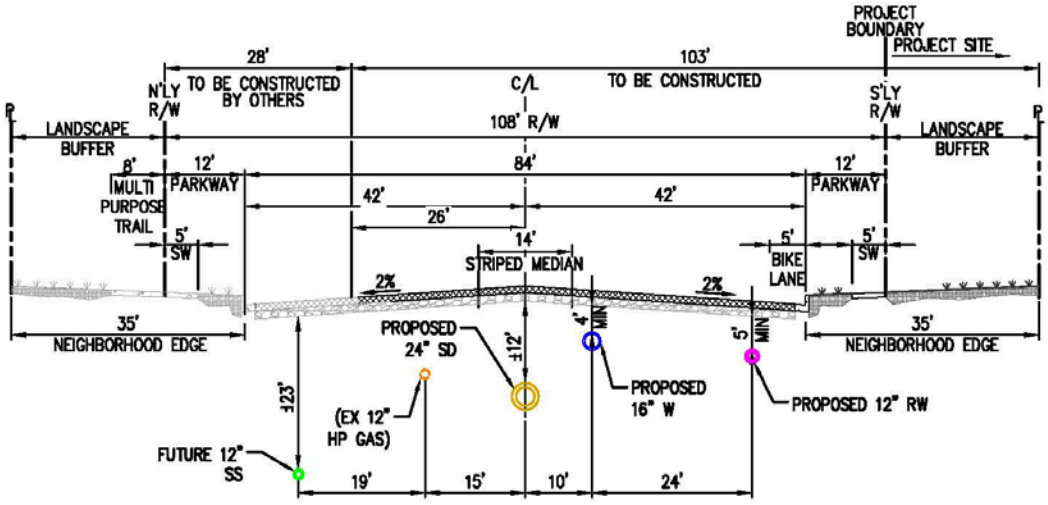
FIGURE 3.4a - STREET SECTIONS



MERRILL AVENUE

COLLECTOR

98' ROW (SOUTH SIDE CITY OF CHINO)



EUCALYPTUS AVENUE

COLLECTOR

108' ROW

WestLAND Group, Inc. Land Surveyors • Civil Engineers • GIS
4150 CONCOURS, ONTARIO, CA 91764
PHONE: (909) 989-9789 FAX: (909) 989-9660
WWW.WESTLANDGROUP.NET

3.2.1 Grove Avenue

Grove Avenue is located along the eastern boundary of the Specific Plan area and is designated as an Other Principal Arterial in The Ontario Plan's Functional Roadway Classification Plan. Grove Avenue is designed with a 124-foot wide right-of-way, a 28-foot wide center median, and 28-foot wide pavement from median to curb face. The existing street right-of-way varies; therefore, a varied street dedication of 10 to 29 feet is required. An additional 20 feet dedication for the following neighborhood edge is required.

The Grove Avenue streetscape design illustrated in Chapter 5, Design Guidelines, specifies 20-foot wide parkways that include a five-foot wide sidewalk and 20-foot wide landscape buffer setbacks. The east side also includes an eight-foot wide decomposed granite multipurpose trail. Together, the parkways and landscape buffer setbacks create 40-foot wide neighborhood edges as specified in the *Ontario Ranch Colony Streetscape Master Plan*.

3.2.2 Eucalyptus Avenue

Eucalyptus Avenue is located along the northern boundary of the Specific Plan area, providing east/west access to the site. Eucalyptus Avenue is designated by the Functional Roadway Classification Plan as a four-lane Collector Street. The Specific Plan specifies an 108-foot wide right-of-way with 84 feet of pavement including curb/gutter. An additional 23ft dedication for the neighborhood edge is required.

The Eucalyptus Avenue streetscape design presented in Chapter 5, Design Guidelines, for the south side of the street adjacent to the project site specifies a 12-foot wide parkway including a seven-foot wide curb-adjacent landscaped area and a five-foot wide sidewalk. A five-foot wide Class II on-street bike lane at the edge of the street on the south side is proposed. The north side provides an eight-foot wide on-site multipurpose trail within a 23-foot wide landscape buffer setback. Together, the parkway and landscape buffer setback create a 35-foot wide neighborhood edge, as described in the *Ontario Ranch Colony Streetscape Master Plan*. A 21-foot dedication will be required for Eucalyptus Avenue.

3.2.3 Merrill Avenue

Merrill Avenue is designated as a four-lane Collector Street in the Functional Roadway Classification Plan and provides east-west access to the project's southern boundary. The centerline of this street forms the boundary between the City of Ontario to the north and the City of Chino to the south. The Specific Plan specifies a 98-foot wide right-of-way and 74 feet of pavement including curb and gutter for Merrill Avenue. An additional 23ft dedication for the neighborhood edge is required on the north side.

The Merrill Avenue streetscape design presented in Chapter 5, Design Guidelines, for the north side of the street includes an eight-foot wide Class II on-street bike lane at the edge of the street, a seven-foot wide curb-adjacent landscaped area, a five-foot wide sidewalk and an eight-foot wide multipurpose trail is located within a 23-foot wide landscape buffer setback. Together, these improvements establish a 35-

foot wide neighborhood edge, as specified in the *Ontario Ranch Streetscape Master Plan*. A 21-foot street dedication will be required for Merrill Avenue.

3.2.4 Bon View Avenue

Bon View Avenue is designated as a Local Industrial with a 66-foot wide right-of-way and 48 feet of pavement including curb and gutter. The Bon View Avenue right-of-way exists and no dedication is required.

The Bon View Avenue streetscape presented in Chapter 5, Design Guidelines, specifies 9-foot wide parkways including a five-foot wide sidewalk.

3.2.5 Campus Avenue

Campus Avenue is located along the western boundary of the Specific Plan area, providing west access to the site. Campus Avenue is designated as a Minor Arterial Street per the Functional Roadway Classification Plan. The Specific Plan specifies a 108-foot wide right-of-way and will require a 29-foot half-width dedication and a 12-foot parkway including the sidewalk. An additional 23 foot dedication for the neighborhood edge is required.

The Campus Avenue streetscape presented in Chapter 5, Design Guidelines, specifies a 12-foot parkway with a 5’ sidewalk and an 8’ multipurpose trail as part of the 35-foot Neighborhood Edge on the east side, while the western side includes a five-foot wide Class II on-street bike lane at the edge of the street.

3.2.6 Local Circulation

Final site planning and off-site design shall be subject to City approval. In addition to the typical street section described and depicted, additional right-of-way and geometric enhancements such as additional left turn and right turn lanes, including but not limited to those at intersections, may be required to adequately mitigate impacts identified in the Traffic Impact Analysis/Specific Plan EIR. Local roadway circulation shall accommodate trucks with a double trailer combination wheelbase of 67 feet (known as the WB-67 design vehicle).

Driveways shall conform to access requirements of the City of Ontario Traffic and Transportation Design Guidelines and be to the satisfaction of the City Engineer. Driveway locations, specifically those that are in proximity to master-planned or future traffic signals, shall be located so as not to interfere with queues as projected in the Traffic Impact Analysis for the Specific Plan. The use of surrounding roads, drive aisles and truck parking lots to address the open land requirement for the Chino Airport Overlay zone is discussed in Chapter 2 (Section 2.2: Airport Influence Areas).

Fair share responsibilities for street improvements will be addressed in a Development Agreement with the City.

3.2.7 Traffic Control Devices

Traffic signs regulating, warning, and/or guiding traffic on public roads shall conform to the California Manual on Uniform Traffic Control Devices (MUTCD), latest edition. Traffic-control signs, whether on public or private property, shall conform to the California MUTCD.

3.2.8 Truck Routes

The City of Ontario designates and maintains a network of truck routes that provide for the effective transport of goods while minimizing negative impacts on local circulation and noise-sensitive land uses (Figure 3.5). Merrill Avenue, which runs along the southern boundary of the Specific Plan area, is a designated truck route from Euclid Avenue to Archibald Avenue. PCC pavement shall be installed per City Standard 1207 at signalized intersections along truck routes.

3.2.9 Pedestrian Circulation

Sidewalks will be provided along both sides of the street to improve safety and the pedestrian experience, connect the various parts of the Specific Plan area, and expand access to nearby land uses. Sidewalks shall be five-feet wide, constructed of concrete, and installed in conjunction with adjacent roadway improvements.

3.2.10 Trails and Bike Paths

Trails and bicycle paths provide an additional mode of circulation in and around the Specific Plan area.

The Ontario Plan Mobility Element specifies a Class II bikeway on the north side of Merrill Avenue, south side of Eucalyptus and on the west side of Campus Avenue. A Class II bikeway is defined as a dedicated (striped) lane along the street, with no parking allowed in the bike lane. This bike lane provides linkages to the City's bike path system (Figure 3.6).

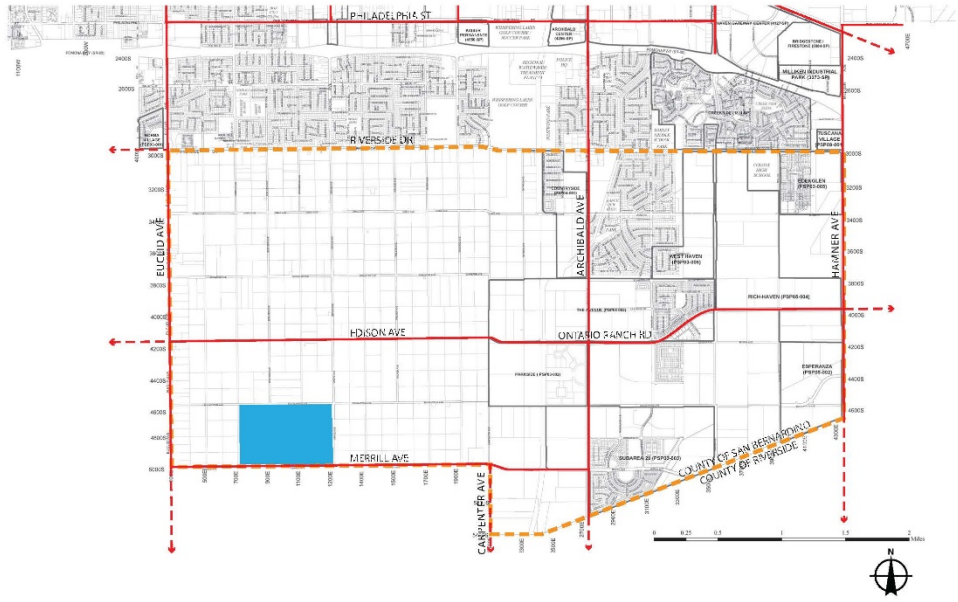
Eight-foot wide multipurpose trails are provided on the east side of Grove Avenue, east side of Campus, the north side of Eucalyptus Avenue and the north side of Merrill Avenue (Figure 3.6).

The Specific Plan's trail and bikeway improvements shall be installed in conjunction with street improvements. The City reserves the right to implement bike lanes on Eucalyptus at the discretion of the Traffic and Transportation Division.

3.2.11 Transit

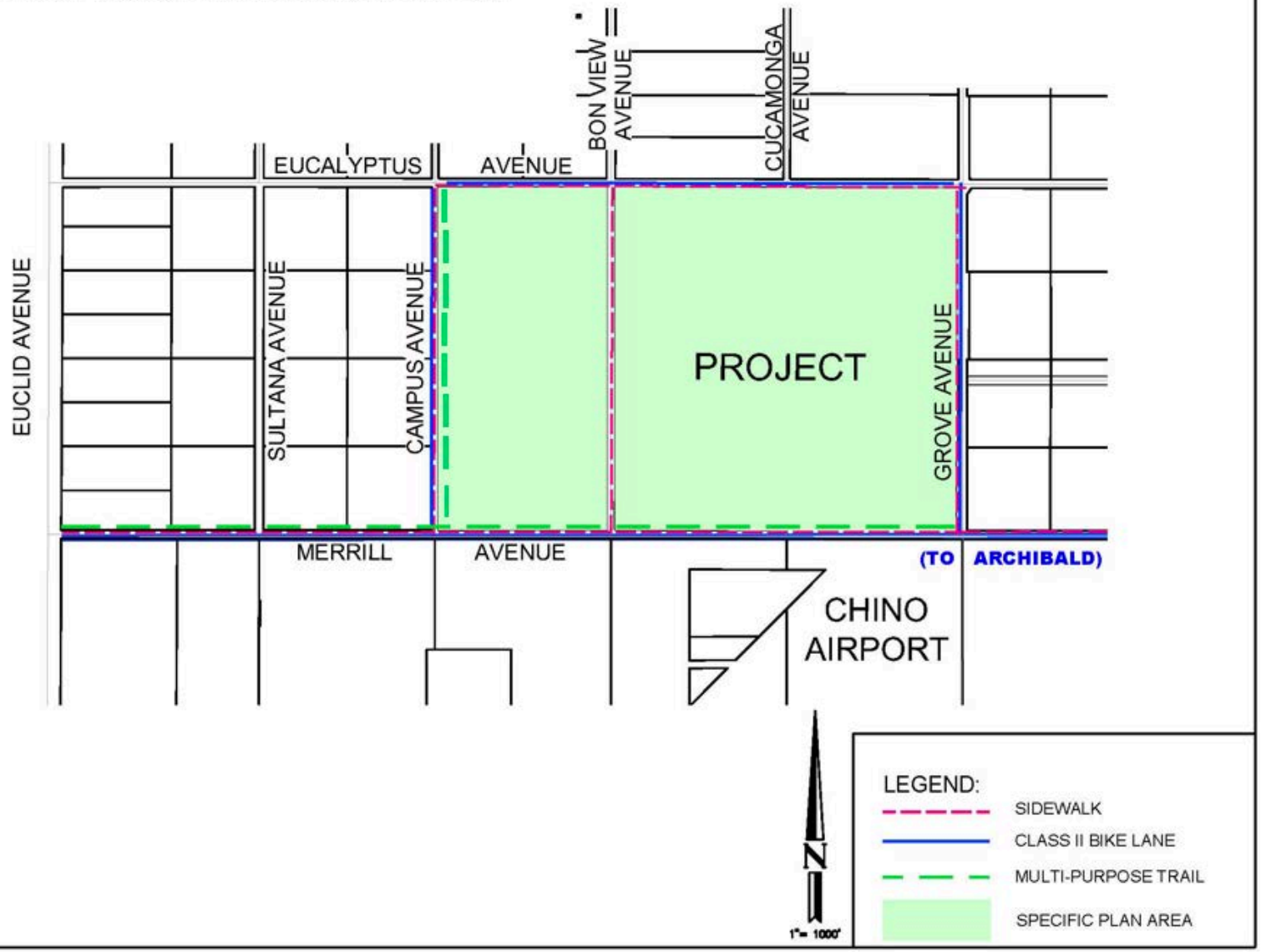
Transit options provide an alternative mode of transportation for motorists and a primary mode for the transit-dependent. The City is coordinating with regional transit agencies to implement Bus Rapid Transit (BRT) service to target destinations and along corridors, including Euclid Avenue west of the Specific Plan area.

Truck Routes



South Ontario Logistics Center Specific Plan **Figure 3.5**

FIGURE 3.6 - BICYCLE AND PEDESTRIAN PLAN



3.3 Potable Water Plan

Water service to the Specific Plan area will be provided by the City of Ontario. Potable water is provided by imported water from the Water Facilities Authority (WFA), Chino Basin Desalter Authority (CDA) and groundwater from the Chino Basin, extracted via the City's wells. The WFA was formed in 1980 as a Joint Powers Authority by the Cities of Chino, Chino Hills, Ontario and Upland, and the Monte Vista Water District. It was formed to construct and operate water treatment facilities that provide a supplemental supply of potable water to its member agencies.

Currently there are no City potable water mains or City potable water infrastructure in the vicinity of the Specific Plan Area. Potable Water System Improvements for the Specific Plan area (Figure 3.7a & Figure 3.7b) require the planning, design, and construction of the 925 Pressure Zone (PZ) Phase 2 West Backbone, which includes: Extending the 24-inch potable water main in Eucalyptus Avenue from Carpenter Avenue to Grove Avenue; installing a 30-inch to 42-inch potable water main in Grove Avenue connecting from the 24-inch potable water main in Eucalyptus Avenue and extending to Chino Avenue; installing an 18-inch potable water main in Chino Avenue connecting from the 30-inch to 42-inch potable water main in Grove Avenue and extending to connect to the end point of an existing 18-inch potable water main on the west side of the Cucamonga Channel; installing a 42-inch potable water main in Grove Avenue that ended at Chino Avenue and extending to Philadelphia Street; installing a 42-inch potable water main in Philadelphia Street connecting from the 42-inch potable water main in Grove Avenue and extending to Cucamonga Avenue; installing a 42-inch potable water main in Cucamonga Avenue connecting from the 42-inch potable water main in Philadelphia Street and extending to Bon View Avenue Reservoir site and to the Reservoir. At the time this Specific Plan was prepared, the alignment of the 42-inch water line between Chino Avenue and the water reservoir site had not been finalized and is subject to change. This Specific Plan will be required to participate in the future Phase 2 Water System Improvements north of Chino Avenue, as detailed in the development agreement with the City.

In addition to the 925 Pressure Zone (PZ) Phase 2 West Backbone, the Specific Plan area requires the planning, design, and construction of a Secondary Industrial 16-inch Loop between the 925 Pressure Zone (PZ) Phase 2 West Backbone and the Specific Plan area which includes: installing a 16-inch potable water main in Eucalyptus Avenue connecting to the 30-inch to 42-inch 925 Pressure Zone (PZ) Phase 2 West Backbone main in Grove Avenue and extending to Campus Avenue; installing a 12-inch potable water main in Campus Avenue connecting from the 16-inch potable water main in Eucalyptus Avenue and extending to Merrill Avenue; installing a 16-inch potable water main in Merrill Avenue connecting from the 12-inch potable water main in Campus Avenue and extending to Walker Avenue; installing a 16-inch potable water main in Walker Ave from the 16-inch potable water main at Merrill Avenue and extending northernly to connect to the existing 24-inch potable water main at Eucalyptus Avenue.

The Specific Plan area also requires the planning, design, and construction of the Adjacent Potable Water System, which includes: installing a 12-inch potable water main in Bon View Avenue connecting to the 16inch potable water main in Eucalyptus Avenue and extending to connect to the 16-inch potable water main in Merrill Avenue; and, installing a 12-inch potable water main in Grove Avenue connecting to the

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

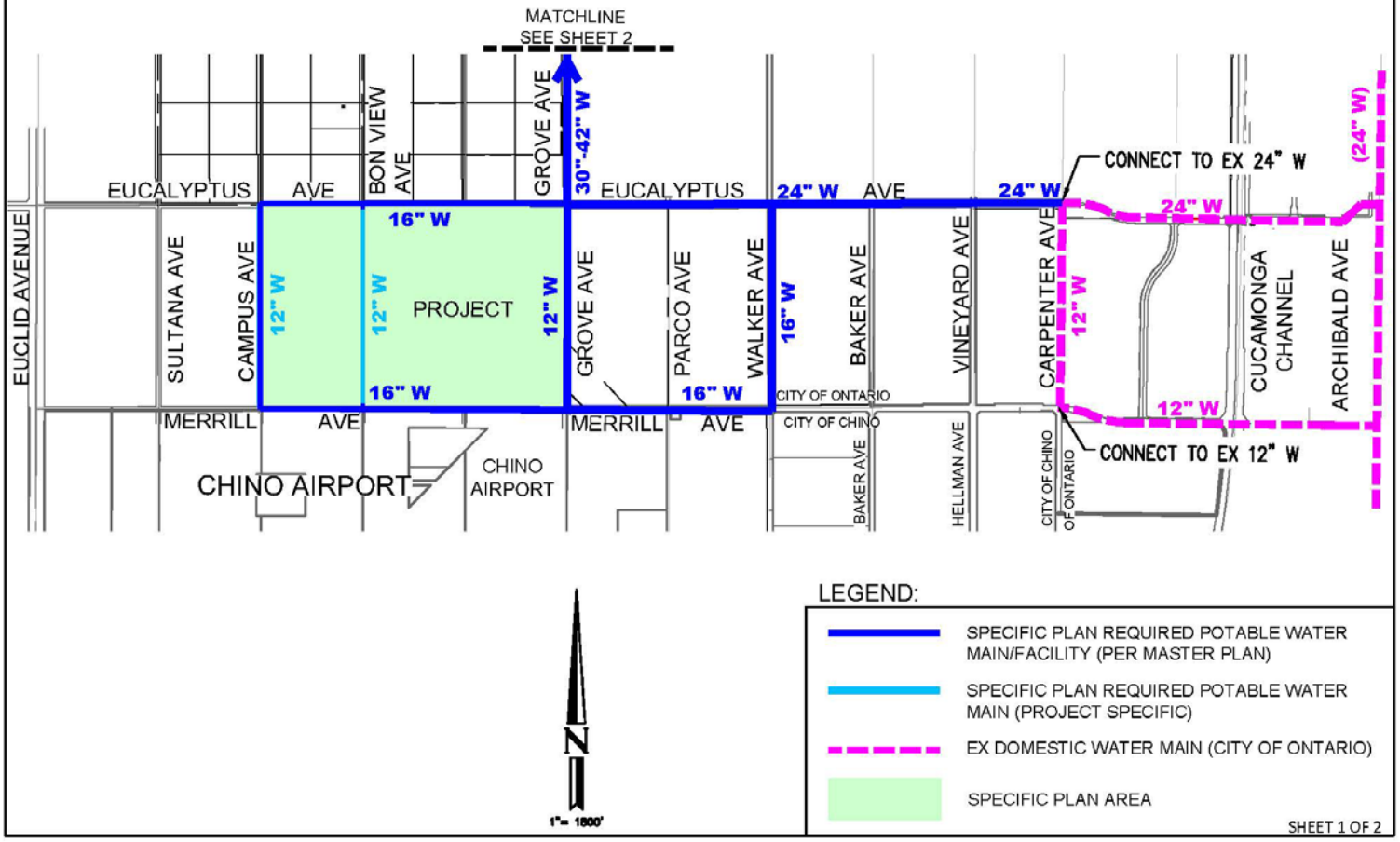
At minimum, the full Potable Water Infrastructure shown on Figure 3.7a and 3.7b shall be completed as Part of Phase 1 of the Specific Plan, which includes 925 Pressure Zone (PZ) Phase 2 West Backbone, the Secondary Loop, and the Adjacent Potable Water System

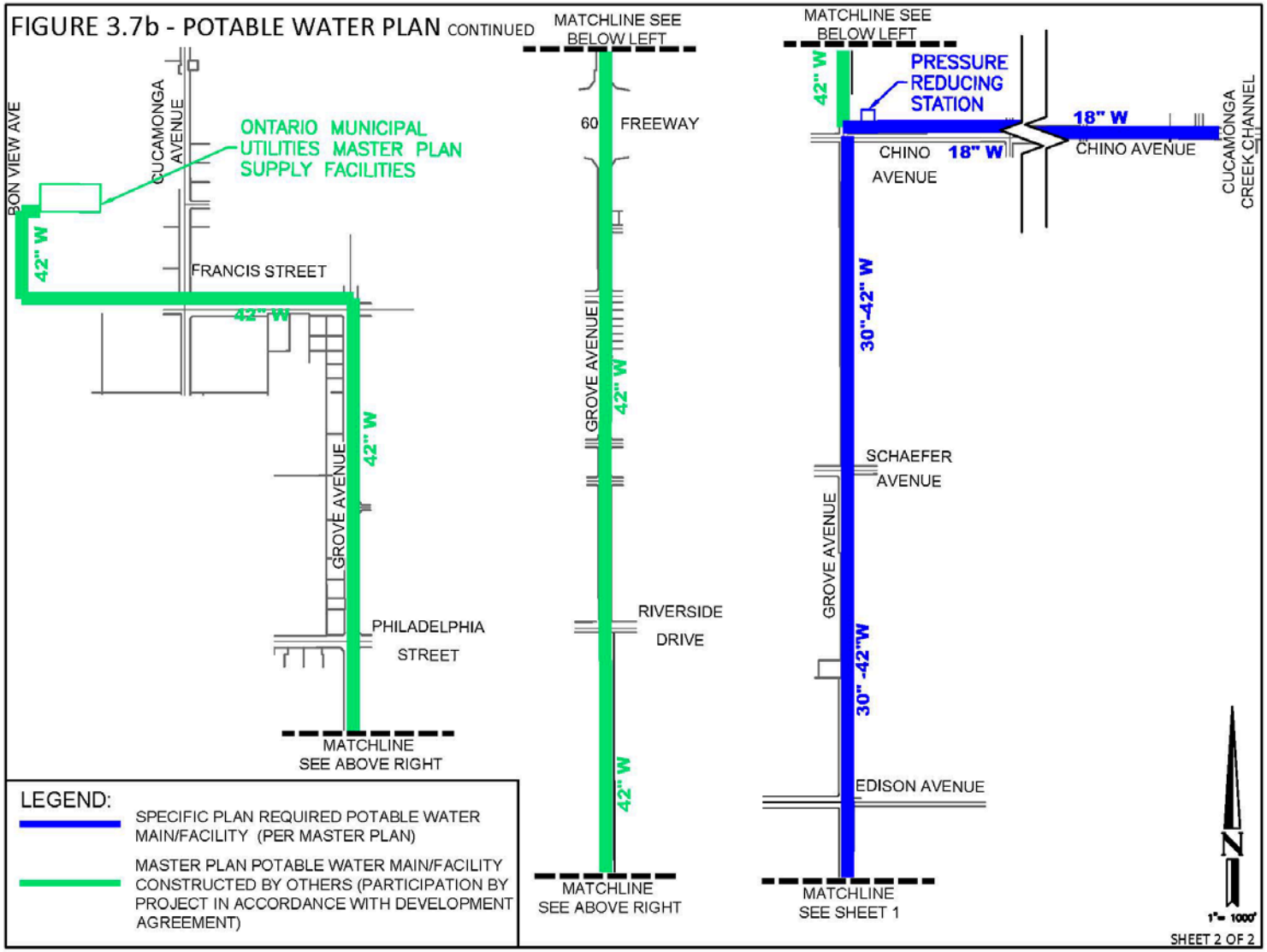
Water mains required to serve the project will need to be constructed prior to or concurrent with on-site water improvements. Within the project site, a network of 2-inch water lines for domestic water service and 8- to 10-inch water lines for fire service water will be installed. The on-site water system includes connections to the water main in Eucalyptus Avenue to serve PA-1 and to the main in Merrill Avenue to serve PA-2.

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

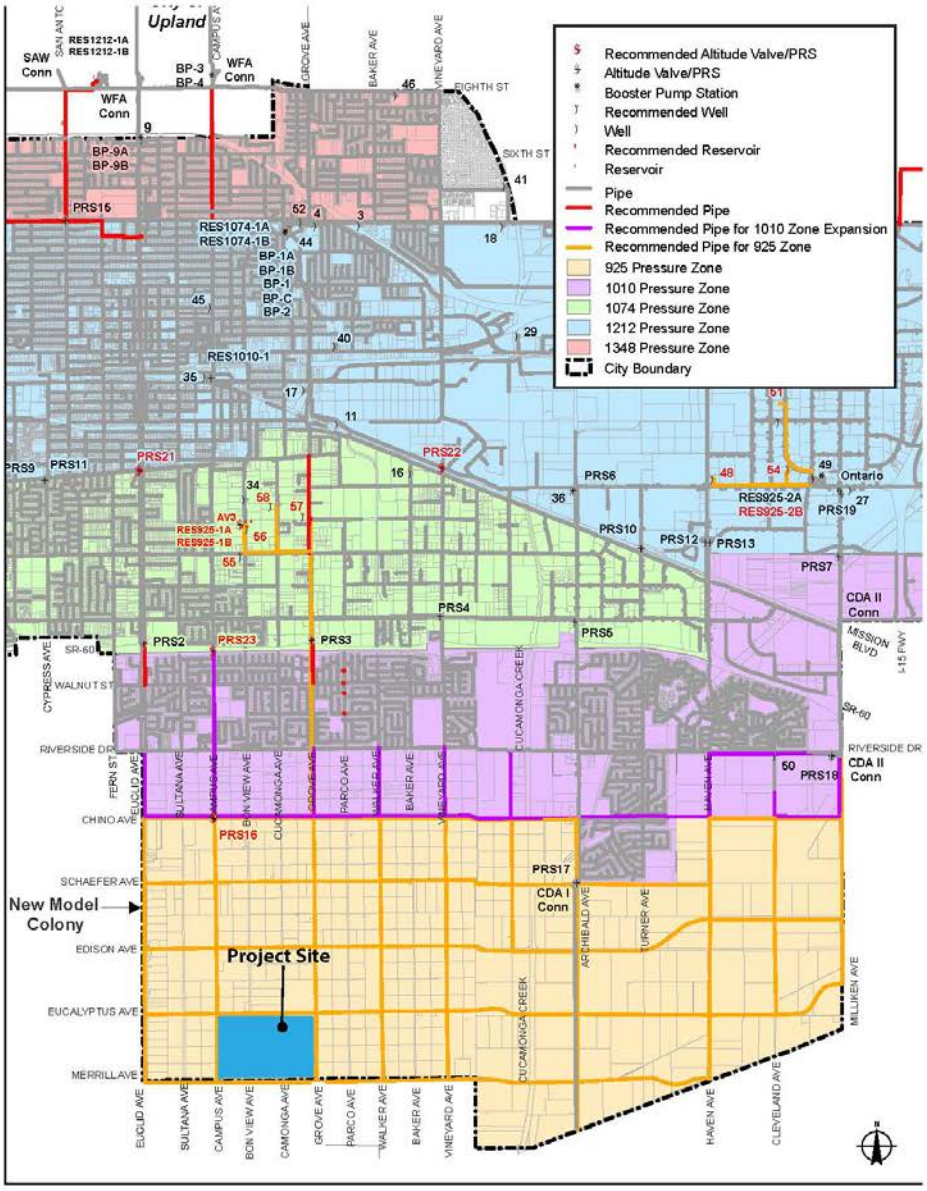
The overall water infrastructure plan to serve the City of Ontario is shown on Figure 3.8. The City's ultimate domestic water system consists of five pressure zones. Most of Ontario Ranch (including the Specific Plan area) is located within the 925 Pressure Zone. The sizing and alignment of potable water lines shall follow the current approved City of Ontario water system plan. Transmission line locations are subject to change, based on City conducted and approved hydraulic analysis. Required potable water infrastructure is subject to change based upon findings of the approved hydraulic study and master plan updates.

FIGURE 3.7a - POTABLE WATER PLAN
925 PRESSURE ZONE




FIGURE 3.7b - POTABLE WATER PLAN CONTINUED
ONTARIO MUNICIPAL UTILITIES MASTER PLAN SUPPLY FACILITIES
BON VIEW AVE
CUCAMONGA AVENUE
FRANCIS STREET
42" W
GROVE AVENUE
PHILADELPHIA STREET
MATCHLINE SEE ABOVE RIGHT
MATCHLINE SEE BELOW LEFT
60 FREEWAY
RIVERSIDE DRIVE
MATCHLINE SEE ABOVE RIGHT
PRESSURE REDUCING STATION
18" W
CHINO AVENUE
CUCAMONGA CREEK CHANNEL
30"-42" W
SCHAEFER AVENUE
30" -42"W
EDISON AVENUE
MATCHLINE SEE SHEET 1
LEGEND:
SPECIFIC PLAN REQUIRED POTABLE WATER MAIN/FACILITY (PER MASTER PLAN)
MASTER PLAN POTABLE WATER MAIN/FACILITY CONSTRUCTED BY OTHERS (PARTICIPATION BY PROJECT IN ACCORDANCE WITH DEVELOPMENT AGREEMENT)
N
1"= 1000'
SHEET 2 OF 2

City of Ontario Ultimate Water System



South Ontario Logistics Center Specific Plan **Figure 3.8**

Size and location of waterlines subject to change based on current approved Master Plan as well as City conducted and approved hydraulic analysis.

3.4 Recycled Water Plan

The City of Ontario Ordinance 2689 requires all new development in Ontario Ranch to connect to and use recycled water for all approved uses, including but not limited to landscape irrigation. Prior to use of recycled water, approval from the City of Ontario and State Water Resources Control Board (SWRCB) is required. Interim connection to potable water is not allowed.

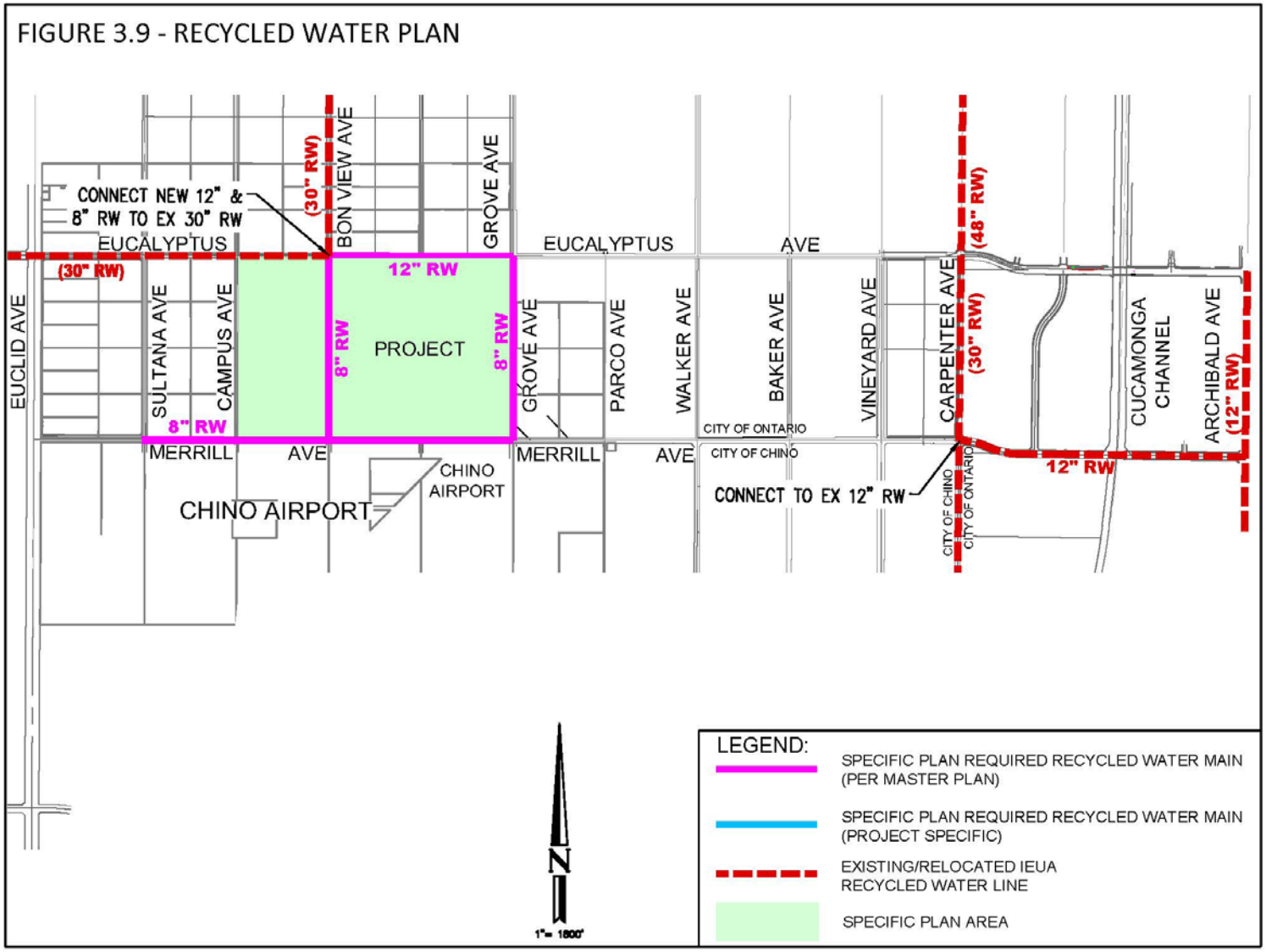
Currently there are no City recycled water mains or City recycled water infrastructure in the vicinity of the Specific Plan Area. Recycled Water is provided to the City of Ontario by the Inland Empire Utility Agency (IEUA) from its four wastewater reclamation plants. The entire Specific Plan area is within the City's master planned 930 Pressure Zone. Recycled Water Infrastructure Improvements for the Specific Plan area (Figure 3.9) require the planning, design, and construction of 930 Pressure Zone (PZ) Recycled Water Master Plan mains, which includes: installing a 12-inch recycled water main in Eucalyptus Avenue connecting to the 8-inch recycled water main in Grove Avenue and extending to connect to the IEUA 30-inch recycled water main in Eucalyptus Avenue at Bon View Avenue; installing an 8-inch recycled water main in Bon-View Avenue to connect to the IEUA 30-inch recycled water main in Eucalyptus Avenue and extending to connect to the 8-inch recycled water main in Merrill Avenue; installing an 8-inch recycled water main in Merrill Avenue connecting to the 8-inch recycled water main in Sultana Avenue and extending to connect to the 8-inch recycled water main in Grove Avenue; installing an 8-inch recycled water main in Grove Avenue connecting to the 8-inch recycled water main in Merrill Avenue and extending to connect to the 12-inch recycled water main in Eucalyptus Avenue.

The layout and construction of planned developments within the Specific Plan area may require a project specific 8-inch recycled water main in Campus Avenue, connecting to the 8-inch recycled water main in Merrill Avenue, and extending to the 30-inch RW main in Eucalyptus Avenue. It may also require an 8-inch recycled water main in Merrill Avenue, connecting to the 8-inch recycled water main at Campus Avenue and Sultana Avenue.

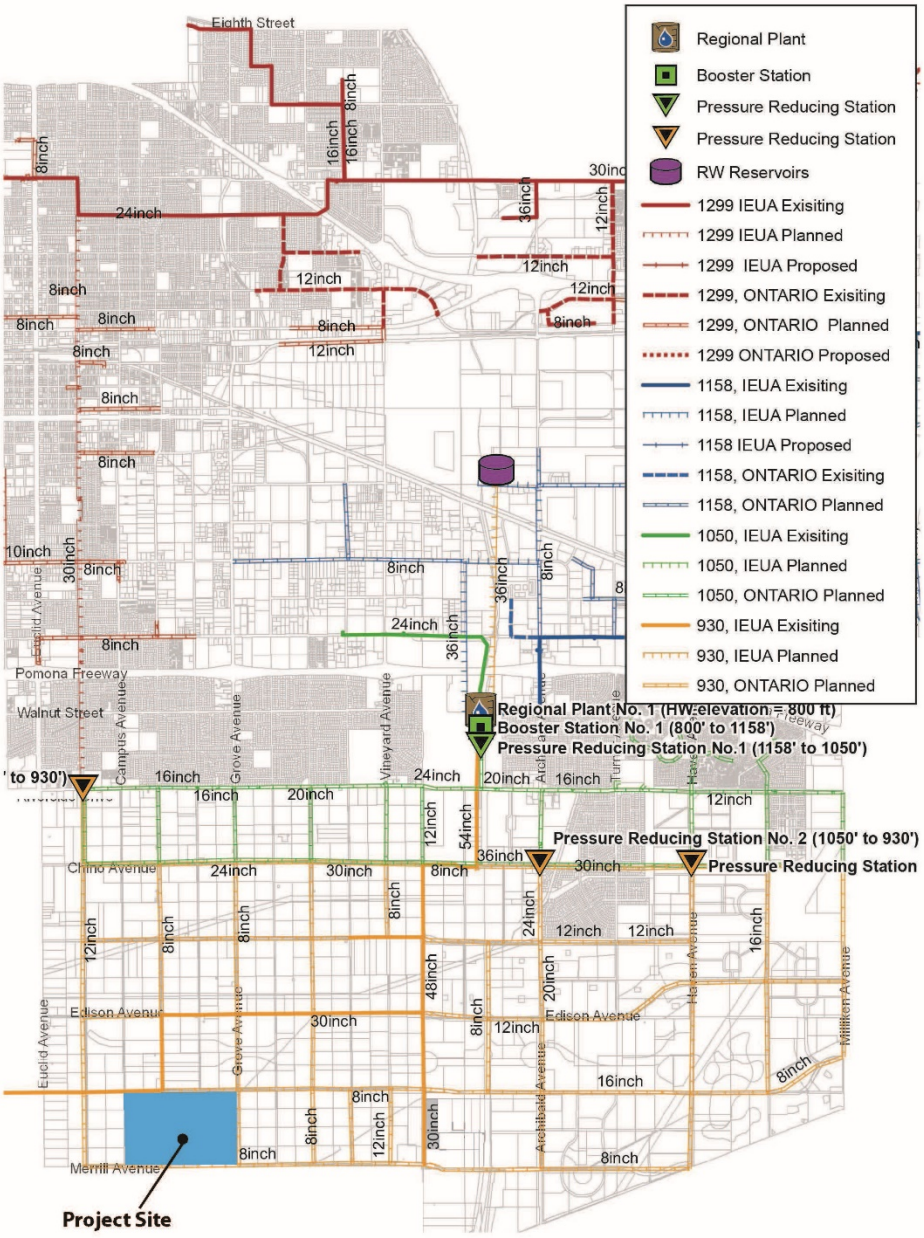
The future recycled water system to serve the City of Ontario is shown on Figure 3.10. The sizing and alignment of existing and proposed recycled water lines are shown in the exhibit.

Sizing and alignment of the recycled water lines will be consistent with the City of Ontario Recycled Water System Master Plan and/or a City approved hydraulic analysis.

FIGURE 3.9 - RECYCLED WATER PLAN



City of Ontario Future Recycled Water System



South Ontario Logitics Center Specific Plan **Figure 3.10**

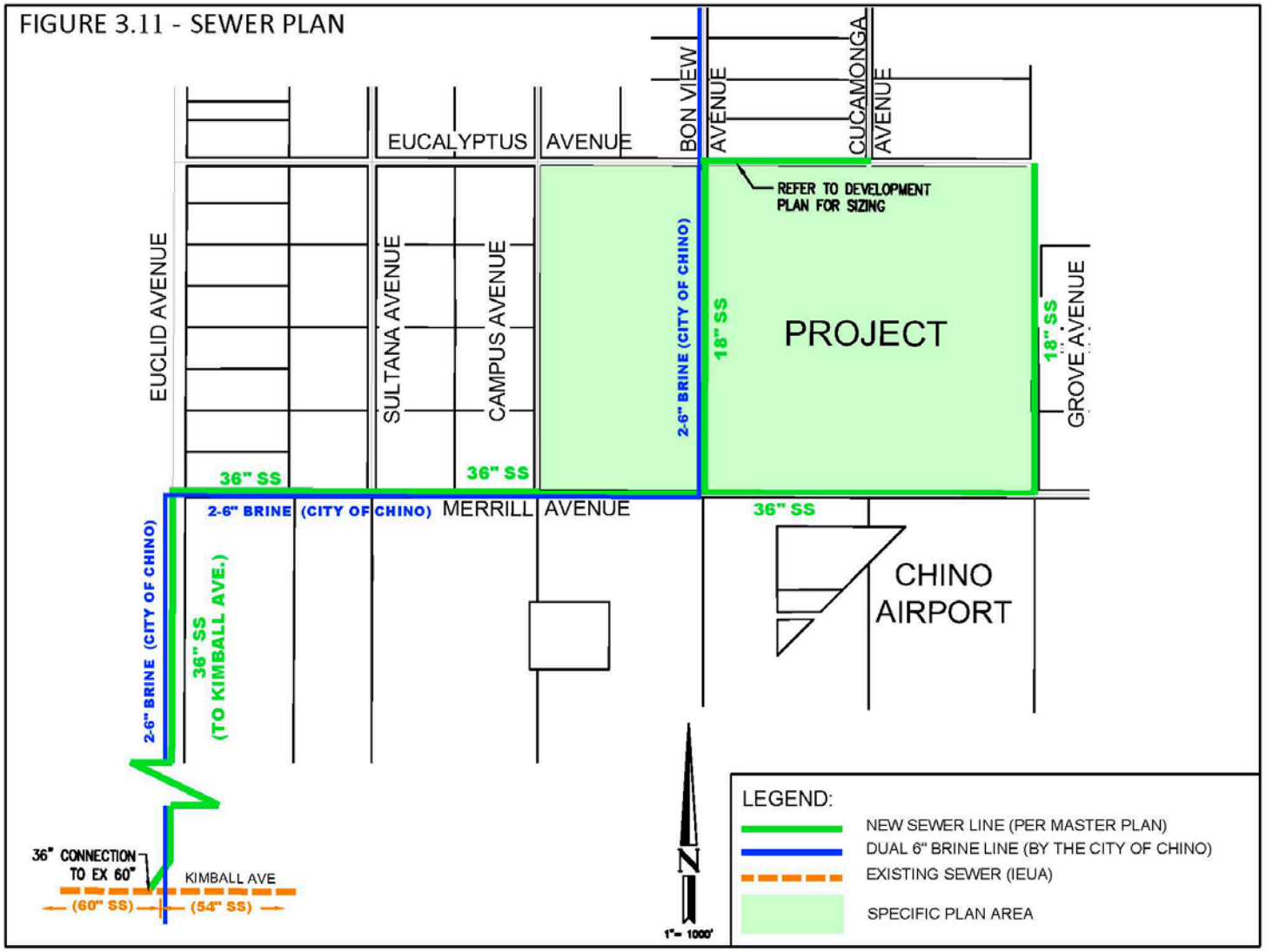
3.5 Sewer Plan

Regional wastewater treatment services are provided to the City of Ontario and its neighboring agencies by the Inland Empire Utilities Agency (IEUA). Several regional trunk sewers collect sewage generated in the city and transport it to IEUA's Regional Plant No.1 and Regional Plant No.5 for treatment. The City of Ontario's sewer service area is divided into eight sewersheds, primarily based on the outlet points where the City's system ties into the IEUA downstream facility. Ontario Ranch is located in Sewer shed 8.

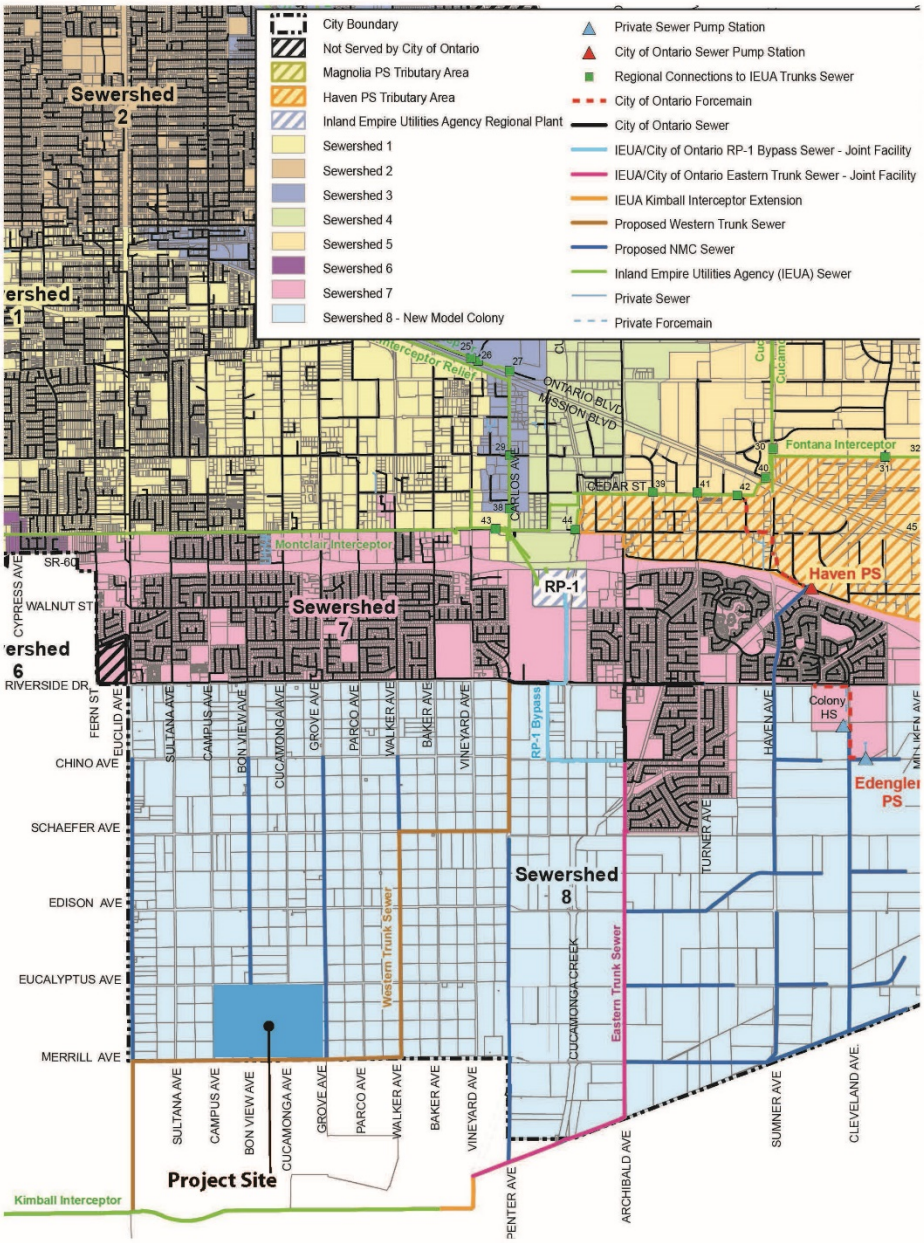
There are no sewer mains located within the broader vicinity of the Specific Plan area; therefore, the Specific Plan includes a network of new public sewer mains (Figure 3.11), consistent with the City of Ontario's Ultimate Sewer System Plan (Figure 3.12). A 36-inch sewer main will connect to an existing IEUA interceptor trunk main sewer located in Kimball Avenue to the south, run north in Euclid Avenue to Merrill Avenue, then stays a 36-inch sewer main east to Grove Avenue. The IEUA interceptor trunk sewer main is 54-inches east of Euclid and 60-inches west of Euclid Avenue. An 18-inch sewer main would run from Merrill Avenue north within Bon View Avenue and Grove Avenue to Eucalyptus Avenue. A sewer main will run within Eucalyptus Avenue, from a point west of Grove Avenue to Bon View Avenue where it will connect to the 18-inch sewer main within Bon View Avenue. The size of the Eucalyptus Avenue sewer main will be determined during development plan preparation for PA1 and PA2.

The ultimate sizing and alignment of sewer infrastructure shall be consistent with the City of Ontario ultimate sewer system plan and/or a City conducted and approved hydraulic analysis.

A Sewer Sub-Area Master Plan (SSAMP) shall be prepared for each tract map and development within the Specific Plan.


FIGURE 3.11 - SEWER PLAN
EUCALYPTUS AVENUE
BON VIEW AVENUE
CUCAMONGA AVENUE
EUCLID AVENUE
SULTANA AVENUE
CAMPUS AVENUE
GROVE AVENUE
REFER TO DEVELOPMENT PLAN FOR SIZING
PROJECT
18" SS
2-6" BRINE (CITY OF CHINO)
36" SS
2-6" BRINE (CITY OF CHINO) MERRILL AVENUE
36" SS (TO KIMBALL AVE.)
CHINO AIRPORT
36" CONNECTION TO EX 60"
KIMBALL AVE
(60" SS)
(54" SS)
N
1"= 1000'
LEGEND:
NEW SEWER LINE (PER MASTER PLAN)
DUAL 6" BRINE LINE (BY THE CITY OF CHINO)
EXISTING SEWER (IEUA)
SPECIFIC PLAN AREA

City of Ontario Ultimate Sewer System



South Ontario Logistics Center Specific Plan **Figure 3.12**

3.6 Conceptual Grading Plan

The topography of the site is moderately flat, sloping from the northeast to the southwest with approximately a 17-foot drop in elevation across the Specific Plan area.

The grading activities for the Specific Plan area will generally consist of clearing and grubbing, demolition of existing structures, and moving surface soils to construct building pads, driveways and streets.

Conceptual grading and earthwork analysis indicate the project can be balanced onsite. Earthwork will include approximately 425,912 cubic yards (CY) of cut and 425,912 CY of fill with 272,777 CY of over-excavation. Geotechnical and/or environmental conditions encountered during grading operations may impact final earthwork calculations. Grading plans for each development project within the Specific Plan area shall be reviewed and approved by the City of Ontario prior to the issuance of grading permits. Grading plans and activities shall conform to the City's grading ordinance and dust and erosion control requirements.

All landscaped areas within the Specific Plan area shall be graded as shallow swales and designed to accept runoff water from impervious surfaces. Water quality retention basins, trenches, etc., (the exact location of which will be determined at the time of Water Quality Management Plan (WQMP) approval for individual implementing projects) will have a maximum side slope of 3:1.

3.7 Dry Utilities Plan

Utility services provided to the site shall be installed underground in accordance with City of Ontario guidelines.

Communication System

According to the City of Ontario 2013 Fiber Optic Master Plan, the fiber optic infrastructure, including approximately 23 miles of backbone fiber south of Riverside Drive, is an investment in a long-term capital asset using newly constructed and existing conduit to provide high speed communication links to key locations throughout the city. Developments within Ontario Ranch are required to install and provide fiber conduit to all improved lots. Proposed on-site facilities will be placed underground within a duct and structure system that will be installed by the developer. Pursuant to the City's Fiber Optic Master Plan, the fiber optic network will be owned and operated by the City and as such maintenance of the installed system will be the responsibility of the City and/or Special District fiber optic entity and not the developer. The Specific Plan area will be connected to the City's system as shown on Figure 3.13.

Natural Gas

Southern California Gas Company maintains 3" and 12" mains in Eucalyptus Avenue, a 12" main Grove Avenue and 2" mains located east and west of the site in Merrill Avenue. There mains are available to provide service to the project site. Gas mains will be installed to the individual development projects by the Gas Company, as necessary.

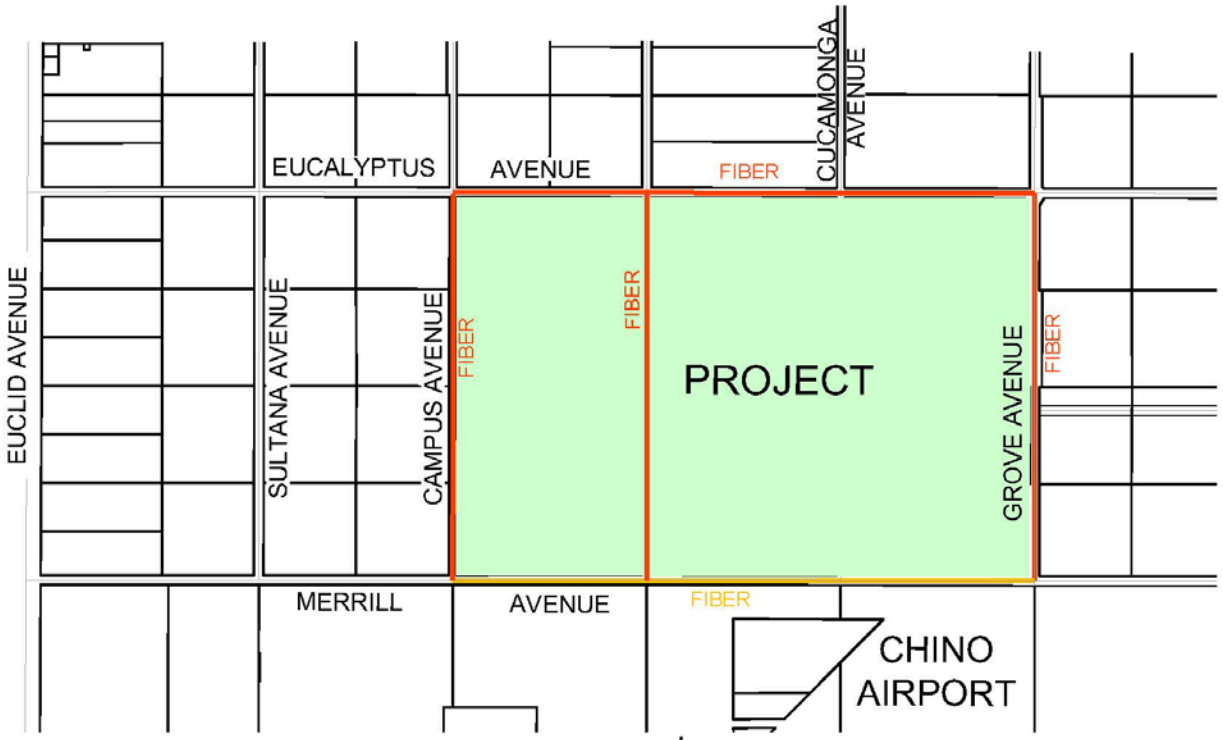
Electrical

Southern California Edison will provide electricity to the Specific Plan area from existing facilities in the vicinity. New lines within the Specific Plan area shall be installed according to City of Ontario requirements.

Cable

Charter does not maintain any facilities with the vicinity of the proposed project site. A main extension would be required if services are desired.

FIGURE 3.13 - FIBER OPTIC PLAN



3.8 Storm Drainage Plan

The Specific Plan area storm drain improvements (Figure 3.14) are consistent with the facilities specified in Drainage Area XIV of the City of Ontario Planned Drainage Facilities (Figure 3.15).

Catch basins located throughout the site will collect runoff. On-site storm drain systems will convey runoff to the following facilities:

- 120-inch storm drain in Grove Avenue leading south to existing facilities via modification of an existing channel.
- 102-inch reinforced concrete pipe in Bon View Avenue.
- 60-inch reinforced concrete pipe in Merrill Avenue adjacent to the Specific Plan area, which will transition to a 120-inch reinforced concrete pipe running west to a reinforced concrete box at Euclid Avenue.
- 54-inch storm drain in Campus Avenue which connects to the future storm drain in Merrill Avenue.
- 10' x 10' storm drain in Euclid connecting to the Prado flood control basin.

Additional on-site drain improvements would include storm water detention/ retention/ water quality basins, which would capture, treat, and/or gradually release storm water into the downstream public storm drain systems. Onsite storm water treatment would incorporate underground chambers installed within each building's parking area.

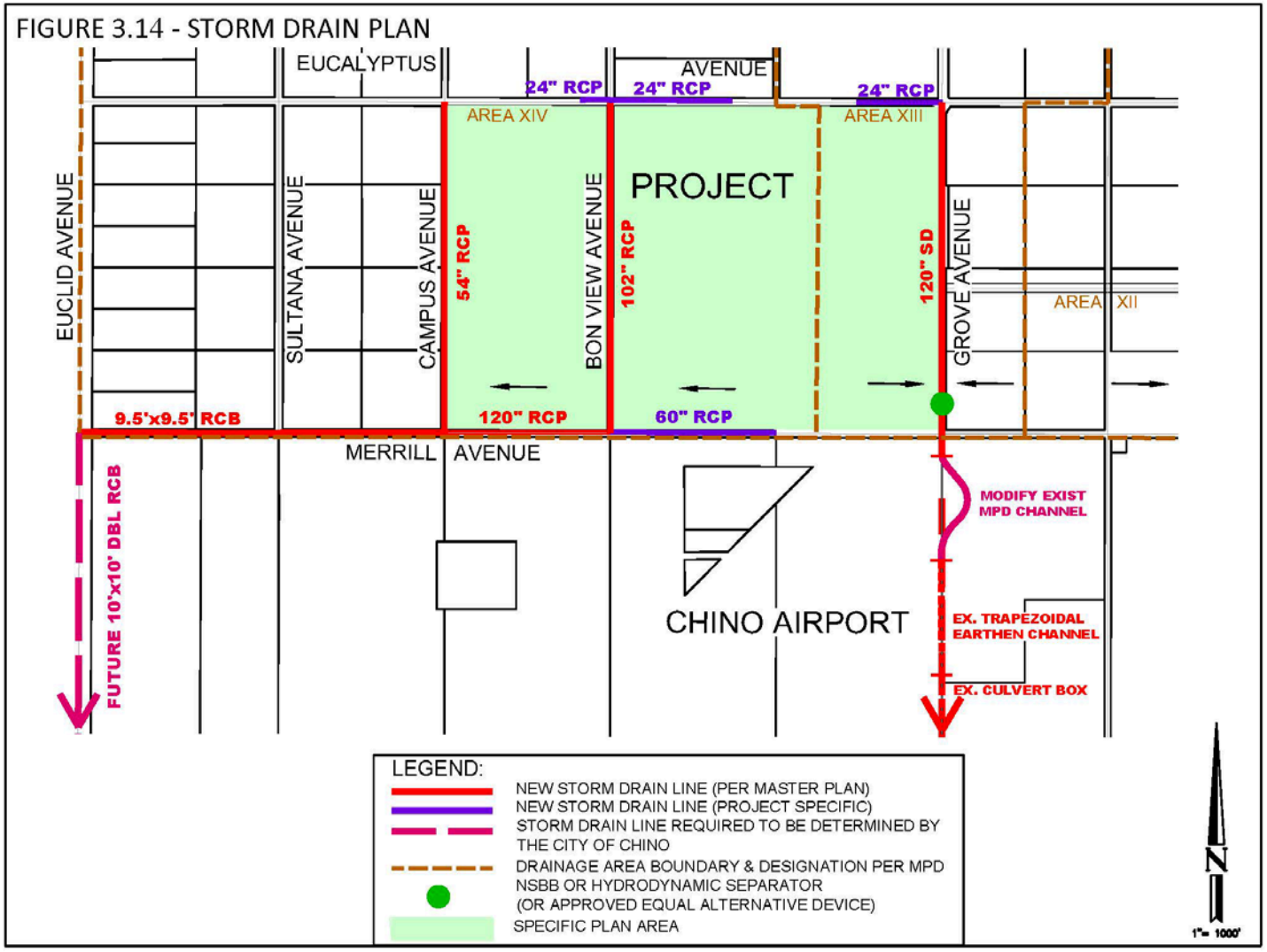
Development within this specific plan shall be responsible to construct the ultimate storm drain improvements if they are not installed at time of development.

Each storm drain in Campus Avenue, Bon View Avenue, Grove Ave and Merrill Avenue will be equipped with a hydrodynamic separator, or series of hydrodynamic separators to satisfy the statewide trash mandate. Each device will be approved by and listed on the Certified Full Capture System List of Trash Treatment Control Devices of the State Water Resources Control Board (SWRCB).

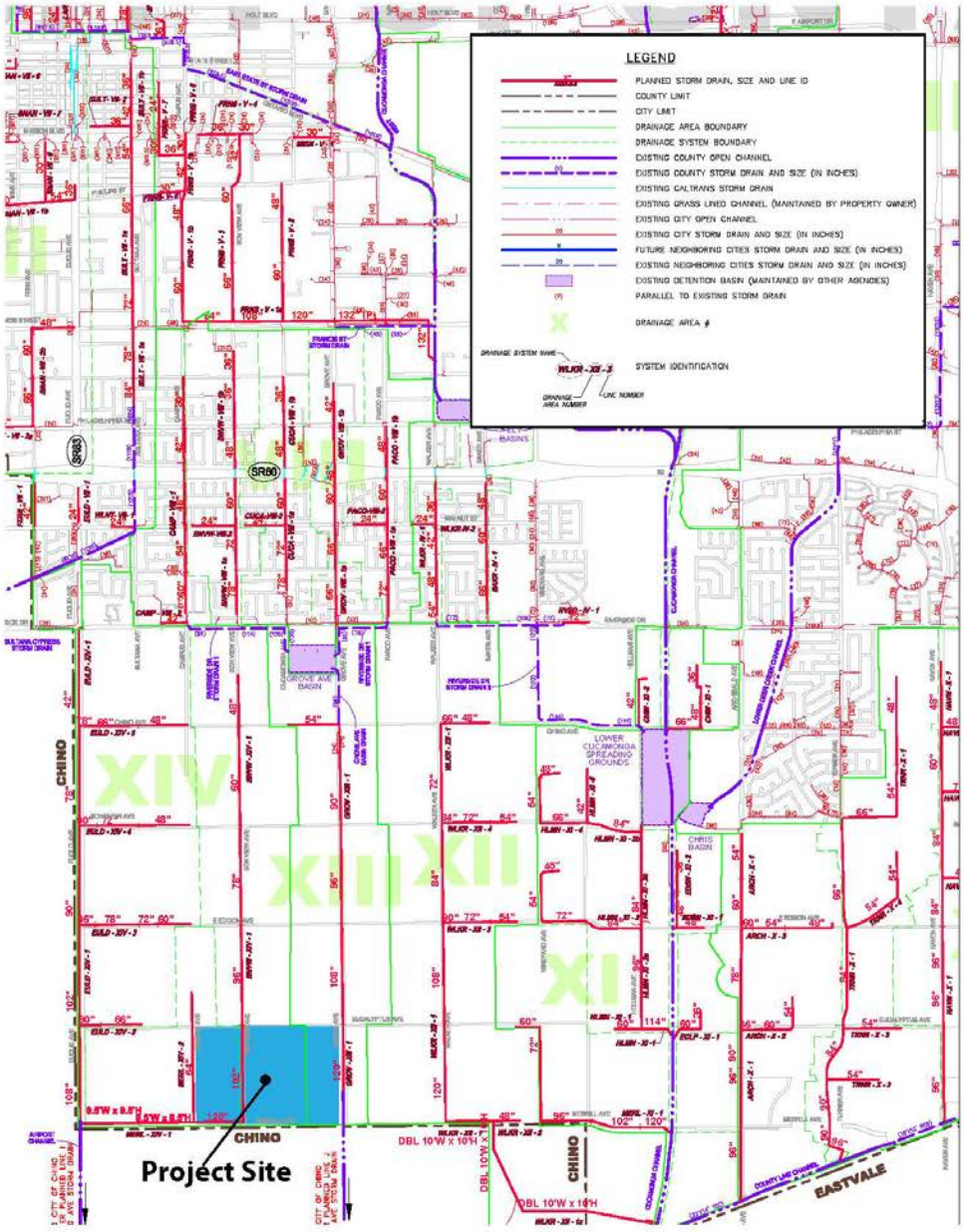
NPDES Compliance

The grading and drainage of the Specific Plan area will be designed to retain/infilter, harvest, and re-use or biotreat surface runoff to comply with the current requirements of the San Bernardino County NPDES Stormwater Program's Water Quality Management Plan (WQMP) for significant new development projects. The objective of the WQMP for this project is to minimize the detrimental effects of urbanization on the beneficial uses of receiving waters, including effects caused by increased pollutants and changes in hydrology. These effects may be minimized through the implementation of site designs that reduce runoff and pollutant transport by minimizing impervious surfaces and maximizing on-site infiltration, employing Source Control Best Management Practices (BMP's), or using on-site structural Treatment Control BMP's where the infeasibility of installing Low Impact Development BMP's is demonstrated.

All Priority Land Use (PLU) areas within the Specific Plan Area shall comply with the statewide Trash Provisions adopted by State Water Resources Control Board (SWRCB) and trash requirements in the most current San Bernardino County Area-Wide MS4 Permit.


FIGURE 3.14 - STORM DRAIN PLAN
EUCALYPTUS AVENUE
24" RCP
24" RCP
24" RCP
AREA XIV
AREA XIII
AREA XII
PROJECT
EUCLID AVENUE
SULTANA AVENUE
CAMPUS AVENUE
54" RCP
BON VIEW AVENUE
102" RCP
120" SD
GROVE AVENUE
9.5'x9.5' RCB
120" RCP
60" RCP
MERRILL AVENUE
FUTURE 10'x10' DBL RCB
MODIFY EXIST MPD CHANNEL
CHINO AIRPORT
EX. TRAPEZOIDAL EARTHEN CHANNEL
EX. CULVERT BOX
LEGEND:
NEW STORM DRAIN LINE (PER MASTER PLAN)
NEW STORM DRAIN LINE (PROJECT SPECIFIC)
STORM DRAIN LINE REQUIRED TO BE DETERMINED BY THE CITY OF CHINO
DRAINAGE AREA BOUNDARY & DESIGNATION PER MPD
NSBB OR HYDRODYNAMIC SEPARATOR (OR APPROVED EQUAL ALTERNATIVE DEVICE)
SPECIFIC PLAN AREA
N
1"= 1000'

City of Ontario Planned Drainage Facilities



South Ontario Logistics Center Specific Plan **Figure 3.15**

New development within the Specific Plan area will utilize a variety of Low Impact Development site drainage designs to manage stormwater, including but not limited to retention/infiltration basins, trenches and swales, and above ground and/or below ground bio-treatment systems. Development projects within the Specific Plan area will comply with the latest Low Impact Development guidelines and incorporate features including but not limited to:

- Landscape designs that promote water retention and incorporation of water conservation elements such as use of native plants and drip irrigation systems;
- Permeable surface designs in areas with low traffic;
- Parking lots that drain to landscaped areas to provide retention and infiltration, or bio-treatment where infiltration is infeasible;
- Limited soil compaction during grading operations within landscaped storm water infiltration areas of not more than 80 percent compaction.

Prior to the issuance of a grading or construction permit, a Storm Water Pollution Prevention Plan (SWPPP), Erosion & Sediment Control Plan sheets, and a WQMP shall be prepared and approved. The SWPPP and Erosion & Sediment Control Plan Sheets shall identify and detail all appropriate BMP's to be implemented or installed during construction of the project, and the WQMP shall describe all post-construction BMP's designed to address water quality and quantity of runoff for the life of the project.

3.9 Public Services

This sub-section addresses public services within the Specific Plan area, including police, fire and solid waste disposal services.

3.9.1 Police

The City of Ontario will provide police services to the Specific Plan area. The closest police station is located approximately five miles north of the Specific Plan area at 2500 S. Archibald Avenue, just south of SR-60. This station is also the City of Ontario Police Department headquarters.

3.9.2 Fire

The City of Ontario will provide fire protection services to the Specific Plan area. The Ontario Fire Department currently has eight stations, which are staffed with eight four-person paramedic engine companies and two four-person truck companies. The closest operational fire station, Station 2, is located at 544 W. Francis Street, approximately four miles north of the Specific Plan area.

3.9.3 Solid Waste Disposal

The City of Ontario will provide solid waste services to the Specific Plan area. The City offers a full array of commercial and industrial services designed to meet the business community's needs. Solid waste facilities follow the "Solid Waste Department Refuse and Recycling Planning Manual." The Manual establishes the City of Ontario's requirements for refuse and recycling storage and access for service, as well as addresses the City's recycling goals. The Mid-Valley Landfill is the nearest County of San Bernardino landfill located at 2390 N. Alder Avenue in the City of Rialto, approximately 20 miles northeast of the Specific Plan area.

3.10 Phasing Plan

Development phasing of the Specific Plan area will be determined by the landowner and/or developer based upon real estate market conditions. Phasing sequencing is subject to change over time to respond to various market and local factors and as such, individual phases may overlap or develop concurrently. Phasing will occur as appropriate levels of infrastructure are provided. Infrastructure improvements, as required and approved by the City Engineer to support the development, shall be installed by the developer.

Figure 3.16, Conceptual Phasing Plan, describes two general phases of development for South Ontario Logistics Center.

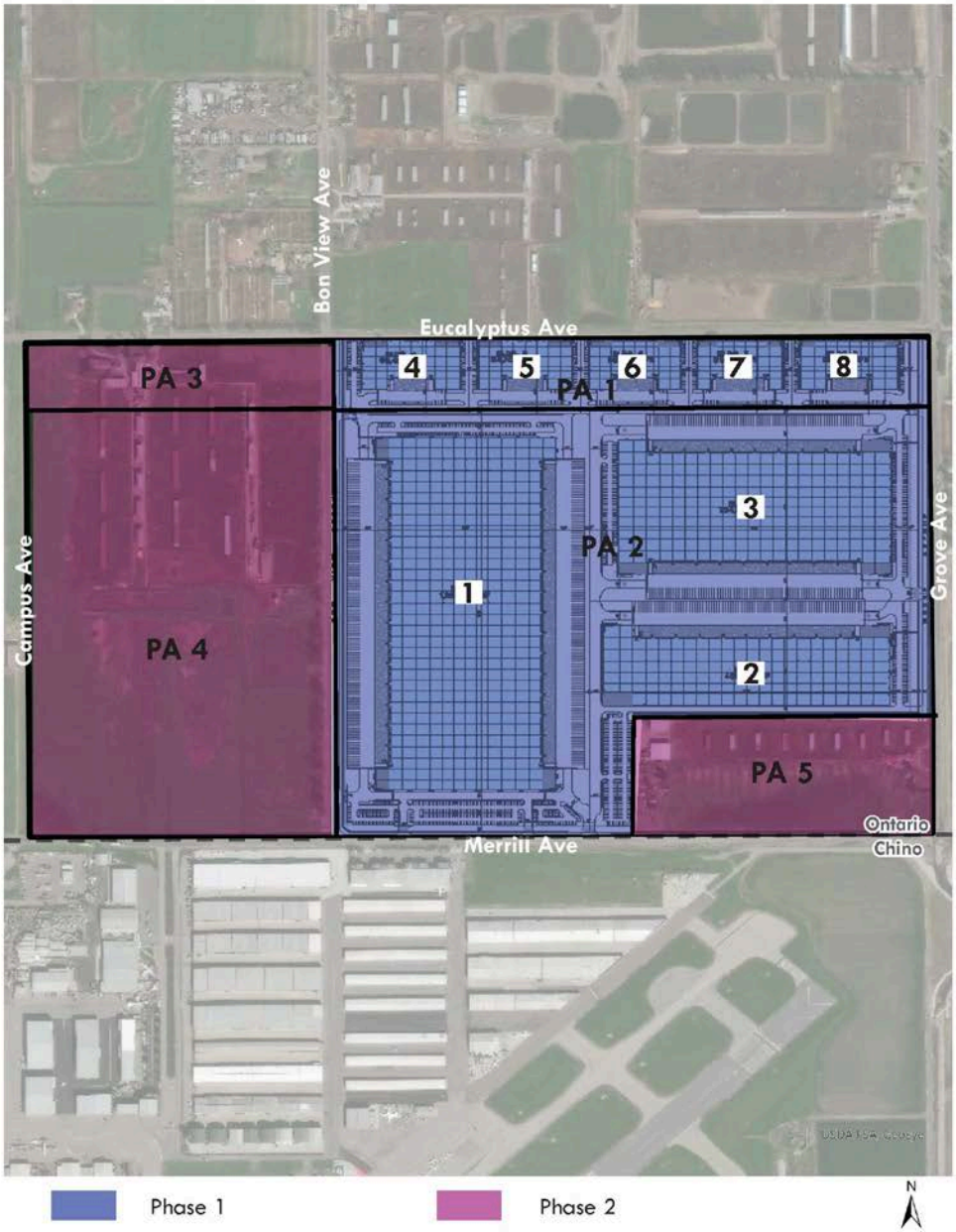
Phase 1: Phase 1 consists of the construction of Buildings 1 through 8 as numbered in the Conceptual Site Plan and includes the Development Plan (PAs 1 and 2). This phase may be developed in several sub-phases in response to market demands and according to the logical and orderly completion of infrastructure improvements.

Phase 2: Phase 2 consists of the balance of the Project site (PAs 3, 4, and 5) .

Specific Plan backbone infrastructure shall be installed by the project developer, in accordance with the applicable City-adopted infrastructure plan for the area, as well as the provisions of this Specific Plan and an approved Development Agreement. Final grading and infrastructure improvements will be completed in accordance with the approved Development Agreement and City Engineer approval. Fair share responsibilities for improvements shall be addressed in a Development Agreement with the City of Ontario.

All the Specific Plan required infrastructure can be found in Section 3.3 (Figure 3.7 and 3.7a) for Potable Water, Section 3.4 (Figure 3.9) for Recycled Water, Section 3.5 (Figure 3.11) for the Sewer Plan, Section 3.7 (Figure 3.13) for the Fiber Optic Plan, and Section 3.8 (Figure 3.14) for the Storm Drain Plan. Phasing will be determined per separate Development Agreement.

Conceptual Phasing Plan



South Ontario Logistics Center Specific Plan **Figure 3.16**

4.0 LAND USE AND DEVELOPMENT STANDARDS

This chapter identifies allowable uses and development standards including building height, setbacks, lot coverage, parking, and landscape within the Specific Plan area. These regulations are intended to create a harmonious relationship among development within the Specific Plan area and with surrounding land uses as well as to protect the health, safety, and general welfare of the community.

4.1 General Provisions

Upon adoption of this Specific Plan, the allowable land uses and development standards within this document become the governing zoning for new construction, additions, or remodels within the Specific Plan area. However, in reviewing individual projects requiring discretionary approval, additional conditions may be applied by the approving body to accomplish the goals and objectives of this Specific Plan.

4.2 Allowable Uses

Table 4.1 (Allowable Uses) provides the land uses, activities, and facilities allowed within the Specific Plan's BP (Business Park) and IG (Industrial - General) Zoning Districts discussed in Chapter 3. These uses include a variety of industrial-serving commercial, low-intensity office, technology, light manufacturing, and warehouse/distribution uses that are compatible with the site's location within Safety Zone 6 of the Chino Airport. The letters/symbols used in Table 4.1 shall have the following meanings:

"P" - Permitted Land Uses

A Permitted Use (P) is permitted by right and may be established as the primary use of a building without the need for discretionary approval. Permitted Uses are subject to the development standards and guidelines applicable to the zoning district in which the use is located.

"C" - Conditionally Permitted Land Uses

A Conditionally Permitted Use (C) is permitted upon issuance of a Conditional Use Permit (CUP) pursuant to Section 4.02.015 of the Ontario Development Code and City processing procedures.

"A" - Administratively Permitted Land Uses

An Administratively Permitted Use (A) is permitted upon issuance of an Administrative Use Permit (AUP) pursuant to Section 4.03.015 of the Ontario Development Code and City processing procedures.

"—" - Prohibited Land Uses

A land use indicated with a "—" symbol is prohibited within the zoning district.

Land Uses Not Listed

A land use not listed in Table 4.1 shall be considered a prohibited land use. For land uses similar to those listed in Table 4.1, but not expressly stated in this Specific Plan, the City of Ontario Planning Director or his/her designee shall have the authority to make a determination of the applicability of similar land uses.

Table 4.1: Allowable Uses

Land Use	BP District	IG District
AGRICULTURAL USES		
Commercial Crop Production and Farming[1]	C	P
Community Gardens, Urban Farms, and Related Uses	A	A
Kennels and Catteries	--	P
RESIDENTIAL USES		
Caretaker's Unit (not to exceed 1,000 square feet)	A	A
CONSTRUCTION		
Contractors (e.g., building construction, site preparation, capital improvement projects)		
• Completely within enclosed building	P	P
• With outdoor storage	--	P
MANUFACTURING		
Apparel Manufacturing	P	P
Artisan Crafts (made by hand) such as glassworks, jewelry, pottery	P	P
Beverage Manufacturing	--	C
Chemical Manufacturing (excludes pesticides and fertilizers)	--	C
Computer and Electronic Product Manufacturing	P	P
Electrical Equipment, Appliance and Component Manufacturing	P	P
Fabricated Metal Product Manufacturing	--	P
Ammunition and Arms Manufacturing	C	C
Food Manufacturing, General (but excluding animal slaughtering and processing and seafood product preparation and packaging)	--	C
Food Manufacturing, Limited (bread, tortillas, snack foods, roasted nuts and peanut butter, coffee, tea, flavoring syrup, seasoning and dressing, spice extract)	C	C
Furniture and Related Product Manufacturing	P	P
Glass and Glass Product Manufacturing	--	C
Leather and Allied Product Manufacturing (excluding leather and hide tanning and finishing)	P	P
Machinery Manufacturing	--	P
Miscellaneous Manufacturing (medical equipment and supplies, jewelry, sporting goods, toys, office supplies, signs, etc.)	P	P
Paper Manufacturing	--	C
Pharmaceutical and Medicine Manufacturing (excludes biological product manufacturing)	C	C
Printing and Related Support Activities	P	P
Primary Metal Manufacturing	--	C
Petroleum and Coal Products Manufacturing	--	C
Plastics Product Manufacturing	--	C
Rubber Product Manufacturing	--	C
Textile Mills	--	C
Textile Product Mills	--	C

Transportation Equipment Manufacturing	--	P
Wood Product Manufacturing	--	C
WHOLESALE TRADE		
Merchant Wholesalers, Durable Goods - General (includes motor vehicles and parts, lumber and construction materials, metals and minerals other than petroleum, and machinery equipment and supplies)	--	P
Merchant Wholesalers, Durable Goods - Limited (includes furniture and home furnishings, professional and commercial equipment and supplies, hardware, plumbing, and heating equipment and supplies)	P	P
Merchant Wholesalers, Nondurable Goods (excludes industrial gases, petroleum bulk stations and terminals, and fireworks and explosives merchant wholesalers)	--	P
Wholesale Electronic Markets, Agents and Brokers (excludes automobile auctions)	P	--
HEALTH CARE AND SOCIAL ASSISTANCE		
Ambulatory Health Care Services	P	--
Child Day Care Services (Commercial Facilities)	--	--
Child Day Care Services (Employer Provided Services)	--	--
Medical Office	P	--
Vocational Rehabilitation Services	C	--
COMMERCIAL USES		
Information		
Broadcasting	P	P
Data Processing, Health, and Related Services	P	P
Publishing Industries	P	P
Motion Picture and Sound Recording Facilities (excludes movie theaters)	P	P
Recording and sound studios	P	--
Telecommunication Facilities	P	P
Eating and Drinking Places, and Food Services		
Alcoholic beverage sales for consumption on the premises (includes all retailers on-sale licenses issued by the State of California Department of Alcoholic Beverage Control)	C	--
Food Bank or Meal Delivery Services	C	C
Restaurant		
• Without drive-thru	P	--
• With drive-thru	C	--
Motor Vehicle Mechanical and Electrical Repair and Maintenance		
Servicing Facilities (limited to retail-oriented services, such as emissions testing, battery replacement and other similar retail activities that involve the limited use of pneumatic tools or equipment that creates noise impacts)	P	--

General Repair Facilities (includes general motor vehicle mechanical and electrical repair and maintenance of air conditioning, brakes, cooling, electric, exhaust, fuel, suspension system, engine, transmission, and drive train)		
• General Repair Facilities - Automobile, Light Truck and Van Repair and Maintenance	C	C
• General Repair Facilities- Large Truck, Bus and Similarly Large Motor Vehicle Repair and Maintenance	--	C
Automotive Body, Paint, Interior and Glass Repair		
• Automobile, Light Truck and Van Body, Paint, and Interior Repair and Customization	C	C
• Minor Customization Work (limited to the "bolt-on" replacement or addition of parts only -- no body or paint work is allowed)	C	C
• Large Truck and Bus Body, Paint, and Interior Repair and Maintenance	--	C
Personal Services		
Couriers and Messengers	P	P
Commercial and Industrial Machinery and Equipment Repair and Maintenance (except automotive and electronic)	--	P
Electronic and Precision Equipment Repair and Maintenance	P	P
Fitness and Recreational Sports Center		
• Gross Floor Area less than 10,000 square feet	P	--
• Gross Floor Area 10,000 square feet or more	C	--
Industrial Laundry and Linen Supply	C	C
Personal and Household Goods Repair and Maintenance	P	P
Pet Boarding and Kennels		
• Day only (e.g., Doggie Daycare)	C	--
• Overnight Stays	C	--
Postal Services	P	P
Passenger Car Rental and Leasing	C	--
Truck, Utility Trailer, and Recreational Vehicle Rental and Leasing	C	P
Offices		
Administrative and Support Services	P	--
Finance and Insurance Offices	P	--
Management of Companies and Enterprises	P	--
Office Ancillary to a Primary Industrial Use (less than 10% of GFA)	P	P
Professional, Scientific, and Technical Services (e.g., accounting, tax preparation, architecture, bookkeeping, legal, engineering, consulting)	P	--
Real Estate Offices	P	--
Retail		
Alcoholic beverage sales for consumption off the premises (includes all retailers off-sale licenses issued by the State of California Department of Alcoholic Beverage Control)	C	--

Auction Houses	C	--
Automotive Parts and Accessories (including tires)	P	--
Convenience stores (without alcoholic beverage sales)	P	--
Gasoline Fueling Station with or without Convenience Store (without alcoholic beverage sales)	C	--
Internet Fulfillment/Warehousing/Distribution (E-Commerce)	P	P
Industrial Retail Sales (retail sales of goods and/or products either manufactured, warehoused or wholesaled on-site)		
• Maximum 15% of building floor area or 8,000 square feet, whichever is less	A	A
• Over 15% of building floor area or 8,000 square feet	C	C
Non-Store Retailers (includes electronic shopping and mail-order houses, vending machine operators, and other direct selling establishments excluding fuel/petroleum dealers)	P	P
WAREHOUSING		
Warehousing and Storage (General and Other)		
• Completely within enclosed building	P	P
• Outdoor Storage Accessory to an Allowed Use	A	A
• Outdoor Storage as the Primary Use	--	C
Refrigerated Warehousing and Storage	P	P
OTHER		
Religious Assembly	C	--
Parking Facilities	P	--
Vocational/Trade Schools	C	C

Notes:
1. Excluding Commercial Crop Production of Marijuana
2. P=Permitted, C= Conditionally Permitted, A=Administratively Permitted, "—"=Prohibited
3. Refer to the Specific Plan EIR and Ontario International Airport Land Use Compatibility Plan (ONT ALUCP) for additional development criteria and policies that may affect allowable land uses.

4.3 Conceptual Site Plan

The conceptual site plan for the South Ontario Logistics Center Specific Plan is presented in Figure 4.1. Under this conceptual plan, Planning Area 1 (Business Park Zoning District) is developed with five buildings totaling 464,820 square feet (SF) and Planning Area 2 (Industrial – General Zoning District) is developed with three buildings totaling 2,462,135 SF (Table 4.2). Cumulatively, the eight buildings depicted in the conceptual site plan provide 2,926,955 SF of development.

The conceptual site plan reflects current market trends, site conditions, and planned infrastructure. However, the conceptual site plan may be modified provided it does not exceed the maximum building area presented in Table 3.1 and complies with this Specific Plan and applicable provisions of the City of Ontario Development Code.

Table 4.2 Conceptual Site Plan

Planning Area	SP Zoning District	Site Acreage	Proposed Conceptual Building Square Footage
1	BP	23	464,820 SF
2	IG	107.34	2,462,135 SF
TOTAL		**130.34**	**2,926,955 SF**

Conceptual Site Plan



South Ontario Logistics Center Specific Plan

Figure 4.1

4.4 Development Standards

Table 4.3 (Development Standards) provides a summary of the development standards applicable to the land uses, structures, and related improvements located within the Specific Plan area. Refer to the Ontario Development Code for any standard not addressed in Table 4.3.

Table 4.3 Development Standards

Development Standard	Zoning District	
	BP	IG
Minimum Lot Area	10,000 sq ft	20,000 sq ft
Minimum Lot Dimensions		
1. Lot Width	100 ft	100 ft
2. Lot Depth	100 ft	100 ft
Maximum Floor Area Ratio	0.60	0.55
Maximum Building Footprint [1]	125,000 sq ft	N/A
Minimum Landscape Setback		
1. Grove Avenue	20 ft	20 ft
2. Eucalyptus Avenue	23 ft	N/A
3. Merrill Avenue	N/A	23 ft
4. Bon View Avenue	10 ft	10 ft
5. Interior Side	N/A	N/A
6. Interior Rear	N/A	N/A
Minimum Building Setback [2]		
1. Grove Avenue	20 ft	20 ft
2. Eucalyptus Avenue	23 ft	N/A
3. Merrill Avenue	N/A	23 ft
4. Campus Ave	10ft	10ft
5. Bon View Avenue	10 ft	10 ft
6. Interior Side	10 ft	10 ft
7. Interior Rear	10 ft	10 ft
Minimum Parking Space and Drive Aisle Separations[3,4,7]		
1. Parking Space or Drive Aisle to Street Property Line	20 ft	10 ft
2. Parking Space or Drive Aisle to Interior Property Line	5 ft	5 ft
3. Parking Space to Buildings, Walls, and Fences	Areas adjacent to public entries and office areas: 10 ft Areas adjacent to other building areas: 5 ft Within screened loading and storage yard areas: 0 ft	
4. Drive Aisles to Buildings, Walls, and Fences	5ft	5ft
5. Drive Aisles within Screened Loading and Storage Yard Areas	0 ft	0 ft

Table 4.3 Development Standards

Development Standard	Zoning District	
	BP	IG
Maximum Building Height [5,6]	45 ft	55 ft
Minimum Landscape Coverage	15%	10%
Walls, Fences, and Hedges	Per Ontario Development Code Division 6.02 (Walls, Fences, and Obstructions) and Section 5.5 (Buffering and Screening) of the Design Guidelines in Chapter 5.	

Notes:

1. Maximum building footprint limit is applicable only to buildings that front onto a public right-of-way.
2. Setback areas shall be measured from the property line and shall be landscaped.
3. Within yard areas fully screened by a decorative wall, there shall be no minimum drive aisle or parking space setback required, unless adjacent to residentially zoned properties.
4. The minimum separation area between a building, wall, or fence and a parking space or drive aisle shall be fully landscaped. The separation area may include pedestrian walkways, as necessary; however, a minimum 5-foot wide planter area shall be maintained between a building wall and a pedestrian walkway. The minimum separation dimension shall not include any area devoted to vehicle overhang.
5. Architectural projections, mechanical equipment, and focal elements may be allowed to exceed the maximum height up to 25 percent above the prescribed height limit.
6. The maximum building height and floor area ratio may be restricted pursuant to the Ontario International Airport Land Use Compatibility Plan (ONT ALUCP) and The Chino Airport Land Use Compatibility Plan. Refer to the ALUCP for properties affected by airport safety zones for additional development criteria and policies that may affect allowable land uses.
7. The use of surrounding roads, drive aisles and truck parking lots to address the open land requirement for the Chino Airport Overlay zone is discussed in Chapter 2 (Section 2.2, Airport Influence Areas).

Table 4.4 (Off-Street Parking and Loading Design Standards) establishes the design standards for off-street parking in the Specific Plan area. Refer to the Ontario Development Code for any parking-related standard not addressed in Table 4.4.

Table 4.4: Off-Street Parking and Loading Design Standards

Development Standard	Requirement
Parking space dimensions	
1. Standard parking	9 feet wide by 18 feet long
2. Tractor trailer parking	12 feet wide by 45 feet long
3. At grade loading space	12 feet wide by 18 feet long
Minimum aisle width for 90-degree parking	24 feet
Maximum gradient at parking space	5 percent measured in any direction
Dock-high loading facilities	

Table 4.4: Off-Street Parking and Loading Design Standards

Development Standard	Requirement
1. Dock high door loading space	12 feet wide by 45 feet long with 14-foot minimum vertical clearance measured from finished surface of loading dock.
2. Truck maneuvering area	Meet the minimum practical turning radius of a 53-foot semi-trailer/tractor combination.

Table 4.5 (Required Number of Parking and Loading Spaces) specifies the number of parking spaces that must be provided according to land use. For a use not specified in the table, refer to the Ontario Development Code, Table 6.03-1, Off-Street Parking Requirements.

Table 4.5: Required Number of Parking and Loading Spaces

Land Use	Number of Required Spaces
Multi-tenant business park	Per 1,000 square feet of gross floor area: • 3 spaces • Required parking for "general office" when exceeding 10% of gross floor area • One tractor trailer parking space per 4 dock-high loading doors
General office when exceeding 10 percent of building gross floor area	4 spaces per 1,000 square feet of gross floor area of office use
Industrial speculative building	Per 1,000 square feet of gross floor area: • Up to 50,000 square feet: 1.85 spaces • 50,001 – 100,000 square feet: 1 space • 100,001 square feet and over: 0.5 space • One tractor trailer parking space per 4 dock-high loading doors. • Plus required parking for "general business offices" and other associated uses, when those uses exceed 10 percent of the building gross floor area.
Manufacturing	1.85 spaces per 1,000 square feet of gross floor area • plus one tractor trailer parking space per 4 dock-high loading doors. • Plus required parking for "general business offices" and other associated uses, when those uses exceed 10 percent of the building floor area.
Restaurant (including outdoor seating area up to 25 percent of gross floor area)	• Under 2,000 square feet: 5 spaces per 1,000 square feet of gross floor area • More than 2,000 square feet: 10 spaces per 1,000 square feet of gross floor area
Warehousing and distribution (including associated office use if less than 10 percent of building gross floor area)	• First 20,000 square feet: 1 space per 1,000 square feet of gross floor area • Additional square feet: 0.5 space per 1,000 square feet of additional gross floor area

	• Plus one tractor trailer parking space per 4 dock-high loading doors • Plus required parking for "general office" and other associated uses when exceeding 10 percent of the building gross floor area

Sufficient off-street loading and unloading spaces shall be provided on each development site, and adequate provisions and space shall be made for maneuvering freight vehicles and handling freight. Loading activity, including turnaround and maneuvering, shall be made on site. Buildings, structures, and loading facilities shall be designed and placed on the site so that vehicles, whether rear loading or side loading, may be loaded or unloaded at any loading dock, door, or area without extending beyond the property line.

5.0 DESIGN GUIDELINES

This chapter identifies conceptual themes for site planning, architecture, and landscape design within the Specific Plan area. The guidelines are intended to ensure a cohesive and attractive development that meets the following objectives:

1. Demonstrates high-quality development that complements and integrates into the community and adds value to the city.
2. Creates a functional and sustainable development that ensures South Ontario Logistics Center is regionally competitive and appropriate within the Ontario Ranch community.
3. Illustrates the distinctive characteristics of its two zoning districts: Business Park (BP) District (Planning Area 1 and 3) and Industrial - General (IG) District (Planning Area 2, 4 and 5).
4. Establishes criteria for building design and materials, landscape design, and site design that provide guidance to developers, builders, architects, landscape architects, and other professionals preparing plans for construction.
5. Provides guidance to City staff and the Planning Commission in the review and evaluation of future development projects in the South Ontario Logistics Center Specific Plan area.
6. Incorporates construction and landscape design standards that promote energy and water conservation strategies.
7. Implements the goals and policies of The Ontario Plan and the intent of the Ontario Development Code.

5.1 Site Design

Site design within Planning Area 1 and 3 (BP District) and Planning Area 2, 4 and 5 (IG District) shall incorporate the following design features.

Key provisions include:

1. Provide a well-organized site plan that emphasizes pedestrian connectivity and attractive landscape areas for the public through the location and arrangement of buildings, circulation, and parking areas.
2. Orient buildings towards street frontages to create an inviting public perimeter.
3. Provide visible pedestrian access to buildings from the street, parking areas, and perimeter sidewalks through signage, prominent architectural features, and landscape design.
4. Employ enhanced paving, accent trees, and other landscape features that highlight major building entries.
5. Design drive aisles to minimize impact to pedestrians, provide adequate stacking space, and prevent queuing of vehicles onto public streets.

6. Locate visitor and short-term parking areas at the front and sides of buildings near primary building entrances.
7. Create small parking clusters through the design and placement of landscape areas, drive entrances, and/or buildings to avoid large, visually dominant parking lots.
8. Locate loading and storage areas away from streets when feasible, ensure adequate space for vehicle backing and maneuvering on-site, and provide adequate parking for loading vehicles so normal traffic flow is not impeded.
9. Screen parking areas and loading docks facing the street using landscape buffers planted with screen trees and drought-tolerant vegetation.
10. Orient and screen elements such as trash enclosures, loading bay doors, and service docks to minimize their visibility.
11. Locate service entrances to avoid conflict with front entries.
12. Place electrical rooms and transformers away from front entries and street views.

5.2 Architectural Design

The building design, materials, colors, and textures establish its theme and character. Architecture shall be compatible and complementary with other buildings within the Specific Plan area; however, design diversity is encouraged to provide visual interest. Although development within Planning Area 1 and 3 (BP District) and Planning Area 2, 4 and 5 (IG District) differ in building height and scale, similar design concepts apply as follows.

Key provisions include:

1. Ensure scale, massing, fenestration, materials, and colors are consistent with the building's architectural style and compatible with the overall design in the Specific Plan area.
2. Avoid blank walls by providing articulation on building elevations visible from the public right-of-way through elements such as cornices, parapets, expression lines, and changes in materials and/or colors.
3. Provide the greatest level of articulation on the front facades that are visible from the public rights-of-way and the main entrances.
4. Design entry features as a significant aspect of a building's overall composition through massing, detailing, architectural treatments, and/or special materials and colors.
5. Employ recessed or covered building entrances to provide shade and visual relief.
6. Design office buildings, business parks, and office areas of industrial or warehouse buildings with an emphasis on the use of windows, architectural details, and building articulation.
7. Integrate the design of industrial/warehouse office areas into the overall building composition so they create powerful architectural statements and not visually disjointed "add-ons".
8. Employ a minimum of four different colors, materials, and/or textures on each building.
9. Avoid terminating a change in material or color at a building edge; instead, select a logical termination point in relation to the architectural features or massing.
10. Paint exposed downspouts, service doors, and mechanical screens the same color as the adjacent wall.
11. Elevations to the front of buildings across Eucalyptus Ave shall be additionally enhanced due to residential land use designation across the street.


Planning Area 1 Architectural Design Examples






8891


Planning Area 2 Architectural Design Examples
6150





5.3 Landscape Design

Conceptual landscape plans encourage durable landscape materials and designs that enhance the aesthetics of structures, create and define public and private spaces, and provide shade and environmental benefits. The following guidelines ensure that intersection sight lines and pedestrian safety are preserved. Landscaping plans within the Specific Plan area shall comply with the City of Ontario "Landscape Development Guidelines", the "Standard Drawings" and "Traffic and Transportation Guidelines" for sight-distance.

Key provisions include:

1. Landscape and irrigate all areas of the site not covered by buildings, structures, paving, or impervious surfaces.
2. Design and grade projects to direct storm runoff from building roofs and paved areas into swaled landscape areas for retention/infiltration. Landscape areas may be used for storm water basins and swales at no greater than 50 percent of the available landscape area and may not obstruct the mature root zone of required tree locations.
3. Provide shade for expanses of paving, building walls, roofs, and windows with irrigated shade trees located in appropriate areas where space permits to reduce the impacts of heat gain.
4. Design parking lot landscaping to reduce associated heat buildup, improve aesthetics, and integrate with on-site landscape and adjacent streetscape.
5. Use landscaping to aid in the screening and buffering of mechanical equipment, trash collection areas, loading docks, and outside storage areas from public view.
6. Coordinate utilities with landscape plans by showing utilities on plans to ensure placement clear of required tree locations. Utilities such as backflow devices and transformers shall be screened using landscaping that provides at least 75 percent coverage. Backflow devices and transformers shall be located at least five feet from hardscape to ensure space for landscape screening.
7. Prepare landscape plans that meet the requirements of the Landscape Development Guidelines and provide for the efficient use of water. Plants shall be selected and planted based upon their adaptability to the climate and topographical conditions of the project site.
8. Select drought-tolerant plants such as colorful shrubs and groundcovers, ornamental grasses and succulents, evergreen and deciduous trees, and species native to Southern California or naturalized to the local arid climate.
9. Incorporate water conservation features in landscape and irrigation plans.
10. Place a landscape planter island every ten parking spaces within parking lots. Planter islands shall be at least five feet in width exclusive of curbs and the same length as the abutting parking space. Planter islands shall include at least one tree, appropriate shrubs, and groundcover. Parking areas located behind screen walls shall not be subject to this provision.
11. Provide a minimum dimension of five feet exclusive of curbs for all landscape areas, except for vine pockets.

12. Space living plant materials less than or equal to the mature plant diameter. Non-living ornamental landscape materials may comprise a maximum of five percent of the landscape area requirements and shall be permeable.

5.3.1 Streetscapes

Streetscape design creates an aesthetically pleasing view for pedestrians, cyclists, and motorists, screens parking and loading areas from the public right-of-way, and integrates the development into the surrounding community. The following streetscape designs are conceptual only; final grading, plantings, and tree locations shall be determined on a project-by-project basis.

5.3.1.1 Grove Avenue Streetscape

Grove Avenue features a 28-foot wide landscaped median, 7-foot wide parkways, 5' wide sidewalk, within a 40' neighborhood edge and a 20-foot wide landscape setbacks. An 8' multipurpose trail is located on the east side. (Figure 5.1). Tree species along Grove Avenue include *Platanus acerifolia* 'Bloodgood' in the parkway, alternating Cercis occidentalis and Platanus acerfolia 'Bloodgood' groups behind the sidewalk and Pinus eldarica and Cercis occientalis in the median.

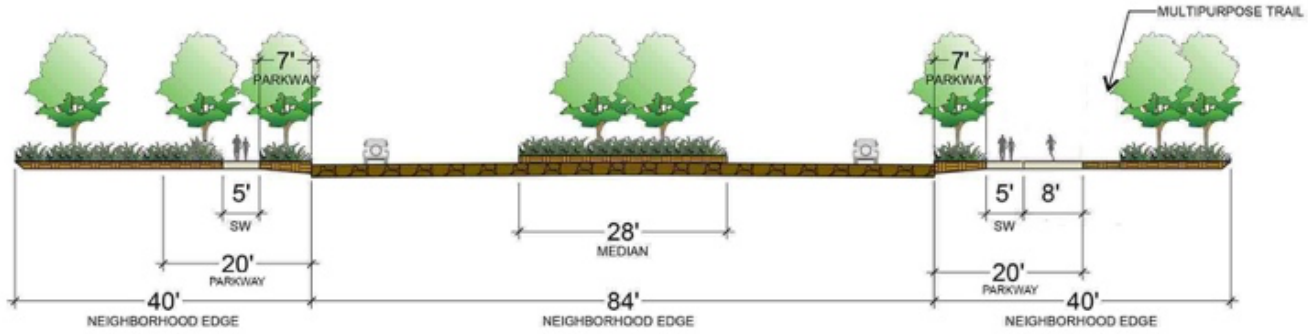


FIGURE 5.1: **GROVE AVENUE CONCEPTUAL STREETSCAPE**

5.3.1.2 Eucalyptus Avenue Streetscape

The typical Eucalyptus Avenue section will feature a 12-foot wide parkway and 23-foot wide landscape setback to create a 35-foot Neighborhood Edge. The parkway will include a 7-foot wide curb-adjacent landscape strip generally planted with trees and groundcover and a five-foot wide sidewalk. An eight-foot

wide multi-purpose trail is located on the north side. A five-foot wide on-street Class II bike lane is located on the south side. Tree species along Eucalyptus Avenue will include Pistache trees in the parkway and behind the sidewalk alternating with groups of Podocarpus gracilior trees. The Neighborhood Edge creates a buffer along the Specific Plan boundary as well as a visual statement (Figure 5.2).

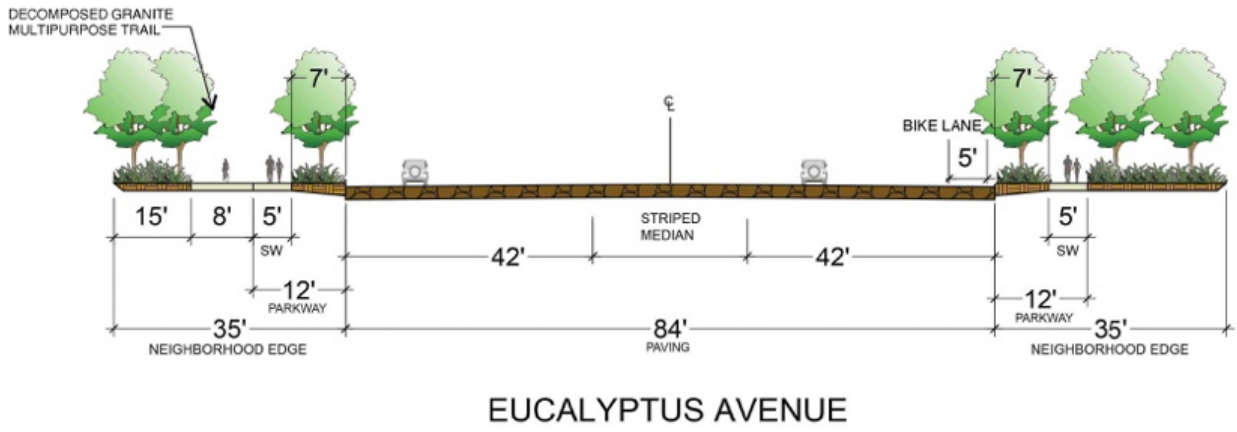


FIGURE 5.2: **EUCALYPTUS AVENUE CONCEPTUAL STREETSCAPE**

5.3.1.3 Merrill Avenue Streetscape

The typical Merrill Avenue section on the north side of the street will feature an eight-foot wide on-street Class II bike lane, 12-foot wide parkway, eight-foot wide multi-purpose trail and 23-foot wide landscape setback. The parkway will include a seven-foot wide curb-adjacent landscape strip and a five-foot wide sidewalk. Tree species along Merrill Avenue will include Quercus agrifolia in the parkway and behind the sidewalk alternating with Cercis canadensis 'Forest Pansy.' The parkway and landscape setback will combine to form the 35-foot Neighborhood Edge buffer

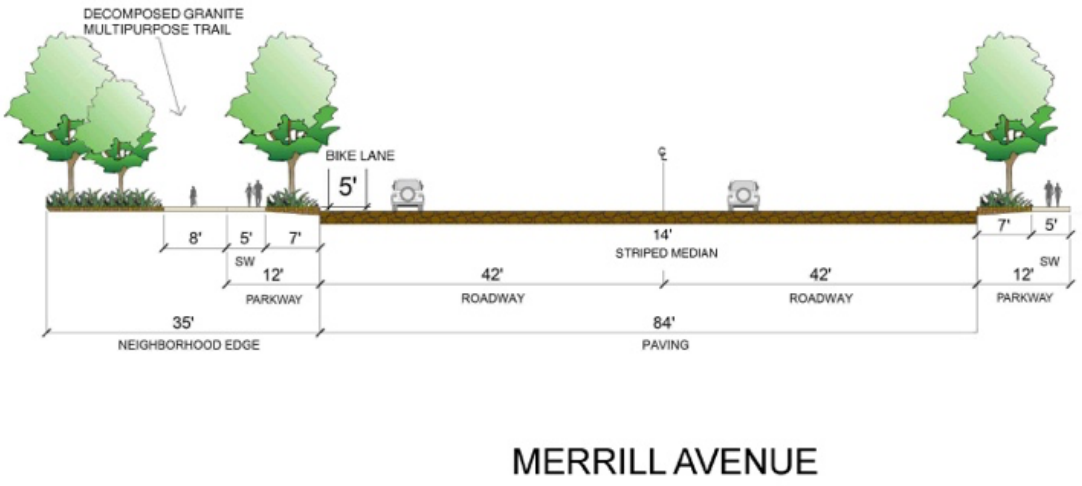


FIGURE 5.3: **MERRILL AVENUE CONCEPTUAL STREETSCAPE**

*5.3.1.4 **Bon View Avenue Streetscape***

The Bon View Avenue section features 9-foot wide parkways with an 4-foot wide curb-adjacent landscape strip planted with trees and groundcover and a five-foot wide sidewalk (Figure 5.4). Tree species along Bon View Avenue include Chinese Pistache and Coast Live Oak.

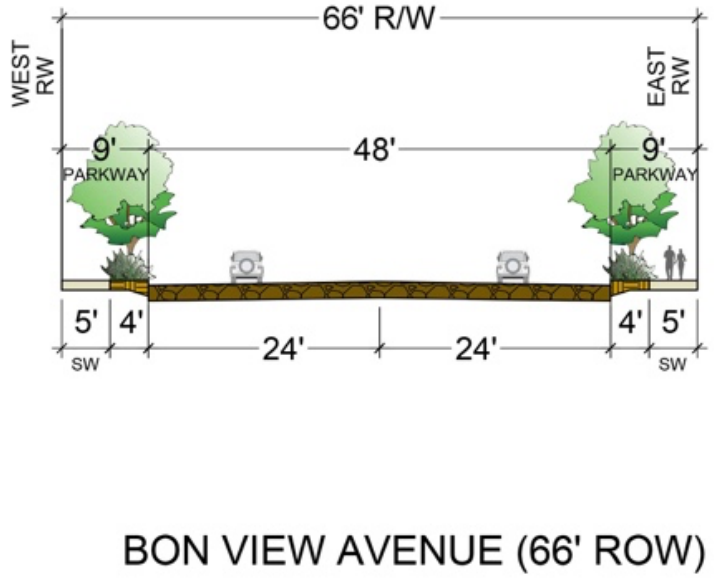


FIGURE 5.4: **BON VIEW AVENUE CONCEPTUAL STREETSCAPE**

5.3.1.5 Campus Avenue Streetscape

The Campus Avenue section features a 15-foot wide landscape setback to create a 35-foot Neighborhood Edge (Figure 5.5). The east side of Campus Avenue includes a 12-foot parkway with a 5’ sidewalk and an 8’ multipurpose trail as part of the 35-foot Neighborhood Edge, while the western side includes a five-foot wide Class II on-street bike lane at the edge of the street. The Neighborhood Edges include a 7-foot wide curb-adjacent landscape strip that will be planted with trees and groundcover. Tree species along Campus Avenue include Drake Elm, Tulip Trees, and African Sumacs.

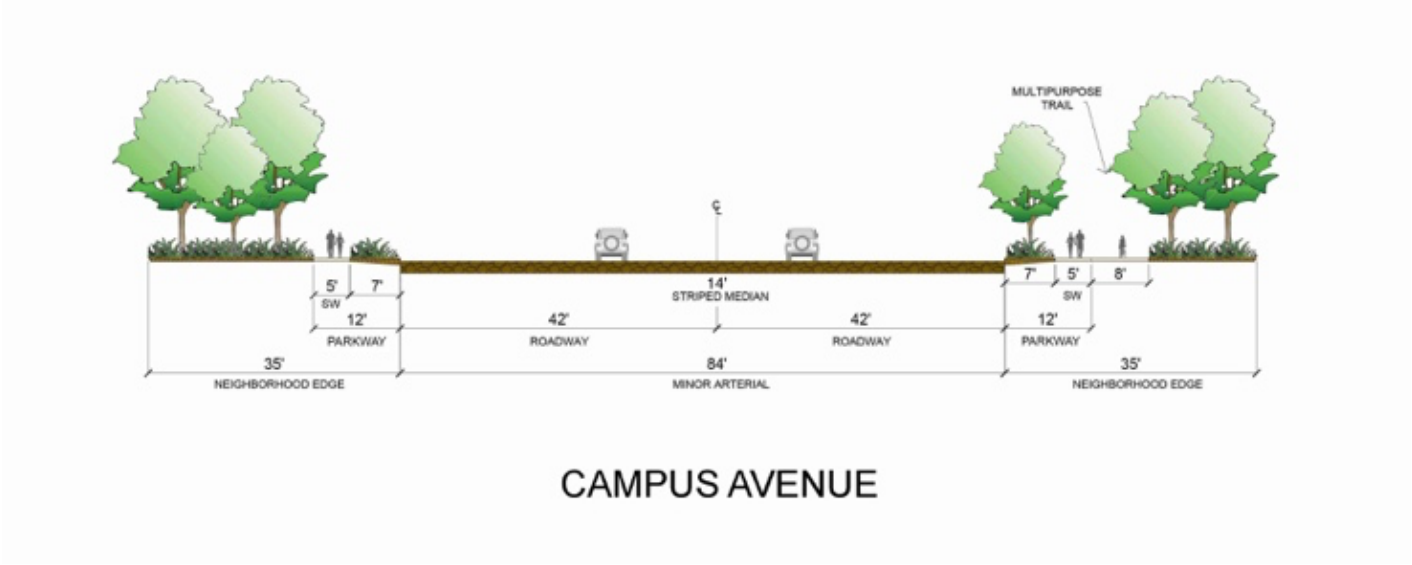


FIGURE 5.5: **CAMPUS AVENUE CONCEPTUAL STREETSCAPE**

5.3.2 Project Entries

The Specific Plan area includes multiple shared vehicular driveways accessible from Grove, Eucalyptus, Merrill, Campus and Bon View Avenues. Figure 5.6 presents a typical conceptual entry design featuring enhanced paving; a landscaped setback with flowering accent trees, canopy trees, and drought-tolerant landscaping; a multipurpose trail; sidewalk; and landscaped parkway with street trees.

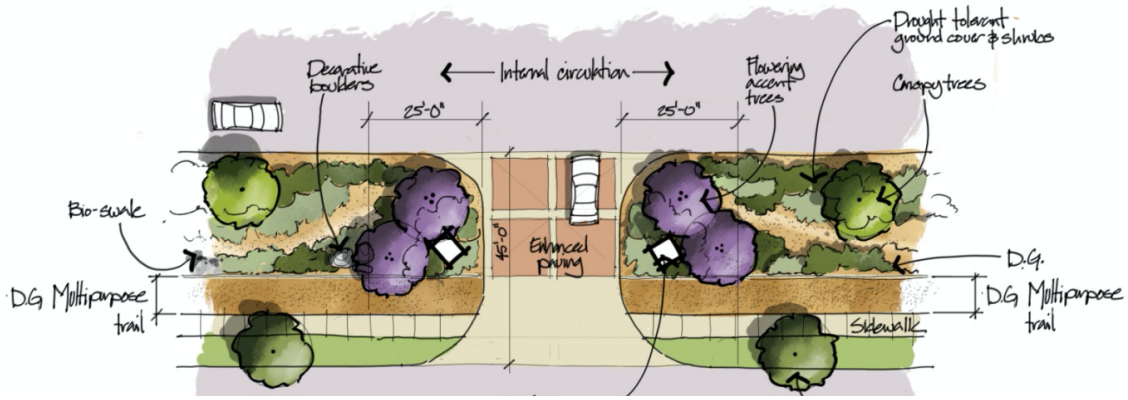


FIGURE 5.6: **CONCEPTUAL VEHICULAR ENTRY**

5.3.3 Plant Palette

The Plant Palette shown in Table 5.1 establishes a base palette for the Specific Plan area and includes a variety of groundcovers, shrubs, ornamental grasses, and evergreen and deciduous trees. The selection complements the design theme of the Specific Plan area and features water-efficient, drought-tolerant species native or adapted to the region. Similar plant materials may be substituted for the species listed in Table 5.1 if the alternative plants are appropriate to the climate and enhance the thematic setting.

Table 5.1: Plant Palette

Botanical Name	Common Name	Use
Chilopsis linearis	Desert Willow	Tree
Chitalpa tashkentensis	Chitalpa	Tree
Cinnamomum camphora	Camphor Tree	Tree
Cupressus sempervirens	Italian Cypress	Tree
Heteromeles arbutifolia	Toyon	Tree
Juniperus s. 'Skyrocket'	Skyrocket Juniper	Tree
Koelreuteria bipinnata	Chinese Flame Tree	Tree
Lagerstroemia i. 'Muskogee'	Crape Myrtle	Tree

Table 5.1: Plant Palette

Botanical Name	Common Name	Use
Magnolia g. 'Samuel Sommer'	Magnolia	Tree
Magnolia g. 'Little Gem'	Magnolia	Tree
Olea europaea	Olive	Tree
Pinus canariensis	Canary Island Pine	Tree
Pinus eldarica	Afghan Pine	Tree
Pistacia chinensis	Chinese Pistache	Tree
Platanus acerifolia	London Plane	Tree
Platanus racemosa	California Sycamore	Tree
Quercus agrifolia	Coast Live Oak	Tree
Schinus molle	California Pepper	Tree
Tristania conferta	Brisbane Box	Tree
Washingtonia filifera	California Fan Palm	Tree
Phoenix dactylifera	Date Palm	Tree
Acca sellowiana	Pineapple Guava	Shrub
Buxus j. 'Green Beauty'	Japanese Boxwood	Hedge
Callistemon 'Little John'	Dwarf Bottle Brush	Shrub
Carissa macrocarpa 'Tuttle'	Natal Plum	Shrub
Cistus 'Sunset Pink'	Sunset Pink Rockrose	Shrub
Dianella 'Little Rev'	Dwarf Dianella	Shrub
Dianella tasmanica	Dianella	Shrub
Dodonaea viscosa 'Purpurea'	Hopseed Bush	Shrub
Eleagnus pungens	Silverberry	Shrub
Leucophyllum f. 'Green Cloud'	Texas Ranger	Shrub
Ligustrum j. texanum	Texas Privet	Shrub
Pittosporum tobira 'Variegata'	Variegated Mock Orange	Hedge
Pittosporum t. 'Wheeleri'	Wheeler's Dwarf	Shrub
Rhaphiolepis i. 'Clara'	Indian Hawthorn	Hedge
Rhaphiolepis i. 'Springtime'	Indian Hawthorn	Hedge
Rhamnus californica	Coffeeberry	Shrub
Rhamnus c. 'Mound San Bruno'	Dwarf Coffeeberry	Shrub
Rosmarinus o. 'Tuscan Blue'	Rosemary	Shrub
Salvia c. 'Allen Chickering'	Allen Chickering Sage	Shrub
Salvia greggii	Autumn Sage	Shrub
Salvia leucantha	Mexican Sage	Shrub
Westringia fruticosa	Coast Rosemary	Shrub
Xylosma congestum	Shiny Xylosma	Hedge
Agave 'Blue Flame'	Blue Flame Agave	Accent
Aloe maculata	Soap Aloe	Accent
Aloe petricola	Stone Aloe	Accent
Aloe polyphylla	Spiral Aloe	Accent
Aloe striata	Coral Aloe	Accent
Echeveria 'Ruffles'	Ruffles Echeveria	Accent
Hesperaloe parviflora	Red Yucca	Accent
Acacia redolens 'Low Boy'	Dwarf Acacia	Groundcover

Table 5.1: Plant Palette

Botanical Name	Common Name	Use
Baccharis p. 'Pigeon Point'	Dwarf Coyote Bush	Groundcover
Baccharis p. 'Centennial'	Coyote Bush	Groundcover
Carex pansa	California Meadow Sedge	Grass
Carex tumulicola	Foothill Sedge	Grass
Festuca mairei	Altas Fescue	Grass
Festuca o. 'Glauca'	Blue Fescue	Grass
Lonicera j. 'Halliana'	Hall's Honeysuckle	Groundcover
Muhlenbergia capillaris	Pink Muhly	Grass
Myoporum parvifolium	Myoporum	Groundcover
Rosa 'Flower Carpet' - Red	Red Flower Carpet Rose	Groundcover
Rosmarinus o. 'Huntington Carpet'	Prostrate Rosemary	Groundcover
Salvia 'Bee's Bliss'	Bee's Bliss Sage	Groundcover
Senecio mandraliscae	Blue Fingers	Groundcover
Sesleria autumnali	Moor Grass	Grass
Trachelopspermum jasminiode	Star Jasmine	Groundcover
Distictus buccinatoria	Blood-Red Trumpet Vine	Vine

5.4 Walls and Fences

Walls and fences are important design features intended to both complement building and landscape architecture and provide functional elements. Any proposed entry gates shall be reviewed by the City of Ontario Traffic and Transportation Division prior to installation, and shall be permitted only if approved.

Key provisions include:

1. Provide attractive, durable, and complementary wall and fencing materials consistent with the building design.
2. Offset and architecturally treat long expanses of wall surfaces every 100 feet with material changes, pilasters and posts, staggered walls, or landscape treatments to prevent visual monotony.
3. Soften the appearance of fencing with plants that reach the height of the wall or fence at maturity.
4. Construct sliding gates visible from a public street with tubular steel, vertical steel pickets, or high-density perforated metal screening painted to match or complement adjacent walls. Interior gates not visible to public view may be galvanized steel or chain link.
5. Prohibit chain link fencing visible from public street rights of way.

5.5 Buffering and Screening

To alleviate the unsightly appearance of loading and service areas, buffering and screening design features shall be used to enhance the overall development. Entry gates shall be reviewed and approved by the City of Ontario Traffic and Transportation Division prior to installation.

5.5.1 Parking Lots







1. Buffer parking lots adjacent to and visible from public streets using a combination of architectural wing walls, buildings, decorative screen walls, evergreen hedges, and landscape buffers.
2. Use plants for screening that are a minimum of three feet tall at the time of installation.

5.5.2 Loading and Service Areas (Truck Courts)

1. Screen loading docks and truck parking areas visible from Grove Avenue, Eucalyptus Avenue, Merrill Avenue and Bon View Avenue and Campus Avenue. Screening may include portions of buildings, landscaping, evergreen hedges, and/or decorative walls.
2. Incorporate gated/screened entrances to loading areas into the overall architectural design of the development.
3. Design walls and fencing to be a minimum of eight feet high and a maximum of 14 feet high, as measured from finished grade, to screen truck courts and hide views of the top of loading bays or trailers.
4. Utilize buildings, architectural wing walls, and/or landscaping to screen service areas.
5. Screen ground- and roof-mounted mechanical equipment from public view. Ground-mounted equipment shall be screened with decorative walls or landscaping. Building architecture shall be designed to screen roof-mounted equipment.
6. Ensure refuse containers are easily accessible by service vehicles yet screened from public view within the building's façade or within a walled enclosure.
7. Obtain a use permit for outdoor storage, which shall be limited to predefined areas. Storage areas shall be screened from public view by decorative walls or landscaping with a minimum height of eight feet and a maximum height of 14 feet. The height of outdoor storage shall not-exceed the height of screening.



Loading and Service Area Example

5.6 Lighting

Site lighting provides illumination for operations, safety, security, and ambiance in parking lots, loading dock areas, pedestrian walkways, building entrances, signage, and architectural and landscape features.

Key provisions include:

1. Choose lighting fixtures that complement the building architecture and promote consistency throughout the Planning Areas.
2. Install ground- or low-mounted fixtures to provide safety and convenience along pedestrian walkways, entrances, activity areas, steps, ramps, and special features.
3. Allow building-mounted accent lighting for general illumination provided there is no light spill or distraction onto roadways or adjacent properties. Plain shoebox or unshielded wall packs are not permitted.
4. Direct exterior lighting fixtures downward to avoid unnecessary light spill and glare.
5. Limit pole-mounted, building-mounted, or tree-mounted lighting fixtures to no more than 30 feet high to minimize light spill and glare.
6. Shield and direct pole-mounted lights away from public streets.
7. Ensure exterior lighting is consistent with the Chino Airport Land Use Compatibility Plan.
8. Design parking lot lighting plans to avoid placing fixtures in required tree locations.

5.7 Signage

Approval of a comprehensive sign program shall be required for development within the Specific Plan area. A sign program facilitates integration of signs with the overall site and building design to create a unified visual statement and provide for flexible application of sign regulations in the design and display of multiple signs.

Key provisions include:

1. Install entry monument signage to identify the South Ontario Logistics Center. Entry monuments shall be designed in accordance with City of Ontario Traffic and Transportation Guidelines for monument placement.
2. Employ signage to identify a center and tenants within a center, direct vehicular traffic, and provide on-site way-finding for pedestrians.
3. Employ signage within industrial sites to give direction to loading and receiving, visitor parking, and other special uses.
4. Provide a unifying sign theme in developments with multiple users.
5. Coordinate signage with the building design, materials, colors, size, and placement.
6. Design signage with backlit or internally illuminated individual channel letters. Can-type box signs with translucent backlit panels are discouraged.
7. Avoid covering significant architectural elements with signage.
8. Position flush-mounted signs with respect to architectural features and align with signs on other buildings to maintain a pattern.
9. Place street address signs perpendicular to approaching vehicular traffic.
10. Ensure signage located within a landscape planter is not blocked or damaged by plant materials.
11. Conserve energy by utilizing an automatic illumination shut-off mechanism when businesses are closed.
12. Construct signs from high-quality materials and avoid exposed wiring, ballasts, conduits, fasteners, raceways, or similar hardware.









Signage Examples

5.8 Sustainable Design Strategies

South Ontario Logistics Center is committed to sustainable design strategies that integrate principles of environmental stewardship into the design and construction process. Appropriate strategies shall be determined for each project within the Specific Plan area.

5.8.1 Sustainable Construction & Technology Concepts

1. Design and construct energy-efficient buildings to reduce air, water, and land pollution and environmental impacts from energy production and consumption.
2. Employ passive design including skylights, building orientation, landscaping, and strategic colors to improve building energy performance.
3. Reduce the heat island effect by providing shade structures and trees that produce large canopies. In addition, choose roof and paving materials that possess a high level of solar reflectivity.
4. Use recycled and other environmentally-friendly building materials wherever possible.
5. Incorporate skylights into at least two percent of warehouse/distribution building roof area to provide natural light and reduce electric lighting demand.
6. Use energy-efficient LED (or similar) products.
7. Provide interior or exterior bicycle storage consistent with the California Green Building Standards Code.
8. Use drought-tolerant landscaping with drip irrigation and include plantings such as trees, shrubs, groundcovers and/or vines. Optional amenities include benches, trellises, thematic fencing, and decorative walkways.
9. Employ high-performance dual-pane window glazing in office storefronts.

5.8.2 Water Quality

1. Design landscape areas with retention/infiltration swales and basins, or employ bio-treatment when infiltration is infeasible, as required by the San Bernardino County MS4 Permit and Water Quality Management Plan.
2. Select native and drought-tolerant plants to reduce water demand.
3. Integrate permeable pavement and perforated curbs throughout the project area as feasible to allow stormwater to enter planter areas, assist with filtration, and control runoff.
4. Use captured runoff to augment irrigation systems whenever possible.
5. Employ irrigation systems that respond to changing weather conditions, irrigate by hydro zone, and use micro-irrigation techniques.

6. Use recycled water to irrigate landscape areas and for other appropriate uses. The use of recycled water for certain purposes is required by the City of Ontario Recycled Water Master Plan.



Sustainable Design Examples



6.0 IMPLEMENTATION

This chapter summarizes the development process for implementation of the South Ontario Logistics Center Specific Plan and provides for the orderly development of the Specific Plan area.

6.1 Applicability

The provisions, standards, and guidelines contained within this Specific Plan provide the regulations for land use and development within South Ontario Logistics Center. The Specific Plan supersedes the development standards and regulations of the Ontario Development Code unless stated otherwise in this document. Whenever the provisions and development standards of the Specific Plan conflict with those of the Ontario Development Code, the Specific Plan shall take precedence. Where the Specific Plan is silent, the Ontario Development Code shall apply.

Definition of Terms

The terms used within the Specific Plan shall mean the same as defined in the Ontario Development Code, unless otherwise noted.

6.2 Severability

The Specific Plan serves as the implementation tool for the City's Policy Plan (General Plan). In the event that any provision of this Specific Plan or its application to any person or circumstance is held to be invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed separate, distinct and independent, and shall not affect the validity of the remaining provisions of this Specific Plan or applications thereof, which can be implemented without the invalid provision or application.

6.3 Interpretation

If an issue, condition, or situation occurs that is not sufficiently covered or provided for in this Specific Plan, those that are applicable for the most similar issue, condition, or situation shall be used. Unless otherwise provided, any ambiguity concerning the content or application of the Specific Plan shall be resolved by the City of Ontario Planning Director in a manner consistent with the goals, policies, objectives, and intent established in the Specific Plan.

6.4 Consistency with Other Plans and Regulations

This sub-section discusses consistency of the Specific Plan with The Ontario Plan, Airport Land Use Compatibility Plans, the California Building Code, and CEQA.

6.4.1 Consistency with The Ontario Plan

No land use, activity, or facility shall be permitted that is inconsistent with the objectives, policies, general land uses, and programs of The Ontario Plan, as amended.

The South Ontario Logistics Center entitlement applications include a General Plan Amendment to change the site's land use designations from Low Medium Density Residential to Business Park and Industrial - General to be consistent with this Specific Plan.

6.4.2 Consistency with Airport Land Use Compatibility Plans

Projects located within the Specific Plan area are subject to the restrictions and provisions of the Airport Land Use Compatibility Plans prepared for Ontario International Airport and Chino Airport.

6.4.3 Consistency with California Building Code

Projects located within the Specific Plan area must comply with the State of California Building Code as adopted and implemented by the City of Ontario.

6.4.4 Consistency with CEQA

The City of Ontario is defined as the lead agency under the California Environmental Quality Act (CEQA) based upon its authority to approve this Specific Plan. Concurrent with approval of this Specific Plan, the City Council will be required to certify the associated Environmental Impact Report (EIR), including a Mitigation Monitoring and Reporting Program to ensure that all approved EIR mitigation measures are implemented. The Planning Director shall be responsible for confirming that mitigation measures have been implemented through each project's approved plans.

6.5 Specific Plan Revisions

It is recognized that modifications to the text or exhibits of this Specific Plan may be warranted in the future to accommodate unforeseen conditions or events. Revisions shall be processed in a manner prescribed by the City of Ontario Planning Department pursuant to the provisions in this section.

6.5.1 Minor Modifications to the Specific Plan

Minor modifications to the Specific Plan shall be processed administratively without the submission of a formal Specific Plan Amendment application and shall not require a public hearing or review by the Planning Commission. The Planning Director shall have the authority to review and make a determination of approval, approval with conditions, or denial of a request for minor modification to the Specific Plan. The Planning Director may, at his/her discretion, refer any such request to the Planning Commission or City Council.

Minor modifications are defined as:

1. Expansions or reductions to a Planning Area boundary or acreage, provided that the total acreage within each affected Planning Area is not modified by more than 20 percent.
2. An increase in maximum building area for single- and multi-tenant buildings of up to 20 percent, provided that the maximum square footage for the Planning Area established by this Specific Plan is not exceeded.
3. A modification of up to 20 percent of a project's required minimum lot area, minimum lot dimensions, or setbacks if compatible with the surrounding land uses and consistent with the overall design character of the South Ontario Logistics Center.
4. Additions, deletions, or modifications to Table 4.1, Allowable Uses, which lists the permitted and conditionally permitted uses in the Specific Plan area, provided the Planning Director determines the changes to be consistent with the objectives and intent of the Specific Plan.
5. Minor modification of conceptual design criteria for architectural features and materials, landscape treatments, lighting, signage, and sustainable design strategies.
6. Revisions to roadway alignment when the change results in centerline shift of less than 250 feet.
7. Revisions to infrastructure facility sizing and precise location for dry utilities, water, sewer, and storm drainage improvements subject to approval of the City Engineer.
8. Changes to the Phasing Plan, provided infrastructure is available to serve the phase as determined by the City Engineer.
9. Revisions to exhibits in the Specific Plan that do not substantially change its intent or character.
10. Modifications of a similar nature to those listed above, which are deemed minor by the Planning Director and conform to the purpose and intent of this Specific Plan and The Ontario Plan.

6.5.2 Specific Plan Amendments

Proposed changes to this Specific Plan that do not meet the criteria for a Minor Modification shall be subject to a formal Specific Plan Amendment application process pursuant to Section 4.01.035 of the Ontario Development Code and California Government Code Section 65450, et seq.

If the proposed amendment requires supplemental environmental analysis pursuant to CEQA, the applicant shall adhere to the City's adopted procedures and CEQA Guidelines.

6.6 Subdivision Maps

Development within the Specific Plan area may require the processing of tentative and final tract or parcel maps and/or lot line adjustments or mergers. Subdivision maps and lot changes shall be reviewed and approved pursuant to Section 4.02.085 of the Ontario Development Code and other applicable City codes

and regulations, California Government Code Section 66410 et seq. (Subdivision Map Act), as well as the provisions of this Specific Plan.

6.7 Development and Land Use Review Procedures

Review procedures for development and land use within the Specific Plan area shall be as provided in this Specific Plan and in accordance with the Ontario Development Code.

6.7.1 Development Plan Review

Development proposed within the Specific Plan area shall be subject to Development Plan review pursuant to Section 4.02.025 of the Ontario Development Code. The review is intended to ensure compliance with the provisions of this Specific Plan, protect the integrity and character of the physical composition of the City, and encourage high quality development.

6.7.2 Conditional Use Permit

A Conditional Use Permit shall be required for uses deemed "conditionally permitted" in Table 4.1 (Allowable Uses). Applications for a Conditional Use Permit shall be processed pursuant to Section 4.02.015 of the Ontario Development Code.

6.7.3 Administrative Use Permit

An Administrative Use Permit shall be required for uses deemed "administratively permitted" in Table 4.1 (Allowable Uses). Applications for an Administrative Use Permit shall be processed pursuant to Section 4.03.015 of the Ontario Development Code.

6.7.4 Appeals

Appeals of decisions of the Development Advisory Board, Zoning Administrator, Planning Director, or the Planning Commission regarding implementation of this Specific Plan may be made by the applicant or other aggrieved party pursuant to Division 2.04 of the Ontario Development Code.

6.8 Development Agreement

Approval of a statutory development agreement authorized pursuant to California Government Code Section 65864 et seq. shall be required by this Specific Plan. The Development Agreement shall include, but not be limited to, methods for financing, acquisition, and construction of necessary infrastructure. The Development Agreement shall be fully executed prior to recordation of the first Final Map.

6.9 Specific Plan Phasing

Implementation of this Specific Plan is anticipated to occur in two phases, as discussed in Chapter 3.10, Phasing Plan:

Phase 1: Phase 1 consists of the construction of Buildings 1 through 8 as numbered in the Conceptual Site Plan. This phase may be developed in several sub-phases in response to market demands and according to the logical and orderly completion of infrastructure improvements.

Phase 2: Phase 2 consists of the development of PAs 3, 4, & 5.

These phases may be developed as sub-phases and may occur either sequentially or concurrently with one another.

All the Specific Plan required infrastructure can be found in Section 3.3 (Figure 3.7 and 3.7a) for Potable Water, Section 3.4 (Figure 3.9) for Recycled Water, Section 3.5 (Figure 3.11) for the Sewer Plan, Section 3.7 (Figure 3.13) for the Fiber Optic Plan, and Section 3.8 (Figure 3.14) for the Storm Drain Plan. Phasing will be determined per separate Development Agreement.

6.9.1 Phasing Objectives

Development phasing shall meet the following objectives:

1. The orderly build-out of the project based upon market and economic conditions;
2. The provision of adequate parking, infrastructure, and public facilities concurrent with the development of each phase; and
3. The protection of the public health, safety, and welfare.

6.9.2 Findings for Modification of the Phasing Plan

The Planning Director shall have the authority to approve modification of the Phasing Plan, subject to the following findings:

1. The modification is consistent with the Policy Plan (General Plan);
2. The modification will not adversely affect the implementation of the Specific Plan;
3. The modification will not be detrimental to public health, safety, and general welfare; and
4. The modification will not delay the construction of infrastructure improvements necessary to serve the development.

6.10 Financing of Public Improvements

The financing of the construction, operation, and maintenance of public infrastructure improvements, facilities, and services within the Specific Plan area shall be provided through a combination of mechanisms. Final determination of the scope of improvements, maintenance responsibilities, and funding sources shall be specified in the approved Development Agreement, executed prior to recordation of the first Final Map.

Financing options may include, but are not limited to, the following:

1. Private capital investment by the project developer, the property owner(s), or a Property Owners Association.
2. Private capital investment by a consortium of property owners and/or developers of the project and/or surrounding area.
3. Community Facilities District (CFD) established pursuant to the Mello-Roos Community Facilities District Act of 1982, or other special district, to provide funding for the construction of public facilities or the provision of public services. City Council approval shall be a prerequisite for use of special district financing mechanisms.
4. Development Impact Fee (DIF) credits to be applied for infrastructure completed by the project developer.
5. Enhanced Infrastructure Financing District to fund infrastructure development through tax increment financing pursuant to Senate Bill 628.
6. Community Revitalization and Investment Authorities (CRIA) to fund infrastructure development through tax increment financing pursuant to Assembly Bill 2.

6.11 Maintenance Plan

Final determination of maintenance responsibilities for the public and private improvements constructed in association with this Specific Plan shall be specified in the approved Development Agreement, which shall be executed prior to recordation of the first Final Map. However, it is anticipated that maintenance shall be generally shared by three entities as described below and outlined in Table 6.1, Maintenance Responsibilities.

6.11.1 City of Ontario, Community Facilities District & Other Special District

The establishment of a community facilities district, landscape and lighting district, or other special district to fund the maintenance of public facilities shall be at the City's discretion. It is anticipated that public maintenance shall include the following:

1. Right-of-way for public streets within the Specific Plan area (Grove Avenue, Eucalyptus Avenue, Merrill Avenue, Campus Ave and Bon View Avenue) shall be dedicated to the City of Ontario per

the provisions of this Specific Plan (Chapter 3, Development Plan) and as approved by the City Engineer.

2. Landscape improvements and public streetlights within the public right-of-way shall be maintained through a landscape and lighting district or other special maintenance district established by the City.
3. The City shall maintain off-site infrastructure improvements, including water, sewer, and storm drainage facilities.
4. The City shall maintain NPDES facilities located within the curb-to-curb area of public streets. Operation and maintenance requirements for NPDES stormwater runoff source control and treatment control Best Management Practices shall be identified in the approved Water Quality Management Plan for the project.

6.11.2 Property Owners Association

A Property Owners Association (POA) may be established for the maintenance of common areas, including such improvements as on-site landscape areas and parking and drive aisles within South Ontario Logistics Center. It is anticipated that improvements maintained by the POA would include the following:

1. Driveways;
2. On-site open spaces, landscape areas, common areas, parking lots, and walkways;
3. Landscaping within setback/landscape buffer areas along Campus Avenue;
4. NPDES facilities within landscape setbacks and on-site common areas;
5. Property identification signage and architectural elements located within the landscape buffer;
6. Fencing and walls, including graffiti removal; and
7. Water, sewer, recycled water facilities and storm drainage facilities located on-site and constructed by the developer are considered privately owned and to be maintained by the property owners or the Property Owner Associations. The Property Owners Association(s) shall maintain permanent on-site water quality basins, trenches, swales and biotreatment filters required by the San Bernardino County MS4 Permit and Water Quality Management Plan.

Table 6.1: Maintenance Responsibilities

Area of Responsibility	City or Special District	Property Owners or POA	Utility
Master Planned Roadways: Grove Avenue, Eucalyptus Avenue, Merrill Avenue, Campus Ave and Bon View Avenue			
Curb-to-curb improvements	☐		
Bon View- landscaping within the public right-of-way (parkways)		☐	

Table 6.1: Maintenance Responsibilities

Area of Responsibility	City or Special District	Property Owners or POA	Utility
Behind the curb improvements - landscaping within the public right-of-way (parkways) and sidewalks and neighborhood edge	☐		
Other Improvements			
Traffic Signals and Traffic Control Signs on public streets	☐		
Street lights in the public right-of-way	☐		
Drive aisles		☐	
On-site parking areas		☐	
Common open space		☐	
Landscaping within setback/landscape buffer areas		☐	
Monument signage		☐	
Walls and fences		☐	
Stormwater drainage/water quality control facilities within the curb-to-curb area of public streets and Merrill and Bon View public storm drain proposed behind the curb	☐		
Stormwater drainage/water quality control facilities behind the curb		☐	
Water, recycled water, and sewer infrastructure in the public right-of-way	☐		
Dry utilities: electricity, natural gas, communication systems			☐
City of Ontario Fiber Optic Conduit (in Ontario Ranch Streets)	☐		

6.12 Additional Entitlement Requirements

Currently, there are no existing City utilities, nor any improvement plans for City utilities in the vicinity of the Specific Plan area. Several miles of new infrastructure are required to provide City utility services to the Specific Plan area. In order to ensure orderly expansion of the City Utility Systems and other City infrastructure, the following additional entitlement requirements are imposed upon all subdivision maps and developments within the Specific Plan area.

6.12.1 Conceptual Design Report

Prior to approval of any entitlement applications (subdivision maps, Development Plan Reviews, etc.), a conceptual design report shall be prepared and submitted to the Development Agency Engineering Department and the Utilities Engineering Department for review and approval of the extent of all public improvements required for the project. The study shall identify existing and future rights-of-ways (ROW) and infrastructure improvements and establish all vertical and horizontal alignments for each utility. The report shall include cross-sections, profiles, and any supporting details needed to demonstrate that utilities can be adequately accommodated in the public ROW. The study shall account for all utility conflicts, right-of-way variations, existing obstructions, and the timing of utility installation. Utilities cannot be located along an alignment that conflicts with existing conditions (e.g. electrical poles, private property, etc.) unless the applicant accepts the responsibility of modifying the existing conditions (e.g. undergrounding, relocation, ROW acquisition, etc.).

6.12.2 Preliminary Design Report

As a condition of entitlement (subdivision map, Development Plan Review, etc.) within the Specific Plan area and prior to submittal of Infrastructure Improvements Plans, a Preliminary Design Report (PDR) for all public infrastructure shall be submitted and approved by the Development Agency Engineering Department and the Utilities Engineering Department. The PDR shall include the following:

Conceptual Design Compliance: A discussion modifying or confirming the conceptual design established in the project's Conceptual Design Report shall be included. The study shall confirm all rights-of-ways (ROW), infrastructure improvements, and vertical and horizontal alignments for each utility.

Street Cross Sections and Profiles: Street cross sections and profiles shall be provided for each public street, private street and Public Utility Easement (PUE) containing a public utility and at any points along the alignments where the ROW varies. The cross sections shall show the location and size of each utility and shall annotate the property/ROW lines, the type of finished surface material, the distance of each utility from centerline, the depth from finished surface to top of pipe, and the distance between utilities (outside wall to outside wall).

Constructability Review: The report shall include a discussion of the constructability issues along the proposed alignment and identify the recommended construction methods that may be utilized. The study shall perform field investigation (field survey and potholing) in order to identify potential utility conflicts, right-of-way variations, existing obstructions, and constructability issues created by the timing of utility installation.

Supporting Details: The PDR shall include any supporting details needed to demonstrate that utilities can be adequately accommodated in the public ROW, including the placement of large appurtenances, clearance from existing obstructions, etc.

30% Design Drawings: The PDR findings shall be incorporated into a 30% design plan set and included in the PDR.

Western Trunk Sewershed Scope: In order to qualify for Development Impact Fees (DIF) and to assure that the Western Trunk Sewer (WTS) is designed to serve its entire Sewer Master Plan Tributary Area, the PDR shall include the WTS and all the Master Plan Trunk Sewers connecting to the WTS. The PDR shall include: the WTS from the Kimball Interceptor to the Whispering Lakes Pump Station at Riverside Drive and Carpenter Avenue; the Euclid Trunk Sewer from the WTS in Merrill Avenue to Chino Avenue; the Bon View Trunk Sewer from the WTS in Merrill Avenue to Chino Avenue; the Grove Trunk Sewer from the WTS in Merrill Avenue to Chino Avenue; and the Walker Trunk Sewer from the WTS in Schaeffer Avenue to Chino Avenue.

Horizontal and Vertical Alignment Studies: Horizontal and vertical alignment studies shall demonstrate the entire sewershed and subsewersheds can be sewered.

Sewer Sizing Hydraulic Calculations: Sewer sizing hydraulic calculations shall demonstrate the proposed trunk sewer designs can accommodate the Master Plan Flows to meet the Master Plan Design Criteria.

6.12.3 Utilities Systems Map (USM)

Prior to approval of any entitlement application (subdivision maps, Development Plan Reviews, etc.), as part of the entitlement application a Conceptual Utilities Systems Map (USM) shall be prepared and submitted to the Development Agency Engineering Department and the Utilities Engineering Department for review and approval. The USM is a summary plan sheet exhibit that shows all the public offsite infrastructure requirements and demands for the Development Project (and/or Subdivision), the onsite private infrastructure improvements, and the interaction between the public and private utilities systems. As a Condition of Approval for the Development Project (and/or Subdivision), the Conceptual Utilities Systems Map shall be updated into a Final Utilities Systems Map to reflect the changes that occur between entitlement and Final Plan and Permit Approval. Reference the Ontario Municipal Utilities Company Utilities Engineering Department's Utilities Systems Map (USM) Requirements for details.

6.12.4 Integrated Waste Management Report (IWMR) and Solid Waste Handling Plan (SWHP)

Prior to approval of any entitlement application (subdivision maps, Development Plan Reviews, etc.), as part of the entitlement application a Conceptual Integrated Waste Management Report (IWMR) and a Conceptual Solid Waste Handling Plan (SWHP) shall be prepared and submitted to the Development Agency Engineering Department and the Utilities Engineering Department for review and approval. The SWHP summary plan sheet exhibit that demonstrates the project site's design conformance with the Integrated Waste Department's requirements, including the requirements for Sizing of Storage, Location of Collection Areas, Accessibility for Collection Vehicles, and Collection of Sorted/Diverted Waste Types. The IWMR is a report that presents project specific information that is not able to be demonstrated within the Solid Waste Handling Plan, including discussions on: project solid waste operations; project compliance with all applicable laws, statues, policies, and requirements; and, conformance with all the Integrated Waste Department's requirements, including the requirements for Sizing of Storage, Location of Collection Areas, Accessibility for Collection Vehicles, and Collection of Sorted/Diverted Waste Types. As a Condition of Approval for the Development Project (and/or Subdivision), the Conceptual SWHP and the a Conceptual IWMR shall be updated into a Final SWHP and Final IWMR to reflect the changes that occur between entitlement and Final Plan and Permit Approval. The SWHP and IWMR may be required to be updated from whenever there are new occupants, new uses or changes to existing uses, Tenant Improvements, Business Licenses, and Certificates of Occupancy. Reference the Ontario Municipal Utilities Company Utilities Engineering Department's Integrated Waste Management Report (IWMR) and Solid Waste Handling Plan (SWHP) Requirements for details.

7.0 GENERAL PLAN CONSISTENCY

California Government Code (Title 7, Division 1, Chapter 3, Article 8, Section 65440-65457) permits the adoption and administration of Specific Plans as an implementation tool for elements contained within a jurisdiction's local General Plan. Approval of this Specific Plan is based on the finding that the regulations, guidelines, and programs contained within this Specific Plan are consistent with The Ontario Plan. The Ontario Plan establishes the direction and vision for the City of Ontario and provides a single comprehensive document to shape its future. The Ontario Plan provides for policies to accommodate change over its 30-year lifespan. The Ontario Plan consists of a six-part Component Framework: 1) Vision, 2) Governance Manual, 3) Policy Plan, 4) City Council Priorities, 5) Implementation, and 6) Tracking and Feedback. The following sections demonstrate the South Ontario Logistics Center Specific Plan implements the goals and policies of the City's Policy Plan (General Plan).

7.1 Land Use Element

GOAL LU1:	**A community that has a spectrum of housing types and price ranges that match the jobs in the City and that make it possible for people to live and work in Ontario and maintain a quality of life.**

Policy LU1-2 Sustainable Community Strategy

We integrate state, regional, and local Sustainable Community/Smart Growth principles into the development and entitlement process.

The Specific Plan encourages the efficient use of energy resources in design, product selection, and operational techniques. The Design Guidelines in Chapter 5 address lighting, bicycle parking, sustainable landscaping, and sustainable design strategies. Landscape provisions require the use of drought-resistant vegetation and shade trees to conserve water and reduce heat islands. The sustainable design strategies include design and construction of energy efficient buildings to reduce air, water, and land pollution and environmental impacts from energy production and consumption. Protecting water quality, reducing runoff, and reducing water demand for landscaping are promoted in the Development Plan in Chapter 3 through the recycled water plan and storm drainage facilities source control and treatment practices.

Policy LU1-3 Adequate Capacity

We require adequate infrastructure and services for all development.

The Specific Plan establishes a Phasing Plan that is coordinated with affected infrastructure providers and ensures that uses on the project site are adequately served. The Specific Plan requires infrastructure development to occur in a timely manner. Potable and recycled water, sewer, fiber optic communications, and storm drain infrastructure improvements that ultimately serve the Specific Plan area are addressed in Chapter 3, Development Plan. Infrastructure and services will be consistent with City of Ontario infrastructure master plans and the approved development agreement.

GOAL LU2: Compatibility between a wide-range of uses.

Policy LU2-3 Hazardous Uses

We regulate the development of industrial and similar uses that use, store, produce or transport toxic substances, air emissions, other pollutants or hazardous materials.

Uses within the Specific Plan are required to comply with federal, state, and local regulations pertaining to the use, storage, disposal, and transport of hazardous materials, toxic substances, and other pollutants.

Policy LU2-6 Infrastructure Compatibility

We require infrastructure to be aesthetically pleasing and in context with the community character.

The Specific Plan design guidelines (Chapter 5) support high-quality development that complements the desired community character. Landscaped areas separate parking areas to keep parking lots from being the dominant visual element of the site. The Specific Plan also establishes landscape setback requirements (Chapter 4, Land Use and Development Standards) and conceptual streetscape design (Chapter 5, Design Guidelines) along all roadways within the Specific Plan area to create safe and attractive streets for pedestrians, cyclists, and motorists and ensure a cohesive pattern of development.

Policy LU2-9 Methane Gas Sites

We require sensitive land uses and new uses on former dairy farms or other methane-producing sites to be designed to minimize health risks.

The Specific Plan incorporates into its Implementation Plan (Chapter 6) requirements for development to comply with the mitigation measures identified in the project environmental impact report, including those for soil remediation and proper venting to address the potential existence of methane gases within the Specific Plan area.

GOAL LU5: Integrated airport systems and facilities that minimize negative impacts to the community and maximize economic benefits.

Policy LU5-7 ALUCP Consistency with Land Use Regulations

We comply with state law that requires policy plan/general plans, specific plans, and all new development be consistent with the policies and criteria set forth within an Airport Land Use Compatibility Plan for any public use airport.

The Specific Plan area is within the Ontario International Airport Influence Area and the Chino Airport Influence Area. The Specific Plan discusses compliance with the ALUCP requirements for the Ontario Airport and the Chino Airport in Chapter 2, Section 2.2, Airport Influence Areas.

7.2 Community Design Element

GOAL CD1: A dynamic, progressive city containing distinct neighborhoods and commercial districts that foster a positive sense of identity and belonging among residents, visitors, and businesses.

Policy CD1-2 Growth Areas

We require development in growth areas to be distinctive and unique places within which there are cohesive design themes.

The Specific Plan design guidelines (Chapter 5, Design Guidelines) and development standards (Chapter 4, Land Use and Development Standards) ensure high quality, cohesive, attractive, and appropriately-scaled development that complements and integrates into the Ontario Ranch community and adds value to the City.

GOAL CD2: A high level of design quality resulting in public spaces, streetscapes, and developments that are attractive, safe, functional, and distinct.

Policy CD2-1 Quality Architecture

We encourage all developments to convey visual interest and character through:

- Building volume, massing, and height to provide appropriate scale and proportion;
- A true architectural style which is carried out in plan, section, and elevation through all aspects of the building and site design and appropriate for its setting;
- Exterior building materials that are visually interesting, high quality, durable, and appropriate for the architectural style.

The Specific Plan design guidelines (Chapter 5) ensure that: 1) scale, massing, fenestration, materials, and colors are consistent with the building's architectural style and compatible with the overall design in the Specific Plan area; 2) articulation is provided through elements such as cornices, parapets, expression lines, and changes in materials and/or colors; 3) use of a variety of colors, materials, and/or textures on each building is appropriate to the architectural features or massing.

Policy CD2-5 Streetscapes

We design new and, when necessary, retrofit existing streets to improve walkability, bicycling and transit integration, strengthen connectivity, and enhance community identify through improvements to the public right-of-way such as sidewalks, street trees, parkways, curbs, street lighting, and street furniture.

Chapter 3, Section 3.2, Street Plan, addresses connectivity, street improvements, pedestrian and bicycle plans, and transit. In Chapter 5, Section 5.3, Landscape Design, the Specific Plan identifies street improvements and streetscape including parkways, street trees, sidewalks, landscape buffers, and street lighting for Grove Avenue, Eucalyptus Avenue, Merrill Avenue, and Bon View Avenue within the Specific Plan area, which are consistent with the Circulation Element of The Ontario Plan. The Specific Plan streetscape design creates an aesthetically pleasing view for pedestrians, cyclists, and motorists, screens parking and loading areas from the public right-of-way, and visually integrates the development into the surrounding Ontario Ranch community.

Policy CD2-6 Connectivity

We promote development of local street patterns and pedestrian networks that create and unify neighborhoods, rather than divide them, and create cohesive and continuous corridors, rather than independent "islands".

The Specific Plan creates an efficient street system by providing convenient connections with adjacent land uses in compliance with the vision of The Ontario Plan Circulation Element. The design of Specific Plan street sections (Chapter 3.2: Street Plan) and streetscape (Chapter 5.3, Landscape Design) provides road improvements including sidewalks, trails and bikeways to promote connectivity and supplement vehicular transportation.

Policy CD2-7 Sustainability

We collaborate with the development community to design and build neighborhoods, streetscapes, sites, outdoor spaces, landscaping and buildings to reduce energy demand through solar orientation, maximum use of natural daylight, passive solar and natural ventilation, building form, mechanical and structural systems, building materials and construction techniques.

The Specific Plan is committed to sustainable design strategies that integrate principles of environmental stewardship into the design, construction, and operation process. The Specific Plan incorporates sustainability principles into its design guidelines (Chapter 5.8, Sustainable Design Strategies), such as drought tolerant landscaping, skylights in warehouse/distribution buildings to provide natural light and reduce lighting demand, high performance dual pane glazing in office storefronts, and LED products for energy efficient site lighting. Design strategies include the design and construction of energy efficient buildings to reduce air, water, and land pollution and environmental impacts from energy production and consumption. The use of recycled water to irrigate landscape is required by the Specific Plan's Recycled Water Plan (Chapter 3.4), consistent with the City of Ontario Recycled Water Master Plan.

Policy CD2-9 Landscape Design

We encourage durable landscaping materials and designs that enhance the aesthetics of structure, create and define public and private spaces, and provide shade and environmental benefits.

Consistent with the vision for Ontario Ranch as outlined in the Ontario Ranch Streetscape Master Plan, the Specific Plan (Chapter 5.3, Landscape Design) provides for landscaped setbacks and landscaped parkways adjacent to bike lanes and sidewalks, defining these public spaces. The landscaped setbacks and parkways include drought-tolerant plants featuring colorful shrubs and groundcovers, ornamental grasses and

succulents, evergreen and deciduous trees, and species native to Southern California or naturalized to the arid climate to promote durable plant materials. The plant selection complements the design theme of the Specific Plan area. Parking lot landscaping reduces associated heat buildup, improves aesthetics, and integrates into onsite landscape design and adjacent streetscapes. Swaled landscape areas retain/infiltrate stormwater run-off to improve water quality and promote groundwater recharge. Shade trees thoughtfully located near expanses of paving, building walls, roofs, and windows reduce the impacts of heat gain.

Policy CD2-11 Entry Statements

We encourage the inclusion of amenities, signage, and landscaping at the entry to neighborhoods, commercial centers, mixed use areas, industrial developments, and public places that reinforce them as uniquely identifiable places.

The Specific Plan establishes design guidelines to ensure high-quality development and a sense of place. As discussed in Chapter 5.3, Landscape Design, Grove, Eucalyptus, Merrill and Bon View Avenues feature landscaped setbacks that provide attractive entries into the site. Entry monument signage is predominantly placed to identify the South Ontario Logistics Center.

Policy CD2-12 Site and Building Signage

We encourage the use of sign programs that utilize complementary materials, colors, and themes. Project signage should be designed to effectively communicate and direct users to various aspects of the development and complement the character of the structure.

The Specific Plan (Chapter 5.7, Signage) requires approval of a comprehensive sign program to address parcel identification, building identification and directional signage within the Specific Plan area. A comprehensive sign program will integrate project signage with the overall design of the site and structures to create a unified visual statement. A comprehensive sign program provides flexible application of sign regulations to provide incentive and latitude in the design and display of multiple signs. Industrial uses on the site will also be appropriately signed to give direction to loading and receiving, visitor parking, and other special uses.

GOAL CD3:	**Vibrant urban environments that are organized around intense buildings, pedestrian and transit areas, public plazas, and linkages between and within developments that are conveniently located, visually appealing, and safe during all hours.**

Policy CD3-1 Design

We require that pedestrian, vehicular, bicycle, and equestrian circulation on both public and private property be coordinated and designed to maximize safety, comfort, and aesthetics.

The Specific Plan (Chapter 3.2, Street Plan) coordinates street, sidewalk, trail, and bikeway designs to serve onsite land uses and extend access to the surrounding area in compliance with The Ontario Plan Mobility Element. The Specific Plan specifies street improvements for Grove Avenue, Eucalyptus Avenue, Merrill Avenue, and Bon View Avenue. The Specific Plan streetscape design (Chapter 5.3, Landscape Design) provides an aesthetically pleasing view for pedestrians, cyclists, and motorists, screens parking and loading areas from the public right-of-way, and integrates the development into the surrounding community.

Policy CD3-5 Paving

We require sidewalks and road surfaces to be of a type and quality that contributes to the appearance and utility of streets and public places.

The Specific Plan development standards (Chapter 4, Land Use and Development Standards) require that design and materials for sidewalks and road surfaces within the Specific Plan area be approved by the City's Engineering Department. Specific Plan design guidelines (Chapter 5) encourage the use of enhanced paving to mark major building entries and paving materials that possess a high level of solar reflectivity to reduce the heat island effect.

GOAL CD5: A sustained level of maintenance and improvement of properties, buildings and infrastructure that protects the property values and encourages additional public and private investment.

Policy CD5-1 Maintenance of Buildings and Property

We require all public and privately owned buildings and property (including trails and easements) to be properly and consistency maintained.

The Specific Plan includes a Maintenance Responsibility Matrix in Chapter 6, Implementation, identifying the parties responsible for maintenance of roadways, parkways, trails, sidewalks, common areas, walls and monuments, infrastructure, and utilities within the Specific Plan area. Privately owned buildings will be maintained as specified by the Property Owners Association (Chapter 6.11.2).

Policy CD5-2 Maintenance of Infrastructure

We require the continued maintenance of infrastructure.

The Specific Plan includes a Maintenance Responsibility Matrix in Chapter 6, Implementation, identifying the parties responsible for maintenance of roadways, parkways, trails, sidewalks, common areas, walls and monuments, infrastructure, and utilities within the Specific Plan area.

7.3 Mobility Element

GOAL M1: A system of roadways that meets the mobility needs of a dynamic and prosperous Ontario.

Policy M1-1 Roadway Design and Maintenance

We require our roadways to:

- Comply with federal, state, and local design and safety standards.
- Meet the needs of multiple transportation modes and users.
- Handle the capacity envisioned in the Functional Roadway Classification Plan.
- Endeavour to maintain a peak hour Level of Service (LOS) E or better at all intersections.
- Be compatible with the streetscape and surrounding land uses.
- Be maintained in accordance with best practices and our Right-of-Way Management Plan

The Specific Plan complies with the Functional Roadway Classification Plan of the Mobility Element and, therefore, aims to comply with federal, state, and local design and safety standards; meet the needs of multiple transportation modes and users; and maintain a Level of Service of E or better at all intersections addressed in the project environmental impact report. The Specific Plan site design strives to minimize the effects of truck traffic on nearby uses.

Policy M1-2 Mitigation of Impacts

We require development to mitigate its traffic impact.

The Specific Plan requires in Chapter 1.6, California Environmental Quality Act Compliance, and in Chapter 6.4.4, Consistency with CEQA, that projects within the Specific Plan area comply with all mitigation measures, conditions, and project design features identified in the project environmental impact report. Chapter 5.1, Site Design, provides guidelines to ensure buildings, structures, and loading facilities are designed so loading and unloading activities occur on-site without extending beyond the property line.

GOAL M2: A system of trails and corridors that facilitate and encourage bicycling and walking.

Policy M2-1 Bikeway Plan

We maintain our Multipurpose Trails & Bikeway Corridor Plan to create a comprehensive system of on- and off-street bikeways that connect residential areas, businesses, schools, parks, and other key destination points.

The Specific Plan includes a Circulation Plan in Chapter 3 to provide connectivity to the trails and bikeway corridors identified in the Ontario Multipurpose Trails and Bikeway Corridor Plan, including installation of a Class II Bikeway along Merrill Avenue and multipurpose trails along Grove, Eucalyptus, and Merrill Avenues.

Policy M2-3 Pedestrian Walkways

We require walkways that promote safe and convenient travel between residential areas, businesses, schools, parks, recreation areas, and other key destination points.

The Specific Plan street sections and streetscape designs (Chapter 3.2, Street Plan and Chapter 5.3, Landscape Design) provide for construction of five-foot wide public pedestrian sidewalks for Grove Avenue, Eucalyptus Avenue, Merrill Avenue, and Bon View Avenue to connect with existing and planned pedestrian circulation systems. Pedestrian sidewalks are separated from vehicular travel lanes by a landscaped parkway. The Specific Plan area street improvements are consistent with the City's Ontario Ranch Streetscape Master Plan.

GOAL M3: A public transit system that is a viable alternative to automobile travel and meets basic transportation needs of the transit dependent.

Policy M3-2 Transit Facilities at New Development

We require new development to provide transit facilities, such as bus shelters, transit bays and turnouts, as necessary.

The Specific Plan discusses in Chapter 3.2.11, Transit, that the City is coordinating with regional transit agencies to implement Bus Rapid Transit (BRT) service to target destinations and along corridors.

GOAL M4: An efficient flow of goods through the City that maximizes economic benefits and minimizes negative impacts.

Policy M4-1 Truck Routes

We designate and maintain a network of City truck routes that provide for the effective transport of goods while minimizing negative impacts on local circulation and noise-sensitive land uses, as shown in the Truck Routes Plan.

The Specific Plan is designed to enable easy access to the truck route network and to encourage its industrial users to implement effective goods movement strategies. The Land Use and Circulation Plans for the Specific Plan area (Chapter 3, Development Plan) are designed to focus trucks on the designated Merrill Avenue truck route. The design guidelines in Chapter 5.1, Site Design, stipulate buildings, structures, and loading facilities be designed to ensure that loading and unloading activities and maneuvering of freight vehicles occurs on-site without extending beyond the property line.

7.4 Environmental Resources Element

GOAL ER1: A reliable and cost effective system that permits the City to manage its diverse water resources and needs.

Policy ER1-3 Conservation

We require conservation strategies that reduce water usage.

The Specific Plan incorporates water conservation strategies into its development plan and design guidelines. The use of recycled water to irrigate landscape areas is required consistent with the City of Ontario Recycled Water Master Plan (Chapter 3, Development Plan). Landscape and irrigation plans are encouraged to use water conservation features such as drought-tolerant plant species native or adapted to the region and drip irrigation (Chapter 5, Design Guidelines). The Specific Plan encourages the design and construction of energy efficient buildings to reduce air, water, and land pollution and environmental impacts from energy production and consumption.

Policy ER1-5 Groundwater Management

We protect groundwater quality by incorporating strategies that prevent pollution, require remediation where necessary, capture and treat urban run-off, and recharge the aquifer.

In Chapter 3.8, Storm Drainage Plans, the Specific Plan stipulates that prior to issuance of grading or construction permits, a Storm Water Pollution Prevention Plan (SWPPP) be prepared and approved by the City. The SWPPP will identify and detail appropriate Best Management Practices (BMPs) to prevent pollutant discharge into storm drain systems and natural drainages and aquifers. In addition to the preparation of a SWPPP, a WQMP will be prepared and approved that will enforce long-term BMPs to prevent pollutant discharges into storm drain systems for the life of the project. Chapter 5.8.2, Water Quality, requires the provision of on-site landscape swales to collect and treat stormwater run-off.

Policy ER1-6 Urban Run-off Quantity

We encourage the use of low impact development strategies to intercept run-off, slow the discharge rate, increase infiltration, and ultimately reduce discharge volumes to traditional storm drain systems.

The Specific Plan (Chapter 3.8, Storm Drainage Plan) incorporates low impact development strategies including landscape designs that promote water retention; permeable surface designs in parking lots and areas with low traffic; parking lots that drain to landscaped areas to provide treatment, retention, or infiltration; and limited soil compaction during grading.

Policy ER1-7 Urban Run-off Quality

We require the control and management of urban run-off, consistent with Regional Water Quality Control Board regulations.

In Chapter 3.8, Storm Drainage Plan, the Specific Plan specifies that prior to issuance of grading or construction permits, a Water Quality Management Plan (WQMP) is required to minimize stormwater runoff and provide on-site opportunities for groundwater recharge integrated into project design and amenities. The grading and drainage of the Specific Plan area will be designed to retain/infilter, harvest & re-use or biotreat surface runoff to comply with the current requirements of the San Bernardino County NPDES Stormwater Program's WQMP for significant new development projects.

Policy ER1-8 Wastewater Management

We require the management of wastewater discharge and collection consistent with waste discharge requirements adopted by the Regional Water Quality Control Board.

In Chapter 3.5, Sewer Plan, the Specific Plan provides for design of a wastewater system consistent with City and Regional Water Quality Control Board requirements. The Specific Plan includes a network of new public sewer mains consistent with the City of Ontario's Ultimate Sewer System Plan.

GOAL ER3:	**Cost-effective and reliable energy system sustained through a combination of low impact building, site and neighborhood energy conservation and diverse sources of energy generation that collectively helps to minimize the region's carbon footprint.**

Policy ER3-1 Conservation Strategy

We require conservation as the first strategy to be employed to meet applicable energy-saving standards.

The Specific Plan incorporates energy-saving conservation strategies into its design guidelines (Chapter 5) by addressing lighting, bicycle parking, sustainable landscaping, and energy efficiency. Sustainable design strategies (Chapter 5.8) include design and construction of energy efficient buildings to reduce air, water, and land pollution and environmental impacts from energy production and consumption.

Policy ER3-3 Building and Site Design

We require new construction to incorporate energy efficient building and site design strategies, which could include appropriate solar orientation, maximum use of natural daylight, passive solar and natural ventilation.

The Specific Plan's Sustainable Design Strategies (Chapter 5.8) include the use of passive design to improve building energy performance through skylights, building orientation, landscaping, and use of select colors.

GOAL ER4: Improved indoor and outdoor air quality and reduced locally generated pollutant emissions.

Policy ER4-4 Indoor Air Quality

We comply with State Green Building Codes relative to indoor air quality.

The Specific Plan requires development projects in the Specific Plan area to comply with the State of California Building Code as adopted and implemented by the City. The Specific Plan's Sustainable Design Strategies (Chapter 5.8) include the design and construction of energy efficient buildings to reduce air, water, and land pollution.

GOAL ER5: Protected high value habitat and farming and mineral resources extraction activities that are compatible with adjacent development.

Policy ER5-2 Entitlement and Permitting Process

We comply with state and federal regulations regarding protected species.

The Specific Plan acknowledges that development projects within the Specific Plan area shall comply with the mitigation measures of the project environmental impact report.

7.5 Safety Element

7.5.1

GOAL S1: Minimized risk of injury, loss of life, property damage and economic and social disruption caused by earthquake-induced and other geologic hazards.

Policy S1-1 Implementation of Regulations and Standards

We require that all new habitable structures be designed in accordance with the most recent California Building Code adopted by the City, including provisions regarding lateral forces and grading.

The Specific Plan requires development projects to comply with the State of California Building Code as adopted and implemented by the City.

Policy S1-2 Entitlement and Permitting Process

We follow state guidelines and the California Building Code to determine when development proposals must conduct geotechnical and geological investigations.

The Specific Plan acknowledges that projects within the Specific Plan area shall comply with state guidelines and the California Building Code. Research of available maps indicates that the Specific Plan site is not located within an Alquist-Priolo Earthquake Fault Zone. Furthermore, there was no visible evidence of faulting during geotechnical investigation.

GOAL S2: Minimized risk of injury, loss of life, property damage and economic and social disruption caused by flooding and inundation hazards.

Policy S2-1 Entitlement and Permitting Process

We follow State guidelines and building code to determine when development proposals require hydrological studies prepared by a State-certified engineer to assess the impact that the new development will have on the flooding potential of existing development down-gradient.

The Specific Plan acknowledges that projects within the Specific Plan area shall comply with applicable mitigation measures of the project environmental impact report, state guidelines, and the California Building Code regarding flooding and inundation hazards.

GOAL S3: Reduced risk of death, injury, property damage and economic loss due to fires, accidents and normal everyday occurrences through prompt and capable emergency response.

Policy S3-8 Fire Prevention through Environmental Design

We require new development to incorporate fire prevention consideration in the design of streetscapes, sites, open spaces and buildings.

The Specific Plan acknowledges that projects within the Specific Plan area shall comply with the City's development review process, which provides for review by the City's Fire Department and potential redesign to incorporate fire prevention design elements within streetscapes, sites, open spaces, and buildings.

GOAL S4: An environment where noise does not adversely affect the public's health, safety, and welfare.

Policy S4-1 Noise Mitigation

We utilize the City's Noise Ordinance, building codes and subdivision and development codes to mitigate noise impacts.

The Specific Plan acknowledges that projects within the Specific Plan area shall comply with mitigation measures of the project environmental impact report, the City's noise ordinance, subdivision and development codes, and the California Building Code to mitigate noise impacts.

GOAL S5: Reduced risk of injury, property damage and economic loss resulting from windstorms and wind-related hazards.

Policy S5-2 Dust Control Measures

We require the implementation of Best Management Practices for dust control at all excavation and grading projects.

The Specific Plan acknowledges that projects within the Specific Plan area shall comply with mitigation measures of the project environmental impact report, the construction management plan, and subdivision and development codes regarding dust control.

GOAL S6: Reduced potential for hazardous materials exposure and contamination.

Policy S6-9 Remediation of Methane

We require development to assess and mitigate the presence of methane, per regulatory standards and guidelines.

The Specific Plan acknowledges that projects within the Specific Plan area shall comply with mitigation measures of the project environmental impact report.

GOAL S7: Neighborhoods and commercial and industrial districts that are kept safe through a multi-faceted approach of prevention, suppression, community involvement, and a system of continuous monitoring.

Policy S7-4 Crime Prevention through Environmental Design (CPTED)

We require new development to incorporate CPTED in the design of streetscapes, sites, open spaces and buildings.

The Specific Plan acknowledges that projects within the Specific Plan area shall comply with the City's development review process, which provides for review by the City's Police Department and potential redesign to incorporate crime prevention design elements in streetscapes, sites, open spaces, and buildings. Parcel lighting (Chapter 5.6, Lighting) addresses illumination of parking lots, loading dock areas, pedestrian walkways, building entrances, signage, and architectural and landscape features. A key provision includes the installation of ground or low mounted fixtures to provide for safety and convenience along pedestrian walkways, entrances, activity areas, steps, ramps, and special features. Chapter 5.1, Site Design, also encourages delineation of pedestrian access to on-site buildings from adjacent streets and parking areas by marking building entrances with signage, prominent architectural features, and/or landscaping features.

7.6 Community Economics Element

GOAL CE1: A complete community that provides for all incomes and stages of life.

Policy CE1-1 Jobs-Housing Balance

We pursue improvement to the Inland Empire's balance between jobs and housing by promoting job growth that reduces the regional economy's reliance on out-commuting.

The Specific Plan anticipates the creation of jobs in warehousing, logistics, light manufacturing, and administration within the Specific Plan area, which helps improve the region's jobs-housing balance. Actual job creation depends on the type of land uses ultimately developed on the site as a wide-range of commercial, office, and industrial uses are permitted in the Specific Plan. The Land Use Plan (Chapter 3.1)

implements the vision of The Ontario Plan by providing opportunities for employment in manufacturing, distribution, research and development, service, and supporting retail at intensities designed to meet the demand of current and future market conditions.

Policy CE1-5 Business Attraction

We proactively attract new and expanding businesses to Ontario in order to increase the City's share of growing sectors of the regional and global economy.

In Chapter 3.1, Land Use Plan, the Specific Plan provides for the construction of over 3.1 million square feet of business park and industrial development in compliance with City and regional planning goals and strategies that facilitate goods movement throughout the SCAG region.

GOAL CE2: A City of distinctive neighborhoods, districts, and corridors, where people choose to be.

Policy CE2-1 Development Projects

We require new development and redevelopment to create unique, high-quality places that add value to the community.

The Specific Plan contains design guidelines in Chapter 5 to guide future development consistent with the vision for Ontario Ranch. The guidelines ensure high quality, cohesive and attractive development that complements and integrates into the community and adds value to the City. The Specific Plan also establishes landscape setbacks along the roadways within the Specific Plan area to create safe and attractive streets for pedestrians, cyclists, and motorists.

Policy CE2-2 Development Review

We require those proposing new development and redevelopment to demonstrate how their projects will create appropriately unique, functional and sustainable places that will compete well with their competition within the region.

The Specific Plan establishes a land use plan (Chapter 3.1) and design guidelines (Chapter 5) addressing site design, building design, and landscape design that ensure high-quality, functional and sustainable development that is regionally competitive and appropriate for the Ontario Ranch community.

Policy CE2-5 Private Maintenance

We require adequate maintenance, upkeep, and investment in private property because proper maintenance on private property protects property values.

The Specific Plan includes a Maintenance Responsibility Matrix (Chapter 6.11) identifying the public, private, or utility providers responsible for maintenance of roadways, parkways, trails, sidewalks, common areas, walls and monuments, infrastructure, and utilities within the Specific Plan area. A Property Owners Association will be established for the maintenance of on-site common areas, including such improvements as landscape areas and drive aisles.

Policy CE2-6 Public Maintenance

We require the establishment and operation of maintenance districts or other vehicles to fund the long-term operation and maintenance of the public realm whether on private land, in rights-of-way, or on publicly-owned property.

The Specific Plan includes a Maintenance Responsibility Matrix (Chapter 6.11) identifying the public, private, or utility providers responsible for maintenance of roadways, parkways, trails, sidewalks, common areas, walls and monuments, infrastructure, and utilities within the Specific Plan area. Right-of-way for public streets and infrastructure improvements within the Specific Plan area shall be dedicated to the City of Ontario for maintenance purposes. Landscape improvements and public streetlights within the public right-of-way shall be maintained through a landscape and lighting district or other special maintenance district established by the City. Dry utilities such as electricity, natural gas, and communication systems will be maintained by the appropriate utility company.

LAND DEVELOPMENT DIVISION CONDITIONS OF APPROVAL

CITY OF ONTARIO PLANNING DEPARTMENT
303 East B Street, Ontario, California 91764 Phone: 909.395.2036 / Fax: 909.395.2420

Date Prepared: **11/30/2021**

File No: **PSP19-001**

Related File: **PGPA19-004**

Project Description: **A public hearing to consider certification of the Environmental Impact Report (State Clearinghouse No. 2021010318), including the adoption of a Mitigation Monitoring and Reporting Program and a Statement of Overriding Considerations, for the following: 1) A General Plan Amendment (File No. PGPA19-004) to modify the Land Use Plan (Exhibit LU-01) of the Policy Plan (General Plan) of The Ontario Plan to change the land use designations on 219.39 acres of land, from 157.06 acres of Low-Medium Density Residential (5.1-11 dwelling units per acre) and 62.36 acres of Business Park (0.6 FAR) to 184.22 acres of General Industrial (0.55 FAR) and 35.17 acres of Business Park (0.6 FAR), and modify the Future Buildout Table (Exhibit LU-03) to be consistent with the land use designation changes; and 2) a Specific Plan (File No. PSP19-001 – South Ontario Logistics Center Specific Plan) to establish the land use districts, development standards, design guidelines, and infrastructure improvements for the potential development of up to 5,333,518 square feet of General Industrial and Business Park land uses. The project site is generally bordered by Eucalyptus Avenue on the north, Merrill Avenue on the south, existing right-of-way for the future Campus Avenue extension to the west, and Grove Avenue to the east;** (APNs: 1054-071-01, 1054-071-02, 1054-081-03, 1054-091-01, 1054-091-02, 1054-101-01, 1054-101-02, 1054-231-01, 1054-231-02, 1054-241-01, 1054-241-02, 1054-321-01, 1054-321-02, 1054-311-01, 1054-311-02, 1054-051-01, 1054-051-02, 1054-061-01, 1054-061-02, 1054-251-01, 1054-251-02, 1054-301-01, 1054-301-02); **submitted by Grove Land Venture, LLC.**

Prepared By: Alexis Vaughn, Assistant Planner
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The Planning Department, Land Development Section, conditions of approval applicable to the above-described Project, are listed below. The Project shall comply with each condition of approval listed below:

1.0 Standard Conditions of Approval. The project shall comply with the *Standard Conditions for New Development*, adopted by City Council Resolution No. 2017-027 on April 18, 2017. A copy of the *Standard Conditions for New Development* may be obtained from the Planning Department or City Clerk/Records Management Department.

2.0 Special Conditions of Approval. In addition to the *Standard Conditions for New Development* identified in condition no. 1.0, above, the project shall comply with the following special conditions of approval:

2.1 Specific Plan. The following shall be submitted to the Planning Department within 30 days following City Council approval of the Specific Plan/Specific Plan Amendment:

(a) Five bound copies of the final Specific Plan document;

(b) One complete, unbound copy of the final Specific Plan document;

(c) One CD containing a complete Microsoft Word copy of the final Specific Plan document, including all required revisions;

(d) Five CDs, each containing a complete PDF copy of the final Specific Plan document, including all required revisions; and

(e) One CD containing a complete electronic website version of the final Specific Plan document, including all required revisions.

2.2 Indemnification. The applicant shall agree to defend, indemnify and hold harmless, the City of Ontario or its agents, officers, and employees from any claim, action or proceeding against the City of Ontario or its agents, officers or employees to attack, set aside, void or annul any approval of the City of Ontario, whether by its City Council, Planning Commission or other authorized board or officer. The City of Ontario shall promptly notify the applicant of any such claim, action or proceeding, and the City of Ontario shall cooperate fully in the defense.

2.3 Additional Fees.

(a) Within 5 days following final application approval, the Notice of Determination ("NOD") filing fee and applicable Department of Fish and Wildlife fee shall be provided to the Planning Department. The fee shall be paid by check, made payable to the "Clerk of the Board of Supervisors", which shall be forwarded to the San Bernardino County Clerk of the Board of Supervisors, along with all applicable environmental forms/notices, pursuant to the requirements of the California Environmental Quality Act ("CEQA"). Failure to provide said fee within the time specified may result in a 180-day extension to the statute of limitations for the filing of a CEQA lawsuit.

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, ADOPTING ENVIRONMENTAL FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT AND CERTIFYING THE SOUTH ONTARIO LOGISTICS CENTER SPECIFIC PLAN FINAL ENVIRONMENTAL IMPACT REPORT (STATE CLEARINGHOUSE NO. 2021010318), ADOPTING FINDINGS OF OVERRIDING CONSIDERATIONS AND A MITIGATION MONITORING AND REPORTING PROGRAM FOR FILE NO. PGPA19-004, A GENERAL PLAN AMENDMENT, AND FILE NO. PSP19-001, THE SOUTH ONTARIO LOGISTICS CENTER SPECIFIC PLAN, LOCATED WITHIN ONTARIO RANCH AND GENERALLY BORDERED BY EUCALYPTUS AVENUE TO THE NORTH, GROVE AVENUE TO THE EAST, MERRILL AVENUE TO THE SOUTH, AND CAMPUS AVENUE TO THE WEST, AND MAKING FINDINGS IN SUPPORT THEREOF – APNS: 1054-071-01, 1054-071-02, 1054-081-03, 1054-091-01, 1054-091-02, 1054-101-01, 1054-101-02, 1054-231-01, 1054-231-02, 1054-241-01, 1054-241-02, 1054-321-01, 1054-321-02, 1054-311-01, 1054-311-02, 1054-051-01, 1054-051-02, 1054-061-01, 1054-061-02, 1054-251-01, 1054-251-02, 1054-301-01, AND 1054-301-02.

WHEREAS, GROVE LAND VENTURE, LLC. (“Applicant”) proposes to develop the South Ontario Logistics Center Specific Plan (“Project”), an approximately 5,333,518-square foot of business park and industrial uses on approximately a 219.39-acre site in the southwestern portion of the City of Ontario; and

WHEREAS, the Project site consists of 23 parcels and is bound by Eucalyptus Avenue to the north, Campus Avenue to the west, Merrill Avenue to the south, and Grove Avenue to the east; and

WHEREAS, pursuant to the Housing Accountability Act (SB 330), the Project will create an Overlay District on an “SB330 Replacement Site“ to increase the residential zoning capacity by 1,352 units, which will offset the “loss” of residential zoning capacity within the Project site; and

WHEREAS, the Project requires approvals of General Plan Amendment (PGPA19-004), Development Plan Review (PDEV20-028) (DPR3), Tentative Parcel Maps (PMTT21-011), Development Agreement, and SB330 Replacement Site Overlay District; and

WHEREAS, the City originally issued a Notice of Preparation (“NOP”) for the South Ontario Logistics Center Specific Plan for which the public review period extended through January 20, 2021. The NOP was published on Friday, December 18, 2020, in the Inland Valley Daily Bulletin, a newspaper of general circulation in the Project area. The City received comments from multiple agencies on the NOP; and

WHEREAS, pursuant to Public Resources Code section 21083.9 and State CEQA Guidelines section 15082(c) and 15083, a public scoping meeting was held on Monday, December 21, 2020, where comments were received; and

WHEREAS, a Draft Environmental Impact Report ("Draft EIR") was prepared, incorporating comments received in response to the NOP, and determined that mitigation measures were required to mitigate impacts to a less than significant level for aesthetics, biological resources, cultural resources, geology and soils, hazards and hazardous materials, hydrology and water quality, tribal cultural resources, and further concluded that despite the incorporation of all feasible mitigation measures, the proposed Project would nonetheless result in significant and unavoidable impacts relating to noise, utilities and service systems; and

WHEREAS, after completing the Draft EIR (State Clearinghouse No. 2021010318), the City released the document for public review for a 49-day public comment period, beginning November 15, 2021 and concluding January 3, 2022. A Notice of Availability ("NOA") for File Nos. PGPA19-004 and PSP19-001, was circulated along with the Draft EIR and was published in a local newspaper and posted in the Office of the Clerk of the Board of Supervisors of San Bernardino County. At that time, the City also provided a Notice of Availability to all organizations and individuals who had previously requested such notice; and

WHEREAS, copies of the EIR were distributed to the Planning Commission, City departments, and federal, state, regional, local, and other agencies and individuals; and

WHEREAS, during the 45-day comment period on the Draft EIR, the City consulted with and requested comments from all responsible and trustee agencies, other regulatory agencies and others pursuant to State CEQA Guidelines section 15086; and

WHEREAS, during the official public review period for the Draft EIR, the City received seven written comment letters, all of which the City responded to in the Final EIR; and

WHEREAS, pursuant to Public Resources Code section 21092.5, the City provided copies of its responses to commenting public agencies at least ten days prior to the City's consideration of the Final EIR on February 17, 2022; and

WHEREAS, on January 25, 2022, the Planning Commission of the City of Ontario conducted a duly noticed public hearing on the EIR at which time all persons wishing to testify were heard and the EIR was fully studied, and concluded said hearing on that date. After considering all public testimony, the Planning Commission issued Resolution No. PC22-004, recommending City Council certification of the Project EIR; and

WHEREAS, six written public comments were received prior to the Planning Commission hearing and twenty-two people spoke on the project at said hearing; and

WHEREAS, the City prepared The Ontario Plan Final Environmental Impact Report ("TOP EIR") (SCH # 2008101140) in association with the 2009 General Plan Update ("GPA") and certified the TOP EIR on January 26, 2010; and

WHEREAS, the TOP EIR is a Program EIR from which later specific plan EIRs, such as the EIR for this Project, are tiered; and

WHEREAS, the City prepared the Final EIR, which consists of the Draft EIR, all technical appendices prepared in support of the Draft EIR, all written comment letters received on the Draft EIR, written responses to all written comment letters receive on the Draft EIR, and errata to the Draft EIR and technical appendices; and

WHEREAS, the "EIR" consists of the Final EIR and its attachments and appendices, as well as the Draft EIR and its attachments and appendices (as modified by the Final EIR); and

WHEREAS, pursuant to Public Resources Code section 21092.5, the City provided copies of the Final EIR to all commenting public agencies; and

WHEREAS, the City provided a Notice of Public Hearing and/or Intent to Certify an Environmental Impact Report to all organizations and individuals who had previously requested such notice, and published the Notice of Public Hearing on February 18, 2022, in the Inland Valley Daily Bulletin, a newspaper of general circulation in the Project area; and

WHEREAS, all potential significant adverse environmental impacts were sufficiently analyzed in the Final EIR; and

WHEREAS, the City of Ontario is the lead agency on the Project, and the City Council is the approving authority for the proposed approval to construct and otherwise undertake the Project; and

WHEREAS, on March 1, 2022, the City Council of the City of Ontario conducted a hearing on the Project and concluded said hearing on that date; and

WHEREAS, as contained herein, the City has endeavored in good faith to set forth the basis for its decision on the Project; and

WHEREAS, all the requirements of CEQA, the State CEQA Guidelines, and the City's Local Guidelines have been satisfied by the City in the EIR, which is sufficiently detailed so that all of the potentially significant environmental effects of the Project have been adequately evaluated; and

WHEREAS, the EIR prepared in connection with the Project sufficiently analyzes both the feasible mitigation measures necessary to avoid or substantially lessen the Project's potential environmental impacts and a range of feasible alternatives capable of eliminating or reducing these effects in accordance with CEQA, the State CEQA Guidelines and the City's Local Guidelines; and

WHEREAS, all of the findings and conclusions made by the City Council pursuant to this Resolution are based upon all oral and written evidence presented to it as a whole and are not based solely on the information provided in this Resolution; and

WHEREAS, environmental impacts identified in the EIR which the City finds are less than significant and do not require mitigation are described in Section IV, B hereof; and

WHEREAS, environmental impacts identified in the EIR as potentially significant but which the City finds can be mitigated to a level of less than significant, through the imposition of feasible mitigation measures identified in the EIR and set forth herein and in the Mitigation Monitoring and Reporting Plan, attached hereto as Exhibit A, are described in Section IV, C hereof; and

WHEREAS, environmental impacts identified in the EIR as potentially significant and which the City finds cannot be fully mitigated to a level of less than significant, despite the imposition of all feasible mitigation measures identified in the Final EIR and set forth herein, are described in Section IV, D hereof; and

WHEREAS, the cumulative impacts of the Project identified in the EIR and set forth herein, are described in Section IV, E hereof; and

WHEREAS, alternatives to the Project that might eliminate or reduce significant environmental impacts are described in Section IV, F hereof; and

WHEREAS, the existence of any growth-inducing impacts and significant and irreversible environmental changes resulting from the proposed Project identified in the EIR and set forth herein, are described in Section IV, G hereof; and

WHEREAS, because some environmental impacts identified in the EIR as potentially significant cannot be fully mitigated to a level of less than significant, despite the imposition of all feasible mitigation measures identified in the EIR and set forth herein, the City Council has balanced the economic, legal, social, technological, and other benefits of the Project against its significant and unavoidable impacts, and has determined that the benefits of the Project outweigh the unavoidable adverse impacts, and therefore, render those impacts “acceptable.” The City Council has documented its determination regarding significant and unavoidable impacts in the Statement of Overriding Considerations in Section V hereof; and

WHEREAS, prior to taking action, the City Council has heard, been presented with, reviewed and considered all of the information and data in the administrative record, including the EIR, and all oral and written evidence presented to it during all meetings and hearings on the Project; and

WHEREAS, the EIR reflects the independent judgment of the City Council and is deemed adequate for purposes of making decisions on the merits of the Project; and

WHEREAS, no comments made in the public hearings conducted by the City or any additional information submitted to the City have produced substantial new

information requiring recirculation or additional environmental review under State CEQA Guidelines section 15088.5; and

WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred.

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

SECTION I. RECITALS

The recitals above are true and correct and are incorporated into this Resolution by reference as findings of fact.

SECTION II. SUMMARY OF FINDINGS

The City Council hereby finds that it has been presented with the EIR, which it has reviewed and considered, and further finds that the EIR is an accurate and objective statement that has been completed in full compliance with CEQA and the State CEQA Guidelines. The City Council finds that the EIR reflects the independent judgment and analysis of the City. The City Council declares that no evidence of new significant impacts or any new information of "substantial importance" as defined by State CEQA Guidelines section 15088.5, has been received by the City after circulation of the Draft EIR that would require recirculation. Therefore, the City Council hereby certifies the EIR based on the entirety of the record of proceedings.

SECTION III. PROCEDURAL COMPLIANCE WITH CALIFORNIA ENVIRONMENTAL QUALITY ACT

A. RECORD OF PROCEEDINGS

For purposes of CEQA and these Findings, the Record of Proceedings for the proposed Project consists of the following documents and other evidence, at a minimum:

- The NOP, NOA, and all other public notices issued by the City in conjunction with the proposed Project.
- The DEIR and FEIR for the proposed Project.
- All written comments submitted by agencies or members of the public during the public review comment period on the DEIR.
- All responses to written comments submitted by agencies or members of the public during the public review comment period on the DEIR.
- All written and verbal public testimony presented during noticed public hearings for the proposed Project.
- The Mitigation Monitoring and Reporting Program.

- The reports and technical memoranda included or referenced in the FEIR.
- All documents, studies, EIRs, or other materials incorporated by reference in the DEIR and FEIR.
- The Resolutions adopted by the City in connection with the proposed Project, and all documents incorporated by reference therein, including comments received after the close of the comment period and responses thereto.
- Matters of common knowledge to the City, including but not limited to federal, state, and local laws and regulations.
- Any documents expressly cited in these Findings.
- Any other relevant materials required to be in the record of proceedings by PRC § 21167.6(e).

B. CUSTODIAN AND LOCATION OF RECORDS

The documents and other materials that constitute the administrative record for the City's actions related to the proposed Project are at the City of Ontario - Planning Department, 303 East "B" Street, Ontario, CA. The City Planning Department is the custodian of the administrative record for the Project. Copies of these documents, which constitute the record of proceedings, are and at all relevant times have been and will be available upon request at the offices of the Planning Department. This information is provided in compliance with PRC § 21081.6(a)(2) and CEQA Guidelines §15091 (e).

C. PROJECT OBJECTIVES

The following objectives have been established for the proposed Project and will aid decision makers in their review of the proposed Project and associated environmental impacts:

- Create a professional, well-maintained and attractive environment for the development of a multi-purpose business park, industrial and warehousing/office space complex.
- Provide the entitlements and framework for the development of approximately 5.3 million square feet (SF) of business park and industrial general.
- Provide employment opportunities for community residents.
- Facilitate the construction of utilities, roads, and other major infrastructure investments that will be sufficiently sized to adequately serve the Project area.
- Expand the City’s industrial uses in proximity to local airports and regional transportation networks.

- Create an economic engine to drive future growth in Ontario Ranch, spur infrastructure improvements in the area and implement the Project vision.

SECTION IV. CALIFORNIA ENVIRONMENTAL QUALITY ACT FINDINGS

The California Environmental Quality Act (Pub. Resources Code, § 21000 et seq.) (CEQA) requires that public agencies shall not approve or carry out a project for which an environmental impact report (EIR) has been certified that identifies one or more significant adverse environmental effects of a project unless the public agency makes one or more written Findings for each of those significant effects, accompanied by a brief explanation of the rationale for each Finding (State CEQA Guidelines [Cal. Code Regs., tit. 14, § 15000 et seq.], § 15091). This document presents the CEQA Findings of Fact made by the City of Ontario, in its capacity as the CEQA lead agency, regarding the South Ontario Logistics Center Specific Plan (Project), evaluated in the Draft Environmental Impact Report ("Draft EIR") and Final Environmental Impact Report (FEIR) for the Project.

The City Council hereby adopts the "CEQA Findings of Fact" which were prepared in accordance with State CEQA Guidelines section 15091 and which are as follows:

A. INTRODUCTION

Public Resources Code section 21002 states that "public agencies should not approve projects as proposed if there are feasible alternatives or feasible mitigation measures available which would substantially lessen the significant environmental effects of such projects[.]" Section 21002 further states that the procedures required by CEQA "are intended to assist public agencies in systematically identifying both the significant effects of proposed projects and the feasible alternatives or feasible mitigation measures which will avoid or substantially lessen such significant effects."

Pursuant to section 21081 of the Public Resources Code, a public agency may only approve or carry out a project for which an EIR has been completed that identifies any significant environmental effects if the agency makes one or more of the following written finding(s) for each of those significant effects accompanied by a brief explanation of the rationale for each finding:

1. Changes or alterations have been required in, or incorporated into, the project which mitigate or avoid the significant effects on the environment.
2. Those changes or alterations are within the responsibility and jurisdiction of another public agency and have been, or can and should be, adopted by that other agency.
3. Specific economic, legal, social, technological, or other considerations, including considerations for the provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or alternatives identified in the environmental impact report.

As indicated above, section 21002 requires an agency to "avoid or substantially lessen" significant adverse environmental impacts. Thus, mitigation measures that "substantially lessen" significant environmental impacts, even if not completely avoided, satisfy section 21002's mandate. (*Laurel Hills Homeowners Assn. v. City Council* (1978) 83 Cal.App.3d

515, 521 ["CEQA does not mandate the choice of the environmentally best feasible project if through the imposition of feasible mitigation measures alone the appropriate public agency has reduced environmental damage from a project to an acceptable level"]; *Las Virgenes Homeowners Fed., Inc. v. County of Los Angeles* (1986) 177 Cal. App. 3d 300, 309 ["[t]here is no requirement that adverse impacts of a project be avoided completely or reduced to a level of insignificance . . . if such would render the project unfeasible"].)

While CEQA requires that lead agencies adopt feasible mitigation measures or alternatives to substantially lessen or avoid significant environmental impacts, an agency need not adopt infeasible mitigation measures or alternatives. (Pub. Resources Code, § 21002.1(c) [if "economic, social, or other conditions make it infeasible to mitigate one or more significant effects on the environment of a project, the project may nonetheless be carried out or approved at the discretion of a public agency"]; see also State CEQA Guidelines, § 15126.6(a) [an "EIR is not required to consider alternatives which are infeasible"].) CEQA defines "feasible" to mean "capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social, and technological factors." (Pub. Resources Code, § 21061.1.) The State CEQA Guidelines add "legal" considerations as another indicia of feasibility. (State CEQA Guidelines, § 15364.) Project objectives also inform the determination of "feasibility." (*Jones v. U.C. Regents* (2010) 183 Cal. App. 4th 818, 828-829.) "'[F]easibility' under CEQA encompasses 'desirability' to the extent that desirability is based on a reasonable balancing of the relevant economic, environmental, social, and technological factors." (*City of Del Mar v. City of San Diego* (1982) 133 Cal.App.3d 401, 417; see also *Sequoyah Hills Homeowners Assn. v. City of Oakland* (1993) 23 Cal.App.4th 704, 715.) "Broader considerations of policy thus come into play when the decision making body is considering actual feasibility[.]" (*Cal. Native Plant Soc'y v. City of Santa Cruz* (2009) 177 Cal.App.4th 957, 1000 ("Native Plant"); see also Pub. Resources Code, § 21081(a)(3) ["economic, legal, social, technological, or other considerations" may justify rejecting mitigation and alternatives as infeasible] (emphasis added).)

Environmental impacts that are less than significant do not require the imposition of mitigation measures. (*Leonoff v. Monterey County Board of Supervisors* (1990) 222 Cal.App.3d 1337, 1347.)

The California Supreme Court has stated, "[t]he wisdom of approving . . . any development project, a delicate task which requires a balancing of interests, is necessarily left to the sound discretion of the local officials and their constituents who are responsible for such decisions. The law as we interpret and apply it simply requires that those decisions be informed, and therefore balanced." (*Citizens of Goleta Valley v. Board of Supervisors* (1990) 52 Cal.3d 553, 576.) In addition, perfection in a project or a project's environmental alternatives is not required; rather, the requirement is that sufficient information be produced "to permit a reasonable choice of alternatives so far as environmental aspects are concerned." Outside agencies (including courts) are not to "impose unreasonable extremes or to interject [themselves] within the area of discretion as to the choice of the action to be taken." (*Residents Ad Hoc Stadium Com. v. Board of Trustees* (1979) 89 Cal.App.3d 274, 287.)

B. FINDINGS REGARDING ENVIRONMENTAL IMPACTS NOT REQUIRING MITIGATION

The City Council hereby finds that the following potential environmental impacts of the Project are less than significant and therefore do not require the imposition of Mitigation Measures.

1. AESTHETICS

a. *Scenic Vistas*

Threshold: Would the project have a substantial adverse effect on a scenic vista?

Finding: Less than significant (Draft EIR, p. 7-1.)

Explanation: **Specific Plan-Phase I/Future Development Areas**

Scenic vistas that are visible from the South Ontario Logistics Center Specific Plan (Project) site include the San Gabriel Mountains and the San Bernardino National Forest, which are located at the north end of the City of Ontario (City). Construction of the Project site would result in alterations to the scenic vistas views. However, while construction activities on the Project site would modify foreground views as observed by some viewers, construction is temporary and considering the existing nature of the Project site, developed nature of surrounding areas, and the current partially obscured views from existing off-site development, the changes the construction activities would represent are not considered to be substantial. Additionally, because most views are already obscured, limited, and short-in duration, views as seen by the majority of viewers would not be significantly adversely affected. Therefore, while construction of the Project site would change the existing views toward the mountains, impacts associated with adversely affecting a scenic vista would be less than significant.

Upon completion of construction on the Project site, the new structure would be a new permanent visual element in the environment. The new structures and operations associated with the Project would change the foreground views of the San Gabriel Mountains as observed from viewers looking north, across the site. However, most views are already obscured, limited, and short-in duration so views, as seen to the north, would not be significantly adversely affected.

SB330 Replacement Site

The proposed rezoning of the SB330 Replacement Site would not substantially change the overall character of this area, nor would it alter views of any scenic vista in comparison to current zoning. No development is proposed at this time. Any future development would be required to follow the City's standard discretionary review

process, including compliance with the City's municipal code and CEQA. No significant impacts are anticipated in this regard. (Draft EIR, pp. 7-1 through 7-2.)

b. *Scenic Resources*

Threshold: Would the Project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

Finding: No impact. (Draft EIR, p. 7-2.)

Explanation: **Specific Plan-Phase I/Future Development Areas**

The Project site is located approximately 0.80 miles east of State Route 83 (CA-83), the closest designated scenic highway; 2.7 miles south of State Route 60 (CA-60); 4.5 miles west of Interstate 15 (I-15); and 7.5 miles north of State Route 91 (CA-91). The nearest scenic corridors are Euclid Avenue, located four miles north and Mission Boulevard, located approximately six miles north. The Project would not substantially damage these scenic resources as the distance from scenic resources is too great to have a negative influence on scenic resources. Therefore, no impact will occur.

Upon completion of construction on the Project site, the new structure would be a new permanent visual element in the environment. The new structures and operations associated with the Project would change the foreground views of the San Gabriel Mountains as observed from viewers looking north, across the site. However, most views are already obscured, limited, and short-in duration so views, as seen to the north, would not be significantly adversely affected.

SB330 Replacement Site

The proposed rezoning of the SB330 Replacement Site to higher density would not have any greater impact to these resources, as the proposed rezoning would not affect the limits of development, and no development is proposed at this time. Any future development would be subject to the City's standard discretionary review process, compliance with the City's municipal code, and CEQA compliance. No significant impacts are anticipated. (Draft EIR, p. 7-2.)

c. Visual *Character*

Threshold: In non-urbanized areas, would the project substantially degrade the existing visual character or quality of public view of the site and its surroundings? If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

Finding: Less than significant. (Draft EIR, p. 7-2.)

Explanation: **Specific Plan-Phase I/Future Development Areas**

The Project would be constructed in a rural landscape within a previously developed area and would include parcels designated as general industrial and business park land use zones with prominent views of the San Gabriel Mountains to the north and vague views of the San Bernardino Mountains to the east; all visible from the Project site. Construction of the Project would result in grading over approximately 219.39 acres to accommodate development of the approximately 5.4 million-square-foot Project encompassing eight buildings, as well as associated parking, right-of-way dedications, driveways, sidewalks, and landscaping. Construction of the Project site would result in temporary visual changes to the site. Construction activities would involve earthmoving and grading activities and views from off-site areas of the work and construction equipment would be visible during this time. In addition, building of the proposed structures and interior site elements such as paving, installation of utilities, and installation of landscaping would result in temporary visual changes to the site. However, because the site is relatively flat and does not contain substantial variation in landforms, these activities would not result in substantial alteration of existing grades or any slopes that represent areas of substantial scenic quality. Site grading would comply with City standards, ordinances, and codes. Conformance with these codes would help reduce the potential stark changes to the visual environment during construction.

Because of its temporary nature, views of the site's construction would be typical of other construction activities, and because construction would not substantially contrast with surrounding uses or other ongoing construction in the vicinity, these impacts are less than significant. Therefore, as discussed above, although construction would change the site's appearance, it would not result in a substantial degradation to the existing visual character or quality of the site.

Upon completion of the Project, a permanent change to the existing views of the site from Merrill Avenue, the surrounding residencies, and other surrounding uses and existing development would occur. The Project would be a total of 5.4 million square feet and is anticipated to be a typical concrete tilt-up structure similar to other industrial/ business park uses in the vicinity. To help reduce visual impacts, the warehouse would be designed in accordance with all required design and development standards of the City. The Project site would be of a high-quality development and would meet the proposed goals, policies, and actions in the General Plan. Additionally, the Project would be consistent with and is an in-kind use with other industrial development in the area.

More specifically, the Project buildings would be no more than 45 feet at their maximum height. The exterior of the building also would be articulated and at varying depths with windows and color variations in the paint scheme. Although the building would differ in appearance from some surrounding uses, it would not substantially degrade the existing visual character of the site or public views. To further reduce changes in the visual environment, the Project site would incorporate landscaping to visually buffer the structures and would include various embellishments such as trees, shrubs and ground covers, and other visual accents along the perimeter of the site and adjacent to the exterior walls of the proposed structures to compliment the surrounding site. Therefore, impacts would be less than significant.

SB330 Replacement Site

The proposed rezoning of the SB330 Replacement Site to higher density would not have any greater impact to these resources, as the proposed rezoning would not affect the limits of development, and no development is proposed at this time. Any future development would be subject to the City's standard discretionary review process, compliance with the City's municipal code, and CEQA compliance. No significant impacts are anticipated. (Draft EIR, pp. 7-2 through 7-3.)

d. *Light and* Glare

Threshold: Would the Project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

Finding: Less than significant. (Draft EIR, p. 7-3.))

Explanation: **Specific Plan-Phase I/Future Development Site**

The urbanized nature of the Project area would lead to a high baseline of light and glare from industrial and commercial businesses and vehicle lights traveling at night. Construction of Phase I of the Project site would be limited to daytime hours (unless otherwise approved by the City), and nighttime lighting would not be required until the site is operational. Therefore, no short-term impacts associated with light and glare would occur. These lights would be used to improve visibility and safety on the site and would be directed to maximize site visibility and minimize glare to sensitive receptors. Lighting would also be properly screened to avoid further impact to nearby receptors. Directly south of the Project area is an airport which emits a substantial amount of light and would increase illumination of the surrounding residences. In accordance with Ontario Municipal Code (OMC), §4-11.08, §4 11.09, and §6.03.050 (A), all parking facilities developed shall be provided with nighttime security lighting and designed to confine emitted light to the parking areas. This lighting may cause slight glare to the surrounding

residences and vehicles passing along the bordering roadways. The maximum permitted height of luminaires within a parking lot shall not exceed a height of 14 feet when there is no cutoff involved. If a 90 degree or greater cutoff is enacted, the maximum height shall not exceed that of 24 feet. Anything less than 90 degrees of cutoff, the maximum height of luminaire shall be 30 feet.

Consistent with the City's Development Code, all lighting used on the Project site is required to be directed and/or shielded to prevent the light from adversely affecting adjacent properties, and no structures or features that create adverse glare effects are permitted. Thus, all exterior lighting would be shielded/hooded to prevent light trespass onto nearby properties. Additionally, the Project would use a variety of non-reflective building materials, and although some new reflective improvements (i.e., windows and building front treatments) would be introduced to the site, the Project would not be a source of glare in the area. Therefore, long-term impacts associated with light and glare would be less than significant.

SB330 Replacement Site

The proposed rezoning of the SB330 Replacement Site to a slightly higher density would not have any greater impact to these resources, as the proposed rezoning would not affect the limits of development, and no development is proposed at this time. The slight increase in density would not change the overall character of this area. Furthermore, development of this area was already addressed as part of the City's TOP EIR. Any future development would be subject to the City's standard discretionary review process, compliance with the City's municipal code, and CEQA compliance. No significant impacts are anticipated. (Draft EIR, pp. 7-3 through 7-4.)

2. AGRICULTURE AND FORESTRY RESOURCES

a. *Forestland Zoning*

Threshold: Would the Project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g)?

Finding: No impact. (Draft EIR, p. 4.1-18.)

Explanation:

Specific Plan-Phase I/Future Development Areas
Construction and Operations

The Project site does not include areas zoned as forestland, timberland or timberland designated as Timberland Production as

those classifications are defined in the cited code sections. The City's Zoning Map does not recognize or symbolize areas as forestland, timberland or timberland designated as Timberland Production. In fact, the Project site contains a limited number of stands of trees (Google Earth 2021 and site visit March 2021). Therefore, no impact would occur.

SB330 Replacement Site
Construction and Operations

As stated above, the City's Zoning Map does not recognize forest land or timberland on the SB330 Replacement Site. The SB330 Replacement Site would be located on land with various residential and commercial land use designations according to the City's TOP Land Use Map. Therefore, no impact would occur. (Draft EIR, p. 4.1-18.)

b. ***Loss of Forest Land***

Threshold: Would the Project result in the loss of forest land or conversion of forest land to non-forest use?

Finding: No impact. (Draft EIR, p. 4.1-19.)

Explanation: **Specific Plan-Phase I/Future Development Areas**
Construction and Operations
The Project would not result in the loss of forestland or the conversion of forestland to non-forest use. No parcels within or adjacent to the Project site are designated as forest land, as the City's Zoning Map and Land Use Plan map do not symbolize forest land. No impact would occur.

SB330 Replacement Site
Construction and Operations
The construction and operations of the SB330 Replacement Site would not result in the loss of forestland or the conversion of forestland to non-forest use. No parcels within or adjacent to the SB330 Replacement Site are designated as forest land, as the City's Zoning Map and Land Use Plan map do not symbolize forest land. No impact would occur. (Draft EIR, p. 4.1-19.)

C. AIR QUALITY

a. ***Air Quality Plans and Air Quality Standards***

Threshold: Would the Project conflict with or obstruct implementation of the applicable air quality plan; violate any air quality standard or contribute substantially to an existing or projected air quality violation?

Finding: Less than significant. (Draft EIR, pp. 4.2-18 through 4.2-19.)

Explanation: **SB330 Replacement Site**

The SB330 Replacement Site located along the Grove Avenue Corridor includes low density residential, low-medium density residential, medium density residential, neighborhood commercial, and agricultural land uses. The Project proposes rezoning the SB330 Replacement Site to a higher residential density to increase the maximum number of housing units allowed on the site. This action however does not propose any specific construction of new structures or redevelopment of the SB330 Replacement Site. Any future development of the SB330 Replacement Site would be subject to environmental regulations as required under CEQA and the City's standard discretionary review process.

The process of rezoning the SB330 Replacement Site for a higher residential density would not generate new emissions and thus would not conflict with or obstruct implementation of the AQMP. In fact, by "relocating" the 1,352 dwelling units of zoning potential from the Project site to the SB330 Replacement Site, the net effect is anticipated to be an overall reduction in air emissions in consideration of the SB330 Replacement Site DU's being at a higher density, generating less traffic per dwelling unit, and overall having reduced Vehicle Miles Travelled and associated air emissions due to the SB330 Replacement Site being in a higher density mixed-use environment in close proximity to transit and regional transportation facilities. Therefore, this impact would be less than significant. (Draft EIR, pp. 4.2-18 through 4.2-19.)

b. ***Cumulatively Considerable Pollutant Emissions***

Threshold: Would the Project result in a cumulatively considerable net increase of any criteria pollutant for which the Project region is non-attainment under an applicable state or federal ambient air quality standard?

Finding: Less than significant. (Draft EIR, p. 4.2-27.)

Explanation: **SB330 Replacement Site**

The net effect of relocating the 1,352 DU of zoning potential to the SB330 Replacement Sites is expected to have an overall net air quality benefit, regionally, due to reduced traffic and energy emissions from higher density development in a mixed mixed-use area with transit. There may be localized effects from the additional density, although this would be generally similar to the nature and extent of air quality impacts addressed in the City's TOP EIR. Also note that the SB330 Replacement Site is being considered by the City for even higher density as part of the City's TOP Update, which would have separate City review and CEQA analysis. Finally, any future residential development within the SB330 Replacement Site would be subject to applicable local, regional, state and federal air quality regulations as summarized under the Regulatory Framework

discussion above. Therefore, this impact would be less than significant. (Draft EIR, p. 4.2-27.)

c. *Sensitive Receptors*

Threshold: Would the Project expose sensitive receptors to substantial pollutant concentrations?

Finding: Less than significant. (Draft EIR, p. 4.2-33.)

Explanation: **Specific Plan – Phase 1**

Construction LST

Since CalEEMod calculates construction emissions based on the number of equipment hours and the maximum daily soil disturbance activity possible for each piece of equipment, equipment-specific grading rates are used to determine the maximum daily disturbed acreage for comparison to LSTs. Based on CalEEMod modeling, construction of Phase 1 and Phase 2 would use the same number of and types of equipment, therefore Table 4.2-13: Equipment-Specific Grading Rates of the Draft EIR, is used to determine the maximum daily disturbed acreage for comparison to LSTs. The appropriate SRA for the localized significance thresholds is the Southwest San Bernardino Valley Area (SRA 33) since this area includes the Project. LSTs apply to CO, NO2, PM10, and PM2.5. Project construction is anticipated to disturb a maximum of 4.0 acres in a single day.

According to the SCAQMD LST methodology, LSTs would apply to the operational phase of a project only if it includes stationary sources or attracts mobile sources that may spend long periods queuing and idling at the site (e.g., warehouse or transfer facilities). Since the Project includes the construction of a warehouse, among other industrial and business park uses, the operational phase LST protocol is conservatively applied to both the area source and on-site mobile source emissions. However, the CalEEMod model outputs do not separate on- and off-site emissions for mobile sources. Therefore, as a worst-case scenario assessment, this analysis conservatively includes all on-site Project-related stationary sources, on-site off-road equipment (forklifts), and three percent of the Project-related new mobile sources, since a portion of mobile sources could include trucks idling on-site. Projects that do not exceed the SRA's operation LSTs would not result in significant impact.

The SCAQMD's methodology states that "off-site mobile emissions from the Project should not be included in the emissions compared to LSTs." Therefore, only emissions included in the CalEEMod "on-site" emissions outputs were considered. The nearest sensitive receptor to Phase 1 is a single-family residence located 150 feet (46 meters) east of the Project. Therefore, LSTs for receptors located at 46 meters were interpolated and utilized for this analysis. Table 4.2-14: Phase 1 – Unmitigated Localized Significance of Construction

Emissions, presents the results of localized emissions during each construction phase. In addition, construction, paving, and architectural coating emissions were also combined since these phases of construction are anticipated to overlap. Because LST emissions do not include VOCs, construction **Mitigation Measure AQ-1** was not included when calculating construction LST. Table 4.2-14 of the Draft EIR shows that emissions of these pollutants on the peak day of construction would not result in significant concentrations of pollutants at nearby sensitive receptors. Significant impacts would not occur concerning LSTs during construction. (Draft EIR, pp. 4.2-30 through 4.2-31.)

Future Development Areas – Phase 2

Construction LST

The SCAQMD's methodology states that "off-site mobile emissions from the Project should not be included in the emissions compared to LSTs." Therefore, only emissions included in the CalEEMod "on-site" emissions outputs were considered. The nearest sensitive receptors to Phase 2 is a single-family residence located 85 feet (26 meters) north of the Project. Therefore, LSTs for receptors located at 26 meters were interpolated and utilized for this analysis. Table 4.2-16 Phase 2 – Unmitigated Localized Significance of Construction Emissions of the Draft EIR, presents the results of localized emissions during each construction phase. In addition, construction, paving, and architectural coating emissions were also combined since these phases of construction are anticipated to overlap. Because LST emissions do not include VOCs, **Mitigation Measure AQ-1** was not included when calculating construction LST. Table 4.2-16 shows that emissions of these pollutants on the peak day of construction would not result in significant concentrations of pollutants at nearby sensitive receptors. Significant impacts would not occur concerning LSTs during construction. (Draft EIR, p. 4.2-38.)

Criteria Pollutant Health Impacts

Localized effects of on-site Project emissions on nearby receptors for Phase 1 would be less than significant. The LSTs represent the maximum emissions from a project that are not expected to cause or contribute to an exceedance of the most stringent applicable state or federal ambient air quality standard. The LSTs were developed by the SCAQMD based on the ambient concentrations of that pollutant for each SRA and distance to the nearest sensitive receptor. The ambient air quality standards establish the levels of air quality necessary, with an adequate margin of safety, to protect public health, including protecting the health of sensitive populations. However, as discussed above, neither the SCAQMD nor any other air district currently have methodologies that would provide Lead Agencies and CEQA practitioners with a consistent, reliable, and

meaningful analysis to correlate specific health impacts that may result from a proposed project's mass emissions. Information on health impacts related to exposure to ozone and particulate matter emissions published by the U.S. EPA and CARB have been summarized above and discussed in the Regulatory Framework section. Health studies are used by these agencies to set the Federal and State AAQS. None of the health-related information can be directly correlated to the pounds/day or tons/year of emissions estimated from a single, proposed project. Therefore, without thresholds and standards there is no way to ascertain if there is a significant environmental impact. (Draft EIR, p. 4.2-33.)

Carbon Monoxide Hotspots

An analysis of CO "hot spots" is needed to determine whether the change in the level of service of an intersection resulting from the Project would have the potential to result in exceedances of the CAAQS or NAAQS. It has long been recognized that CO exceedances are caused by vehicular emissions, primarily when vehicles are idling at intersections. Vehicle emissions standards have become increasingly stringent in the last 20 years. Currently, the CO standard in California is a maximum of 3.4 grams per mile for passenger cars (requirements for certain vehicles are more stringent). With the turnover of older vehicles, introduction of cleaner fuels, and implementation of control technology on industrial facilities, CO concentrations have steadily declined. Accordingly, with the steadily decreasing CO emissions from vehicles, even very busy intersections do not result in exceedances of the CO standard.

The South Coast Air Basin (SCAB) was re-designated as attainment in 2007 and is no longer addressed in the SCAQMD's AQMP. The 2003 AQMP is the most recent version that addresses CO concentrations. As part of the SCAQMD CO Hotspot Analysis, the Wilshire Boulevard/Veteran Avenue intersection, one of the most congested intersections in Southern California with an average daily traffic (ADT) volume of approximately 100,000 vehicles per day, was modeled for CO concentrations. This modeling effort identified a CO concentration high of 4.6 ppm, which is well below the 35-ppm Federal standard. Therefore, any project generating less than 100,000 vehicles per day could not exceed the CO standard. As such, it can be reasonably inferred that CO hotspots would not be experienced at any vicinity intersections resulting from 7,288 additional vehicle trips attributable to Phase 1. Therefore, impacts would be less than significant. (Draft EIR, p. 4.2-35.)

Construction-Related Diesel Particulate Matter

Project construction would result in the generation of DPM emissions from the use of required off-road diesel equipment. The amount to which the receptors are exposed (a function of concentration and duration of exposure) is the primary factor used to determine health

risk (i.e., potential exposure to TAC emission levels that exceed applicable standards). Health-related risks associated with diesel-exhaust emissions are primarily linked to long-term exposure and the associated risk of contracting cancer.

The use of diesel-powered construction equipment would be temporary and episodic. The duration of exposure would be short and exhaust from construction equipment dissipates rapidly. Current models and methodologies for conducting health risk assessments are associated with longer-term exposure periods of 9, 30, and 70 years, which do not correlate well with the temporary and highly variable nature of construction activities. The California Office of Environmental Health Hazard Assessment (OEHHA) has not identified short-term health effects from DPM. Construction is temporary and would be transient throughout the site (i.e., move from location to location) and would not generate emissions in a fixed location for extended periods of time which would limit the exposure of any proximate individual sensitive receptor to TACs.

Additionally, construction is subject to and would comply with California regulations (e.g., California Code of Regulations, Title 13, §§2485 and 2449), which reduce DPM and criteria pollutant emissions from in-use off-road diesel-fueled vehicles and limit the idling of heavy-duty construction equipment to no more than five minutes. These regulations would further reduce nearby sensitive receptors' exposure to temporary and variable DPM emissions. Given the temporary and intermittent nature of construction activities likely to occur within specific locations in the Project site (i.e., construction is not likely to occur in any one location for an extended time), the dose of DPM of any one receptor is exposed to would be limited.

A Health Risk Assessment (HRA) was conducted based on the SCAQMD's Health Risk Assessment Guidance for Analyzing Cancer Risks from Mobile Source Diesel Idling Emissions for CEQA Air Quality Analysis and the SCAQMD Risk Assessment Procedures and the guidance from OEHHA. Construction-related activities would result in Project-generated emissions of DPM from the exhaust of off-road, heavy-duty diesel equipment for site preparation (e.g., clearing, grading); paving; application of architectural coatings; on-road truck travel; and other miscellaneous activities. For construction activity, DPM is the primary toxic air contaminant of concern. On-road diesel-powered haul trucks traveling to and from the construction area to deliver materials and equipment are less of a concern because they would not stay on the site for long durations. Diesel exhaust from construction equipment operating at the site poses a health risk to nearby sensitive receptors.

PM10 construction emissions rates in grams per second were calculated from the total annual on-site exhaust emissions reported

in CalEEMod during construction. Maximum (worst case) PM10 exhaust construction emissions over the entire construction period were used in AERMOD, a U.S. EPA-approved dispersion model, to approximate construction DPM emissions. Risk levels were calculated based on the California Office of Environmental Health Hazard Assessment (OEHHA) guidance document, Air Toxics Hot Spots Program Risk Assessment Guidelines (February 2015). SCAQMD's threshold for cancer risk is ten in-one-million and the acute or chronic noncancer hazard index is one. Projects that do not exceed these thresholds would not result in a significant impact.

The construction phase HRA was conducted for the Project (see Appendix B2 for HRA modeling results of the FEIR). Results of the assessment indicate that the cancer risk would be 8.80 in one million, which would not exceed the SCAQMD threshold of 10 in in-one one-million. Non-cancer hazards for DPM would be below SCAQMD threshold of 1.0, with a chronic hazard index computed at 0.006 and an acute hazard index of 0.03. Therefore, construction risk levels would be less than SCAQMD thresholds. Impacts would be less than significant. (Draft EIR, pp. 4.2-35 through 4.2-36.)

Operational Diesel Particulate Matter

An operational phase HRA was also conducted for this Project. Analysis included both on-site and off-site impacts from the diesel trucks accessing the warehouse development on nearby residential and worker receptors.

Vehicle DPM emissions were estimated using PM10 emission factors generated with CARB's On-Road Motor Vehicle Emission Inventory Model (EMFAC) 2017. EMFAC is a mathematical model that was developed to calculate emission rates from motor vehicles that operate on highways, freeways, and local roads in California and is commonly used by CARB to project changes in future emissions from on-road mobile sources. EMFAC, incorporates regional motor vehicle data, information and estimates regarding the distribution of vehicle miles traveled (VMT) by speed, and number of starts per day.

For this Project, annual average PM10 emission factors were generated by running EMFAC for vehicles in the SCAQMD within the South Coast portion of San Bernardino County. EMFAC generates emission factors in terms of grams of pollutant emitted per vehicle activity and can calculate a matrix of emission factors at specific values of vehicle speed, temperature, and relative humidity. Truck emissions were based on the first possible year of operations for a fleet mix of various aged vehicles, as opposed to average emissions over a 30-year window. Trucks were assumed to travel at a speed of 45 to 55 miles per hour (mph) (depending on roadway) for off-site truck travel and 15 mph for on-site truck travel.

Air dispersion modeling was performed using the United States Environmental Protection Agency (U.S. EPA) AERMOD dispersion model. AERMOD is a steady-state, multiple-source, Gaussian dispersion model designed for use with emission sources situated in terrain where ground elevations can exceed the stack heights of the emission sources. AERMOD requires hourly meteorological data consisting of wind vector, wind speed, temperature, stability class, and mixing height. Uniform Cartesian receptors were used to evaluate the locations of the maximally exposed sensitive receptors. Surface and upper air meteorological data from the Chino Airport Monitoring Station provided by the SCAQMD was selected as being the most representative meteorology. In addition, National Elevation Dataset (NED) terrain data was imported into AERMOD for the Project. The modeling and analysis were prepared in accordance with the SCAQMD Modeling Guidance for AERMOD.

Idling emissions were represented in the model via line volume sources along each loading dock and 15 minutes of idling for each truck was assumed. Truck travel emissions were represented in the model via line volume sources along local roads and inside the facility where the trucks are expected to travel. Trucking routes were determined per the traffic impact analysis conducted for the proposed Project.

Note that the concentration estimate developed using this methodology is conservative and is not a specific prediction of the actual concentrations that would occur at the Project site any one point in time. Actual 1-hour and annual average concentrations are dependent on many variables, particularly the number and type of vehicles and equipment operating at specific distances during time periods of adverse meteorology.

A health risk computation was performed to determine the risk of developing an excess cancer risk calculated on a 30-year exposure scenario using CARB's Risk Assessment Stand Alone Tool (RAST). Health risks were analyzed at the point of maximum impact and are a conservative estimate. The pollutant concentrations are then used to estimate the long-term cancer health risk to an individual as well as the non-cancer chronic health index. SCAQMD's threshold for cancer risk is ten 10 in-one-million and the acute or chronic noncancer hazard index is one. Projects that do not exceed these thresholds would not result in a significant impact.

The cancer and chronic health risks are based on the annual average concentration of PM10 (used as a proxy for DPM). As DPM does not have short-term toxicity values, acute risks were conservatively evaluated using hourly PM10 concentrations and the REL for acrolein. The chronic and carcinogenic health risk calculations are based on the standardized equations contained in the U.S. EPA

Human Health Evaluation Manual (1991) and the OEHHA Guidance Manual (2015).

Based on the AERMOD outputs, the highest annual average diesel PM10 emission concentrations from diesel truck traffic near sensitive receptors would be 0.00161 µg/m3. The calculations conservatively assume no cleaner technology with lower emissions in future years. The highest calculated carcinogenic risk resulting from the Project is 1.39 per million. As such, the carcinogenic risk would not exceed 10 in one million and impacts related to cancer risk would be less than significant.

Acute and chronic impacts were also evaluated in the HRA. An acute or chronic hazard index of 1.0 is considered individually significant. The hazard index is calculated by dividing the acute or chronic exposure by the reference exposure level. The highest maximum chronic and acute hazard index associated with both DPM and acrolein emissions from the Project would be 0.0003 and 0.0028, respectively. As a result, non-carcinogenic hazards are calculated to be within acceptable limits. Therefore, impacts would be less than significant. (Draft EIR, pp. 4.2-33 through 4.2-38.)

Project Buildout (Phase 1 and Phase 2)

Construction LST and Operational LST

Construction and Operational LST focus on localized emission impacts on the nearest sensitive receptor, therefore it is not appropriate to measure impacts of Phase 1 emissions on the sensitive receptor nearest to Phase 2 and vice versa. As discussed previously, Phase 1 and Phase 2 construction and operational emissions do not exceed the LST standards based on the distance to the nearest sensitive receptor. (Draft EIR, p. 4.2-41.)

Criteria Pollutant Health Impacts

As previously discussed, localized effects of on-site Project emissions on nearby receptors for Phase 1 and Phase 2 would be less than significant. The LSTs represent the maximum emissions from a project that are not expected to cause or contribute to an exceedance of the most stringent applicable state or federal ambient air quality standard. However, as discussed above, neither the SCAQMD nor any other air district currently have methodologies that would provide Lead Agencies and CEQA practitioners with a consistent, reliable, and meaningful analysis to correlate specific health impacts that may result from a proposed project's mass emissions. None of the health-related information can be directly correlated to the pounds/day or tons/year of emissions estimated from a single, proposed project. Therefore, without thresholds and standards there is no way to ascertain if there is a significant environmental impact. (Draft EIR, pp. 4.2-41 through 4.2-42.)

Carbon Monoxide Hotspots

As noted above, CO hotspots were not experienced at the Wilshire Boulevard/Veteran Avenue intersection with approximately 100,000 vehicles per day. Therefore, any project generating less than 100,000 vehicles per day would not exceed the CO standard. As such, it can be reasonably inferred that CO hotspots would not be experienced at any vicinity intersections resulting from 12,502 additional vehicle trips attributable to Phase 1 and Phase 2. Therefore, impacts would be less than significant. (Draft EIR, p. 4.2-42.)

Construction-Related Diesel Particulate Matter

Construction of Phase 1 and Phase 2 would occur sequentially, and emissions would cease once construction is completed. As noted above, a construction phase HRA (see Appendix B2 for HRA modeling results of FEIR) determined that the cancer risk would be 8.80 in one million, which would not exceed the SCAQMD threshold of 10 in one million. Non-cancer hazards for DPM would be below SCAQMD threshold of 1.0, with a chronic hazard index computed at 0.006 and an acute hazard index of 0.03. Therefore, construction risk levels would be less than SCAQMD thresholds. Impacts would be less than significant. (Draft EIR, p. 4.2-42.)

Operational Diesel Particulate Matter

Health risks from the combined operations of both Phase 1 and Phase 2 were evaluated above under the Health Risks section . The carcinogenic risk would not exceed 10 in one million and non-carcinogenic hazards would not exceed 1. Therefore, impacts would be less than significant. (Draft EIR, p. 4.2-42.)

SB330 Replacement Site

The net effect of relocating the 1,352 dwelling units (DU) of zoning potential to the SB330 Replacement Site is expected to have an overall net air quality benefit, regionally, due to reduced traffic and energy emissions from higher density development in a mixed-use area with transit. There may be localized effects from the additional density, although this would be generally similar to the nature and extent of air quality impacts addressed in the City's TOP EIR. With respect to health risk, there is a further favorable benefit of moving the residential zoning from the Project site to the SB330 Replacement Site, in that developing 1,352 dwelling units on the Project site would be adjacent to the Chino Airport and recently approved adjacent industrial uses (Ontario Ranch Business Park to the west and the Merrill Commerce Center to the east). Also note that the SB330 Replacement Site is being considered by the City for even higher density as part of the City's TOP Update, which would have separate City review and CEQA analysis. Finally, any future residential development within the SB330 Replacement Site would be subject to applicable local, regional, state, and federal air quality

regulations as summarized in the DEIR. Therefore, this impact would be less than significant. (Draft EIR, p. 4.2-42.)

d. ***Other Adverse Emissions***

Threshold: Would the Project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

Finding: Less than significant. (Draft EIR, p. 4.2-43.)

Explanation: **Specific Plan – Phase 1/Future Development – Phase 2**

Construction

During construction activities, construction equipment exhaust and application of asphalt and architectural coatings would temporarily generate odors. Any construction-related odor emissions would be temporary and intermittent. Standard construction requirements and compliance with established regulations (Code of Federal Regulations [CFR], Part 1926 – *Safety and Health Regulations for Construction,* Subpart H - *Materials Handling, Storage Use and Disposal, et al*.) addressing construction materials storage, use, and disposal would minimize odor impacts from construction activity. Furthermore, short-term construction-related odors are expected to cease upon the drying or hardening of odor-producing materials. Therefore, impacts associated with construction-generated odors are considered less than significant.

Operations

The type of facilities that are considered to have objectionable odors include wastewater treatment plants, compost facilities, landfills, solid waste transfer stations, fiberglass manufacturing facilities, paint/ coating operations (e.g., auto body shops), dairy farms, petroleum refineries, asphalt batch plants, chemical manufacturing, and food manufacturing facilities. The warehouses proposed under the Project would not result in these types of uses. In addition, the proposed Project would be required to comply with SCAQMD Rule 402 which prevents discharging nuisance odors. Therefore, the Project would not create objectionable odors.

SB330 Replacement Site

The net effect of relocating the 1,352 DU of zoning potential to the SB330 Replacement Sites is expected to have an overall net air quality benefit, regionally, due to reduced traffic and energy emissions from higher density development in a mixed-use area with transit. There may be localized effects from the additional density, although this would be generally similar to the nature and extent of

air quality impacts addressed in the City's TOP EIR. The slightly higher density in the SB330 Replacement Site area would be expected to have similar other emissions (odors) as the current lower density zoning. Also note that the SB330 Replacement Site is being considered by the City for even higher density as part of the City's TOP Update, which would have separate City review and CEQA analysis. Finally, any future residential development within the SB330 Replacement Site would be subject to applicable local, regional, state and federal air quality regulations as summarized under the Regulatory Framework discussion above. Therefore, this impact would be less than significant.

Conclusion

The Project will comply with all applicable SCAQMD rules including Rule 402 which prevents discharging nuisance odors. In addition, the Project does not include any land uses that have been identified by the SCAQMD as odor sources. Therefore, the Project would not create objectionable odors and this impact would be less than significant. (Draft EIR, pp. 4.2-43 through 4.2-44.)

1. 4. **BIOLOGICAL RESOURCES**

a. ***Sensitive Species***

Threshold: Would the Project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

Finding: Less than significant. (Draft EIR, p. 4.3-17.)

Explanation: **Specific Plan – Phase I**

Construction

Sensitive Plants

No special-status plant species were detected on the Project site during the reconnaissance surveys and no special-status plant species are expected to occur on the Project site due to lack of suitable habitat. The Project site's lack of sensitive plant species is summarized in *Table 4.3-1, Plant Species with the Potential of Occurring on the Project Site* above. Longstanding weed abatement/fire break disking and other anthropogenic disturbances have likely altered soil chemistry and other substrate characteristics such that on-site soils may not currently be capable of supporting sensitive plant species. Therefore, the development of the Project

would not result in a substantial adverse effect, either directly or through habitat modification, on any plant specifies identified as a candidate, sensitive or special status species in local or regional plans, policies, or regulation or by the CDFW or USFWS. Hence, no significant impact to special-status plant species or their habitat would occur. (Draft EIR, pp. 4.3-17 through 4.3-18.)

Operations

Operations of the Project will not have a significant effect on sensitive plants, animals or their habitat. Once construction activities for the Project are completed, no additional impacts will occur with Project operations as it relates to sensitive species. Edge effects (including lighting, noise, trash/debris, urban and stormwater run-off, toxic materials, exotic plant and animal infestation, dust, trampling, and unauthorized recreation) shall be minimized by landscaping, elevation difference, minimization of effects, and compensatory mitigation. Therefore, impacts will be less than significant, and no further mitigation will be required. (Draft EIR, p. 4.3-19.)

b. ***Riparian Habitat***

Threshold: Would the Project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

Finding: Less than significant. (Draft EIR, p. 4.3-22.)

Explanation: **Specific Plan – Phase I**

Construction and Operations

The Project site contains approximately 19 acres of stock/retention ponds and channels. These ponds and channels are man-made, for agricultural use and fed by wells. The man-made ponds and channels are not connected to a natural stream, nor do they divert natural flow from any river, stream, or lake. Since the source of the water for these man-made features are not part of a natural stream, river, or lake, the stock ponds are not considered jurisdictional under the CDFW Lake and Streambed Alteration Program. The program restricts entities so that they may not substantially divert or obstruct any naturally occurring material from stream, river, or lake under the CDFW Lake and Streambed Alternation Program. Therefore, the stock ponds, which receives no hydrologic flow on the Project site are not part of the “natural flow” of a stream, river, or lake, and would not be considered jurisdictional by CDFW. Further, the man-made

stock ponds are not adjacent to and are not considered Waters of the United States (WUS). The stock ponds are isolated features that are not tributary to nor do they have a significant nexus (biological, chemical, or physical connection) to traditional navigable waters of the United States. Therefore, the man-made ponds on the Project site would not be considered federally jurisdictional under the CWA. In addition, the General Biological Assessment determined that no vernal pools were observed on-site and species such as the San Diego fairy shrimp would not be present on the Project site. Therefore, a less than significant impact would occur in this regard.

Specific Plan – Future Development Areas
Construction and Operations

The Stock ponds on the Project site do not meet the criteria under the CDFW Lake and Streambed Alternation nor considered WUS. A less than significant impact would occur in this regard.

SB330 Replacement Site
Construction and Operations

The SB330 Replacement Site may contain riparian and wetland areas, including agricultural drainages and ponds. The relatively slight increase in residential density is not considered a significant impact as the SB330 Replacement Site area is already planned for future development as part of the City's TOP, and the impacts of such development were evaluated in the City's TOP EIR. Prior to any site-specific development, potential future residential development would be required to conduct site-specific biological resource surveys as part of the City's standard discretionary review process, including compliance with CEQA and applicable local, state, and federal regulations. Therefore, a less than significant impact would occur.

Conclusion

The Project site and SB330 Replacement Site do not contain suitable riparian or wetland habitat as confirmed by HES's General Biological Assessment and the City's Areas of Potential Occurrence of Sensitive Species map. Therefore, a less than significant impact would occur during Phase I and future development areas without mitigation implemented. (Draft EIR, pp. 4.3-22 through 4.3-23.)

c. *Wetlands*

Threshold: Would the Project have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

Finding: Less than significant. (Draft EIR, p. 4.3-22.)

Explanation: **Specific Plan – Phase I**

Construction and Operations

The Project site contains approximately 19 acres of stock/retention ponds and channels. These ponds and channels are man-made, for agricultural use and fed by wells. The man-made ponds and channels are not connected to a natural stream, nor do they divert natural flow from any river, stream, or lake. Since the source of the water for these man-made features are not part of a natural stream, river, or lake, the stock ponds are not considered jurisdictional under the CDFW Lake and Streambed Alteration Program. The program restricts entities so that they may not substantially divert or obstruct any naturally occurring material from stream, river, or lake under the CDFW Lake and Streambed Alternation Program. Therefore, the stock ponds, which receives no hydrologic flow on the Project site are not part of the "natural flow" of a stream, river, or lake, and would not be considered jurisdictional by CDFW. Further, the man-made stock ponds are not adjacent to and are not considered Waters of the United States (WUS). The stock ponds are isolated features that are not tributary to nor do they have a significant nexus (biological, chemical, or physical connection) to traditional navigable waters of the United States. Therefore, the man-made ponds on the Project site would not be considered federally jurisdictional under the CWA.

In addition, the General Biological Assessment determined that no vernal pools were observed on-site and species such as the San Diego fairy shrimp would not be present on the Project site. Therefore, a less than significant impact would occur in this regard.

Specific Plan – Future Development Areas
Construction and Operations

The Stock ponds on the Project site do not meet the criteria under the CDFW Lake and Streambed Alternation nor considered WUS. A less than significant impact would occur in this regard.

SB330 Replacement Site
Construction and Operations

The SB330 Replacement Site may contain riparian and wetland areas, including agricultural drainages and ponds. The relatively slight increase in residential density is not considered a significant impact as the SB330 Replacement Site area is already planned for future development as part of the City's TOP, and the impacts of such development were evaluated in the City's TOP EIR. Prior to any site-specific development, potential future residential development would be required to conduct site-specific biological resource surveys as part of the City's standard discretionary review process, including compliance with CEQA and applicable local, state, and federal regulations. Therefore, a less than significant impact would occur.

Conclusion

The Project site and SB330 Replacement Site do not contain suitable riparian or wetland habitat as confirmed by HES's General Biological Assessment and the City's Areas of Potential Occurrence of Sensitive Species map. Therefore, a less than significant impact would occur during Phase I and future development areas without mitigation implemented. (Draft EIR, pp. 4.3-22 through 4.3-23.)

d. ***Wildlife Movement***

Threshold: Would the Project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

Finding: Less than significant. (Draft EIR, p. 4.3-25.)

Explanation: **Specific Plan – Phase I**

Operation

The Project site does not function as a wildlife movement corridor. As previously stated, the Project site has been previously disturbed for agricultural use with multiple manmade structures present on the Project site. Operation of the Project would involve warehousing and commercial uses on the Project site. This usage would be consistent with previous uses of the site in that both would reduce the area's ability to act as a natural wildlife corridor. Therefore, operation of the Project would not interfere with the movement of any native resident or migratory fish or wildlife species. The Project would neither interfere with any established native resident or migratory wildlife

corridors, nor impede the use of native wildlife nursery sites. Thus, operation of the Project would not create a significant impact.

SB330 Replacement Site
Construction and Operations

The SB330 Replacement Site is characterized by existing commercial, residential, and agricultural uses as well as vacant parcels. The SB330 Replacement Site is not a wildlife corridor or native wildlife nursery site. The Project only proposes to rezone the SB330 Replacement Site area to allow higher density, as this area is already contemplated for development consistent with the City's TOP and has been evaluated in the City's TOP EIR. Prior to any site-specific development, potential future residential development would be required to conduct site-specific biological resource surveys as part of the City's standard discretionary review process, including compliance with CEQA and applicable local, state, and federal regulations. Therefore, a less than significant impact would occur. (Draft EIR, pp. 4.3-25 through 4.3-26.)

e. ***Local Policies and Ordinances***

Threshold: Would the Project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

Finding: Less than significant. (Draft EIR, p. 4.3-26.)

Explanation: **Specific Plan – Phase I**

Construction and Operations

TOP supports the protection of high value habitat areas by establishing habitat conservation areas and complying with state and federal regulations regarding protected species. Since the Project site does not support high value habitats or protected species, the Project will not conflict with these policies.

The City's Municipal Code has a provision to protect parkway trees within public rights-of-way and requires a permit to remove or relocate any trees, and planting of replacement trees or a cash in-lieu fee compensation for any tree removed. Should the Project result in the removal of trees that are considered parkway trees, a permit will be required. According to the Arborist report conducted for the Project site, the site does not contain any trees of significant value. Further, the Project site contains no trees that fall under the definition of a heritage tree, as defined in the City's Development Code

§6.05.020. The Arborist report determined that there are no significant or specimen trees on the Project site. None of the trees onsite are in excellent condition or have a condition rating greater than 70%. It was determined that no trees need any protective measures to preserve the health of the tree during the development or redevelopment activity. Lastly, no trees are viable candidates for relocation due to the condition they are currently in. Therefore, buildout of the Project would result in a less than significant impact.

Lastly, no impacts to any adopted Habitat Conservation Plan, Natural Community Conservation Plan, or Other Approved Local, Regional, or State Habitat Conservation plan are anticipated upon Project buildout. Therefore, no impact will occur in this regard.

Specific Plan – Future Development Areas
Construction and Operations

Refer to discussion above for Phase I of the Project site.

SB330 Replacement Site
Construction and Operations

The relatively slight increase in residential density is not considered a significant impact as the SB330 Replacement Site area is already planned for future development as part of the City's TOP, and the impacts of such development were evaluated in the City's TOP EIR. Prior to any site-specific development, potential future residential development would be required to conduct site-specific biological resource surveys, including an arborist report, as part of the City's standard discretionary review process, including compliance with CEQA and applicable local, state, and federal regulations. Therefore, a less than significant impact would occur.

Conclusion

The Project site and SB330 Replacement Site do not conflict with any local policies or ordinances protecting biological resources. Therefore, a less than significant impact would occur during Phase I and future development areas without mitigation implemented. (Draft EIR, pp. 4.3-26 through 4.3-27.)

f. ***Habitat Conservation Plans***

Threshold: Would the Project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

Finding: No impact. (Draft EIR, 4.3-26.)

Explanation: **Specific Plan – Phase I**

Construction and Operations

TOP supports the protection of high value habitat areas by establishing habitat conservation areas and complying with state and federal regulations regarding protected species. Since the Project site does not support high value habitats or protected species, the Project will not conflict with these policies.

The City's Municipal Code has a provision to protect parkway trees within public rights-of-way and requires a permit to remove or relocate any trees, and planting of replacement trees or a cash in-lieu fee compensation for any tree removed. Should the Project result in the removal of trees that are considered parkway trees, a permit will be required. According to the Arborist report conducted for the Project site, the site does not contain any trees of significant value. Further, the Project site contains no trees that fall under the definition of a heritage tree, as defined in the City's Development Code §6.05.020. The Arborist report determined that there are no significant or specimen trees on the Project site. None of the trees onsite are in excellent condition or have a condition rating greater than 70%. It was determined that no trees need any protective measures to preserve the health of the tree during the development or redevelopment activity. Lastly, no trees are viable candidates for relocation due to the condition they are currently in. Therefore, buildout of the Project would result in a less than significant impact.

Lastly, no impacts to any adopted Habitat Conservation Plan, Natural Community Conservation Plan, or Other Approved Local, Regional, or State Habitat Conservation plan are anticipated upon Project buildout. Therefore, no impact will occur in this regard.

Specific Plan – Future Development Areas

Construction and Operations

Refer to discussion above for Phase I of the Project site.

SB330 Replacement Site

Construction and Operations

Refer to discussion above under Impact 4.3-5 and 4.3-6. The relatively slight increase in residential density is not considered a significant impact as the SB330 Replacement Site area is already planned for future development as part of the City's TOP, and the impacts of such development were evaluated in the City's TOP EIR. Prior to any site-specific development, potential future residential development would be required to conduct site-specific biological

resource surveys, including an arborist report, as part of the City's standard discretionary review process, including compliance with CEQA and applicable local, state, and federal regulations. Therefore, a less than significant impact would occur.

Conclusion

The Project site and SB330 Replacement Site do not conflict with any local policies or ordinances protecting biological resources. Therefore, a less than significant impact would occur during Phase I and future development areas without mitigation implemented. (Draft EIR, pp. 4.3-26 through 4.3-27.)

2. CULTURAL RESOURCES

a. *Human Remains*

Threshold: Would the Project disturb any human remains, including those interred outside of dedicated cemeteries?

Finding: Less than significant. (Draft EIR, p. 4.4-24.)

Explanation:

Specific Plan – Phase I/ Future Development Areas
Construction and Operations

No cemeteries or similar uses exist on the Project site. As well, no uses on the Project site would include the preservation, containment, or burial of human remains. Despite the lack of human remains on the Project site, there is still a remote possibility of encountering human remains buried since the existing uses were established in 1963. The Cultural and Paleontological Resources Assessment conducted for the Project concluded that the potential presence of archeological deposits, which include human remains, would be low. However, in order to maintain a conservative consideration of potential impacts to human remains the Project would comply with the mandates provided by State regulations, including PRC §5097.98. PRC §5097.98 contains provisions which would be implemented upon the discovery of human remains, including evaluation by the County Coroner and notification of the NAHC.

The archaeological records search and field survey did not reveal any resources known to contain human remains within or near the Project site. Since completion of the cultural resources report, additional archaeological resources were found at two locations near the Project site. Therefore, the Project area is considered sensitive for archaeological resources despite the urbanized nature of the surrounding and long history of ground-disturbing activities. Therefore, the potential exists for Project construction to reveal

unknown human remains. If human remains are found, those remains would require proper treatment in accordance with applicable laws, including Health and Safety Code (HSC) §§7050.5-7055 and PRC §5097.98 and §5097.99. HSC §§7050.5-7055 describe the general provisions for treatment of human remains. Specifically, HSC §7050.5 prescribes the requirements for the treatment of any human remains that are accidentally discovered during excavation of a site. HSC §7050.5 also requires that all activities cease immediately, and a qualified archaeologist and Native American monitor be contacted immediately. As required by state law, the procedures set forth in PRC §5087.98 would be implemented, including evaluation by the County Coroner and notification of the NAHC. The NAHC would then designate the Most Likely Descendant (MLD) of the unearthed human remains.

However, previously undiscovered human remains could be encountered during construction activities. If human remains are found during excavation, excavation would be halted in the vicinity of the find and any area that is reasonably suspected to overlay adjacent remains shall remain undisturbed until the County Coroner has investigated, and appropriate recommendations have been made for the treatment and disposition of the remains. Following compliance with the established regulatory framework (i.e., HSC §§7050.5-7055 and PRC §§5097.98 and 5097.99), the Project's impacts concerning potential to disturb human remains, would be reduced to less than significant.

SB330 Replacement Site

Construction and Operations

The potential for discovering human remains as part of potential future development at the SB330 Replacement Site would be similar to that described above for the Specific Plan area. Any future development within the SB330 Replacement Site area would follow the City's standard discretionary review process and require compliance with existing regulations including those cited above. Following compliance with the established regulatory framework (i.e., HSC §§7050.5-7055 and PRC §§5097.98 and 5097.99), the Project's impacts concerning potential to disturb human remains, would be reduced to less than significant.

Conclusion

If human remains were discovered on either the Project site or SB330 Replacement Site, no further disturbance shall occur until the County Coroner is notified immediately and has decided on the origin

and disposition pursuant to PRC §5097.98. Compliance with PRC §5097.98 would ensure a less than significant impact would occur. (Draft EIR, pp. 4.4-24 through 4.4-26.)

3. ENERGY

a. *Wasteful Use of Energy*

Threshold: Would the Project result in potentially significant impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

Finding: Less than significant. (Draft EIR, p. 7-4.)

Explanation: **Specific Plan-Phase I/Future Development Areas**

Construction

During construction, the Project would consume energy through the combustion of fossil fuels in construction vehicles, worker commute vehicles, and construction. Construction vehicles and related energy-consuming equipment would be used during all phases of construction. Limitations on idling of vehicles and equipment and requirements that equipment be properly maintained would result in fuel savings.

The Project would use gasoline and diesel-powered construction and transportation equipment. The Project is estimated to consume 267,476 gallons of gasoline and 349,054 gallons of diesel fuel over the entire construction period. The construction fuel demands would account for 0.04% of the San Bernardino County annual gasoline consumption and 0.14% of San Bernardino County annual diesel fuel consumption.

Construction equipment would comply with the latest United States Environmental Protection Agency and California Air Resources Board engine emission standards designed to reduce pollutants and minimize unnecessary fuel consumption. Energy use during construction of the Project would not result in wasteful, inefficient, or unnecessary consumption of energy and would not require expanded energy supplies or the construction of new infrastructure. Therefore, it is anticipated that the construction phase of the Project would not conflict with State or local plan for renewable energy efficiency objectives. Impacts associated with construction would be less than significant.

Operation

The operational phase of the Project would consume energy as part of building operations and transportation activities. Building operations for the project would involve energy consumption for multiple purposes, including but not limited to building heating and cooling, refrigeration, lighting, and electronics. Project would be required to comply with California Building Energy Efficiency Standards (Title 24). Title 24 establishes planning and design standards for sustainable site development, energy efficiency, water conservation, and material conservation.

Based on the modeling output files used to estimate GHG emissions associated with the proposed land uses, operations would consume approximately 24,111,453 kWh/year of electricity and 21,637,730 kBTU/year of natural gas. This additional demand would result in an 0.16% increase in electricity consumption and 0.04% increase in natural gas consumption for the County of San Bernardino.

In 2024, Californians are anticipated to use approximately 14,197,483,655 gallons of gasoline and approximately 3,195,776,812 gallons of diesel fuel. San Bernardino County annual fuel use in 2024 is anticipated to be 854,295,454 gallons of gasoline and 280,932,332 gallons of diesel fuel. Operational energy would also be consumed by vehicle trips associated with the Project. Fuel consumption would be primarily related to vehicles used by employees and visitors associated with the Project. Based on estimates contained in the CalEEMod output files (see Appendix B of the DEIR), Project related vehicle trips would result in the consumption of 2,818,869 gallons of gasoline and 3,645,871 gallons of diesel fuel annually. These annual fuel consumption estimates represent likely potential maximums that would occur under Project Buildout Conditions. Under future conditions, average fuel economies of vehicles accessing the Project site can be expected to improve as older, less fuel-efficient vehicles are removed from circulation. Average fuel economies of vehicles accessing the Project site can also be expected to improve over time in response to fuel economy and emissions standards imposed on newer vehicles entering the transportation system.

Transportation fuels (gasoline and diesel) are produced from crude oil, which can be domestic or imported from various regions around the world. Based on current proven reserves, current crude oil production would be sufficient to meet 50 years of worldwide consumption. As such, it is expected that existing and planned

transportation fuel supplies would be sufficient to serve the Project's demand.

Mitigation Measures AQ-2 through **AQ-5** will have the additional effect of reducing Project vehicle fuel consumption. **Mitigation Measure AQ-2** requires the use of electrical off-road equipment such as forklifts and hostlers/yard trucks. **Mitigation Measure AQ-3** requires electrical hookups at loading bays for cold storage. **Mitigation measure AQ-4** requires the implementation of a Transportation Demand Management (TDM) program to reduce single-occupant vehicle trips and encourage public transit. Additionally, **Mitigation Measure AQ-5** prohibits idling when engines are not in use.

The Project would meet or surpass standards established under the California Code Title 24, Part 6 (the California Energy Code) and California Green Building Standards Code (CALGreen; CCR, Title 24, Part 11) as implemented by the City. The Project would be consistent with City's CAP, which includes measures related to building energy. For these reasons, Project operational fuel consumption would not result in the use of energy in a wasteful manner and would not conflict or obstruct State or local plans for renewable energy or energy efficiency. Therefore, operation impacts associated with energy consumption would be less than significant.

SB330 Replacement Site

The proposed rezoning of the SB330 Replacement Site to a slightly higher density would not have any greater impact to these resources, as the proposed rezoning would not affect the limits of development, and no development is proposed at this time. Furthermore, development of this area was already addressed as part of the City's TOP EIR. The net effect of shifting this residential density from low medium density at the Specific Plan site to an average medium density at the SB330 Replacement Site is anticipated to result in an overall reduction in energy demand, due to higher density development having lower energy demand, from both an energy consumption perspective and with respect to transportation-related energy consumption. Also, any future development would be subject to the City's standard discretionary review process, and compliance with applicable local, state and federal regulations, including the City's municipal code and CEQA. No significant impacts would occur. (Draft EIR, pp. 7-4 through 7-6.)

b. ***Energy Efficiency Plans***

Threshold: Would the Project conflict with or obstruct a state of local plan for renewable energy or energy efficiency?

Finding: Less than significant. (Draft EIR, p. 7-4.)

Explanation: **Specific Plan-Phase I/Future Development Areas**

Construction

During construction, the Project would consume energy through the combustion of fossil fuels in construction vehicles, worker commute vehicles, and construction. Construction vehicles and related energy-consuming equipment would be used during all phases of construction. Limitations on idling of vehicles and equipment and requirements that equipment be properly maintained would result in fuel savings.

The Project would use gasoline and diesel-powered construction and transportation equipment. The Project is estimated to consume 267,476 gallons of gasoline and 349,054 gallons of diesel fuel over the entire construction period. The construction fuel demands would account for 0.04% of the San Bernardino County annual gasoline consumption and 0.14% of San Bernardino County annual diesel fuel consumption.

Construction equipment would comply with the latest United States Environmental Protection Agency and California Air Resources Board engine emission standards designed to reduce pollutants and minimize unnecessary fuel consumption. Energy use during construction of the Project would not result in wasteful, inefficient, or unnecessary consumption of energy and would not require expanded energy supplies or the construction of new infrastructure. Therefore, it is anticipated that the construction phase of the Project would not conflict with State or local plan for renewable energy efficiency objectives. Impacts associated with construction would be less than significant.

Operation

The operational phase of the Project would consume energy as part of building operations and transportation activities. Building operations for the project would involve energy consumption for multiple purposes, including but not limited to building heating and cooling, refrigeration, lighting, and electronics. Project would be required to comply with California Building Energy Efficiency

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Transportation fuels (gasoline and diesel) are produced from crude oil, which can be domestic or imported from various regions around the world. Based on current proven reserves, current crude oil production would be sufficient to meet 50 years of worldwide consumption. As such, it is expected that existing and planned transportation fuel supplies would be sufficient to serve the Project's demand.

Mitigation Measures AQ-2 through **AQ-5** in the Air Quality Section will have the additional effect of reducing Project vehicle fuel consumption. **Mitigation Measure AQ-2** requires the use of

electrical off-road equipment such as forklifts and hostlers/yard trucks. **Mitigation Measure AQ-3** requires electrical hookups at loading bays for cold storage. **Mitigation Measure AQ-4** requires the implementation of a Transportation Demand Management (TDM) program to reduce single-occupant vehicle trips and encourage public transit. Additionally, **Mitigation Measure AQ-5** prohibits idling when engines are not in use.

The Project would meet or surpass standards established under the California Code Title 24, Part 6 (the California Energy Code) and California Green Building Standards Code (CALGreen; CCR, Title 24, Part 11) as implemented by the City. The Project would be consistent with City's CAP, which includes measures related to building energy. For these reasons, Project operational fuel consumption would not result in the use of energy in a wasteful manner and would not conflict or obstruct State or local plans for renewable energy or energy efficiency. Therefore, operation impacts associated with energy consumption would be less than significant.

SB330 Replacement Site

The proposed rezoning of the SB330 Replacement Site to a slightly higher density would not have any greater impact to these resources, as the proposed rezoning would not affect the limits of development, and no development is proposed at this time. Furthermore, development of this area was already addressed as part of the City's TOP EIR. The net effect of shifting this residential density from low medium density at the Specific Plan site to an average medium density at the SB330 Replacement Site is anticipated to result in an overall reduction in energy demand, due to higher density development having lower energy demand, from both an energy consumption perspective and with respect to transportation-related energy consumption. Also, any future development would be subject to the City's standard discretionary review process, and compliance with applicable local, state and federal regulations, including the City's municipal code and CEQA. No significant impacts would occur. (Draft EIR, pp. 7-4 through 7-6.)

4. GEOLOGY AND SOILS

a. *Fault Rupture*

Threshold: Would the Project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the

State Geologist for the area or based on other substantial evidence of a known fault; strong seismic ground shaking; seismic-related ground failure including liquefaction; or landslides?

Finding: Less than significant. (Draft EIR, p. 4.5-12.)

Explanation: **Specific Plan – Phase I/Future Development Areas**

Construction and Operations

The Project site is not within an Alquist-Priolo Earthquake fault zone and there are no Alquist-Priolo fault zones within the Project area. The nearest fault to the Project site is the Central Avenue Fault approximately three miles southwest of the Project site. According to the geotechnical investigation prepared for this Project, the Project site is not within an Alquist-Priolo fault zone and there was no evidence of faulting identified during the investigation of the Project site. The Project site's distance from the nearest fault line would minimize risks attributed to ground rupture and gapping. Therefore, the impacts associated with the rupture of a known fault would be less than significant and no mitigation would be required.

SB330 Replacement Site
Construction and Operations

The SB330 Replacement Site is not within an Alquist-Priolo Earthquake fault zone and there are no Alquist-Priolo fault zones within the SB330 Replacement Site area. The nearest earthquake fault to the SB330 Replacement Site is the Central Avenue Fault approximately three miles southwest of the SB330 Replacement Site. Movement along a fault to the extent that a gap–or rupture–forms on the earth surface would not affect the Grove Avenue Corridor due to its distance from active fault lines and fault zones; especially Alquist-Priolo fault lines. No specific development within the SB330 Replacement Site is proposed at this time as part of the Project. Any potential future development within the SB330 Replacement Site area would be subject to the City's standard discretionary review process, including the OMC and CEQA compliance. Therefore, a less than significant impact would occur.

Conclusion

In conclusion, both the Project site and the proposed SB330 Replacement Site are not located within an Alquist-Priolo Earthquake fault zone. Risks attributed to ground rupture and gapping are minimized due to the distance of both sites from the nearest fault zones. Therefore, a less than significant impact will occur, and no mitigation is required. (Draft EIR, pp. 4.5-12 through 4.5-13.)

Specific Plan – Phase I/Future Development Areas
Construction and Operations

Surface Fault Rupture

The Project site is not within an Alquist-Priolo Earthquake Fault Zone and there are no Alquist-Priolo fault zones within the Project area. Furthermore, there was no evidence of faulting identified during the geotechnical investigation of the Project site per SCG. The Project site is not subject to surface rupture of a known active fault, as the nearest fault to the site is approximately three miles to the southwest. The possibility of significant fault rupture on the Project site is considered to be low (SCG 2019). Therefore, impacts would be less than significant.

Ground Shaking

Southern California is considered a seismically active region and the regional vicinity of the areas being evaluated contains a number of known earthquake faults. As part of the geotechnical report, 2016 and 2019 CBC Seismic Design Parameters were generated for future structural improvements within the Project area. Structures for human occupancy must be designed to meet or exceed 2016 and 2019 CBC standards for earthquake resistance. The CBC contains provisions for earthquake safety based on factors including occupancy type, the types of soil and rock on-site, and the strength of ground motion with a specified probability at the site. Therefore, future development of habitable structures within the Project site would be conducted in accordance with the 2016 and 2019 CBC Seismic Design Parameters generated as part of the geotechnical report, which would reduce impacts from seismic ground shaking to a less than significant level.

Liquefaction

Liquefaction occurs when saturated fine-grained sands or silts lose their strengths during an earthquake and behave as a liquid. Three main factors contribute to susceptibility to liquefaction: 1) shallow groundwater; 2) low density non-cohesive (granular) soil; and 3) strong ground shaking. According to the geotechnical report, the Project site is not within a zone of liquefaction susceptibility and the subsurface conditions at the boring locations are not considered to be conducive to liquefaction (SCG 2019). Although the Project site is shown as an area of historic liquefaction risk to historic high groundwater, liquefaction potential under the Project site is low due to the depth of groundwater and the mix of soil type and is not considered to be a design concern for the Project. Therefore, Project

development would not subject people or structures to liquefaction hazards, and impacts would be less than significant.

SB330 Replacement Site

Construction and Operations

The SB330 Replacement Site contains generally fine-grained sediments, and includes areas identified as low to moderate liquefaction susceptibility, according to the Figure S-1, Seismic Hazards of the City's TOP EIR. No specific development within the SB330 Replacement Site is proposed at this time as part of the Project. Any potential future development within the SB330 Replacement Site area would be subject to the City's standard discretionary review process, including the City Municipal Code OMC and CEQA compliance. Therefore, a less than significant impact would occur.

Conclusion

In accordance with the City's standards, policies, and goals, both the Project site and the proposed development of the SB330 Replacement Site would not subject people or structures to liquefaction hazards, and impacts would be less than significant.

Specific Plan – Phase I / Future Development Areas

Construction and Operations

The Project site has a gentle slope of less than one percent running generally to the south-southwestern portion of the Project site. No extreme elevation differences exist in or around the Project site that would potentially lead to landslide effects. According to the San Bernardino County Geologic Hazard map the Project site and the immediate area are not within a zone of generalized landslide susceptibility. The Project area is also outside of the hazard zone for rockfall/debris-flow. The relatively flat topography of the Project site along with its location outside of identified landslide susceptibility and rockfall/debris-flow hazard areas would lead to a less than significant impact from occurring due to landslides.

SB330 Replacement Site

Construction and Operations

The SB330 Replacement Site is outside of an area of landslide susceptibility. Further, the area within and around the SB330 Replacement Site is largely flat without steep hills or rocky formations which would be susceptible to landslides. No specific development

within the SB330 Replacement Site is proposed at this time as part of the Project. Any potential future development within the SB330 Replacement Site area would be subject to the City's standard discretionary review process, including the City municipal code OMC and CEQA compliance. Therefore, a less than significant impact would occur.

Conclusion

In conclusion, both the Project site and the SB330 Replacement Site have relatively flat topography of the along with its location outside of identified landslide susceptibility and rockfall/debris-flow hazard areas. This would lead to a less than significant impact from occurring due to landslides. (Draft EIR, pp. 4.5-13 through 4.5-15.)

b. ***Soil Erosion***

Threshold: Would the Project result in substantial soil erosion or the loss of topsoil?

Finding: Less than significant. (Draft EIR, p. 4.5-15.)

Explanation: **Specific Plan – Phase I/Future Development Areas**

Construction

The Project site was found to contain artificial fills at depths of up to three feet below the ground level and native alluvial soils at least 25 feet below ground level. The artificial fill soils were observed at multiple boring and trench locations. *Figure 4.5-1, Bore and Trench Locations* of the Draft EIR shows each boring and trenching locations in the Project site. The artificial fill soils that were encountered were found to possess various levels of strength and density under testing. However, some of the artificial fill materials were found to be prone to hydro-collapse once exposed to water. It was then concluded that the artificial fill materials would not be suitable to support the proposed structures. The native alluvial soils were also found to possess varied strength and density levels. Remedial grading has been recommended to replace the near-surface native alluvial soils with compacted structural fill soils. The native soils that would be left in place after the remedial grading would not be subject to significantly increased stress levels from the foundations of the proposed structures.

The construction of the Project would involve excavation activities that would affect surface and near-surface soils. Over excavation of the Project would be implemented to remove any artificial fill soils, which extend from approximately 0.5 to three feet below the existing

grade. In addition to the excavation and removal of the fill material, the development of the Project would require grading preparation, excavation, trenching and paving activities that could result in soil erosion if exposed to periods of high wind or storm-related events. Dust control measures such as watering would be utilized to control the potential for erosion to occur. Construction contractors would also be required to implement a dust control plan in compliance with South Coast Air Quality Management District Rule 403 to reduce wind erosion.

Construction activities such as excavation and grading would be minimal given that the Project site is relatively flat. No major grading or excavation would be needed to substantially alter the slope of the site, create, or remove steep slopes, create retaining walls, or make other landform modifications. Nevertheless, grading and earthwork activities during construction would expose soils to potential short-term erosion by wind and water. During construction, the Project site would be required to comply with erosion and siltation control measures. This would include measures such as sand-bagging, placement of silt fencing, erosion control blankets, straw wattles, mulching, etc., to reduce runoff from the site and to hold topsoil in place during all grading activities. As mass grading proceeds, finish grading commences, and construction begins the erosion measures would be removed or relocated as necessary. Additionally, the construction on the Project site would be required to comply with the National Pollutant Discharge Elimination System (NPDES); refer to *Section 4.8, Hydrology and Water Quality* for discussion of the anticipated NPDES permitting process. Construction impacts on the Project site would be minimized through compliance with the Construction General Permit (CGP). The NPDES permit requires development and implementation of a Stormwater Pollution Prevention Plan (SWPPP) and monitoring plan, which must include erosion-control and sediment-control Best Management Practices (BMPs). The BMPs would be required to meet or exceed measures required by the CGP to control potential construction-related pollutants and would comply with the OMC Title 6, Chapter 6 – Stormwater Drainage System. Erosion-control BMPs are designed to prevent erosion, whereas sediment controls are designed to trap sediment once it has been mobilized. All required permits and the erosion control plan would be verified by the City prior to initiation of any construction and prior to the issuance of any grading permit. Conformance to these requirements and verification by the City as

part of the development approval process would ensure that potential impacts from construction of the warehouse are less than significant.

Operations

Operation of the Project would not involve procedures which would result in substantial soil erosion. Following construction of the Project, the Project site would be covered with hardscape which would not contribute to erosion. The Project site also would contain some landscaping, but these areas would include ground covers to reduce erosion or and loss of on-site soils post-construction. This would ensure that operation of the Project site would not result in the loss of topsoil or sedimentation into local drainage facilities and water bodies. In addition, a network of storm drains and gutters would be installed, upgraded if needed, and maintained as necessary throughout the developed site. Therefore, the potential for substantial soil erosion or the loss of topsoil is considered less than significant.

SB330 Replacement Site
Construction

The site is relatively flat, does not contain any significant landforms, and is currently developed with existing structures with some undeveloped lots used for agricultural purposes. Note that no specific development is proposed at this time, and the proposed increase in residential density is not anticipated to have any greater impact than evaluated for this site within the City's TOP EIR. If the site is redeveloped, the existing structures would be removed, and some minor excavation and grading would be needed to prepare the site for construction. Due to the existing acreage of the site, the same requirements for conformance with the NPDES permits, implementation of a SWPPP and use of BMPs as discussed for the Project site would be required. Similarly, all plans would be submitted to the City for review and approval prior to the issuance of and grading or construction permits as part of the City's standard development review process. This would ensure, should the SB330 Replacement Site be developed, potential impacts from construction-related erosion would be less than significant.

Operations

The Project does not propose any specific development at the SB330 Replacement Site. Any future development would have similar

impacts regarding topsoil loss as discussed above for the Specific Plan site, and as evaluated within the City's TOP EIR. All future development would be subject to the City's standard discretionary review process, including compliance with the OMC and other applicable local, state, and federal requirements as set forth in the Regulatory Framework section above. Therefore, the potential for substantial soil erosion or the loss of topsoil is considered less than significant.

Conclusion

Conformance to the City's standard discretionary review process, including compliance with the OMC and other applicable local, state, and federal requirements as set forth in the Regulatory Framework section above, will result in a less than significant from occurring on both the Project site and the SB330 Replacement Site. In addition, a network of storm drains and gutters would be installed, upgraded if needed, and maintained as necessary throughout the developed site. Therefore, the potential for substantial soil erosion or the loss of topsoil is considered less than significant. (Draft EIR, pp. 4.5-15 through 4.5-18.)

c. ***Unstable Soils***

Threshold: Would the Project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

Finding: Less than significant. (Draft EIR, p. 4.5-18.)

Explanation: **Specific Plan – Phase I/Future Development Areas**

Construction and Operations

Liquefaction and landslides not considered to be a design concern for the Project, and potential for lateral spreading would be low.

The major cause of ground subsidence is the excessive withdrawal of groundwater. Based on the conditions encountered in the borings and trenches conducted for the geotechnical report groundwater was not observed within approximately 30 feet of the ground surface. Recent water level data obtained from the SWRCB GeoTracker website (https://geotracker.waterboards.ca.gov/) indicates that the highest groundwater level is approximately 83 feet below ground surface (bgs) in the vicinity of the Project site (SCG 2019). Therefore, based on anticipated groundwater depths, it is not expected that groundwater would affect excavations for the foundations and

utilities. However, minor subsidence is expected to occur in the soils below the zone of soil removal, due to settlement and machinery working. The subsidence is estimated to be 0.10 feet.

The geotechnical report provides recommendations to support the proposed structures and offset impacts from subsidence of 0.10 feet such as scarification and air drying of over-excavated materials to obtain a stable subgrade. The City adopts the CBC by reference and PPP GEO-1 requires compliance with the recommendations of the geotechnical report. Therefore, with implementation of PPP GEO-1, the Project applicant would comply with the recommendations of the geotechnical report and impacts from potential subsidence of 0.10 feet would be reduced to a less than significant level.

SB330 Replacement Site
Construction and Operations

As discussed under Impact 4.5-1, the SB330 Replacement Site is within a zone of suspected low to moderate liquefaction susceptibility. The site is relatively flat and not considered to be subject to landslide risk. No specific development within the SB330 Replacement Site is proposed at this time as part of the Project. Any potential future development within the SB330 Replacement Site area would be subject to the City's standard discretionary review process, including the OMC and CEQA compliance. Therefore, a less than significant impact would occur.

Conclusion

Through implementation of recommendations from the geotechnical report, the City's standard discretionary review process, and compliance of all state, local, and regulatory requirements, the impacts for both the Project site and the SB330 Replacement Site will remain less than significant. (Draft EIR, pp. 4.5-18 through 4.5-19.)

d. ***Expansive Soils***

Threshold: Would the Project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code, creating substantial risks to life or property?

Finding: Less than significant. (Draft EIR, p. 4.5-19.)

Explanation: **Specific Plan – Phase I/Future Development Areas**

Construction and Operations

Expansive soils are soils that expand and contract depending on their moisture level. This change can occur seasonally as water

levels and precipitation changes throughout the year. These soils normally occur within the first five feet below the surface. Expansive soils can lead to structural damage as their compositions and volume changes dramatically. The near-surface soils encountered during the field study for the geotechnical investigation consisted of silty sands and well-graded sands. Those materials are classified as low to non-expansive. Therefore, they would not be liable to significant expansion and a less than significant impact would occur.

SB330 Replacement Site
Construction and Operations

The SB330 Replacement Site is delineated in the City's Areas of Susceptibility map as being within an area containing generally fine-grained sediments, which have the potential for expansion (in fine-grained clayey soils). No specific development within the SB330 Replacement Site is proposed at this time as part of the Project. Any potential future development within the SB330 Replacement Site area would be subject to the City's standard discretionary review process, including the OMC and CEQA compliance. The City's development review process requires site-specific geotechnical reports to evaluate soil hazards such as expansive soils. All structural design and grading plans must account for site-specific soil conditions, which are incorporated into site-specific design plans through the City's discretionary review process. The proposed rezoning allows for a slight increase in residential density, which is not anticipated to result in any new or substantially more severe environmental impact than was evaluated in the City's TOP EIR. In consideration of the above, a less than significant impact would occur.

Conclusion

The near-surface soils encountered during the field study for the Project site consisted of silty sands and well-graded sands. Those materials are classified as low to non-expansive. Therefore, they would not be liable to significant expansion and a less than significant impact would occur. Furthermore, the SB330 Replacement Site is characterized as having fine-grained clayey soils, which have potential for expansion. However, no development is proposed at this time for the SB330 Replacement Site; once proposed, it would be subject to the City's standard discretionary review process, including the OMC and CEQA compliance. This would result in a less than significant impact from occurring. (Draft EIR, pp. 4.5-19 through 4.5-20.)

e. *Septic Tanks*

Threshold: Would the Project have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

Finding: No impact. (Draft EIR, p. 4.5-20.)

Explanation: **Specific Plan – Phase I/Future Development Areas**

Construction and Operations

No septic tanks or other alternative wastewater disposal systems are proposed. The Project proposes a sewer infrastructure plan that includes a network of new public sewer mains that would connect to the Inland Empire Utilities Agency (IEUA) sewer system. Water and wastewater systems and their development are further discussed in *Section 4.15, Utilities and Service* of this EIR. No impact would occur.

SB330 Replacement Site
Construction and Operations

No specific development is proposed at this time within the SB330 Replacement Site area. It is not anticipated that any future residential development in this location would utilize septic or alternative wastewater disposal, given the urban density of proposed zoning and the City's existing and planned wastewater treatment system. Therefore, no impact would occur.

Conclusion

The Project proposes a sewer infrastructure plan that includes a network of new public sewer mains that would connect to the Inland Empire Utilities Agency (IEUA) sewer system. Furthermore, the SB330 Replacement Site would utilize septic or alternative wastewater disposal, given the urban density of proposed zoning and the City's existing and planned wastewater treatment system. Therefore, no impact would occur for both of these sites. (Draft EIR, pp. 4.5-20 through 4.5-21.)

5. GREENHOUSE GAS EMISSIONS

a. *Emissions Generation*

Threshold: Would the Project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

Finding: Less than significant. (Draft EIR, p. 4.6-24.)

Explanation: **SB330 Replacement Site**

The net effect of relocating the 1,352 dwelling units of zoning potential to the SB330 Replacement Sites is expected to have an

overall net GHG benefit, regionally, due to reduced traffic and energy emissions from higher density development in a mixed-use area with transit. Also note that the SB330 Replacement Site is being considered by the City for even higher density as part of the City's TOP Update, which would have separate City review and CEQA analysis. Finally, any future residential development within the SB330 Replacement Site would be subject to applicable local, regional, State, and federal air quality regulations. Therefore, this impact would be less than significant. (Draft EIR, p. 4.6-24.)

b. ***Emission Reduction Plans***

Threshold: Would the Project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emission of greenhouse gases?

Finding: Significant and unavoidable. (Draft EIR, p. 4.6-26.)

Explanation: **Specific Plan – Phase 1, Future Development Areas – Phase 2, SB330 Replacement Site**

SCAG Regional Transportation Plan/Sustainable Communities Strategy Consistency

On September 3, 2020, SCAG's Regional Council adopted Connect SoCal (2020 - 2045 RTP/SCS). The RTP/SCS is a long-range visioning plan that balances future mobility and housing needs with economic, environmental, and public health goals. The RTP/SCS embodies a collective vision for the region's future and is developed with input from local governments, county transportation commissions, tribal governments, nonprofit organizations, businesses, and local stakeholders in the counties of Imperial, Los Angeles, Orange, Riverside, San Bernardino, and Ventura. SCAG's RTP/SCS establishes GHG emissions goals for automobiles and light-duty trucks for 2020 and 2035 as well as an overall GHG target for the Project region consistent with both the target date of AB 32 and the post-2020 GHG reduction goals of Executive Orders 5-03-05 and B-30 15.

The RTP/SCS contains over 4,000 transportation projects, ranging from highway improvements, railroad grade separations, bicycle lanes, new transit hubs and replacement bridges. These future investments were included in county plans developed by the six county transportation commissions and seek to reduce traffic bottlenecks, improve the efficiency of the region's network, and expand mobility choices for everyone. The RTP/SCS is an important planning document for the region, allowing project sponsors to qualify for federal funding.

The plan accounts for operations and maintenance costs to ensure reliability, longevity, and cost-effectiveness. The RTP/SCS is also supported by a combination of transportation and land use strategies that help the region achieve state GHG emissions reduction goals

and Federal Clean Air Act (FCAA) requirements, preserve open space areas, improve public health and roadway safety, support our vital goods movement industry, and utilize resources more efficiently. GHG emissions resulting from development-related mobile sources are the most potent source of emissions, and therefore Project comparison to the RTP/SCS is an appropriate indicator of whether the Project would inhibit the post-2020 GHG reduction goals promulgated by the state. The Project's consistency with the RTP/SCS goals is analyzed in detail in Table 4.6-10 of the DEIR.

The goals identified in the 2020 RTP/SCS were used to determine consistency with the SCAG's RTP/SCS. As shown in Table 4.6-10 of the DEIR, the Project would be consistent with all stated goals of the 2020 RTP/SCS. Implementation of the Project would not result in any significant impacts or interfere with SCAG's ability to achieve the region's post-2020 mobile source GHG reduction targets.

CARB Scoping Plan

The California State Legislature adopted AB 32 in 2006. AB 32 focuses on reducing GHGs (CO2, CH4, NOX, HFCs, PFCs, and SF6) to 1990 levels by the year 2020. Pursuant to the requirements in AB 32, CARB adopted the Climate Change Scoping Plan (Scoping Plan or CCSP) in 2008, which outlines actions recommended to obtain that goal. The CCSP provides a range of GHG reduction actions that include direct regulations, alternative compliance mechanisms, monetary and non-monetary incentives, voluntary actions, market-based mechanisms such as the cap-and-trade program, and an AB 32 implementation fee to fund the program. As shown in Table 4.6-11 of the DEIR, the Project is consistent with most of the strategies, while others are not applicable to the Project.

The 2017 Scoping Plan Update identifies additional GHG reduction measures necessary to achieve the 2030 target. These measures build upon those identified in the first update to the CCSP in 2013. Although a number of these measures are currently established as policies and measures, some measures have not yet been formally proposed or adopted. It is expected that these actions to reduce GHG emissions will be adopted as required to achieve statewide GHG emissions targets. As such, impacts related to consistency with the Scoping Plan would be less than significant. (Draft EIR, pp. 4.6-26 through 4.6-35.)

6. HAZARDS AND HAZARDOUS MATERIALS

a. *Hazardous Materials*

Threshold: Would the Project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

Finding: Less than significant. (Draft EIR, p. 4.7-18.)

Explanation: **Specific Plan – Phase I and Future Development Areas**

Operation

Operation of the Project would involve the use of small amounts of hazardous materials, such as industrial cleansers, greases, and oils for cleaning and maintenance purposes. The Project may also involve transport, use, and disposal of hazardous materials; the specific substances and quantities of such materials are presently unknown. The use, storage, transport, and disposal of hazardous materials would be governed by existing regulations of several agencies, including the U.S. EPA, U.S. Department of Transportation, California OSHA, and the San Bernardino County Fire Protection District. Compliance with applicable laws and regulations governing the use, storage, transportation, and disposal of hazardous materials would ensure that all potentially hazardous materials are used and handled in an appropriate manner and would minimize the potential for safety impacts. Additionally, the proposed Project would also be operated with strict adherence to all emergency response plan requirements set forth by the San Bernardino County Fire Protection District. Mandatory compliance with laws and regulations would ensure that operational impacts would be less than significant. (Draft EIR, p. 4.7-18.)

b. ***Accident or Upset***

Threshold: Would the Project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

Finding: Less than significant. (Draft EIR, p. 4.7-22.)

Explanation: **Specific Plan – Phase I and Future Development Areas**

Operations

Operation of the Project site would involve typical hazardous materials and chemicals such as solvents and cleaning products associated with operation of an industrial land development. As discussed in Impact 4.7-1 above, any routine transport, use, and disposal of these materials during warehouse operations must adhere to Federal, State, and local regulations for transport, handling, storage, and disposal of hazardous substances. Prior to Project approval, a Hazardous Materials Business Plan (MBP) also would be required for approval to show conformance with all applicable materials handling protocols. Adherence to these regulations is overseen and enforced by the SBCFD. The SBCFD manages six hazardous material and hazardous waste programs.

The CUPA program is designed to consolidate, coordinate, and uniformly and consistently administer permits, inspection activities, and enforcement activities throughout San Bernardino County.

CUPA consolidates, coordinates, and makes consistent the following hazardous materials and hazardous waste programs:

- Hazardous materials release response plans and inventory (business plan)
- Hazardous waste generation and on-site treatment
- Aboveground Petroleum Storage Act (APSA)/Spill Prevention, Control, and Countermeasure Plan (SPCC plan)
- Underground storage tanks (UST)
- California Accidental Release Program (CALARP)
- Hazardous materials management plans and inventory statements under California Fire Code

Furthermore, household hazards such as cleaners and solvents contain such low quantities of liquid and material that they do not pose a significant threat related to the release of hazardous materials into the environment. A less than significant impact would occur in this regard. (Draft EIR, pp. 4.7-22 through 4.7-23.)

c. ***Hazards Near Schools***

Threshold: Would the Project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

Finding: Less than significant. (Draft EIR, p. 4.7-24.)

Explanation: **Specific Plan – Phase I and Future Development Areas**

Construction and Operations

No existing or proposed schools are located within one-quarter mile of the Project site. The nearest operating school to the Project site is Cal Aero Preserve Academy, located at 15850 Main St., in the City of Chino, approximately 1.14 miles southeast of the Project site (Google Earth Pro, 2020). The next closest school is Egan Lyle High School, located at 15180 Euclid Ave in the City of Chino, approximately 1.15 miles southwest of the Project site.

The Project would not emit hazardous emissions or include the handling of hazardous or acutely hazardous materials, substances,

and/or wastes within one-quarter mile of an existing or proposed school. The transport of hazardous substances or materials to-and-from the Project site during construction and long-term operational activities would be required to comply with applicable federal, State, and local regulations intended to reduce public safety hazards.

The Project's toxic air contaminant emissions (and their associated health risks) would be less than significant to all sensitive receptors, including schoolchildren near the Project site and the primary truck travel routes to/from the Project site.

SB330 Replacement Site
Construction and Operations

The SB330 Replacement Site is within a half-mile of Levi H. Dickey Elementary School, located at 2840 S. Parco Ave. Rezoning the SB330 Replacement Site is not anticipated to have any new or substantially more severe impacts than addressed under the City's TOP EIR, or that would occur under current zoning, because the uses will be substantially the same as that evaluated in the City's TOP EIR . These potential impacts are anticipated to be similar to that described above for the Project site. Rezoning the SB330 Replacement Site to provide slightly greater residential density is not anticipated to result in any new or substantially more severe pollutants than would occur under current zoning. The SB330 Replacement site would be subject to applicable local, state, and federal regulations as described in the Regulatory Framework section, including the City's standard discretionary review process, the City's municipal code, and CEQA compliance. In consideration of the above, a less than significant impact is anticipated.

Conclusion

The Specific Plan portion of the Project would not emit harmful amounts of hazardous emissions or handle hazardous or acutely hazardous materials, substances, and/or wastes within one-quarter mile of an existing or proposed school. Additionally, schools would be unlikely to be exposed to substantial safety hazards associated with the routine transport of hazardous substances or materials to-and-from the Project site due to the low amount of anticipated toxic air contaminants associated with the Project. The SB330 Replacement Site's proposed slight increase in residential density is not anticipated to result in significant impacts in light of existing regulatory requirements and the City's standard discretionary review

process. A less than significant impact would occur. (Draft EIR, pp. 4.7-24 through 4.7-25.)

d. ***Public Airports***

Threshold: For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

Finding: Less than significant. (Draft EIR, p. 4.7-26)

Explanation: **Specific Plan – Phase I and Future Development Areas**

Construction and Operations

The Project site is within the ONT and Chino Airport's AIA. The southeast corner of the Project area is within Zone C and the balance is within Zone D of the Chino Airport as designated in the ALUCP. Zone C is known as the Compatibility Zone for Non-Residential Land Use, designating the area for uses such as Light Industrial. Warehousing and office buildings are permitted in Zone D as well. Both Zone C and D requirements align with the Specific Plan. Furthermore, the maximum building height for the Project is 55 feet and the Project does not require ALUCP review. In the San Bernardino County Chino Airport Comprehensive Land Use Plan, the site is within Safety Zone 6 (Traffic Pattern Zone) of the Chino Airport Overlay (Generic Safety Zones for General Aviation Airports from the Caltrans Division of Aeronautics – California Airport Land Use Planning Handbook). Safety Zone 6 compatibility criteria prohibit people-intensive uses such as stadiums, large daycare centers, hospitals, and nursing homes, however light industrial and manufacturing uses are acceptable within this zone, provided that they do not generate any visual, electronic, or physical hazards to aircraft. Phase 1 and Future development Areas fit these criteria because the Projects are based on light industrial and manufacturing uses. The Specific Plan's land uses are compatible with these guidelines because it does not involve people-intensive uses. The Caltrans Division of Aeronautics – California Airport Land Use Planning Handbook (Handbook) guidelines suggest the provision of approximately 10 percent usable open land, or an open area approximately every ¼ to ½ mile should be provided in projects within Safety Zone 6. The Handbook further indicates that ideal emergency landing sites are ones that are long, level, free of obstacles and with minimum dimensions of 300 feet long by 75 feet wide, much like a runway. In the Specific Plan area, surrounding

roads (Eucalyptus Avenue, Grove Avenue, Merrill Avenue, and Bon View Avenue), drive aisles, and truck parking lots can be considered as acceptable open lands in urbanized settings.

Furthermore, the Project site is not within a ONT safety zone, noise impact zone, or airspace protection zone. Therefore, the Project would not result in a safety hazard or excessive noise for people residing or working in the Project area and impacts would be less than significant.

SB330 Replacement Site
Construction and Operations

The SB330 Replacement Site is within the Chino Airport's AIA. The southern portion of the SB330 Replacement Site is approximately one mile from the Chino Airport. The southernmost limits of the SB330 Replacement Site, immediately north of Eucalyptus Avenue, are within the Aircraft Departure Accident Risk Intensity Contours, which means there is a potential risk for aircraft accidents to occur. Within the Aircraft Departure Accident Risk Intensity Contour lies safety and airspace compatibility factors. The main objective of safety compatibility factors is to simply minimize the risks associated with potential aircraft accidents. This task is made up of two components; 1) safety on the ground; and 2) safety for aircraft occupants. The fundamental objective for providing safety on the ground is to protect people and property in the event of an aircraft accident near an airport. Safety for aircraft occupants involves trying to find ways in which to enhance the chances of survival of occupants of an aircraft involved in an accident beyond the runway environment. If buildout were to occur for the SB330 Replacement Site, there will be a relatively slight increase in residential development within this influence area. Through implementation of safety zone requirements, as SB330 is within Safety Zone 6, within buildout of the site, the risk for potential safety hazards from occurring would be less than significant. Any future development in the SB330 Replacement Site would comply with all applicable local, state, and federal safety regulations, and would require compliance with the City's municipal code as part of the City's standard development review process, including CEQA compliance.

Conclusion

The Specific Plan and SB330 Replacement Site are located within areas governed by the Chino Airport ALUCP. Proposed uses are

consistent with the ALUCP, and will be regulated by applicable local, state, and federal regulations including the City's municipal code. A less than significant impact would occur. (Draft EIR, pp. 4.7-26 through 4.7-27.)

e. ***Emergency Plans***

Threshold: Would the Project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

Finding: Less than significant. (Draft EIR, p. 4.7-27.)

Explanation: **Specific Plan – Phase I and Future Development Areas**

Construction and Operations

The Project site does not contain any emergency facilities, nor does it serve as an emergency evacuation route. During construction and long-term operation of the Project, adequate emergency access for emergency vehicles would be maintained along public streets that abut the Project site. The City, as part of its discretionary review process, reviewed the Project's application materials to ensure that appropriate emergency ingress and egress would be available to-and-from the Project site and that circulation on the Project site was adequate for emergency vehicles.

The City has adopted an Emergency Operations Plan to identify evacuation routes, emergency facilities, and City personnel and equipment available to effectively deal with emergency situations. No revisions to the adopted Emergency Operations Plan would be required as a result of the Project.

The nearest fire station is the Chino Valley Fire Department Station 63, located approximately 1 mile south of the site at 7550 Kimball Ave. Response times at this station would not be impaired by Project implementation because primary access to all major roads would be maintained during construction and operation of the Project.

Because both Project construction and operations would not disrupt or interfere with emergency access to nearby roadways, would not interfere with the City's emergency response plan, and would comply with design standards for emergency services, impacts would be less than significant.

SB330 Replacement Site
Construction and Operations

The SB330 Replacement Site does not contain any emergency facilities. During future construction and long-term operation of the Project, adequate emergency access for emergency vehicles would have to be maintained along public streets that abut the SB330 Replacement Site. As a result of a lack of proposed development, impacts are anticipated to be less than significant.

Conclusion

The Project site does not contain any emergency facilities, nor does it serve as an emergency evacuation route. During Project construction and long-term operations, adequate emergency access for emergency vehicles would be maintained along public streets that abut the Project site. A less than significant impact would occur. (Draft EIR, pp. 4.7-27 through 4.7-28.)

f. ***Wildland Fires***

Threshold: Would the Project expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

Finding: Less than significant. (Draft EIR, p. 4.7-28.)

Explanation: **Specific Plan – Phase I and Future Development Areas**

Construction and Operations

The Project site is not located within a State Responsibility Area or a very high fire hazard severity zone. Neither the California Department of Forestry and Fire Protection (CalFire) nor the County of San Bernardino identify the Project site within an area susceptible to wildland fires. The Project site and surrounding areas generally consist of agricultural, industrial and/or residential uses, which are generally not associated with wildland fire hazards (Google Earth Pro, 2019; CalFire, 2008). The Project would comply with all applicable local and state regulations related to fire safety, as evaluated through the City's standard development review process. Impacts would be less than significant.

SB330 Replacement Site
Construction and Operations

Similar to the Specific Plan area, the SB330 Replacement Site is not located within a State Responsibility Area or a very high fire hazard severity zone. The SB330 Replacement Site is not proposed for development at this time, and any future development would comply

with applicable regulatory requirements including the City's municipal code. A less than significant impact would occur.

Conclusion

Neither the Project nor the SB330 Replacement Site are located within a State Responsibility Area or a very high fire hazard severity zone. All future development will comply with applicable local and state regulations related to wildfire, including the City's municipal code as part of the City's standard discretionary review process. A less than significant impact would occur. (Draft EIR, pp. 4.7-28 through 4.7-29.)

7. HYDROLOGY AND WATER QUALITY

a. *Water Quality Standards*

Threshold: Would the Project violate any water quality standards or waste discharge requirements?

Finding: Less than significant. (Draft EIR, p. 4.8-15.)

Explanation: **Specific Plan – Phase I/Future Development Areas**

Construction

Construction in the Specific Plan – Phase I/Future Development Areas would generally consist of clearing, grading, excavation, and construction activities which could potentially impact water quality through soil erosion and increasing the amount of silt, debris, and pollutants carried in stormwater runoff. Examples of pollutants include the use of fuels, solvents, and paints. Furthermore, the refueling and parking of construction vehicles and other equipment on-site during construction may result in oil, grease, or related pollutant leaks and spills that may discharge into the storm drain system.

The Project is required to comply with the NPDES General Construction Permit (GCP) Water Quality Order 2009-0009-DWQ (as amended by Order No. 2010- 0014-DWQ and 2012-006-DWQ) per PPP HYD-2, which requires the preparation and implementation of a SWPPP and Erosion Sediment and Control Plan, prior to obtaining any grading or building permits. A SWPPP would identify site-specific construction BMPs to reduce or eliminate sediment, erosion, hazardous materials, and other pollutants that runoff from the Project site. The SWRCB requires that projects that disturb one or more acres of land must obtain coverage under the statewide GCP. The GCP also requires that prior to the start of construction

activities, the project applicant must file PRDs with the SWRCB, which includes a NOI, risk assessment, site map, annual fee, signed certification statement, SWPPP, and post-construction water balance calculations (PPP HYD-1). Furthermore, the construction contractor would be required to maintain a copy of the SWPPP at the site and implement all construction BMPs identified in the SWPPP during construction activities. Prior to the issuance of a grading permit, the project applicant is required to provide proof of filing of the PRDs with the SWRCB, which include preparation of the SWPPP. Construction BMPs would include but not be limited to the following BMPs listed in *Table 4.8-2, Construction BMPs* of the DEIR.

Furthermore, the ESCP that shall be submitted would address any potential erosion issues associated with the proposed grading and site preparation activities. Overall, submittal of the PRD's and implementation of the SWPPP and ESCP during the construction phase of both Specific Plan -Phase I/ Future Development Areas would ensure the minimization or elimination of any anticipated and expected pollutants of concern. Therefore, the Project would comply with all applicable water quality standards and waste discharge requirements resulting in a less than significant impact.

Operations

During the operational phase of the Project, runoff could include a variety of contaminants that could impact water quality such as oils, grease, fuel, antifreeze, byproducts of combustion (such as lead, cadmium, nickel, and other metals), as well as fertilizers, herbicides, pesticides, and other pollutants from landscaping maintenance. Therefore, an extensive drainage plan would be in place which includes on-site storm drains, culverts, catch basins and detention basins. The basins would be designed to lessen the flow of post-development runoff to pre-development conditions, and would be designed to treat runoff for pollutants, pursuant to SWRCB regulations.

According to the Santa Ana RWQCB MS4 permit, this Project would be classified as a Priority Development Project because it would create more than 10,000 square feet of impervious surfaces. Therefore, a preliminary WQMP has been created for this Project. The preliminary WQMP (*Appendix G2*) has incorporated combined LID treatment, source control BMPs, and treatment control BMPs. A final WQMP would be prepared pursuant to PPP HYD-3, as required

by MS4 permitting to address BMP sizing and operations and maintenance. The Final WQMP would be submitted to the City prior to the start of construction.

The preliminary WQMP for the Project includes, but is not limited to, the following site design BMPs:

- Construct streets, sidewalks, and parking lot stalls to the minimum widths necessary.
- Install on-site biotreatment basins/trenches with underdrains where soil type is poorly draining.

Source control BMPs are designed to minimize the potential for pollutants to come into contact with stormwater, thereby limiting the potential for water quality impacts downstream. A variety of source control BMPs would be incorporated into the Project and implemented during its operation, including the following:

- Minimize non-stormwater site runoff through efficient irrigation system design and controllers.
- Minimize trash and debris in storm runoff in parking lots, and roadways through a regular sweeping program.
- Provide solid roofs over all trash enclosures.
- Provide site occupants with a copy of the project WQMP and stormwater BMPs.
- Provide site occupants and employees with education/training materials for operation and maintenance of the stormwater BMPs.
- Install stormwater placards/stenciled messages with a “No Dumping” message on all on-site/ off-site storm drain inlets.

Treatment control BMPs are designed to control stormwater pollutants where it is not feasible to install on-site Site Design/LID BMPs, with the requisite capacity to treat the Design Capture Volume for identified Pollutants of Concern or where pretreatment of stormwater runoff is required, ahead of infiltration BMPs. The following treatment control BMP would be incorporated into the Project’s operational phase:

- Gravity Separator devices for pretreatment of sediment, trash/litter or oil and grease.

Furthermore, the preliminary WQMP shows that the Project can treat the full design capture volume (DCV) on-site. The DCV would be captured and treated by the proposed Contech underground corrugated metal pipe (CMP) systems (CMP) and Maxwell Drywells. As discussed above, stormwater runoff would be captured via the proposed catch basins that convey the runoff into bio clean hydrodynamic separators (Debris Separating Baffle Boxes [DSBBs]). The DSBBs consist of settling chambers for separating out larger solids and a media filter cartridge for capturing fine total suspended solids that may contain metals, nutrients, and bacteria. Runoff is then detained in the CMP detention basins and the Maxwell Drywells for capture, pretreatment, and/or gradually release storm water into the downstream public storm drain systems. On-site storm water treatment would incorporate underground chambers installed within each building's parking area. The proposed on-site storm drains would be sized during the Project's final design phase to restrict site discharges such that there would be no negative impact on existing downstream drainage facilities. Each storm drain in Campus Avenue, Bon View Avenue, Grove Avenue, and Merrill Avenue would be equipped with a hydrodynamic separator, or series of hydrodynamic separators to satisfy the statewide trash mandate. Each device would be approved by and listed on the Certified Full Capture System List of Trash Treatment Control Devices of the SWRCB.

As specified in the preliminary WQMP, the Hydrologic Conditions of Concern (HCOC) requirements are achieved by using the LID and hydromodification BMPs. The mitigation volume is approximately 434,211 cu-ft ((0.95 *1,017,027) – 531,965). The total volume being retained is 687,210 cu-ft which is greater than the mitigation volume needed. As a result, the mitigation volume has been contained by the proposed BMPs. Thus, operational water quality impacts would be less than significant with the implementation of PPP HYD-3 and maintenance of the BMPs described above and as specified in the WQMP. Furthermore, the Project would comply with all state, county, and local regulations regarding stormwater runoff during construction and operational phases of the Project. Therefore, water quality standards and waste discharge requirements would not be exceeded, and surface water and groundwater quality would not be degraded. Impacts would be less than significant.

SB330 Replacement Site

Construction and Operations

The SB330 Replacement Site along Grove Corridor is characterized by agricultural and urban development consisting of single-family residential units, agricultural plots, and some commercial uses. The TOP EIR evaluated development of the SB330 Replacement Site. The Project proposes a slight increase in residential zoning capacity pursuant to SB330. However, the Project does not change the development area evaluated in the City's TOP EIR. In addition, the Project does not propose any specific development of the SB330 Replacement Site at this time.

Pursuant to TOP, any new development projects of over one acre would be required to conform to all applicable state, regional, and local guidelines, standards of approval, and permitting requirements, including the City's discretionary review process as to not violate water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality. Development of the SB330 Replacement Site was evaluated as part of the City's TOP EIR, and the proposed rezoning would have no additional significant impacts beyond that evaluated in the City's TOP EIR.

Conclusion

Construction and operations of Specific Plan – Phase I/Future Development Areas and SB330 Replacement Site would not violate water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality with implementation of PPP HYD-1 through HYD-3 and compliance with all applicable regulation and permitting. (Draft EIR, pp. 4.8-15 through 4.8-21.)

b. ***Groundwater Supplies***

Threshold: Would the Project substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that the Project may impede sustainable groundwater management of the basin?

Finding: Less than significant. (Draft EIR, p. 4.8-21.)

Explanation: **Specific Plan – Phase I/Future Development Areas**

Construction and Operation

The Project site contains several active wells that feed into man-made ponds and channels. In compliance with the Chino Basin

Water Master's Well Procedure for Developers, a well use/destruction plan and schedule for all existing private/agricultural wells shall be submitted to the City for approval prior to the issuance of permits for any construction activity. If a private well is actively used for water supply, the Developer shall submit a plan to abandon such well and connect users to the City's water system when available. Wells shall be destroyed/abandoned per the California Water Resource Guidelines and require permitting from County Health Department. Pursuant to PPP HYD-4, a copy of such permit and Form DWR 188 Well Completion Form shall be provided to the Development Engineering Department and the Utilities Engineering Department prior to issuance of grading and/or building permits. If the Developer proposes temporary use of an existing agricultural well for purposes other than agriculture, such as grading, dust control, etc., the developer shall make a formal request to the City of Ontario for such use prior to issuance of permits for any construction activity. Upon approval, the Developer shall enter into an agreement with the City and pay any applicable fees as set forth by the agreement. Therefore, with PPP HDY-4 implemented, construction-related impacts are not anticipated.

Water service to the Project would be provided by the City, which currently receives approximately 70 to 80 percent of its groundwater supply from the Chino Basin in addition to imported, local, and recycled water provided from the Water Facilities Authority (WFA), Chino Basin Desalter Authority (CDA), and Inland Empire Utilities Agency (IEUA), respectively. The Chino Basin is one of the largest groundwater basins in southern California, with approximately 5 million acre-feet of water demand in storage and has an unused capacity to store approximately 1 million acre-feet of additional water. Thus, the basin has the capacity to store an additional amount of water similar to the storage capacity of Diamond Valley Lake. The availability of additional storage in the basin allows the City to take advantage of wet years by storing additional water for use in dry years. Ontario participates in the Dry Year Yield (DYY) program with IEUA and Metropolitan Water District (MWD). In addition, the City benefits from recharge of IEUA recycled water, in compliance with Title 22 water quality standards, which can be pumped or stored for future use.

A Water Supply Assessment (WSA) has been prepared (Appendix J1 of the DEIR) and is discussed in DEIR *Section 4.15, Utilities and*

Service Systems. The WSA demonstrates that the Project's projected water demands are generally consistent with those assumed in the City's Urban Water Management Plan. Therefore, due to the availability of water supplies, payment of fees, and ability for the City to meet the Project's water demand, the Project would not substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the Project may impede sustainable groundwater management of the basin.

SB330 Replacement Site
Construction and Operations

Rezoning of the SB330 Replacement Site for residential uses would result in a net decrease for potable water demand and a very slight increase in total water demand (potable plus recycled) compared to the water demand due to replacing low-medium density residential zoning with medium density residential zoning. Since the rezoning of the SB330 Replacement Site would result in a net decrease of potable water demand and slight increase in total water demand, future development on the SB330 Replacement Site would be adequately served by the City without substantially decreasing groundwater supplies. Similarly, if wells are located within the SB330 Replacement Site, future projects are subject to the Chino Basin Water Master's Well Procedure for Developers and PPP HYD-4 shall be implemented. Since future development on the SB330 Replacement Site would not substantially decrease groundwater or interfere substantially with groundwater recharge and comply with all applicable regulations and guidelines with PPP HYD-4 implemented, impacts would be less than significant.

Conclusion

Construction and operations of Specific Plan – Phase I/Future Development Areas and SB330 Replacement Site would not substantially decrease groundwater supplies or interfere substantially with groundwater recharge that would impede sustainable groundwater management of the Chino Basin due to availability of water supplies, payment of fees, and ability for the City to meet the Project's water demand in addition to implementation of PPP HYD-4. Impacts would be less than significant. (Draft EIR, pp. 4.8-21 through 4.8-23.)

c. ***Erosion or Siltation, Flooding, Runoff***

Threshold: Would the Project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would (i) result in substantial erosion or siltation on- or off-site, (ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site, (iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff or impede or redirect flood flows?

Finding: Less than significant. (Draft EIR, p. 4.8-23.)

Explanation: **Specific Plan – Phase I/Future Development Areas**

Construction and Operations

Construction of the Project would alter the existing drainage pattern of the site, but not in a manner that would result in substantial erosion or siltation. The Project would include the use of an Erosion Control Plan and methods that reduce overall erosion during construction and operation, such as preserving vegetation, soil binders, mulching, soil roughening, and stabilization. Furthermore, this Project will be conditioned to construct the Master Planned Euclid Avenue storm drain. The Project area storm drain improvements, shown in *Figure 3-15, Storm Drain Plan* of the DEIR, are consistent with the facilities specified in Drainage Area XIV of the City Planned Drainage Facilities (refer to *Figure 3-16, City of Ontario Planned Drainage Facilities* of the DEIR).

Drainage Area XIV consists of an area approximately 2.8 square miles along the westerly boundary of Ontario Ranch-West. The area is generally bounded by Riverside Drive to the north, Euclid Avenue to the west, Merrill Avenue to the south, and Bon View Avenue to the east. There are no improved drainage facilities other than graded earthen ditches since the majority of the area is currently being used for agriculture. Drainage Area XIV drains to the City of Chino. It discharges to the existing Airport Channel at the intersection of Euclid Avenue and Merrill Avenue. The Airport Channel is an interim facility that runs south along the east side of Euclid Avenue to the Prado Flood Control Basin. The City of Chino's future master-planned storm drain, the Euclid Avenue Storm Drain (Line "I" per City of Chino's Master Plan of Drainage for Subarea 2), would need to be re-evaluated by the City of Chino, to accommodate updated flow rates projected to be discharged from Drainage Area XIV, within the

Ontario Ranch area, per this study. In 2003, the Master Plan of Drainage was revised (Revision No. 2) to include Subarea 2 “The Preserve”, which identified capacity expansion due to the addition of 8.5 square miles in the southeast area of the City of Chino. The Preserve is encompassed by the City (Ontario Ranch area) to the north, Riverside County to the south and east, and Euclid Avenue to the west. Drainage Basin Areas were added and redefined from the Chino Airport Master Plan and the City’s New Model Colony (Ontario Ranch) Drainage Master Plan. In 2004 and 2007, two unofficial amendments were prepared to update Revision No. 2, which identified revisions necessary for the Drainage Basins B, D, and J, and Drainage Basin G respectively for the ultimate build-out of The Preserve area. On-site drain improvements for the Project would include storm water detention/ retention/ water quality basins, which would capture, treat, and/or gradually release storm water into the downstream public storm drain systems. Onsite storm water treatment would incorporate underground chambers installed within each building’s parking area. Each storm drain in Campus Avenue, Bon View Avenue and Merrill Avenue will be equipped with a hydrodynamic separator, or series of hydrodynamic separators to satisfy the statewide trash mandate. Each device will be approved by and listed on the Certified Full Capture System List of Trash Treatment Control Devices of the SWRCB. As previously discussed above, the Project’s proposed hydrology would include an on-site internal storm drain system that discharges via catch basins to underground detention chambers and Maxwell Drywells scattered throughout each on-site truck yard near Building 1 West, Building 1 East, Building 2 North, Building 2 south, and Buildings 3 through 8. The treated water would be discharged from the proposed on-site storm drain system into the City’s proposed 102-inch RCP master plan storm drain on Bon View Avenue.

There are currently no improved drainage facilities aside from a few on-site detention areas located in the central and southerly portions of the site. Thus, the Project would include storm drain improvements consistent with the facilities specified in Drainage Area XIV of the City of Ontario Planned Drainage Facilities.

Catch basins located throughout the site would collect runoff. On-site storm drain systems would convey runoff to the following facilities:

- 120-inch storm drain in Grove Avenue leading south to existing facilities via modification of an existing channel.
- 102-inch RCP in Bon View Avenue.
- 60-inch RCP in Merrill Avenue adjacent to the Specific Plan area, which will transition to a 120-inch RCP running west to a RCB at Euclid Avenue.
- 54-inch storm drain in Campus Avenue which connects to the future storm drain in Merrill Avenue.
- 10-foot by 10-foot storm drain in Euclid Avenue connecting to the Prado flood control basin.

Since the existing storm drain infrastructure does not have the capacity to accept stormwater flows in excess of the 100-year storm, the Project proposes an additional detention system at the site. Runoffs tributary to on-site truck yards would be sufficiently detained in a way that the overall proposed condition 100-year discharge from the site to the existing dirt channel in Euclid Avenue would be significantly below the existing 100-year discharge conditions. Runoffs from the parking lot west of Building 3 (1.5 cfs over 0.45 acres), the frontage landscape north of Building 4 (1.0 cfs over 0.35 acres), and parking lots south of Building 1 (18.0 cfs over 7.70 acres), would be allowed to discharge undetained. Note that the proposed on-site storm drains would be sized during the Project's final design phase to restrict site discharge such that there would be no negative impact on existing downstream drainage facilities.

With implementation of the proposed BMPs and existing on-site detention, the total proposed 100-year condition discharge from the Project site to the existing dirt channel in Euclid Avenue, via proposed on-site storm drains and proposed master plan storm drains in Bon View Avenue and Merrill Avenue, would be approximately 49.3 cfs. This is significantly less than the existing 100-year condition discharge of 141 cfs from the site to Merrill Avenue.

With the implementation of the PPP HYD-1 through HYD-3 which includes SWPPP, Erosion Control Plans, BMPs and storm plan Project features, the Project would not substantially increase the rate or amount of erosion/siltation and surface runoff in a manner that would result in on- or off-site flooding. Additionally, site design LID features and on-site detention facilities would ensure that

stormwater runoff does not exceed the capacity of the storm drain system. The calculated stormwater runoff volume for the 100-year storm under post-development conditions would be less than the amount of stormwater runoff for the 100-year storm under existing conditions. Therefore, this impact would be less than significant.

SB330 Replacement Site
Construction and Operations

The City's TOP EIR evaluated development of the SB330 Replacement Site. Similar to Impact 4.8-1, any future development conducted on the SB330 Replacement Site would be subject to all applicable state, regional, and local regulatory compliance, including the City's discretionary review process. Development of the SB330 Replacement Site was evaluated as part of the City's TOP EIR, and the proposed rezoning would have no additional significant impacts beyond that evaluated in the City's TOP EIR with implementation of regulatory requirements and standard conditions of approvals.

Conclusion

With implementation of PPP HYD-1 through HYD-3 which includes SWPPP, Erosion Control Plans, BMPs and storm plan Project features, construction and operations of Specific Plan – Phase I/Future Development Areas and SB330 Replacement Site would not result in substantial erosion or siltation on- or off-site, substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site, create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff, or impede or redirect flood flows. (Draft EIR, pp. 4.8-23 through 4.8-26.)

d. ***Flood Hazard***

Threshold: In flood hazard, tsunami, or seiche zones, would the Project risk release of pollutants due to project inundation?

Finding: No impact. (Draft EIR, p. 4.8-26.)

Explanation: **Specific Plan – Phase I/Future Development Areas**

Construction and Operations

The Project site is within FEMA Flood Zones X and D, per FEMA FIRM Map No. 06071C9335H dated August 28, 2008. Zone D is an area where there are possible but undetermined flood hazards, as no analysis of flood hazards has been conducted. Zone X is an area

determined to be outside the 0.2 percent annual chance floodplain. There are no large water bodies, including rivers or streams that would cause flooding on the Project site.

The Project site, however, is within the dam failure inundation zone for the San Antonio Dam. The San Antonio dam is under USACE's jurisdiction and operates as a flood control and debris dam for the San Antonio River. California dams are monitored and inspected annually by the California Division of Safety of Dams (DSOD). Dam owners are required to maintain Emergency Action Plans (EAPs) that contain procedures for damage assessment and emergency warnings. An EAP also identifies potential emergency conditions at a dam and specifies preplanned actions to help minimize property damage and loss of life should those conditions occur. Dam owners are also instructed by the EAP to issue early warning and notification messages to downstream emergency management authorities.

The City has never been impacted by a major dam failure and the dam has a very low probability of dam failure. According to the latest dam inundation map dated February 1986, the arrival time of the first flood wave would be between 8 and 10 hours after the catastrophic failure of the dam and the depth of water is estimated to be approximately two feet. This would allow for a significant time for implementing evacuation procedures, as specified in the City's 2018 Hazard Mitigation Plan. In addition, the Project's proposed BMPs and LID measures would result in the treatment and biofiltration of any floodwaters that enter the site, thus preventing significant pollutants from entering the regional storm drain system.

The Project site is not located near any water storage tanks or reservoirs that would result in a seiche during seismic activity. Furthermore, the Project site is inland and approximately 31.1 miles from the Pacific Ocean and therefore is not at risk of flooding due to tsunamis. Release of pollutants due to inundation would not occur. Overall, no impact would occur.

SB330 Replacement Site
Construction and Operations
The SB330 Replacement Site is within FEMA Flood Zones X and D, per the FEMA FIRM Map No. 06071C9335H, dated August 28, 2008, and FEMA FIRM Map 06071C8620H, dated August 28, 2008. Similarly, there are no large water bodies, including rivers or streams that would cause flooding on the SB330 Replacement Site. The SB330 Replacement Site is also subject to the City's emergency

evacuation procedures in case of dam failure. Furthermore, any future development within the SB330 Replacement Site area would follow the City's standard discretionary review process and require compliance with existing regulations including those cited above. BMPs and LID measures would treat any floodwaters entering the SB330 Replacement site. Since future development would adhere to established regulatory framework, and with implementation of BMPs and LID measures, impacts would be less than significant.

Conclusion

The Specific Plan – Phase I/Future Development Areas and SB330 Replacement Site are not located near large water bodies, including rivers or streams that would result in impacts from flooding, seiches, or from tsunamis. Pollutants shall be captured and treated before entering the City's master storm water system. A less than significant impact would occur. (Draft EIR, pp. 4.8-26 through 4.8-27.)

e. ***Water Quality Control Plan***

Threshold: Would the Project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

Finding: Less than significant. (Draft EIR, p. 4.8-27.)

Explanation: **Specific Plan – Phase I/Future Development Areas**

Construction and Operations

The Project would adhere to all applicable state, regional, and local regulatory framework which would ensure that surface and groundwater quality are not adversely impacted during construction. In addition, implementation of the LID and BMP measures at the site, including hydrodynamic separators, underground detention, and Maxwell drywells would ensure that water quality is not impacted during the operational phase of the Project. As a result, the Project would not obstruct or conflict with the implementation of the Santa Ana River Basin Water Quality Control Plan. On-site groundwater wells would be abandoned per the California DWR Standards and would require a permit from the San Bernardino DEHS and completion of a DWR 188 Well Completion Form.

Upon development, the Project site would be connected to the City's public water supply and there would be no on-site wells for use of groundwater. The City manages both the potable and non-potable supplies to ensure withdrawals from the Chino Groundwater Basin do not exceed the safe yield for the Basin, as per the Chino Basin Watermaster's Optimum Basin Management Program (OBMP). The Chino Basin is listed as "very low" priority pursuant to the Sustainable Groundwater Management Act (SGMA), and therefore is not operating under a Groundwater Sustainability Plan (GSP) pursuant to SGMA. However, the Chino Basin is an adjudicated basin

operating under the OBMP noted above (refer to *Section 4.15*, *Utilities and Service Systems* for more information regarding potable water).[1] The Project would not obstruct or conflict with the OBMP. With adherence to all applicable regulative framework, and implementation of PPP HYD-1 through HYD-4, impacts would be less than significant.

SB330 Replacement Site
Construction and Operations

As discussed above for the Specific Plan site, rezoning of the SB330 Replacement Site would not significantly impact any water quality control plan or groundwater management plan. The Project would result in a slight increase in density for the SB330 Replacement Site area, but the land uses would be similar to that which is already allowable. Any future development would be required to comply with applicable local, state and federal requirements related to water quality and groundwater management. Since future development would adhere to established regulatory framework, impacts would be less than significant.

Conclusion

Implementation of the Project and future development on the SB330 Replacement Site per the TOP would not obstruct or conflict with the implementation of a water quality control plan or sustainable groundwater management plan. Compliance with all applicable regulatory framework and implementation of standards of approval governing water quality and groundwater would ensure that any water quality control plan or sustainable management plan cited above would not be obstructed by the Project and any future development on the SBB 330 Replacement Site. Impacts would be reduced to less than significant levels. (Draft EIR, pp. 4.8-27 through 4.8-29.)

8. LAND USE AND PLANNING

a. *Established Communities*

Threshold: Would the Project physically divide an established community?

Finding: No impact. (Draft EIR, p. 4.9-13.)

Explanation: **Specific Plan – Phase I/Future Development Areas**

Construction and Operations

Examples of projects that could physically divide an established community include a new freeway or highway that traverse an established neighborhood. The Project proposes business park and industrial uses on approximately 219.39 acres. The Project would

[1] https://water.ca.gov/Programs/Groundwater-Management/Basin-Prioritization (accessed May 3,2021).

replace the existing agricultural uses and does not propose any new streets or other physical barriers, which could physically divide an established community. Given its nature and scope, the Project would not physically divide an established community. Therefore, no impact would occur.

SB330 Replacement Site
Construction and Operations

The SB330 Replacement Site is currently occupied by agricultural, commercial, residential, and vacant land uses. Single-family residences are located throughout the SB330 Replacement Site, but are distant in space and do not share a common boundary. Therefore, these residences are not part of an established community but are stand-alone residential properties. Streets that currently provide access to the SB330 Replacement Site include E. Riverside Drive, Cucamonga Avenue, Grove Avenue, Edison Avenue, Schaefer Avenue, and Chino Avenue. E. Riverside Drive comprises the southern boundary of an established residential community on the north side of the roadway. The SB330 Replacement Site does not extend north of E. Riverside Drive; therefore, it would not divide the established community.

The Project proposes rezoning of the SB330 Replacement Site to a slightly higher residential density to increase the maximum number of housing units to ensure there is no net loss of residential zoning density. This action however does not propose any specific construction of new structures or redevelopment of the SB330 Replacement Site that would demolish any existing uses. The slight increase in residential zoning density would not represent a physical barrier to this area. Therefore, no impact would occur.

Conclusion

Construction and operation of projects on the Project site and replacement site would not result in a physical division of the community. While new uses would replace the existing development, this would not result in a physical separation where none currently exists. No impact would occur, and mitigation is not required. (Draft EIR, p. 4.9-13.)

b. ***Conflicts With Plans***

Threshold: Would the Project cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

Finding: Less than significant. (Draft EIR, p. 4.9-14.)

Explanation: **Specific Plan – Phase I/Future Development Areas**

Construction and Operations

The Project includes a GPA, Specific Plan, Development Agreement, Development Plan, Tentative Parcel Maps, and Williamson Act contract cancellations, to allow for development of an industrial and business park on 23 parcels covering approximately 219.39 acres in the City. The development would include eight buildings ranging from 81,500 square feet (sf) to 1,268,794 sf. The development would allow for the development of approximately 5,333,518 square feet of industrial and business park buildings.

The GPA would change the existing land use designations of the 219.39-acre Project site from 157.06 acres of Low-Medium Density Residential and 62.36 acres of Business Park to 35.16 acres of Business Park and 184.26 acres of General Industrial, to facilitate development of the Project. The Project would provide a land use plan, circulation plan, streetscape plan, infrastructure service plan, grading plan, maintenance plan, phasing plan, design guidelines, development regulations, and implementation measures to guide the development of the Project site. A specific plan is required by the City in order to comprehensively plan for development of the Project site. Implementation of the Project would achieve the intent of the Policy Plan and TOP for the Project site.

BP (Business Park) Zoning District: The BP zoning district accommodates industrial-serving commercial, office uses, and very light industrial uses. Development within this district is typically multi-tenant in nature; however, single-tenant buildings are not precluded. Permitted uses include construction uses; manufacturing uses; wholesale trade uses; health care and social assistance uses; commercial uses; and warehousing uses. The Project would allow for up to 919,048 square feet of Business Park building space to be developed on a total of 35.17 acres within Planning Areas 1 and 3. These Planning Areas would be developed with business park buildings that would allow for the development of uses such as offices, technology centers, research and development, enterprises, light manufacturing and warehouse/distribution uses.

IG (Industrial - General) Zoning District: The IG zoning district accommodates storage and warehousing uses located in larger buildings on larger sites. Uses may include e-commerce, high cube

warehouses, or distribution. A wide range of manufacturing and assembly uses are also permitted in this district. Permitted uses include agricultural uses; construction uses; wholesale trade uses; commercial uses; and warehousing uses. The Project would allow up to 4,414,470 square feet of industrial building space to be constructed within Planning Area 2, 4, and 5. These Planning Areas would comprise 184.26 acres and would allow for the development of uses such as general light industrial, manufacturing, warehouse/distribution, and e-commerce fulfillment center operations.

The following information consists of an evaluation of the Project's consistency with applicable plans and policies that have been adopted for the purpose of avoiding or mitigating an environmental effect.

Southern California Association of Governments RTP/SCS Compatibility

The Project is considered a project of regionwide significance pursuant to the criteria outlined in SCAG's *Intergovernmental Review Procedures Handbook* (November 1995) and State CEQA Guidelines §15206, because it would involve a net increase of over 500,000 square feet of business establishment. Therefore, a consistency analysis with the applicable regional planning guidelines and strategies of SCAG's RTP/SCS is required. *Table 4.9-3* provides an assessment of the Project's consistency with the recently adopted 2020-2045 RTP/SCS (Connect SoCal) goals. The RTP/SCS goals are directed toward transit, transportation and mobility, and protection of the environment and health of residents. The consistency analysis below focuses on the broad, policy-oriented goals of the 2020-2045 RTP/SCS to determine the Specific Plan's consistency with the RTP/SCS.

The Ontario Plan Compatibility

An analysis of the Project's consistency with Citywide goals in TOP is provided in *Table 4.9-4, Consistency with the City of Ontario General Plan (*TOP*)* of the DEIR. *Table 4.9-4* of the DEIR focuses on consistency with the City's General Plan Elements that address environmental issues. Goals and policies that do not address environmental effects or are not applicable to the Project are not addressed below. (Draft EIR, p. 4.9-16.)

The Project is consistent with the Housing Element of the Policy Plan (General Plan) component of The Ontario Plan, as the Project site is not one of the properties in the Available Land Inventory contained in Table A-3 (Available Land by Planning Area) of the Housing Element Technical Report Appendix. The General Plan Amendment (GPA) is proposed to change the Project site's land use designations from Low-Medium Density Residential and Business Park to approximately 35.2 acres of Business Park (0.6 FAR) and 184.2 acres of Industrial (0.55 FAR) land uses. The GPA would, therefore, eliminate the low-medium density land use designation, thereby theoretically eliminating 1,352 units (as determined by the City's density determinations to be 8.5 dwelling units per acre). In compliance with SB 330, the EIR evaluated the elimination of 1,352 units and determined that based on SB 330 Exceptions for lack of water and sewer to serve a residential project and the no net loss of residential capacity, the Project is consistent with HCD exception findings. The proposed Project site does not have sufficient water or wastewater facilities to serve a residential project. As explained in Section 3.4.1.2, of the Draft EIR, at present there is no water or sewer infrastructure that could serve residential units because the land has been used for agricultural purposes with water provided by on-site wells and sewer provided by septic systems. The Project Applicant is working on projects both approved and under review that span the length of Eucalyptus Avenue to the north, Merrill Avenue to the south, Euclid Avenue to the east, and Grove Avenue to the west (Ontario Ranch Business Park Specific Plan – Approved; Ontario Ranch Business Park Specific Plan Amendment – Under review; and, South Ontario Logistics Center – Subject Project), with a combined estimated cost of $144,331,000. The total estimated cost includes individual streets, lengths of pipe, storm drain, sewer, water, streetlights, curbing, paving, signals, power/fiber, and more. This cost would be financially infeasible for the 1,352 units presently allowed under the current residential General Plan designation and therefore the cost of such improvements would make residential development on the site financially infeasible (see Government Code Section 66589.5(d)(2) cited above).

In order to demonstrate "no net loss of residential capacity," the Project will be required to demonstrate increased residential zoning capacity on a "SB330 Replacement Site" by 1,352 units to off-set the Project site loss of zoning capacity (Low Medium Density, 5.1 to 11 du/ac). In tandem with the City's adoption of the 6th Cycle Housing Element, scheduled to go before the City Council for their consideration in February 2022, the City is also adopting an Affordable Housing Overlay zone and applying this zone to all parcels in the sites inventory that are

south of Riverside Drive or are zoned MU-2 along Holt Boulevard. Relevant to the Project, the Affordable Housing Overlay zone will establish a minimum density of 20 dwelling units per acre for all development (regardless of Policy Plan designation or underlying zoning district), and increase the maximum density from 25 to 30 units per acre for parcels that are designated in the Policy Plan for Medium Density Residential ("MDR") when an affordable housing project is proposed with at least 25 percent of proposed units are restricted for lower income households. The creation of the Affordable Housing Overlay zone and increased maximum density of 5 dwelling units per acre will increase residential capacity on 473.7 acres of such parcels currently designated MDR, by 2,368 dwelling units. On December 20, 2021, the Planning Commission reviewed and recommended to the February 15, 2022, City Council hearing for approval a General Plan Amendment (File No. PGPA21-004) for the Housing Element update to the Policy Plan (General Plan) component of The Ontario Plan, to address State mandates regarding the Regional Housing Needs Allocation ("RHNA"), as well as to modify the Policy Plan Land Use Plan (Exhibit LU-01) to establish a Zone Change (File No. PZC21-002). The Project EIR addresses the potential impacts associated with relocating residential density from the Project site to the SB330 Replacement Sites located north of the Project site, along Grove Avenue, pursuant to SB330. With the City adoption of the 6th Cycle Housing Element and associated Affordable Housing Overlay zone, no net loss of residential capacity will occur as a result of the Project. The SB 330 Replacement Site is located approximately 0.3 miles north of the Project site and is generally bound by Cucamonga Avenue to the west, East Riverside Drive to the north, Walker Avenue to the east, and Edison Avenue to the south. Existing land uses surrounding the approximate 473-acre SB330 Replacement Site boundary include agricultural uses, nurseries, truck/trailer storage, and single-family residential. According to the City's Land Use Plan, Land use within the SB330 Replacement Site includes residential, general commercial, and neighborhood commercial, as well as open space park land. (Final EIR, pp. 3.11 through 3.12.)

Ontario Development Code Consistency

Upon adoption of the Project, the development regulations and design standards within the Project would apply to the Project area and would establish the applicable zoning regulations and development standards. The Specific Plan would become the land use implementation tool for the Project area. As stated in Ontario Development Code §1.01.035, in the event of any conflict between the requirements of the Development Code and the standards contained within an adopted project, the requirements of the project shall govern, and when the provisions of a project are silent on a specific matter, the regulations set forth in the Development Code shall apply. As such, the Project would not result in conflicts with the

Ontario Development Code, and impacts would be less than significant.

Airport Environs Land Use Plan Consistency

The Project site is located immediately to the north of the Chino airport and is approximately 4.3 miles to the southwest of the Ontario International Airport and is within the Airport Influence Areas for these airports. The Project site is within the Ontario and Chino Airport's Airport Influence Area. The southeast corner of the Project area is within Zone C and the balance is within Zone D of the Chino Airport as designated in the Chino Airport Land Use Compatibility Plan (ALUCP). Zone C is known as the Compatibility Zone for Non-Residential Land Use, designating the area for uses such as Light Industrial. For Zone D, warehousing and office buildings are permitted. The Specific Plan aligns with the requirements of both Zone C and D of the Chino ALUCP for densities and compatible land uses. Furthermore, the maximum building height for the Project is 55 feet so the Project does not require ALUCP review (as noted in ALUC's comment on the NOP) According to the San Bernardino County Chino Airport Comprehensive Land Use Plan, which focuses on ensuring that coexisting communities and airports are safe and peaceful, the site is within Safety Zone 6. Safety Zone 6 compatibility criteria allow light industrial and manufacturing uses as well.

Furthermore, the Project site is largely within the Aircraft Departure Accident Risk Intensity Contours of the Chino Airport Land Use Compatibility Plan. This means there is a potential risk for aircraft accidents to occur. In the Aircraft Departure Accident Risk Intensity Contour, development must comply with safety and airspace compatibility factors. The Specific Plan meets these safety factors to further reduce the risk of impact from aircraft accidents, such as building height and materials. The Project site is within the Ontario International Airport ALUCP. However, it is not within a safety zone, a noise impact zone, or an airspace protection zone of the Ontario International Airport. Therefore, a less than significant impact will occur.

SB330 Replacement Site
Construction and Operations

Any future development on the SB330 Replacement Site would be evaluated to demonstrate consistency with the applicable land use regulations and policies cited above, as part of the City's standard development review process. The relatively slight increase in residential density is not anticipated to result in any new or substantially more severe environmental impacts than evaluated in the City's TOP EIR as it is planned growth that is anticipated in the

evaluations of the TOP EIR. In fact, the increased density would allow for a wider variety of residential product types placed within a mixed-used transit-oriented development area, providing a greater level of consistency with local and regional land use plans than the current low medium density zoning at the Specific Plan site, which is in an increasingly urbanizing industrial corridor. Therefore, the proposed upzoning at the SB330 Replacement Site would not create a new significant impact. Impacts would be less than significant.

Conclusion

The Project would develop business park and industrial uses that would further support the local regional economy and business. Although the Project includes land uses not currently designated on these specific sites in TOP, once adopted, the Project would provide appropriate land use regulations and zoning policies which would create a coherent and efficient usage of the land. The Project would promote orderly development to coincide with adjacent land uses, including Chino Airport. The Project embodies the goals and policies in the applicable long-range planning documents. Implementation of the Project would not conflict with applicable plans adopted for the purpose of avoiding or mitigating an environmental effect. This would remain true with the implementation of the Grove Avenue SB330 Replacement Site. Impacts would be less than significant, and no mitigation is necessary. (Draft EIR, pp. 4.9-14 through 4.9-29.)

9. MINERAL RESOURCES

a. *Regional and Statewide Mineral Resources*

Threshold: Would the Project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

Finding: Less than significant. (Draft EIR, p. 7-7.)

Explanation: The Project site is within the City of Ontario and its Sphere of Influence is designated Mineral Resource Zone 3, which is defined as areas where the significance of mineral deposits cannot be determined from available data. However, only areas in the far north of the City have been designated as areas where significant mineral deposits are present or there is likelihood of their presence, and development should be controlled. In addition, Figure OS-6f, Mineral Resource Zones, of The Ontario Plan (TOP) Draft EIR shows that the proposed Project area is also located within MRZ-3. Development of the Project site would not result in the loss of identified regional or local mineral resources, conversion of an identified mineral resource use, or conflict with existing mineral resource extraction activities. Impacts would be less than significant.

Similar to the Project site, the SB330 Replacement Site is within an MRZ-3 area, indicating that there are no known deposits of significant minerals. Further, the proposed rezoning at the SB330 Replacement Site would not change the overall development footprint, nor is any development proposed at this time. Therefore, impacts would continue to be less than significant. (Draft EIR, p. 7-7.)

b. ***Locally-Important Mineral Resource***

Threshold: Would the Project result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

Finding: Less than significant. (Draft EIR, p. 7-7.)

Explanation: The Project site is within the City of Ontario and its Sphere of Influence is designated Mineral Resource Zone 3, which is defined as areas where the significance of mineral deposits cannot be determined from available data. However, only areas in the far north of the City have been designated as areas where significant mineral deposits are present or there is likelihood of their presence, and development should be controlled. In addition, Figure OS-6f, Mineral Resource Zones, of The Ontario Plan (TOP) Draft EIR shows that the proposed Project area is also located within MRZ-3. Development of the Project site would not result in the loss of identified regional or local mineral resources, conversion of an identified mineral resource use, or conflict with existing mineral resource extraction activities. Impacts would be less than significant.

Similar to the Project site, the SB330 Replacement Site is within an MRZ-3 area, indicating that there are no known deposits of significant minerals. Further, the proposed rezoning at the SB330 Replacement Site would not change the overall development footprint, nor is any development proposed at this time. Therefore, impacts would continue to be less than significant. (Draft EIR, p. 7-7.)

10. NOISE

a. ***Noise Standards***

Threshold: Would the Project result in the generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

Finding: Less than significant. (Draft EIR, p. 4.10-15.)

Explanation: **Specific Plan – Phase 1**

Construction

Construction noise typically occurs intermittently and varies depending on the nature or phase of construction (e.g., land clearing, grading, excavation, paving). Noise generated by construction equipment, including earth movers, material handlers, and portable generators, can reach high levels. During construction, exterior noise levels could affect the residential neighborhoods surrounding the construction site. The nearest sensitive receptors to the Phase 1 construction area is an existing residential residence located approximately 200 feet from the Project boundary, on the northeast corner of Grove Avenue and Eucalyptus Avenue.

Phase 1 construction activities would include demolition, site preparation, grading, building construction, paving, and architectural coating. Such activities would require industrial saws, excavators, and dozers during demolition; dozers and tractors during site preparation; excavators, graders, and dozers during grading; cranes, forklifts, generators, tractors, and welders during building construction; pavers, rollers, mixers, and paving equipment during paving; and air compressors during architectural coating. Typical operating cycles for these types of construction equipment may involve 1 or 2 minutes of full power operation followed by 3 to 4 minutes at lower power settings. Other primary sources of acoustical disturbance would be random incidents, which would last less than one minute (such as dropping large pieces of equipment or the hydraulic movement of machinery lifts). Noise generated by construction equipment, including earth movers, material handlers, and portable generators, can reach high levels. Typical noise levels associated with individual construction equipment are listed in *Table 4.10-9: Typical Construction Noise Levels* of the DEIR. Equipment noise levels at 150 feet and 85 feet, the distance to the nearest sensitive receptors during Phase 1 and Phase 2 construction activities are included in *Table 4.10-9* of the DEIR.

The City of Ontario has not established noise limits for temporary construction activities. Therefore, for the purposes of this analysis, the City of Chino threshold of 65 dBA at the affected residential property is used to analyze construction noise impacts to affected residences in the City of Ontario. Chino city limits are also adjacent to the southern boundary of the Project. If construction equipment remained stationary and was located at the Project boundary nearest to the closest sensitive receptor construction noise could exceed the

City's 65 dBA threshold. However, construction equipment will be moving throughout the site and all stationary equipment is located away from sensitive receptors as a best practice.

Following FTA's methodology for quantitative construction noise assessments, FHWA's Roadway Construction Noise Model (RCNM) was used to predict construction noise. The noise levels calculated in *Table 4.10-10, Phase 1 Construction Noise Levels at Nearest Receptor* of the DEIR, show estimated exterior construction noise. Following FTA methodology, when calculating construction noise, all equipment is assumed to operate at the center of the Project because equipment would operate throughout the Project site and not at a fixed location for extended periods of time. It was assumed that all Project demolition would occur during Phase 1, therefore, the distance used in the RCNM model for demolition was 1,831 feet because the center of the entire site would be used and the nearest receptor would be located to the north along Eucalyptus Avenue. For the remaining construction phases, the distance used in the RCNM model was 2,188 feet, measured from the center of the Phase 1 area to the nearest sensitive receptor located on the northeast corner of Grove Avenue and Eucalyptus Avenue.

Construction noise would not exceed the 65 dBA threshold at residential properties. In addition, compliance with the Municipal Code would minimize impacts from construction noise by limiting construction to daytime hours on weekdays and Saturdays. Phase 1 construction activities would result in a less than significant noise impact.

Operations

Implementation of the proposed Project would create new sources of noise in the Project vicinity. The major noise sources associated with the Project that would potentially impact existing nearby residences include stationary noise equipment (i.e. trash compactors, air conditioners, etc.); truck and loading dock (i.e., slow moving truck on the site, maneuvering and idling trucks, equipment noise); parking areas (i.e., car door slamming, car radios, engine start-up, and car pass-by); and off-site traffic noise.

Mechanical Equipment

The nearest sensitive receptor to the Phase 1 Project site is the residence on the northeast corner of Grove Avenue and Eucalyptus

Avenue, approximately 200 feet from the Project boundary. Potential stationary noise sources related to long-term operation of the Project would include mechanical equipment. Mechanical equipment (e.g., heating ventilation and air conditioning [HVAC] equipment) typically generates noise levels of approximately 52 dBA at 50 feet. Based on preliminary site plans, the nearest potential location for a HVAC unit would be on the roof of Building 8, approximately 320 feet from the nearest residential property. HVAC noise levels would attenuate by the distance to approximately 35.9 dBA, which is well below the City's 65 dBA daytime and 45 dBA nighttime noise standards for residential uses. Operation of mechanical equipment would not increase ambient noise levels beyond the acceptable compatible land use noise levels.

Truck and Loading Dock Noise

During loading and unloading activities, noise would be generated by the trucks' diesel engines, exhaust systems, and brakes during low gear shifting' braking activities; backing up toward the docks; dropping down the dock ramps; and maneuvering away from the docks. The nearest loading/unloading activities to residential properties would occur on the northern edge of the Project site at the business park area, buildings five through eight.

The proposed Project buildings include dock-high doors for truck loading/unloading and manufacturing/light industrial operations. The nearest dock-high doors to residences are located approximately 223 feet from the Project property line and are oriented to the south, away from the residences to the north. Loading dock noise is approximately 68 dB at 30 feet. Loading dock noise levels would be approximately 42.6 dBA after accounting for distance and the intervening structures. Furthermore, loading dock doors would be surrounded with protective aprons, gaskets, or similar improvements that, when a trailer is docked, would serve as a noise barrier between the interior warehouse activities and the exterior loading area. This would attenuate noise emanating from interior activities, and as such, interior loading and associated activities would be permissible during all hours of the day. Therefore, noise levels associated with truck loading/unloading activities would not exceed the City's 65 dBA daytime and 45 dBA nighttime noise standards when measured at the nearest residential uses.

Parking Noise

Phase 1 of the Project would provide 1,241 parking stalls, 511 trailers stalls, and 446 dock doors. Parking stalls would be located on all sides of the proposed buildings except the north side of the business park buildings which face the residential properties. Nominal parking noise would occur within the on-site parking facilities. Traffic associated with parking lots is typically not of sufficient volume to exceed community noise standards, which are based on a time-averaged scale such as the CNEL scale. The instantaneous maximum sound levels generated by a car door slamming, engine starting up, and car pass-bys range from 53 to 61 dBA; however due to the orientation of the buildings, sensitive receptors would be shielded from parking lot noise. It should be noted that parking lot noises are instantaneous noise levels compared to noise standards in the hourly L_{eq} metric, which are averaged over the entire duration of a time period.

Off-Site Traffic Noise

Implementation of Phase 1 of the Project would generate increased traffic volumes along nearby roadway segments. According to the Traffic Impact Study, Phase 1 of the Project would generate 7,232 daily trips which would result in noise increases on Project area roadways. In general, a traffic noise increase of less than 3 dBA is barely perceptible to people, while a 5-dBA increase is readily noticeable. Generally, traffic volumes on Project area roadways would have to approximately double for the resulting traffic noise levels to increase by 3 dBA. Therefore, permanent increases in ambient noise levels of less than 3 dBA are considered to be less than significant.

Traffic noise levels for roadways primarily affected by the Project were calculated using the FHWA's Highway Noise Prediction Model (FHWA-RD-77-108). Traffic noise modeling was conducted for conditions with and without the Project, based on traffic volumes from the Traffic Impact Analysis. *Table 4.10-11, Phase 1 Opening Year and Opening Year Plus Project Traffic Noise Levels* of the DEIR demonstrates that opening year Phase 1 Project traffic-generated noise levels on Project area roadways would range between 63.6 dBA CNEL and 75.8 dBA CNEL at 100 feet from the centerline, and the Project would result in a maximum increase of 1.5 dBA CNEL along Grove Avenue. Phase 1 noise impacts from off-site traffic would be less than significant.

Future Development Areas - Phase 2 Construction

Analyzed as a worst-case scenario, Phase 2 construction activities are assumed to be similar to Phase 1, and would include site preparation, grading, building construction, paving, and architectural coating. Such activities would require dozers and tractors during site preparation; excavators, graders, and dozers during grading; cranes, forklifts, generators, tractors, and welders during building construction; pavers, rollers, mixers, and paving equipment during paving; and air compressors during architectural coating. The nearest sensitive receptors to the Phase 2 construction area are existing residential properties located approximately 85 feet from the Project boundary, on the north side of Eucalyptus Avenue. Typical noise levels associated with individual construction equipment are listed in *Table 4.10-9, Typical Construction Noise Levels* of the DEIR.

As discussed previously, the City of Ontario has not established noise limits for temporary construction activities. Therefore, for the purpose of this analysis, the City of Chino threshold of 65 dBA at the affected residential property is also used to analyze construction noise impacts to affected residences in the City of Ontario.

The noise levels calculated in *Table 4.10-12, Phase 2 Construction Noise Levels at Nearest Receptor* of the DEIR, show estimated exterior construction noise. Following FTA methodology, when calculating construction noise, all equipment is assumed to operate at the center of the Project because equipment would operate throughout the Project site and not at a fixed location for extended periods of time. Therefore, the distances used in the RCNM model was 1,427 feet, measured from the center of the Phase 2 area to the nearest sensitive receptor located on the opposite side of Eucalyptus Avenue.

Construction noise would not exceed the 65 dBA threshold at residential properties. In addition, compliance with the Municipal Code would minimize impacts from construction noise by limiting construction to daytime hours on weekdays and Saturdays. Phase 2 construction activities would result in a less than significant noise impact.

Operations

As discussed under Phase 1, implementation of Phase 2 of the Project would also create new sources of noise in the project vicinity. The major noise sources associated with Phase 2 that would potentially impact existing nearby residences include stationary noise equipment (i.e., trash compactors, air conditioners, etc.); truck and loading dock (i.e., slow moving truck on the site, maneuvering and idling trucks, equipment noise); parking areas (i.e., car door slamming, car radios, engine start-up, and car pass-by); and off-site traffic noise. Noise levels on Project area roadways would range between 63.6 dBA CNEL and 75.9 dBA CNEL at 100 feet from the centerline, and the Project would result in a maximum increase of 1.6 dBA CNEL along Grove Avenue.

Mechanical Equipment

The nearest sensitive receptors to the Phase 2 Project site are the residences on the north side of Eucalyptus Avenue, approximately 85 feet from the Project boundary. Potential stationary noise sources related to long-term operation of the Project would include mechanical equipment. Mechanical equipment (e.g., HVAC equipment) typically generates noise levels of approximately 52 dBA at 50 feet. Although the site plan for Phase 2 has not been designed, as a worst-case scenario, the minimum setbacks permitted have been assumed for Phase 2 buildings located next to the nearest sensitive receptors (30 feet) Therefore, the nearest potential location for a HVAC unit would be located approximately 125 feet from the nearest residential property. HVAC noise levels would attenuate by the distance to approximately 44.0 dBA, which is well below the City's 65 dBA daytime and 45 dBA nighttime noise standards for residential uses. Operation of mechanical equipment would not increase ambient noise levels beyond the acceptable compatible land use noise levels.

Truck and Loading Dock Noise

During loading and unloading activities, noise would be generated by the trucks' diesel engines, exhaust systems, and brakes during low gear shifting' braking activities; backing up toward the docks; dropping down the dock ramps; and maneuvering away from the docks. Although the site plan for Phase 2 has not been designed, for this analysis it has been assumed that Phase 2 buildings located nearest sensitive receptors would have a similar layout as those in Phase 1.

Assuming a similar design as Phase 1, dock-high doors for truck loading/unloading and manufacturing/light industrial operations would be oriented to the south and located approximately 223 feet from the nearest residence to the north. Loading dock noise levels would be approximately 42.6 dBA after accounting for distance and the intervening structures. Furthermore, loading dock doors would be surrounded with protective aprons, gaskets, or similar improvements that, when a trailer is docked, would serve as a noise barrier between the interior warehouse activities and the exterior loading area. This would attenuate noise emanating from interior activities, and as such, interior loading and associated activities would be permissible during all hours of the day. Therefore, noise levels associated with truck loading/unloading activities would not exceed the City's 65 dBA daytime and 45 dBA nighttime noise standards when measured at the nearest residential uses.

Parking Noise

Because Phase 2 of the Project has not been designed yet, this analysis assumes that parking area setbacks would be the minimum permitted under the business park land use (20 feet) as proposed under Phase 2 and nearest to sensitive receptors. The Phase 2 business park is assumed to generate 135 vehicle trips during peak hours. Based on distance and the number of vehicles, Phase 2 parking lot noise is calculated to be 41.3 dBA L_{eq} at the nearest receptor and would not exceed the City's noise standards.

Off-Site Traffic Noise

Implementation of Phase 2 of the Project would generate increased traffic volumes along nearby roadway segments. According to the Traffic Impact Study, the proposed Project would generate 5,214 daily trips which would result in noise increases on Project area roadways. Project traffic-generated noise levels on Project area roadways would range between 56.8 dBA CNEL and 74.4 dBA CNEL at 100 feet from the centerline, and the Project would result in a maximum increase of 1.0 dBA CNEL along Eucalyptus Avenue. Noise impacts from off-site traffic would be less than significant.

Project Buildout (Phase 1 + Phase 2)
Operations

As discussed under Phase 1 and Phase 2 operations, implementation of the proposed Project would create new sources of noise in the Project vicinity. Project Buildout looks at all major noise

sources from both Phase 1 and Phase 2 when the entire Project is built and operational. Project Buildout impacts to sensitive receptors would be similar to those discussed under Phase 2 as the nearest sensitive receptor to the Project site is located 85 feet from the Phase 2 area.

Mechanical Equipment

Refer to mechanical equipment discussions under Phase 1 and Phase 2. The nearest sensitive receptors to the Phase 2 Project site are the residences on the north side of Eucalyptus Avenue, approximately 85 feet from the Project boundary. Potential stationary noise sources related to long-term operation of the Project would include mechanical equipment. Mechanical equipment (e.g., HVAC equipment) typically generates noise levels of approximately 52 dBA at 50 feet. Although the site plan for Phase 2 has not been designed, it can be assumed that Phase 2 buildings located next to the nearest sensitive receptors would use the same setbacks as those in Phase 1. Therefore, the nearest potential location for a HVAC unit would be located approximately 175 feet from the nearest residential property. HVAC noise levels would attenuate by the distance to approximately 36.7 dBA, which is well below the City's 65 dBA daytime and 45 dBA nighttime noise standards for residential uses. Operation of mechanical equipment would not increase ambient noise levels beyond the acceptable compatible land use noise levels.

Truck and Loading Dock Noise

Refer to truck and loading dock discussion noise under Phase 1 and Phase 2. During loading and unloading activities, noise would be generated by the trucks' diesel engines, exhaust systems, and brakes during low gear shifting and braking activities; backing up toward the docks; dropping down the dock ramps; and maneuvering away from the docks. Although the site plan for Phase 2 has not been designed, for this analysis it has been assumed that Phase 2 buildings located nearest sensitive receptors would have a similar layout as those in Phase 1.

Assuming a similar design as Phase 1, dock-high doors for truck loading/unloading and manufacturing/light industrial operations would be oriented to the south and located approximately 223 feet from the nearest residence to the north. Loading dock noise levels would be approximately 42.6 dBA after accounting for distance and the intervening structures. Furthermore, loading dock doors would

be surrounded with protective aprons, gaskets, or similar improvements that, when a trailer is docked, would serve as a noise barrier between the interior warehouse activities and the exterior loading area. This would attenuate noise emanating from interior activities, and as such, interior loading and associated activities would be permissible during all hours of the day. Therefore, noise levels associated with truck loading/unloading activities would not exceed the City's 65 dBA daytime and 45 dBA nighttime noise standards when measured at the nearest residential uses.

Parking Noise

Refer to parking noise discussions under Phase 1 and Phase 2. Because Phase 2 of the Project has not been designed yet, this analysis assumes parking areas would be similar to those analyzed in Phase 1. Traffic associated with parking lots is typically not of sufficient volume to exceed community noise standards, which are based on a time-averaged scale such as the CNEL scale. The instantaneous maximum sound levels generated by a car door slamming, engine starting up, and car pass-bys range from 53 to 61 dBA; however due to the orientation of the buildings, sensitive receptors would be shielded from parking lot noise. It should be noted that parking lot noises are instantaneous noise levels compared to noise standards in the hourly L_{eq} metric, which are averaged over the entire duration of a time period.

Off-Site Traffic Noise

Implementation of the Project would generate increased traffic volumes along nearby roadway segments. According to the Traffic Impact Study, the Project Buildout would generate a total of 12,446 daily trips which would result in noise increases on Project area roadways. *Table 4.10-14, Project Buildout (Phase 1 and Phase 2) Opening Year Plus Project Traffic Noise Levels* of the DEIR identifies Project traffic-generated noise levels from both Phase 1 and Phase 2 combined. Noise levels on Project area roadways would range between 56.9 dBA CNEL and 74.7 dBA CNEL at 100 feet from the centerline, and the Project would result in a maximum increase of 1.6 dBA CNEL along Merrill Avenue and Grove Avenue. Noise impacts from off-site traffic would be less than significant.

The Traffic Impact Assessment also identifies average daily traffic for the year 2040 "Horizon Year Without Project" and "Horizon Year Plus Project." Noise levels for these scenarios are compared in *Table*

4.10-13, Horizon Year and Horizon Year Plus Project Buildout Traffic Noise Levels of the DEIR. As shown in *Table 4.10-13* of the DEIR, roadway noise levels in 2040 would range between 58.3 dBA CNEL and 76.0 dBA CNEL at 100 feet from the centerline. In 2040, Project generated traffic would result in a maximum increase of 1.1 dBA CNEL on Eucalyptus Avenue. As such, the Project would result in an increase of less than 3.0 dBA CNEL for the roadway segments analyzed and traffic noise. Noise impacts from off-site traffic would be less than significant in this regard.

SB330 Replacement Site

The Project proposes rezoning the SB330 Replacement Site to a higher residential density to increase the maximum number of housing units to ensure there is no net loss of residential zoning density. This action however does not propose any specific construction of new structures or redevelopment of the SB330 Replacement Site. The additional traffic associated with the 1,352 DU in-zoning density at the SB330 Replacement Site has been accounted for in the Project's Traffic Analysis. In fact, by "relocating" the 1,352 DU of zoning potential from the Project site to the SB330 Replacement Site, the net effect is anticipated to be an overall reduction in mobile noise in consideration of the SB330 Replacement Site DU's being at a higher density, generating less traffic per dwelling unit, due to the SB330 Replacement Site being in a higher density mixed-use environment in close proximity to transit and regional transportation facilities. Operational noise will be evaluated on a site-specific basis consistent with the City's TOP and Municipal Code. Any future development of the SB330 Replacement Site would be subject to environmental regulations as required under CEQA and the City's standard discretionary review process. Therefore, this impact would be less than significant.

Conclusion

Implementation of the Project would not result in substantial temporary or permanent increases in ambient noise levels. Table 4.10-10 and Table 4.10-12 of the DEIR confirm that construction of Phase 1 and Phase 2 of the Project would exceed construction noise thresholds. Table 4.10-11 and Table 4.10-13 of the DEIR show that the operation of Phase 1 and Phase 2 individually would not result in noise levels that would exceed City daytime and nighttime thresholds. In addition, Table 4.10-14 and Table 4.10-15 of the DEIR demonstrate that operational noise levels from the entire site, both

Phase 1 and Phase 2 combined would not exceed City noise standards during the Project's opening year or in the future (2040). Therefore, the Project would result in a less than significant impact. (Draft EIR, pp. 4.10-15 through 4.10-29.)

b. ***Vibration***

Threshold: Would the Project result in the exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

Finding: Less than significant. (Draft EIR, p. 4.10-29.)

Explanation: **Specific Plan – Phase 1, Future Development Areas - Phase 2, and Project Buildout**

Construction Vibration

Construction operations can generate varying degrees of ground vibration, depending on the construction procedures and equipment. Operation of construction equipment generates vibrations that spread through the ground and diminish with distance from the source. Construction on the Project site would have the potential to result in varying degrees of temporary ground-borne vibration, depending on the specific construction equipment used and the operations involved.

The FTA has published standard vibration velocities for construction equipment operations. In general, the FTA architectural damage criterion for continuous vibrations (i.e., 0.2 in/sec) appears to be conservative. The types of construction vibration impacts include human annoyance and building damage. Human annoyance occurs when construction vibration rises significantly above the threshold of human perception for extended periods of time. Building damage can be cosmetic or structural. Ordinary buildings that are not particularly fragile would not experience any cosmetic damage (e.g., plaster cracks) at distances beyond 30 feet. This distance can vary substantially depending on the soil composition and underground geological layer between vibration source and receiver. In addition, not all buildings respond similarly to vibration generated by construction equipment. For example, for a building that is constructed with reinforced concrete with no plaster, the FTA guidelines show that a vibration level of up to 0.20 in/sec is considered safe and would not result in any construction vibration damage.

Table 4.10-16, Typical Construction Equipment Vibration Levels of the DEIR, lists vibration levels at 25 feet for typical construction equipment. Vibration levels at 150 feet and 85 feet, the distance to the nearest sensitive receptors during Phase 1 and Phase 2 construction activities are also included in Table 4.10-16 of the DEIR.

Ground-borne vibration generated by construction equipment spreads through the ground and diminishes in magnitude with increases in distance. Based on FTA data, vibration velocities from typical heavy construction equipment operations that would be used during Project construction range from 0.003 to 0.089 in/sec PPV at 25 feet from the source of activity.

The nearest sensitive receptor to the Phase 1 construction site is approximately 150 feet to the east, the nearest receptor to the Phase 2 construction site is 85 feet to the north. At 85 feet the vibration velocities from construction equipment would not exceed 0.0142 in/sec PPV, which is below the FTA's 0.20 in/sec PPV threshold for building damage and below the 0.10 in/sec PPV annoyance threshold. It is also acknowledged that construction activities would occur throughout the Project site and would not be concentrated at the point closest to the nearest structure. Therefore, vibration impacts associated with Project construction and operation would be less than significant.

Operational Vibration

The proposed Project would include truck movement activity at the proposed Project site. These movements would generally be low-speed (i.e., less than 15 miles per hour) and would occur over new, smooth surfaces. For perspective, Caltrans has studied the effects of propagation of vehicle vibration on sensitive land uses and notes that "heavy trucks, and quite frequently buses, generate the highest earthborn vibrations of normal traffic." Caltrans further notes that the highest traffic-generated vibrations are along freeways and state routes. Their study finds that "vibrations measured on freeway shoulders (five meters from the centerline of the nearest lane) have never exceeded 0.08 inches per second, with the worst combinations of heavy trucks and poor roadway conditions (while such trucks were moving at freeway speeds). This level coincides with the maximum recommended safe level for ruins and ancient monuments (and historic buildings)". The distance from the centerline of the nearest lane to sensitive receptors along the truck route is a minimum of 50

feet (15 meters), at this distance, roadway vibrations from trucks would not exceed the annoyance threshold. Onsite, truck movements would be a low speed (not at freeway speeds) and over smooth surfaces (not under poor roadway conditions), Project-related vibration associated with truck activity would not result in excessive ground borne vibrations; thus, no vehicle-generated vibration impacts would occur. In addition, there are no sources of substantial ground borne vibration associated with the Project, such as rail or subways. The proposed Project would not create or cause any vibration impacts due to operations.

SB330 Replacement Site

The additional allowable residential density at the SB330 Replacement Site would not result in a net change in total dwelling units in the City. No specific development is planned at this time. The slight increase in density is not anticipated to change the overall impact of developing this area as compared to what was assumed in the City's TOP EIR. Any future development within the SB330 Replacement Site would be subject to the City's standard discretionary review process, including compliance with the City's TOP, compliance with the municipal code, and site-specific CEQA review.

Conclusion

Construction of the Project would not generate excessive vibration levels that would cause building damage or annoyance. In addition, operations associated with the Project, including slow moving trucks, would not result in the generation of substantial vibration impacts. Therefore, vibration impacts associated with Project construction and operation would be less than significant. (Draft EIR, pp. 4.10-29 through 4.10-31.)

c. ***Airport Noise***

Threshold: For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

Finding: No impact. (Draft EIR, p. 4.10-31.)

Explanation: **Specific Plan – Phase 1, Future Development Areas - Phase 2, Project Buildout, and SB330 Replacement Site**

Chino Airport

The proposed Project is across Merrill Avenue from the Chino Airport. The Chino General Plan's Noise Element has noise contours for the Chino Airport. The noise contours show the Project site outside the 65 dBA CNEL contour and, in addition, the proposed Project would be an industrial business park, which is not considered a noise-sensitive land use. Therefore, there would be no impact.

Shifting the Project site's residential zoning to the SB330 Replacement Site would have a net beneficial impact regarding airport noise compatibility by moving this allowable residential density from next to the Chino Airport to a planned mixed-use urban core along Grove Avenue.

Ontario International Airport

The proposed Project is approximately 5 miles southwest of the Ontario International Airport. The Ontario International Airport Land Use Compatibility Plan Policy Map 2-3, Noise Impact Zones, shows airport noise contours. The map shows that the Project site is outside the 60-65 dB CNEL contour. As discussed above, the proposed Project would be an industrial business park, which is not considered a noise-sensitive land use. There would be no impact.

Conclusion

In conclusion, for both the proposed Project and SB330 Replacement Site, the Project site would be converted to an industrial business park and if development is proposed for the SB330 Replacement Site, the SB330 Replacement Site would be Medium Density Residential, which is not considered a noise-sensitive land use. This would result in no impact, and no mitigation is necessary. (Draft EIR, pp. 4.10-31 through 4.10-32.)

11. POPULATION AND HOUSING

a. *Population Growth*

Threshold: Would the Project induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of road or other infrastructure?

Finding: Less than significant. (Draft EIR, p. 4.11-10.)

Explanation: **Specific Plan - Phase I/Future Development Areas**

The Project would not introduce new population or housing to the Project site. Development would include business park and industrial uses, which would result in jobs for residents in the surrounding area. The Project's construction and operations will result in up to 5,333,518 square feet of industrial/warehouse, business park, and ancillary office space. The area surrounding the Project site will receive improvements to its roadways, landscaping, signage, lighting, and utility improvements to serve the site.

Employment Growth

Construction

The construction phase of the development would generate temporary employment opportunities, including short-term design, engineering, and construction jobs. Construction related jobs would not result in a significant population increase because they are expected to be filled by persons within the local economy. Because many of the employment opportunities are expected to be filled by persons within the local economy and the unemployment rate is approximately 7.2 percent within the jurisdictions in the Project vicinity of the Riverside-San Bernardino-Ontario Metropolitan Area as of May 2021. An adequate number of persons are available to fill the employment positions without constructing new residential units. Furthermore, the small percentage of skilled and managerial positions could either be filled by the local economy or by persons outside the local economy. Therefore, the implementation of the Project would result in less than significant growth inducement impacts in the Project vicinity.

Operations

The projected number of employees that would result from the implementation of the Specific Plan was calculated based on the land use projection assumptions in the TOP EIR. The Project site has the potential to generate 5,459 employees.

It should be noted that the "VMT Assessment" conducted by Urban Crossroads also projected a total of 5,459 employees which was used to determine the service population for purposes of calculating vehicle miles traveled per service population.

The forecast increase in Project employment is well within SCAG's forecast employment increase for the City of 55,400 and the forecast employment increase for the County of 273,000 by 2045.

Additionally, the Logistics/Utilities sector constitutes 15.9 percent of the jobs in the City of Ontario, highest among job sectors. The implementation of the Project would contribute to job growth in this already prosperous industrial sector. Project-related employment growth impacts are not anticipated to be significant, as the nearby regional population centers have adequate housing supply for anticipated Project workers.

Population Growth

Implementation of the Project would increase jobs in the City, which would have the potential to increase the demand for housing in the area. As stated, the proposed increase in 5,333,518 square feet of business park and industrial uses has the potential to result in 5,459 jobs. The San Bernardino Council of Governments (SBCOG) region is housing-rich. The Project would produce more jobs and therefore would support the improvements designated by SCAG in pursuit of an improved jobs-housing-balance for the County. Because the region is housing-rich, it is expected that jobs at the Project site would be drawn from the local and regional labor force.

However, even if the Project increase in employees added equivalent population to the Project site, growth of 5,459 residents would be well within the growth projections assumed for the City and the region, specifically, 96,900 by 2045 in the City and 674,000 by 2045 in the County. Therefore, the Project would not result in substantial population growth, and impacts would be less than significant.

Jobs-Housing Balance

As stated, the SBCOG region is considered housing rich. According to SCAG RTP/SCS, “the region will add 3,672,000 people, 1,621,000 households and 1,660,000 jobs over the RTP/SCS (2045) planning horizon.” The Project would produce more jobs and therefore would support the improvements designated by SCAG in pursuit of an improved jobs housing-balance for the County.

Project impacts on the jobs-housing balance are estimated by comparing employment and household buildout statistics of the Project to that of SCAG’s 2045 projections.

At Project buildout, the jobs-housing ratio for the City is estimated to be 2.35 which is similar to and only marginally different than SCAG projections for the City in 2045 of 2.27. Buildout of the Specific Plan

would result in an estimated jobs-housing ratio of 1.22 for the County, equivalent to the SCAG projection for the County of 1.22. Therefore, no significant impact related to jobs-housing balance is anticipated to occur with implementation of the Project.

SB330 Replacement Site
Construction and Operations

The proposed rezoning of the SB330 Replacement Site would not result in any additional housing. By definition, pursuant to SB330, the rezoning of the SB330 Replacement Site would offset the "lost" residential zoning capacity of the Specific Plan site, such that there would be "no net loss." Indirect population and housing impacts associated with the slight increase in residential density are not anticipated to be significant or otherwise represent new or substantially more severe environmental impacts than identified in the City's TOP EIR. Therefore, impacts associated with population and housing would be less than significant.

Conclusion

As a result of the Project and related components, 5,459 new employees are expected for the City of Ontario. All growth is planned according to TOP and SCAG and would put no unnecessary strain on housing in the region. The construction phase of the development would generate temporary employment opportunities and would not result in a significant population increase because they would be filled by workers in the region. A less than significant impact is expected to occur. (Draft EIR, pp. 4.11-10 through 4.11-13.)

b. ***Displacement of Housing***

Threshold: Would the Project displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere; and displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

Finding: Less than significant impact. (Draft EIR, p. 4.11-13.)

Explanation: **Specific Pan – Phase I/Future Development Areas**

Construction and Operations

The existing Project site currently contains an operational dairy farm and is improved with several residential structures, dairy barns, storage structures, feed storage barns, and numerous livestock corrals. Existing uses would be removed during Project site preparation. The displaced residential units and occupants are

voluntarily selling the property to the applicant. Furthermore, the City and surrounding region has adequate housing capacity to accommodate the displaced residents, as discussed above. The affected units are within an Agricultural Overlay District that anticipated future development of this site, which was addressed in the City's TOP EIR. No significant impact would occur.

SB330 Replacement Site
Construction and Operations

The SB330 Replacement Site is proposed for a slight increase in residential density for this 473.7-acre area. The slight increase in density, which was already reviewed as part of the City's TOP EIR, is not anticipated to result in any additional housing or occupant displacement than would occur under current zoning. Any displacement of housing or occupants would proceed in accordance with the City's standard development review process, including housing relocation assistance. As noted above there is adequate housing stock in the City and surrounding region to absorb the displacement of any residents in the SB330 Replacement Site area. Furthermore, this area is currently being planned by the City as part of the City's TOP Update process to include substantially more housing opportunities. Therefore, impacts in this regard are less than significant.

Conclusion

The 1,352 dwelling units provided by the Grove Avenue Corridor SB330 Site would make up for any displacement of housing due to the Project. Therefore, the Project would not displace a substantial number of existing housing, and no net loss of housing would occur. A less than significant impact is anticipated. (Draft EIR, pp. 4.11-13 through 4.11-14.)

12. PUBLIC SERVICES

a. *Fire Protection*

Threshold: Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for fire protection?

Finding: Less than significant. (Draft EIR, p. 4.12-11.)

Explanation: **Specific Plan- Phase I/Future Development Areas**

Construction and Operations

The development of the Project site includes eight buildings with a maximum of 5,333,518 square feet of industrial warehouse and office uses, constructed. Office uses are ancillary to the warehouses and occupy up to 1,075,235 square feet spread across the buildings. The industrial warehousing would occupy up to 4,337,356 square feet of the Project area. The increase in development and workers within the Project site would potentially result in additional calls for fire department services and increase the need for additional fire department staffing and equipment. The area that would be occupied by the Project is currently developed with agricultural uses. Although there are existing uses, the modification of the area to industrial and office uses would potentially create an increased need for fire protection.

The eight new tilt-up industrial/warehouse buildings would be constructed from non-flammable concrete and would be equipped with automatic ceiling-mounted fire sprinkler systems. All other fire-related safety features would be in accordance with the applicable provisions of the adopted California Fire Code CFC and the City's Municipal Code §4-4.01, ordinances, and standard conditions regarding fire prevention and suppression measures related to water improvement plans, fire hydrants, fire access, and water availability. Additionally, prior to the approval of the Project, the City's Building Department and OFD would review building plans in order to ensure that all applicable fire safety features are incorporated as part of the Project. Prior to the approval of occupancy permits for the new buildings, it would be required that the OFD would inspect all new structures in order to ensure that all fire safety features have been implemented and installed correctly.

The City has ten existing fire stations; the closest stations being Fire Station #2, located approximately 3.67 miles northwest and Fire Station #3, located approximately 3.55 miles north of the Project site. The existing facilities would serve the southern portion of the City, including the Project site.

Implementation of the Specific Plan would be required to be consistent with the City's General Plan for Business Park and Industrial uses as well as permitted floor area ratios (FAR). Additionally, fire service needs for the Project and surrounding area have been anticipated in the development of the planned fire service facility. Therefore, fire protection and emergency services to the

Project would be accommodated within the City's new and existing fire service facilities, and buildout of the Project would not result in a significant impact on the ability to maintain adequate level of fire protection service to the area.

The Project would not create any deficiencies in current response times or staffing models, nor require provision of new or expanded fire facilities, construction of which would have the potential to cause significant environmental impacts. Therefore, fire protection and emergency services to the Project would be accommodated within the City's planned and existing fire service facilities, and buildout of the Project would not result in a significant impact on the ability to maintain adequate level of fire protection service to the area. Development impact fees (DIF) would also be collected in order to build and supply necessary infrastructure for fire protection services, as necessary. Therefore, impacts related to fire protection services would be less than significant. (Draft EIR, pp. 4.12-11 through 4.12-12.)

SB330 Replacement Site

Construction and Operations

The SB330 Replacement Site is in an area that is already served by the City including OFD, OPD, Parks and Recreation, and other public facilities such as libraries. The City's TOP evaluated plans for expansion and increased demand for City services including fire and police protection services, schools, parks and recreation, and other public facilities. This includes the need for new stations or locations of new City buildings to provide services to residents.

Impacts on public facilities are typically associated with population increases. The rezoning of the SB330 Replacement Site proposes a slight increase in residential zoning capacity pursuant to SB330; however, the increased residential density would likely lead to a lower total population, as higher density residential developments tend to have fewer occupants per unit (3.347 persons per household) than low-medium density (3.997 persons per household). . Future development on the SB330 Replacement Site would increase the local population for that area but would not increase the overall City population.

No specific development is proposed for the SB330 Replacement Site. Any future development would be subject to applicable local, state and federal environmental regulations, including the City's discretionary review process. Analysis of public service impacts as

part of the City's CEQA and discretionary review process would be conducted prior to any site-specific development of potential future residential housing. In addition, all future development would be required to pay a Development Impact Fee (DIF) to ensure the provision of adequate public services within the City. Development of the SB330 Replacement Site was evaluated as part of the City's TOP EIR, and the proposed rezoning would have no additional significant impacts beyond that evaluated in the City's TOP EIR. (Draft EIR, pp. 4.12-14 through 4.12-15.)

b. ***Police Protection***

Threshold: Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for Sheriff Law Enforcement Services?

Finding: Less than significant. (Draft EIR, p. 4.12-12.)

Explanation: **Specific Plan- Phase I/Future Development Areas**

Construction and Operations

The increase in development and workers within the Project site would result in additional calls for police services. However, implementation of the Specific Plan would include installation of security features and natural surveillance through the provision of low-intensity security lighting in and around the new buildings in addition to the parking areas. The Project would incorporate design features that would discourage crime including features such as thematic fencing, decorative walkways and trellises. The design would also incorporate skylights and landscaping into the Project. Additionally, pursuant to the City's existing permitting process, the City's Building Department would review final site plans in order to ensure that crime prevention through design measures is incorporated as part of the Project. Furthermore, as the eight new buildings are expected to operate 24 hours a day, 7 days a week, someone would always be on-site, thereby lowering the crime potential for the Project site, lessening the potential for increased police facilities or personnel.

The OPD has prepared for growth of the Ontario Ranch area, where the Project site is located, and is expected to have adequate facilities and personnel to serve the proposed development. The OPD would

continue to add staff and equipment on an as-needed basis in order to accommodate the incremental increasing demands from buildout of land uses, as was identified in the City's General Plan. Furthermore, buildout of the Project would not require construction of additional police facilities to maintain adequate police protection service. Thus, impacts related to police services would be less than significant. (Draft EIR, pp. 4.12-12 through 4.12-13.)

SB330 Replacement Site

Construction and Operations

The SB330 Replacement Site is in an area that is already served by the City including OFD, OPD, Parks and Recreation, and other public facilities such as libraries. The City's TOP evaluated plans for expansion and increased demand for City services including fire and police protection services, schools, parks and recreation, and other public facilities. This includes the need for new stations or locations of new City buildings to provide services to residents.

Impacts on public facilities are typically associated with population increases. The rezoning of the SB330 Replacement Site proposes a slight increase in residential zoning capacity pursuant to SB330; however, the increased residential density would likely lead to a lower total population, as higher density residential developments tend to have fewer occupants per unit (3.347 persons per household) than low-medium density (3.997 persons per household). Future development on the SB330 Replacement Site would increase the local population for that area but would not increase the overall City population.

No specific development is proposed for the SB330 Replacement Site. Any future development would be subject to applicable local, state and federal environmental regulations, including the City's discretionary review process. Analysis of public service impacts as part of the City's CEQA and discretionary review process would be conducted prior to any site-specific development of potential future residential housing. In addition, all future development would be required to pay a Development Impact Fee (DIF) to ensure the provision of adequate public services within the City. Development of the SB330 Replacement Site was evaluated as part of the City's TOP EIR, and the proposed rezoning would have no additional significant impacts beyond that evaluated in the City's TOP EIR. (Draft EIR, pp. 4.12-14 through 4.12-15.)

c. *Schools*

Threshold: Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for schools?

Finding: Less than significant. (Draft EIR, p. 4.12-13.)

Explanation: **Specific Plan- Phase I/Future Development Areas**

Construction and Operations

The Project site is located within the Chino Valley Unified School District (CVUSD), which is part of the Chaffey Joint Union High School District. Therefore, the Project applicant would be required to pay the impact fees levied by the CVUSD, set within the limits of California SB 50. This funding program has been found by the Legislature to constitute "full and complete mitigation of the impacts" on the provision of adequate school facilities (Government Code §65995[h]). SB 50 establishes three potential limits for school districts, depending on the availability of new school construction funding from the state and the particular needs of the individual school districts. The school districts, including the CVUSD, within the City qualify for Level 1 fees, in which each district justifies their development fees for each land use and cannot request payment of development fees for school facility construction exceeding the amount of the statutory fees expressed in Education Code Section 17620. If school districts conduct a school facility needs assessment and qualify for participation in the State Funding Program by the State Allocation Board, among meeting other requirements, they can be eligible for Level 2 and Level 3 Fees. SB 50 also relieves jurisdictions from having the authority of denying approval of a legislative or adjudicative action under CEQA in reference to real estate development based upon the inadequacy of school facilities. Since the Project will pay any applicable fees pursuant to SB 50, a less than significant impact would occur. (Draft EIR, p. 4.12-13.)

SB330 Replacement Site

Construction and Operations

The SB330 Replacement Site is in an area that is already served by the City including OFD, OPD, Parks and Recreation, and other public facilities such as libraries. The City's TOP evaluated plans for

expansion and increased demand for City services including fire and police protection services, schools, parks and recreation, and other public facilities. This includes the need for new stations or locations of new City buildings to provide services to residents.

Impacts on public facilities are typically associated with population increases. The rezoning of the SB330 Replacement Site proposes a slight increase in residential zoning capacity pursuant to SB330; however, the increased residential density would likely lead to a lower total population, as higher density residential developments tend to have fewer occupants per unit (3.347 persons per household) than low-medium density (3.997 persons per household). . Future development on the SB330 Replacement Site would increase the local population for that area but would not increase the overall City population.

No specific development is proposed for the SB330 Replacement Site. Any future development would be subject to applicable local, state and federal environmental regulations, including the City's discretionary review process. Analysis of Public service impacts as part of the City's CEQA and discretionary review process would be conducted prior to any site-specific development of potential future residential housing. In addition, all future development would be required to pay a Development Impact Fee (DIF) to ensure the provision of adequate public services within the City. Development of the SB330 Replacement Site was evaluated as part of the City's TOP EIR, and the proposed rezoning would have no additional significant impacts beyond that evaluated in the City's TOP EIR. (Draft EIR, pp. 4.12-14 through 4.12-15.)

d. ***Parks***

Threshold: Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for parks?

Finding: Less than significant. (Draft EIR, p. 4.12-13.)

Explanation: **Specific Plan- Phase I/Future Development Areas**

Construction and Operations

The City provides over thirty parks for its residents. There are numerous parks in proximity to Project site that could be used by

existing local residents and future employees of the Project site. The Project would pay applicable development impact fees including Quimby Act park fees. These fees, along with additional funding accruing to the City's general fund through direct and indirect economic benefit, would offset any additional demand caused by the Project's business park and industrial uses. No significant impact is anticipated with payment of fees. (Draft EIR, p. 4.12-13.)

SB330 Replacement Site

Construction and Operations

The SB330 Replacement Site is in an area that is already served by the City including OFD, OPD, Parks and Recreation, and other public facilities such as libraries. The City's TOP evaluated plans for expansion and increased demand for City services including fire and police protection services, schools, parks and recreation, and other public facilities. This includes the need for new stations or locations of new City buildings to provide services to residents.

Impacts on public facilities are typically associated with population increases. The rezoning of the SB330 Replacement Site proposes a slight increase in residential zoning capacity pursuant to SB330; however, the increased residential density would likely lead to a lower total population, as higher density residential developments tend to have fewer occupants per unit (3.347 persons per household) than low-medium density (3.997 persons per household). . Future development on the SB330 Replacement Site would increase the local population for that area but would not increase the overall City population.

No specific development is proposed for the SB330 Replacement Site. Any future development would be subject to applicable local, state and federal environmental regulations, including the City's discretionary review process. Analysis of public service impacts as part of the City's CEQA and discretionary review process would be conducted prior to any site-specific development of potential future residential housing. In addition, all future development would be required to pay a Development Impact Fee (DIF) to ensure the provision of adequate public services within the City. Development of the SB330 Replacement Site was evaluated as part of the City's TOP EIR, and the proposed rezoning would have no additional significant impacts beyond that evaluated in the City's TOP EIR. (Draft EIR, pp. 4.12-14 through 4.12-15.)

e. ***Other Public Facilities***

Threshold: Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for other public facilities?

Finding: Less than significant. (Draft EIR, p. 4.12-14.)

Explanation: **Specific Plan- Phase I/Future Development Areas**

Construction and Operations

Other Public Facilities generally refers to libraries and government buildings that serve the population within the jurisdiction. The Project construction and operation would not require the physical modification of any of the City's public facilities. Specifically, the development of the warehousing and office buildings would not conflict with any library facilities. As stated previously, the nearest library facility to the Project is the South Ontario Lewis Family Branch Library, approximately 4 miles northeast of the site. The construction and operation of the Project site would not result in a substantial increase in demand for these services such that a significant deterioration of the existing facilities would occur, or such that new facilities would be required.

Additional library services were accounted for in the City's TOP. The City has plans to build a new 37,646-square-foot public library in the New Model Colony (NMC) or "Ontario Ranch" area that would provide similar services as the Main Library and a 6,763-square-foot expansion in the Old Model Colony (OMC), totaling 44,409 new square feet of public library services. This would give citizens in that area access to similar levels of service as already exist in the OMC. The expansion of library services in the OMC would continue to bring similar levels of service to the residents in the OMC. In addition, the Ontario library system participates in an interlibrary exchange as part of the Inland Library System, which includes 18 other independent public libraries in Inyo, Riverside, and San Bernardino Counties. This would give existing and future citizens of Ontario access to additional library services. Therefore, additional construction of facilities would not be required.

Other potential impacts to surrounding public facilities include the Chino Airport. The Project was found to be compliant with the regulations and policies presented in the Chino Airport Land Use

Community Plan (ALUCP). Because of the lack of substantial population growth and the Project's compliance with the Chino Airport ALUCP, a less than significant impact is expected to occur on surrounding public facilities.

Overall, a less than significant impact would occur to nearby public facilities. (Draft EIR, p. 4.12-14.)

SB330 Replacement Site

Construction and Operations

The SB330 Replacement Site is in an area that is already served by the City including OFD, OPD, Parks and Recreation, and other public facilities such as libraries. The City's TOP evaluated plans for expansion and increased demand for City services including fire and police protection services, schools, parks and recreation, and other public facilities. This includes the need for new stations or locations of new City buildings to provide services to residents.

Impacts on public facilities are typically associated with population increases. The rezoning of the SB330 Replacement Site proposes a slight increase in residential zoning capacity pursuant to SB330; however, the increased residential density would likely lead to a lower total population, as higher density residential developments tend to have fewer occupants per unit (3.347 persons per household) than low-medium density (3.997 persons per household). . Future development on the SB330 Replacement Site would increase the local population for that area but would not increase the overall City population.

No specific development is proposed for the SB330 Replacement Site. Any future development would be subject to applicable local, state and federal environmental regulations, including the City's discretionary review process. Analysis of public service impacts as part of the City's CEQA and discretionary review process would be conducted prior to any site-specific development of potential future residential housing. In addition, all future development would be required to pay a Development Impact Fee (DIF) to ensure the provision of adequate public services within the City. Development of the SB330 Replacement Site was evaluated as part of the City's TOP EIR, and the proposed rezoning would have no additional significant impacts beyond that evaluated in the City's TOP EIR. (Draft EIR, pp. 4.12-14 through 4.12-15.)

13. RECREATION

a. *Increased Use*

Threshold: Would the Project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

Finding: Less than significant. (Draft EIR, p. 7-7.)

Explanation: **Specific Plan-Phase I/Future Development Areas**

The demand for parks is determined by changes and increases in housing and population. The Project site would be developed with an industrial use, and no new residents or housing would be introduced to the area. Therefore, buildout of the Project would not directly induce population growth or increase demand on parks and recreational resources. Impacts in this regard would be less than significant.

SB330 Replacement Site

The nearest City park to the SB330 Replacement Site is Centennial Park, located approximately 1.4 miles northwest of the SB330 Replacement Site. With the proposed slight increase in residential density at the SB330 Replacement Site, this could result in an increase of usage to recreational facilities, although this would not be expected to cause substantial additional deterioration of recreational facilities outside of the SB330 Replacement Site area. No specific development is proposed at this time. As development is proposed, individual projects would pay required DIF fees to offset the need for local and citywide recreational facilities. On a City level, the net effect of shifting residential density from the Specific Plan site to higher density at the SB330 Replacement Site is anticipated to be a net reduction in recreational facility demand due to typically fewer persons per dwelling unit in higher density development. In addition, the SB330 Replacement Site is envisioned by the City as a pedestrian friendly mixed use transit-oriented development area, which would lend itself to more efficiently planned local and subregional recreational opportunities. For reasons noted above, the proposed rezoning would have no additional significant impacts beyond that evaluated in the City's TOP EIR. Therefore, impacts would be less than significant. (Draft EIR, pp. 7-7 through 7-8.)

b. ***Construction and Expansion***

Threshold: Does the Project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

Finding: No impact. (Draft EIR, p. 7-8.)

Explanation: **Specific Plan-Phase I/Future Development Areas**

The demand for parks is determined by changes and increases in housing and population. The Project site would be developed with an industrial use, and no new residents or housing would be introduced to the area. Therefore, buildout of the Project would not directly induce population growth or increase demand on parks and recreational resources. No impact would occur.

SB330 Replacement Site

The slight increase in residential density is not anticipated to require construction of additional recreational facilities to serve the SB330 Replacement Site beyond that envisioned in the City's TOP EIR. The rezoning results in a shift of residential density from the Specific Plan site to the SB330 Replacement Site, at a slightly higher density (but the same number of dwelling units). Higher density residential development typically has lower recreational facility demand (due to fewer persons per dwelling unit). Furthermore, any future development at the SB330 Replacement Site would be required to comply with the City's standard discretionary review process, including provision of adequate on-site recreational amenities, as well as payment of applicable DIF fees to offset impacts to recreational facilities. No impact would occur. (Draft EIR, pp. 7-8 through 7-9.)

14. TRANSPORTATION AND TRAFFIC

a. *Plans, Policies, and Ordinances*

Threshold: Would the Project conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

Finding: Less than significant. (Draft EIR, p. 4.13-9.)

Explanation: **Specific Plan Phase I/ Future Development Areas**

TOP Mobility Element

The City's General Plan Mobility Element guides mobility and transportation in the City, including transit, bicycle and pedestrian facilities. The Project would be consistent with the plan, programs, goals and policies of the Mobility Element by enhancing transportation networks and for vehicles and bicycle facilities, safely accommodating pedestrian walkways and providing easy access to the Project site via public transportation. The Project's circulation

system has been designed consistently with the City's traffic and transportation guidelines and existing transportation system. Additionally, the Project would comply with the City's DIF program which would require a payment of fees to ensure that the regional circulation and/or arterial expansions planned by the City and County (i.e., CMP) keep pace with the projected population increases or other identified roadway deficiencies. Refer to the following bicycle, pedestrian and transit facilities discussion below for more information.

Bicycle and Pedestrian Facilities

The City proposes a Class II bikeway and multipurpose trails along Merrill Avenue and Campus Avenue adjacent to the Project. The Project would improve all trails and bikeways along the Project frontages in conjunction with street improvements. The Project would provide sidewalks along all street abutting the Project site, and multipurpose trails would be provided the south side of Eucalyptus Avenue and the north side of Merrill Avenue. A bikeway on Merrill Avenue would connect to the city's existing bike path system. As such, the Project supports the City's goal of encouraging bicycling and walking by increasing the connectivity of the city's bicycle and pedestrian system. The sidewalks and trails would be designed to ensure pedestrian and bicyclist safety consistent with the City's Mobility Element. Therefore, a less than significant impact would occur.

Transit Facilities

Transit options provide an alternative mode of transportation for motorists and a primary mode for the transit dependent. The Project is located near the Omnitrans Route 81 route. Omnitrans Route 81 operates on Riverside Drive north of the site. However, there are no existing bus routes near the vicinity of the Project. The Riverside Transit Authority (RTA) serves the City of Eastvale (and other areas of Riverside County). Transit service is reviewed and updated by Omnitrans periodically to address ridership, budget and community demand needs. Changes in land use can affect these periodic adjustments which may lead to either enhanced or reduced service where appropriate. The City strives to provide a transit system that serves as a viable alternative to automobile travel. The Project would support transit use by improving existing pedestrian and bicycle facilities in the Project area. The Project would also increase the number of employees in the area that may access the site by public

transit. The Project would not introduce new features to any public road that would affect transit in the Project area. As such, a less than significant impact would occur.

SB330 Replacement Site

As the proposed Project would include the reallocation of 1,352 low to moderate density residential dwelling units to a mixed-use corridor with higher density residential that would offer improved access to transit, there are numerous aspects of the proposed change that would reduce VMT compared to the "No Project" condition.

The City's TOP EIR evaluated development of the SB330 Replacement Site. The Project proposes rezoning the SB330 Replacement Site to a higher residential density to increase the maximum number of housing units to ensure there is no net loss of residential zoning density. This action however does not propose any specific construction of new structures or redevelopment of the SB330 Replacement Site. The Technical Advisory and City Guidelines each provide evidence that land use projects located within a transit priority area (TPA) or close to a high-quality transit corridor would tend to generate low VMT when compared to typical suburban residential areas characterized by dispersed, low-density, single-use, automobile dependent land use patterns. In addition to proximity to transit, higher density projects located within walking distance of a diverse mix of land uses (e.g., shopping, office, government services, etc.) also generates lower VMT when compared to typical dispersed suburban development. The proximity of complementary land uses combined with safe and convenient bike and pedestrian networks are proven to reduce the need for automobile dependent travel and therefore a reduction in VMT. The Project's reallocation of 1,352 low to moderate density residential dwelling units to a higher density transit-oriented corridor that includes a diverse mix of uses would result in lower net VMT when compared to standard low to moderate density residential development.

Similarly, to the Specific Plan Phase I/ Future Development Areas, any future development on the SB330 Replacement Site would be required to conform to all applicable local, state, and federal transportation/traffic plans and regulations including the City's discretionary review process. Development of the SB330 Replacement site would be designed accordingly with the City's TOP

Mobility Element and planned circulation as illustrated in Figure 3-4, Roadway Classification Plan. In addition, a TIA assessment and VMT assessment as part of the City's CEQA and discretionary review process would be conducted prior to any site-specific development of potential future residential housing. Should significant impacts be identified as part of potential future of the SB330 Replacement Site area, roadway improvements or mitigation would be developed pursuant to the City's TOP Circulation Element and CEQA requirements for transportation impacts (CEQA Guidelines §15126.4(a)). Furthermore, it should be noted that there is an added benefit in relocating the residential density from the Specific Plan site to the SB330 Replacement Site, in that the higher density residential zoning at the SB330 Replacement Site would be in a mixed- use transit-oriented core area of the City, which is being studied as part of the City's current TOP Update process for even higher density to promote transit, reduced demand on vehicle travel and other sustainability principles.

Conclusion

The Project as well as the potential development of the SB330 Replacement Site would not conflict with the relevant goals, policies, and ordinances, addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities. Therefore, impacts would be less than significant. (Draft EIR, p. 4.13-9 through 4.13-12.)

b. ***Design Hazards***

Threshold: Would the Project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

Finding: Less than significant. (Draft EIR, p. 4.13-31.)

Explanation: **Specific Plan Phase I/ Future Development Areas**

The roadway improvements and installation of driveways that would be implemented during construction of the Project could require the temporary closure of travel lanes, but full roadway closure and traffic detours are not expected to be necessary. However, construction activities may temporarily restrict vehicular traffic that could increase hazards. Therefore, in order to ensure the safe passage of persons and vehicles through construction zones, the Project would be required to comply with Municipal Code §7-3.07, which requires that prior to any activity that would encroach into a right-of-way, the area be safeguarded through the installation of safety devices that would

be specified by the City's Engineering Department during the construction permitting process to ensure that construction activities would not increase hazards. Implementation of the Specific Plan through the City's permitting process would reduce potential construction related increases in hazards to a less than significant level. Furthermore, the Project includes driveway and intersection improvements that would be implemented as part of the Project. In addition, the Project includes improvements to allow for heavy truck access to the Project site. Conflicts have the potential to occur if: 1) there is inadequate site access or 2) there is inadequate turning radii in and out of the site. Implementation of the Specific Plan and its circulation plans will ensure avoidance of these inadequacies.

Site Access

The proposed project includes the construction and/or improvement of 11 driveways to and from the Project site from adjacent roadways. Exhibit 1-4 in the TIA (Appendix I1 of the DEIR) illustrates and describes access to the Project site. The Project's proposed circulation and off-site improvements would be constructed accordingly with Recommendations 1 through 27 listed in the Project Traffic Analysis to accommodate on-site access. Additionally, all roadway improvements would be designed consistently with the City's TOP Mobility programs, plans, goals and policies, and City Traffic and Transportation Guidelines. Therefore, direct access to the Project site would not substantially increase hazards due to geometric design features or dangerous intersections and a less than significant impact would occur.

Turning Radius

The TIA evaluated large trucks' turning radius to determine necessary intersection improvements in the study area. The TIA overlaid a truck turning template on the site plan at each applicable Project driveway and site adjacent intersections anticipated to be utilized by large trucks in order to determine appropriate curb radius and to verify that trucks will have sufficient space to execute turning maneuvers.

The following change is necessary in order to accommodate the wide turning radius of the heavy trucks:

- Driveway 1 should be modified to provide a 50-foot curb radius on the northeast and southeast corners and to widen the drive aisle to 60-feet.

The Project design features identified above are based on this study and would ensure adequate large truck access to and from the Project site and adjacent intersections. Implementation of the identified Project design features would ensure that impacts would be less than significant, and the Project would not substantially increase hazards due to heavy truck maneuvers.

SB330 Replacement Site

Rezoning the SB330 Replacement Site is not anticipated to have any new or substantially more severe impacts than addressed under the City's TOP EIR, or that would occur under current zoning. Additionally, potential impacts are anticipated to be similar to that described above for the Specific Plan site. Similar to the discussion above, a traffic analysis as part of the City's CEQA and discretionary review process would be required prior to development of potential future residential housing. The traffic analysis would require any on- and off-site circulation improvements from potentially future development on the SB330 Replacement Site to conform between existing/planned roadways pursuant to the City's TOP and Municipal Code to ensure safe and efficient operations. In consideration of the above, a less than significant impact is anticipated.

Conclusion

In summary, buildout of the Project would result in changes to the circulation network but would not increase hazards due to design features. The SB330 Replacement Site, once development is proposed, would conform to existing roadways design standards, preventing impacts of hazards. Impacts and potential impacts will remain less than significant. (Draft EIR, pp. 4.13-31 through 4.13-32.)

c. ***Emergency Access***

Threshold: Would the Project result in inadequate emergency access?

Finding: Less than significant. (Draft EIR, p. 4.13-32.)

Explanation: The Project is not anticipated to result in any significant emergency access impacts during construction. In case of an emergency, the construction manager will have assigned staff to flag emergency response vehicles and direct them to the emergency location. Unimpeded access throughout the Project site would be maintained by ensuring that vehicles would not be parked or placed in a manner that would impede access for emergency response vehicles. Project site conditions, during and after the workday, would be either

maintained or left in a condition that adheres to Division of Occupational Safety and Health (OSHA) safety standards to prevent any hazardous condition that may affect construction staff and emergency responders.

Access roads to the site will be constructed throughout the Project site for construction staff/inspectors, construction equipment and materials delivery/removal, and emergency response vehicles. The access roads will be kept or maintained in such condition to allow for the safe passage for emergency response vehicles. The Project would implement both on- and off-site improvements, consistent with Recommendations 1 through 27, to ensure the safe and efficient access to the Project Site.

Overall, the Project would adhere to applicable city laws and regulations, including adequate access and signage. No significant impacts are anticipated. (Draft EIR, p. 4.13-32.)

15. UTILITIES AND SERVICE SYSTEMS

a. *Wastewater Treatment Requirements*

Threshold: Would the Project require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects (wastewater treatment and distribution)?

Finding: Less than significant. (Draft EIR, p. 4.15-5, 4.15-14, 4.15-22.)

Explanation: **Wastewater Treatment and Distribution**

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

Specific Plan - Phase I and Future Development Area

Wastewater Conveyance

There are no existing sewer mains near the Project site that are within the jurisdiction of the City of Ontario and the proposed Project would require the construction of both on- and off-site sewer mains. It would be financially infeasible for residential development to bear the cost of infrastructure improvements required to support a residential development. The City of Ontario's 2012 Sewer Master Plan shows the existing infrastructure serving the Project area as well as the ultimate sewer system. The ultimate sewer collection

system will include approximately 140,000 feet of additional trunk sewer to serve the OR. The sewer master plan includes a Capital Improvement Program (CIP) to ensure adequate long-range planning for implementing the City's sewer infrastructure improvements in line with the City's 2010 General Plan buildout scenario.

Sewer services for the Project site will be provided by the City. There are no sewer mains located within the broader vicinity of the Project area; therefore, the Specific Plan includes a network of new public sewer mains, consistent with the City's Ultimate Sewer System Plan. A Sewer Sub-Area Master Plan (SSAMP) shall be prepared for each tract map and development within the Specific Plan. A 36-inch sewer main will connect to an existing IEUA interceptor trunk main sewer located in Kimball Avenue to the south, run north in Euclid Avenue to Merrill Avenue, then east to Grove Avenue. The IEUA interceptor trunk sewer main is 54 inches east of Euclid and 60 inches west of Euclid Avenue. An 18-inch sewer main would run from Merrill Avenue north within Bon View Avenue and Grove Avenue to Eucalyptus Avenue. A sewer main will run within Eucalyptus Avenue, from a point west of Grove Avenue to Bon View Avenue where it will connect to the 18-inch sewer main within Bon View Avenue. The size of the Eucalyptus Avenue sewer main will be determined during development plan preparation for planning area (PA) 1 and PA2 of the Project. Note that all of these offsite sewer mains are regional facilities identified in the City's Sewer System Plan and/or already required for construction by other projects. The Project will pay a fair share of these offsite regional sewer system improvements, which all occur within existing streets or are part of future development. As these off-site facilities have already been identified in the City's Sewer Master Plan, the Project will not require the construction or expansion of existing wastewater treatment facilities beyond that already identified by the City as part of its regional wastewater system.

The Project also includes various on-site sewer infrastructure to connect the Specific Plan site to the City's sewer system. The ultimate sizing and alignment of the sewer shall be consistent with the Sewer Master Plan, the City's Water and Sewer Design Development Guidelines, the Municipal Code, and/or a City conducted and approved hydraulic analysis. A Sewer Sub-Area Master Plan (SSAMP) shall be prepared for each Tract Map and development within the Specific Plan. The impacts of all on-site

infrastructure are addressed throughout the EIR as part of the overall Specific Plan site development.

Therefore, the proposed Project would not result in the construction of new wastewater facilities or expansion of existing facilities, the construction of which could cause significant environmental effects, and impacts would be less than significant. (Draft EIR, pp. 4.15-5 through 4.15-6.)

SB330 Replacement Site

The proposed increase in residential density for the SB330 Replacement Site would likely result in a slight increase in water demand for this area, due to increased residential density. The net effect of the Project site plus the SB330 Replacement Site is anticipated to be similar in overall demand as the current General Plan land use designations. Pursuant to SB330, the Project will create an Overlay District on the SB330 Replacement Site to increase the residential zoning capacity by 1,352 units, which will offset the "loss" of residential zoning capacity within the Project site. In order for this Overlay District to be approved, a Zone Change is required. The additional density is assumed to be spread evenly across the 473-acre SB330 Replacement Site. This area is currently zoned with a mix of low density, low-medium density and medium density residential allowing an estimated 3,690 DU, in addition to 18 acres of Neighborhood Commercial and 44 acres of General Commercial. As part of the City's current TOP Update process, City staff are evaluating this SB330 Replacement Site area for higher density land uses to create a mixed used transit-oriented area, currently envisioned with approximately 10,161 DU and a mixed-use area of 44 acres. Once development occurs, it would comply with applicable regulations and requirements including the City's standard development review process. (Draft EIR, p. 4.15-6.)

Water Facilities

Specific Plan – Phase I & Future Development Areas

Construction and Operations

The Project site is currently agricultural land use, including dairy operations and field crops. The site is not connected to the City's water supply and utilizes groundwater for irrigation of crops and other agricultural-related uses. The use of this water supply would cease upon implementation of the proposed Project. There are also three

potable water wells on site which would be abandoned in accordance with California Department of Water Resources (DWR) standards.

Potable water distribution to the proposed Project would be provided by the City of Ontario. There are no existing water mains near the Project that are within the City's jurisdiction; existing water mains along the west half of Euclid Avenue and the south half of Merrill Avenue are within City of Chino jurisdiction. It would be financially infeasible for residential development to bear the cost of infrastructure improvements required to support a residential development. The Project proposes new offsite potable water mains as specified in the City's Water Master Plan, which has identified water facilities to serve the OR. Note that the off-site facilities described below are part of the City's Water Master Plan, and the Project is paying a fair -share for these regional improvements. These improvements are part of the City's Water Master Plan and have already been conditioned upon other projects to construct.

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

In addition to the 925 Pressure Zone (PZ) Phase 2 West Backbone, the Specific Plan area requires the planning, design, and construction of a Secondary Loop between the 925 Pressure Zone (PZ) Phase 2 West Backbone and the Specific Plan area which includes: installing a 16-inch potable water main in Eucalyptus Avenue connecting from the 30-inch potable water main in Grove

Avenue and extending to Campus Avenue; installing a 12-inch potable water main in Campus Avenue connecting from the 16-inch potable water main in Eucalyptus Avenue and extending to the 16-inch potable water main in Merrill Avenue; installing a 16-inch potable water main in Merrill Avenue connecting from the 12-inch potable water main in Campus Avenue and extending to the 16-inch potable water main in Walker Avenue; and installing a 16-inch potable water main in Walker Avenue connecting from the 16-inch potable water main in Merrill Avenue and extending to the 24-inch potable water main in Eucalyptus Avenue; installing a 12-inch potable water main in Grove Avenue connecting to the 24-inch potable water main in Eucalyptus Avenue and extending to connect to the 16-inch potable water main in Merrill Avenue; and installing a 12-inch potable water main in Bon View Avenue connecting to the 16-inch potable water main in Eucalyptus Avenue and extending to connect to the 16-inch potable water main in Merrill Avenue. The Specific Plan area also requires the planning, design, and construction of the Adjacent Potable Water System, which includes: installing a 12-inch potable water main in Sultana Avenue connecting to the 16-inch potable water main in Eucalyptus Avenue and extending to connect to the 16-inch potable water main in Merrill Avenue.

Until the ultimate pipeline network for South Ontario Logistics Center has been completed, there may be instances where construction of improvements to serve a project may not meet the required fire flow demands. Therefore, development within the Specific Plan area may be required to construct additional pipelines not indicated in the City's Water Master Plan or upsize master planned pipelines to meet Fire Department fire flow requirements and/or Water Master Plan criteria. All lines would be installed per City master plans, located in road rights-of-way that are already improved, and/or already addressed in prior CEQA documents. The developer will submit a hydraulic analysis to the City for review and approval to demonstrate adequate fire flow and adherence to the City's Water Master Plan criteria.

Although off-site construction of the water lines would be necessary for operation of the proposed Project, these facilities have been planned by the City in its Water Master Plan, and no extensions or capacity expansions beyond the planned system would be required. Furthermore, any offsite construction of potable water infrastructure would be implemented in accordance with the City's Water and Sewer Design Development Guidelines and the standards and specifications of the Municipal Code. Off-site water mains required

to serve the Project will need to be constructed prior to or concurrent with on-site water improvements. Within the project site, a network of 2-inch water lines for domestic water service and 8- to 10-inch water lines for fire service water will be installed. The on-site water system includes connections to the water main in Eucalyptus Avenue to serve PA-1 and to the main in Merrill Avenue to serve PA-2. On-site construction of the proposed infrastructure would be constructed in compliance with City's Water and Sewer Design Development Guidelines and the Municipal Code. The necessary installation of on-site water lines is included as part of the proposed Project and would not result in any physical environmental effects beyond those identified in other sections of this EIR.

There are currently no existing City recycled water mains or City recycled water infrastructure in the vicinity of the Project site and the proposed Project would require the construction of both on- and off-site recycle water mains to serve the site, consistent with the City's Recycled Water Master Plan. Recycled water infrastructure improvements for the Project require the planning, design, and construction of the 930 PZ Recycled Water Master Plan mains. The Specific Plan area requires the planning, design, and construction of new recycled water system lines which would be installed as follows: installing a 12-inch recycled water main in Eucalyptus Avenue connecting to the 8-inch recycled water main in Grove Avenue and extending to connect to the IEUA 30-inch recycled water main in Bon View Avenue; installing an 8-inch recycled water main in Bon View Avenue connecting to the 12-inch recycled water main in Eucalyptus Avenue and extending to connect to the 8-inch recycled water main in Merrill Avenue; installing an 8-inch recycled water main in Merrill Avenue connecting to the 8-inch recycled water main in Bon View Avenue and extending to connect to the 8-inch recycled water main in Grove Avenue; installing an 8-inch recycled water main in Grove Avenue connecting to the 8-inch recycled water main in Merrill Avenue and extending to connect to the 12-inch recycled water main in Eucalyptus Avenue and installing an 8-inch recycled water main in Merrill Avenue connecting to the 8-inch recycled water main in Bon View Avenue and extending to Campus Avenue. If a recycled water pipeline point of connection exists at the intersection of Merrill Avenue and Sultana Avenue at the time of entitlement, the 8-inch recycled water main may need be installed in Merrill Avenue connecting to the 8-inch recycled water main in Campus Avenue and extended to Sultana Avenue.

All lines would be installed per City master plans, located in road rights-of-way that are already improved, and/or already addressed in prior CEQA documents.

Therefore, the proposed Project would not result in the construction of new water facilities or expansion of existing facilities, the construction of which could cause significant environmental effects, and impacts would be less than significant. (Draft EIR, pp. 4.15-14 through 4.15-15.)

SB330 Replacement Site

Construction and Operations

The Project is not proposing any specific development in the SB330 Replacement Site. The area is already planned for water and recycled water infrastructure, and the slight increase in density is not anticipated to result in new or substantially more severe environmental impacts than evaluated in the City's TOP EIR and that would occur under current zoning densities. Any future development in this area would be evaluated as part of the City's standard discretionary review process, including consistency with the City's TOP and municipal code, as well as consistency with the UWMP and Water and Recycled Water Master Plans. (Draft EIR, p. 4.15-17.)

Conclusion

The proposed Project and the SB330 Replacement Site would not result in the construction of new wastewater facilities or expansion of existing facilities, the construction of which could cause significant environmental effects, and impacts would be less than significant. (Draft EIR, pp. 4.15-5 through 4.15-6, 4.15-14 through 4.15-17.)

Storm Water Facilities

Specific Plan – Phase I/ Future Development Areas

Construction and Operations

As detailed above, the proposed Project would not adversely impact existing and planned stormwater drainage facilities.

SB330 Replacement Site

Construction and Operations

As detailed above, the SB330 Replacement Site would not adversely impact existing and planned stormwater drainage facilities.

Conclusion

Neither the Specific Plan site nor the SB330 Replacement Site will require construction of additional storm water infrastructure beyond what is already planned for in the City's regional drainage master planning. Impacts are less than significant. (Draft EIR, p. 4.15-22.)

b. ***Water Supplies***

Threshold: Would the Project have sufficient water supplies available to serve the Project and reasonably foreseeable future development during normal, dry and multiple dry years?

Finding: Less than significant. (Draft EIR, p. 4.15-17.)

Explanation: **Specific Plan – Phase I and Future Development Areas**

Construction and Operations

Water Demand

Water use for the proposed Project was calculated using domestic water demand rates and recycled water irrigation demand rates as specified in the UWMP. Table 4.15-4 of the DEIR shows the total water demand estimate for the proposed development.

The total domestic water demand within the South Ontario Logistics Center Specific Plan area is estimated to be 327,508 gal/day (366.9 AFY). The total recycled water demand is estimated to be 216,253 gal/day (242.2 AFY). The total water demand would be 543,761 gal/day or 609.1 AFY.

The 2015 UWMP projected water demands are based on future land uses as specified in the City's latest 2010 General Plan. The proposed General Plan Amendment (GPA) would amend the City's General Plan Land Use Map by changing the existing land use designations of the Project site from Low Medium Density Residential and "Business Park" to "General Industrial" and "Business Park" in different areas, to facilitate development of the Project site. Pursuant to SB330, an additional GPA will be processed concurrently to increase density elsewhere in the City to achieve no net loss of unit capacity. Based on the projected future land use for the Project site in the UWMP, the water demand for a medium density residential development was estimated, as shown in Table 4.15-5 of the DEIR, Water Demand Estimate for the Project Site Based on Projected Future Land Use in 2015 UWMP. In order to evaluate water supply reliability, California statutes require the consideration of water supplies and demands in three types of water conditions: normal, single dry, and multiple dry water years . The 2015 UWMP indicates that the City is capable of meeting the water

demands of its customers in normal, single dry, and multiple dry years between 2020 and 2040.

Comparing Project water demand in Table 4.15-4 of the DEIR with water demand assumed in the 2015 UWMP as shown in Table 4.15-5 of the DEIR shows that the total domestic water demand within the site area will decrease, compared to planned land use as depicted in the 2015 UWMP. Water usage per the 2015 UWMP is estimated to be 742,856 gal/day (832.1 AFY). The total recycled water demand is estimated to be 183,914 gal/day (206.0 AFY). Therefore, the total water demand per the 2015 UWMP would be 926,770 gal/day or 1,038 AFY, compared to a total water demand of the Project (shown in Table 4.15-4 of the DEIR) of 543,761 gal/day or 609.1 AFY.

Therefore, implementation of the proposed project will not obstruct the City's ability to meet water demands of its customers in normal, single dry, and multiple dry years, because the Project will not use any additional water that was not accounted for.

SB330 Replacement Site

Construction and Operations

In addition to evaluating changes in water demand for the Project site in comparison to the 2015 UWMP (Tables 4.15-4 and 4.15-5 of the DEIR), this WSA also evaluates a related aspect of the Project, the change in water demand associated with increasing residential density within the Grove Avenue Corridor SB330 Replacement Site study area. Per SB330, in order for the City to approve the Specific Plan, the City must also rezone an area in the City to offset the loss in residentially zoned land. The City has determined that the Project would displace 1,352 DU of residential capacity as part of the Project approval. As stated previously, the City has evaluated the Project and has determined that it would result in the "loss" of approximately 1,352 low to moderate density housing units (due to the proposed rezoning and associated General Plan Amendment and Zone Change). Therefore, as part of the Project, the City will be required to rezone a separate area in the City with higher density, to ensure that there is no net loss in allowable housing density due to the Project Therefore, the City has identified an additional density of 1,352 DU within the Grove Avenue Corridor, with an assumed average density of Medium Density Residential. The additional daily water usage will be a net increase of 398,840 gal/day.

The implementation of the Project, and the rezoning of lower-density land for the SB330 Replacement Site for the Project, will result in a slight decrease in domestic water demand, an increase in recycled water demand, and an overall slight increase in total water demand (of 1.7%, or 15,831 gallons/day), compared to the 2015 UWMP. Therefore, implementation of the Project would result in a nominal increase in water demand and will not obstruct the City's ability to meet water demands.

Conclusion

According to the City's UWMP, the City has adequate supplies to serve 100 percent of its customers during normal, dry year, and multiple dry year demand through 2040 accounting for projected population increases and corresponding increases in water demand. Projected water demand for the proposed Project was included in the UWMP 2015 projections and was based on the 2010 General Plan land use designations. The 2010 General Plan land use designations for the Project site were general industrial and business park land uses. The proposed Project would consist of up to 5,333,518 square feet of industrial/warehouse and ancillary office space. The projected water demand for the proposed Project is slightly increased to the water demand for the land use that was accounted for in the 2015 UWMP. Therefore, implementation of the proposed Project would result in a nominal increase in water demands and will not obstruct the City's ability to meet water demands of its customers in normal, single- dry, and multiple-dry years.

The City will have sufficient water supplies available during normal, single dry, and multiple dry years through the year 2040 to meet all projected water demands associated with its existing and future customers, including the proposed Project. In the unlikely event of a water shortage, implementation of the City's Water Conservation Plan and water efficiency strategies would ensure that sufficient water supplies were available to serve its customers, including the Project and existing and future users.

Proposed Water Conservation Strategies

Landscaping within the South Ontario Logistics Center Specific Plan area will be implemented in line with the City of Ontario's Landscape Development Guidelines. The guidelines include water conservation measures that need to be incorporated into landscape designs, the different elements that need to be incorporated into preliminary landscape plans, and the required landscape construction

documents. Construction documents need to include a water efficient landscape worksheet, grading design, erosion control measures, and a maintenance schedule. Furthermore, the South Ontario Logistics Center Specific Plan includes key provisions for landscaping plans within the Project area which include:

- Selecting drought-tolerant plants such as colorful shrubs and groundcovers, ornamental grasses and succulents, evergreen and deciduous trees, and species native to Southern California or naturalized to the arid Southern California climate.
- Incorporating water conservation features in landscape and irrigation plans.

In addition to the City having adequate water supply to service the proposed Project, these water conservation measures would decrease water demand and impacts would be less than significant. (Draft EIR, pp. 4.15-17 through 4.15-21.)

c. ***Wastewater Capacity***

Threshold: Would the Project result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Finding: Less than significant. (Draft EIR, p. 4.15-7.)

Explanation: **Specific Plan - Phase I and Future Development Area**

The Project site is located in the OR and is within IEUA's wastewater service area boundary. The proposed Project will be served by the RP-5 wastewater treatment plant. Buildout of the proposed Project would generate approximately 543,761 gal/day. The current liquid treatment capacity of RP-5 is 15 mgd, and the plant treats an average of 9 mgd. Thus, RP-5 has a remaining wastewater treatment capacity of 6 mgd. The proposed Project's generated wastewater would represent less than one percent of the RP-5's remaining treatment capacity. Therefore, wastewater generated by the proposed Project would be adequately treated at the RP-5.

RP-5 is required by federal and state law to meet applicable standards of treatment plant discharge requirements subject to Order No. RS-2015-0036 NPDES No. CA8000409. The permit includes the conditions needed to meet minimum applicable technology-based requirements. The NPDES permit regulates the amount and type of pollutants that the system can discharge into receiving waters. RP-5 is operating in compliance with and would

continue to operate subject to state waste discharge requirements and federal NPDES permit requirements, as set forth in the NPDES permit and order. Furthermore, the proposed Project will comply with IEUA's Ordinance No. 97 ensuring that wastewater discharge into the sewer system is compliant with the NPDES permit conditions, bio-solid use and disposal requirements, and any other federal or state laws.

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

SB330 Replacement Site

IEUA will also provide wastewater services to development on the SB330 Replacement Site. The slight increase in residential density will generate additional wastewater, although future development would be required to fund fair share of improvements to ensure adequate treatment capacity, through connection fees, development impact fees and service fees. An NPDES Permit will be obtained prior to start of construction and the development on the site would be compliant with the NPDES permit conditions, bio-solid use, disposal requirements, and other applicable federal or state laws. Impacts would be less than significant.

Conclusion

The additional wastewater that would be generated by the proposed Project and treated would not impede the treatment plant's ability to continue to meet its wastewater treatment requirements. Impacts on wastewater treatment would be less than significant. (Draft EIR, p. 4.15-7.)

d. ***Solid Waste***

Threshold: Would the Project generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

Finding: Less than significant. (Draft EIR, p. 4.15-27.)

Explanation: **Specific Plan – Phase 1 and Future Development Areas**

Construction and Operations

Prior to construction of the proposed Project, onsite structures would need to be demolished and its debris moved offsite to appropriate

landfills. The Project site currently contains an operational dairy farm and is improved with several residential structures, dairy barns, storage structure, feed storage barns, and numerous livestock corrals. The Project site does not currently contain an existing storm drain or sewer facility, but there are large existing retention ponds that collect the surface and agricultural waste accumulations from the dairy farming practices. The Project site is currently served with three portable water wells as well as two above ground fuel storage tanks and various mechanical systems for dairy production practices. The remainder of the Project site is used as irrigated cropland with berms located along the site perimeter. Using aerial imagery of the site and the application of geological information systems, it was determined that approximately 1,571 tons of demolition debris will result from this Project .

The demolition of the existing structures may cause a strain on existing landfill capacities if waste exceeds the daily permitted capacity for the landfills serving the City. Collectively, the two primary landfills have a daily permitted capacity of 20,854 tons per day (tpd), and an average daily disposal of 12,994 tpd, as reported in 2019. Therefore, the two landfills have a residual capacity of 7,860 tpd. The 1,517 tons of demolition waste that would be disposed of in landfills would occur over a period of approximately two and a half months and would not exceed the daily residual capacity of the landfills.

Buildout of the proposed project is estimated to generate 24,363 ppd of solid waste.

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

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

Regulatory Compliance

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

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

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

SB330 Replacement Site

The proposed slight increase in residential density would generate additional solid waste than currently anticipated for this area based on current zoning. However, the increase would be nominal relative to the total volume generated in the City, and any future residential development would be required to comply with the City's standard discretionary review process, including compliance with all applicable state and federal laws, including, but not limited to the City's municipal code and Integrated Waste Department's Refuse & Recycling Planning Manual. Impacts would be less than significant.

Conclusion

Through application and accordance of the City's goals, policies, and standards and adherence to all state, federal, and local laws and regulations, the impacts for both the Project site and S330 Replacement Site will remain less than significant. (Draft EIR, pp. 4.15-27 through 4.15-29.)

e. *Solid Waste Laws*

Threshold: Will the Project comply with federal, state, and local statutes and regulations related to solid waste?

Finding: Less than significant. (Draft EIR, p. 4.15-27.)

Explanation: **Specific Plan – Phase 1 and Future Development Areas**

Construction and Operations

Prior to construction of the proposed Project, onsite structures would need to be demolished and its debris moved offsite to appropriate landfills. The Project site currently contains an operational dairy farm and is improved with several residential structures, dairy barns, storage structure, feed storage barns, and numerous livestock corrals. The Project site does not currently contain an existing storm drain or sewer facility, but there are large existing retention ponds that collect the surface and agricultural waste accumulations from the dairy farming practices. The Project site is currently served with three portable water wells as well as two above ground fuel storage tanks and various mechanical systems for dairy production practices. The remainder of the Project site is used as irrigated cropland with berms located along the site perimeter. Using aerial imagery of the site and the application of geological information systems, it was determined that approximately 1,571 tons of demolition debris will result from this Project .

The demolition of the existing structures may cause a strain on existing landfill capacities if waste exceeds the daily permitted capacity for the landfills serving the City. Collectively, the two primary landfills have a daily permitted capacity of 20,854 tons per day (tpd), and an average daily disposal of 12,994 tpd, as reported in 2019. Therefore, the two landfills have a residual capacity of 7,860 tpd. The 3,0411,517 tons of demolition waste that would be disposed of in landfills would occur over a period of approximately two and a half months and would not exceed the daily residual capacity of the landfills.

Buildout of the proposed project is estimated to generate 24,363 ppd of solid waste.

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

Overall, sufficient landfill capacity is available in the region for the estimated solid waste generated by the proposed project during

operations, and project development would not require an expansion of landfill capacity. Impacts would be less than significant for the operational phase.

Regulatory Compliance

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

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

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

SB330 Replacement Site

The proposed slight increase in residential density would generate additional solid waste than currently anticipated for this area based on current zoning. However, the increase would be nominal relative to the total volume generated in the City, and any future residential development would be required to comply with the City's standard discretionary review process, including compliance with all applicable state and federal laws, including, but not limited to the City's municipal code and Integrated Waste Department's Refuse & Recycling Planning Manual. Impacts would be less than significant.

Conclusion

Through application and accordance of the City's goals, policies, and standards and adherence to all state, federal, and local laws and regulations, the impacts for both the Project site and S330 Replacement Site will remain less than significant. (Draft EIR, pp. 4.15-27 through 4.15-29.)

16. WILDFIRE

a. *Response Plans*

Threshold: If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the Project substantially impair an adopted emergency response plan or emergency evacuation plan?

Finding: Less than significant. (Draft EIR, p. 7-9.)

Explanation: The Project site is not within a Very High Fire Hazard Severity Zone, and the Project site is also not near a Fire Hazard Severity Zone, when using WUI as a measure of proximity. The construction of the proposed Project would be generally confined to the Project site and would not physically impair access to the site or the Project area. The proposed Project would be required to comply with all applicable City codes. The Project site is relatively flat and there are no steep slopes where high winds can exacerbate wildfire risks. Adjacent areas to the Project site are also urbanized, therefore, there are no wildlands adjacent to the site that may expose Project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire due to slope and prevailing winds. Additionally, the proposed Project would not require the installation of infrastructure that would exacerbate fire risk. Less than significant impacts would occur.

CAL FIRE'S FHSZ Viewer Map identifies that the SB330 Replacement Site is not within a Very High FHSZ zone, and is within an LRA zone (it is not within an SRA zone). The replacement site is approximately 9.0 miles northeast from a Very High FHSZ zone located within the City of Ontario. Any future development would be required to comply with applicable local and state requirements, including applicable provisions of the City's municipal code related to fire safety and emergency access. Therefore, the proposed slight increase in residential density is not anticipated to result in any new or substantially severe environmental impact in this regard. (Draft EIR, pp. 7-8 through 7-9.)

b. ***Pollutant Concentrations***

Threshold: Due to slope, prevailing winds, and other factors, would the Project exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of wildfire?

Finding: Less than significant. (Draft EIR, p. 7-9.)

Explanation: **Specific Plan-Phase I/Future Development Areas**

The development of the Project would remove the existing agriculture and decrease the risk of any potential fire outbreak. Thus, wildfire is not anticipated to occur on-site that would expose Project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire. Worse-case extreme high winds that could exacerbate wildfire would not expose construction workers to pollutant concentrations since all agriculture uses would be removed. The Project site is also in a well vehicularly circulated area with existing roadways which would be further improved once the Project is completed. The site and its surrounding areas do not contain tall trees that would experience a crown fire.

Furthermore, due to the presence of surrounding development, non-contiguous nature of the existing undeveloped areas, presence of area roadways, lack of steep slopes, and concrete construction of the Project, it is not likely to be affected by a wildfire during construction or operations. In addition, the surrounding agricultural areas would be separated from the structures by roads, landscaping, parking, and other accommodating Project features. Lastly, the construction of the Project would be predominantly concrete which is not typically susceptible to fire. Specifically, the site would be built consistent with the California Building Code Chapter 7A requiring new buildings to use ignition-resistant construction methods and materials. It is anticipated that these design elements would reduce exposure of the Project site and structure to wildfire. Furthermore, the City's plan for fire prevention requires that all plans are reviewed and are required for all new buildings and for changes to existing buildings. The OFD reviews these plans to help ensure that the applicable codes, ordinances, and standards are being followed, and to prevent unnecessary hazards. Therefore, there will be a less than significant impact.

SB330 Replacement Site

The proposed slight increase in residential density at the SB330 Replacement Site is not anticipated to result in any new or

substantially more severe environmental impact related to wildfire. No specific development is proposed at this time. Any future development would be required to comply with applicable local and state requirements, including applicable provisions of the City's municipal code related to fire safety and emergency access. Therefore, the proposed slight increase in residential density is not anticipated to result in any new or substantially severe environmental impact in this regard. (Draft EIR, pp. 7-9 through 7-10.)

c. ***Infrastructure Risks***

Threshold: Would the Project require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?

Finding: Less than significant. (Draft EIR, p. 7-10.)

Explanation: **Specific Plan- Phase I/Future Development Areas**

The Project would include the construction of roadways, landscaping, signage, lighting, and utility improvements. The Project site is consistent with the area's land use and would be consistent with the City's zoning designation upon approval of the proposed zone change. The site is not located near a wildland interface and it is not within a designated Very High FHSZ. The Project site would include installation of utilities and roads within the Project area. The Project does not include any fuel breaks and does not require a fuel break. In addition, emergency water sources are not required beyond water supply needed to comply with applicable building codes as well as the City's Municipal Code. No elements of the Project would exacerbate the risk of wildfire. Therefore, there would be less than significant impact.

SB330 Replacement Site

The proposed slight increase in residential density at the SB330 Replacement Site is not anticipated to result in any new or substantially more severe environmental impact related to wildfire risk. No specific development is proposed at this time. The proposed rezoning would not change the development footprint, nor is it anticipated to require substantial additional infrastructure (beyond what would be required under current zoning) that would, in turn, lead to an increase in wildfire risk. Any future development would be required to comply with applicable local and state requirements,

including applicable provisions of the City's municipal code related to fire safety and emergency access. Therefore, the proposed slight increase in residential density is not anticipated to result in any new or substantially severe environmental impact in this regard. (Draft EIR, p. 7-10.)

d. ***Runoff Risks***

Threshold: Would the project expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

Finding: Less than significant. (Draft EIR, p. 7-11.)

Explanation: **Specific Plan- Phase I/Future Development Areas**

Aerial imagery indicates that the Project is in a rural part of the City and is not adjacent to a wildland-urban interface or in an area subject to landslide after a wildland fire event. Development of the Project would alter existing ground contours of the Project site and would increase the impervious surface area on the site, all of which would result in changes to the existing drainage patterns interior to the site. The Project would include the installation of a 120-inch public storm drain main along Grove Avenue leading south to existing facilities via modification of an existing channel. The overall Project would result in a network of drainage lines on- and off-site to accommodate stormwater runoff flows. The drainage plan for the Project site is designed according to the City of Ontario's Master Plan standards. The new storm drain would increase the efficiency of the drainage infrastructure in that area and provide an updated conveyance system. Additional on-site storm drain improvements would include stormwater detention/retention/water quality basins, which would capture, treat, and/or gradually release stormwater into the downstream public storm drain system. On-site stormwater treatment would incorporate underground chambers installed within each building's parking area. The installation of the drainage design features would prevent flooding on- and off-site. A less than significant impact would occur.

SB330 Replacement Site

The proposed slight increase in residential density at the SB330 Replacement Site is not anticipated to result in any new or substantially more severe environmental impact related to wildfire risk. No specific development is proposed at this time. The proposed rezoning would not change the development footprint. In addition,

the SB330 Replacement Site is relatively flat, and has a low landslide potential. The proposed rezoning is not otherwise anticipated to result in a new or substantially more severe exposure of people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage change that would, in turn, lead to an increase in wildfire risk. Any future development would be required to comply with applicable local and state requirements, including applicable provisions of the City's municipal code related to fire safety and emergency access. Therefore, the proposed slight increase in residential density is not anticipated to result in any new or substantially severe environmental impact in this regard. (Draft EIR, p. 7-11.)

D. FINDINGS REGARDING SIGNIFICANT ENVIRONMENTAL IMPACTS THAT CAN BE REDUCED TO A LESS THAN SIGNIFICANT LEVEL

The City Council hereby finds that Mitigation Measures have been identified in the EIR and these Findings that will avoid or substantially lessen the following potentially significant environmental impacts to a less than significant level. The potentially significant impacts, and the Mitigation Measures that will reduce them to a less than significant level, are as follows:

1. *AIR QUALITY*

a. *Sensitive Receptors*

Threshold: Would the Project expose sensitive receptors to substantial pollutant concentrations?

Finding: Less than significant with mitigation. (Draft EIR, p. 4.2-30.)

Explanation: **Specific Plan – Phase 1**

Operational LST

Operational emissions are based on CalEEMod operational outputs and conservatively includes all on-site Project-related stationary sources, and on-site off-road equipment (forklifts and hostler/yard trucks). In addition, a portion of mobile sources are included to capture on-site vehicle emissions including idling trucks and TRUs. Based on Project site plans, it was assumed that each vehicle would drive a maximum of one mile on-site (0.5 miles when entering and 0.5 miles when leaving), for a total of 3,616 miles driven on site. In CalEEMod, each passenger car is assumed to drive 33.2 miles and each truck is assumed to drive 80 miles for a total of 152,858 daily miles. Because 3,616 on-site miles is 2.37 percent of the total 152,858 daily miles, on-site mobile emissions are assumed to be three percent of the total mobile emissions. TRU idling is assumed to be 15 minutes, five minutes waiting to check in, five minutes idling at the docking doors, and five minutes waiting to check out.

Therefore, on-site TRU emissions are assumed to be a quarter of the total daily emissions . The Phase 1 operational localized emissions shown in Table 4.2-15: Phase 1 – Localized Significance of Operational Emissions of the Draft EIR, indicates that Phase 1 mitigated emissions would not exceed thresholds. (Draft EIR, p. 4.2-32.)

Future Development Areas – Phase 2

Operational LST

Operational emissions are based on CalEEMod operational outputs and conservatively includes all on-site Project-related stationary sources, on-site off-road equipment (forklifts and hostler/yard trucks). In addition, a portion of mobile sources are included to capture on-site vehicle emissions including idling trucks and TRUs. Because Phase 2 has no conceptual plans yet, it was assumed that vehicle circulation in Phase 2 would be similar that in Phase 1, therefore each vehicle would drive a maximum of one mile on-site (0.5 miles when entering and 0.5 miles when leaving), for a total of 2,507 miles driven on on-site. In CalEEMod, each passenger car is assumed to drive 33.2 miles and each truck is assumed to drive 80 miles for a total of 110,795 daily miles. Because 5,507 on-site miles is 2.35 percent of the total 110,795 daily miles, on-site mobile emissions are assumed to be three percent of the total mobile emissions. TRU idling is assumed to be 15 minutes, five minutes waiting to check in, five minutes idling at the docking doors, and five minutes waiting to check out. Therefore, on-site TRU emissions are assumed to be a quarter of the total daily emissions The Phase 2 operational localized emissions shown in Table 4.2-17: Phase 2 – Localized Significance of Operational Emissions, indicates that Phase 2 mitigated emissions would not exceed thresholds. (Draft EIR, p. 4.2-39.)

Conclusion

Project construction and operations would not expose sensitive receptors to substantial pollutant concentrations. Construction and operations would not exceed SCAQMD LST thresholds, would not create a CO hotspot, and would not generate concentrations of DPM that would result in carcinogenic, chronic, or acute health risk effects. Therefore, Project impacts would be less than significant in this regard.

In addition, the recent adoption of South Coast AQMD's proposed Rule 2305 (refer to South Coast Air Quality Management District under Section 4.2.2 Regulatory Setting) means that the Project operator could potentially be required to pay mitigation fee if the Project does not generate enough WAIRE Points. The Project operator may be required to implement additional emission reduction strategies. Conservatively, this EIR is not taking credit for these

potential reductions. Compliance with proposed Rule 2305 would reduce emissions below what is currently analyzed. (Draft EIR, pp. 4.2-42 through 4.2-43.) **MM AQ-1** through **AQ-5** require that the Project utilize "Super-Compliant" low Volatile Organic Compound (VOC) paints which have been reformulated to exceed the regulatory VOC limits (i.e., have a lower VOC content than what is required) put forth by SCAQMD's Rule 1113 for all architectural coatings; only electric-powered equipment be used on-site for daily warehouse and business operations; all truck/dock bays that serve cold storage facilities within the proposed buildings shall be electrified to facilitate plug-in capability and support use of electric standby and/or hybrid electric transport refrigeration units; preparation of a Transportation Demand Management (TDM) program to reduce the use of single occupant vehicles by employees, thereby increasing the number of trips by walking, bicycle, carpool, vanpool, and transit; and signage shall be placed at truck loading/parking/access areas to reduce idling emissions. **MM AQ-1** through **AQ-5** would reduce potential impacts to air quality to a level that is less than significant.

MM AQ-1 The Project shall utilize "Super-Compliant" low VOC paints which have been reformulated to exceed the regulatory VOC limits (i.e., have a lower VOC content than what is required) put forth by SCAQMD's Rule 1113 for all architectural coatings. Super-Compliant low VOC paints shall be no more than 10g/L of VOC. Prior to issuance of a building permit, the Ontario Building Department shall confirm that plans specify that all architectural coatings will be super-compliant low VOC paints.

MM AQ-2 Only electric-powered/zero emissions off-road equipment (e.g., yard trucks/hostlers, forklifts, indoor material handling equipment, etc.) shall be utilized on-site for daily warehouse and business operations. The project developer/facility owner shall disclose this requirement to all tenants/business entities prior to the signing of any lease agreement. In addition, the limitation to use only electric-powered/zero emissions off-road equipment shall be included in all leasing agreements.

Prior to issuance of a Business License for a new tenant/business entity, the project developer/facility owner and tenant/business entity shall provide to the City of Ontario Planning Department and Business License Department a signed document (verification document) noting that the project development/facility owner has disclosed to the tenant/business entity the requirement to use only electric-powered/zero emissions equipment for daily operations. This verification document shall be signed by authorized agents for the project developer/facility owner and tenant/business entities. In

addition, if applicable, the tenant/business entity shall provide documentation (e.g., purchase or rental agreement) to the City of Ontario Planning Department and Business License Department to verify, to the City's satisfaction, that any off-road equipment utilized will be electric-powered or produce zero emissions.

Prior to the issuance of building permits, the City of Ontario Building Department shall confirm that if emergency generators are proposed, the Project applicant shall explore non-diesel options. If non-diesel generators are determined to not be feasible, the Project applicant shall provide written justification to be approved by the City's Building Department.

MM AQ-3 All truck/dock bays that serve cold storage facilities within the proposed buildings shall be electrified to facilitate plug-in capability and support use of electric standby and/or hybrid electric transport refrigeration units. All site and architectural plans submitted to the City of Ontario Planning Department shall note all the truck/dock bays designated for electrification. Prior to the issuance of a Certificate of Occupancy, the City of Ontario Building Department shall verify electrification of the designated truck/dock bays.

MM AQ-4 Prior to issuance of occupancy permits, the Project operator shall prepare and submit a Transportation Demand Management (TDM) program detailing strategies that would reduce the use of single occupant vehicles by employees by increasing the number of trips by walking, bicycle, carpool, vanpool, and transit. The TDM shall include, but is not limited to the following:

- Provide a transportation information center and on-site TDM coordinator to educate residents, employers, employees, and visitors of surrounding transportation options;
- Promote bicycling and walking through design features such as showers for employees, self-service bicycle repair area, etc. around the Project site;
- Provide on-site car share amenities for employees who make only occasional use of a vehicle, as well as others who would like occasional access to a vehicle of a different type than they use day-to-day;
- Promote and support carpool/vanpool/rideshare use through parking incentives and administrative support, such as ride-matching service; and

- Incorporate incentives for using alternative travel modes, such as preferential load/unload areas or convenient designated parking spaces for carpool/vanpool users.

MM AQ-5 All truck access gates and loading docks within the Project site shall have a sign posted that states:

- Truck drivers shall turn off engines when not in use
- Truck drivers shall shut down the engine after five minutes of continuous idling operation once the vehicle is stopped, the transmission is set to "neutral" or "park," and the parking brake is engaged.
- Telephone numbers of the building facilities manager and CARB to report Violations
- Truck travel is restricted to identified truck routes only

In addition, signage shall be installed to direct trucks to the appropriate designated truck routes.

b. ***Cumulatively Considerable Pollutant Emissions***

Threshold: Would the Project result in a cumulatively considerable net increase of any criteria pollutant for which the Project region is non-attainment under an applicable state or federal ambient air quality standard?

Finding: Less than significant with mitigation. (Draft EIR, pp. 4.2-19 through 4.2-24.)

Explanation: **Specific Plan – Phase 1**

Construction

The duration of construction activities associated with Phase 1 of the Project is estimated to last approximately twelve months. Construction-generated emissions associated with the Project were calculated using the CARB-approved CalEEMod computer program, which is designed to model emissions for land use development projects, based on typical construction requirements. Typical construction equipment assumed by CalEEMod include industrial saws, excavators, and dozers for demolition; dozers and tractors for site preparation; excavators, graders, dozers, scrapers and tractors for grading; cranes, forklifts, generators, tractors, and welders for construction; pavers, paving equipment, and rollers for paving; and air compressors for painting. Predicted maximum daily construction-generated emissions for the Project are summarized in Table 4.2-8: Phase 1 - Construction-Related Emissions of the Draft EIR.

Fugitive dust emissions may have a substantial, temporary impact on local air quality. In addition, fugitive dust may be a nuisance to those living and working in the Project vicinity. Uncontrolled dust from construction can become a nuisance and potential health hazard to those living and working nearby. SCAQMD Rules 402 and 403 (prohibition of nuisances, watering of inactive and perimeter areas, track out requirements, etc.), are applicable to the Project and were applied in CalEEMod to minimize fugitive dust emissions. Standard Condition (SC) AQ-1 requires the implementation of Rule 402 and 403 dust control techniques to minimize PM10 and PM2.5 concentrations.

Unmitigated Phase 1 construction emissions would exceed the SCAQMD threshold for the ozone precursor VOC. The majority of these emissions are generated during the architectural coatings phase of construction. **MM AQ-1** is required to reduce maximum daily VOC emissions below the SCAQMD threshold. **MM AQ-1** requires the Project to use “Super-Compliant” low VOC paints. Implementation of **MM AQ-1** will reduce Phase 1 construction impacts to less than significant. (Draft EIR, pp. 4.2-20 through 4.2-21.)

Future Development Areas - Phase 2

Construction

The duration of construction activities associated with Phase 2 of the Project were modeled to last approximately twelve months. The exact construction timeline is unknown; however, to be conservative, earliest dates possible were utilized in the modeling (assumed

June 1, 2022). This approach is conservative given that emissions factors decrease in future years due to regulatory and technological improvements and fleet turnover. Construction-generated emissions associated the Project were calculated using the CARB-approved CalEEMod computer program, which is designed to model emissions for land use development projects, based on typical construction requirements. See Appendix B1 for more information regarding the construction assumptions used in this analysis. Predicted maximum daily construction-generated emissions for the Project are summarized in Table 4.2-10: Phase 2 – Maximum Daily Construction-Related Emissions.

Fugitive dust emissions may have a substantial, temporary impact on local air quality. In addition, fugitive dust may be a nuisance to those living and working in the Project vicinity. Uncontrolled dust from construction can become a nuisance and potential health hazard to those living and working nearby. SCAQMD Rules 402 and 403 (prohibition of nuisances, watering of inactive and perimeter areas, track out requirements, etc.), are applicable to the Project and were applied in CalEEMod to minimize fugitive dust emissions. SC AQ-1 requires the implementation of Rule 402 and 403 dust control techniques to minimize PM10 and PM2.5 concentrations.

Unmitigated Phase 2 construction emissions would exceed the SCAQMD threshold for the ozone precursor VOC. The majority of these emissions are generated during the architectural coatings phase of construction which use VOC emitting paints. The VOC exceedance occurs during the painting phase of construction. Low VOC paint must be used during the painting phase to reduce impacts. **MM AQ-1** is required to reduce maximum daily VOC emissions below the SCAQMD threshold. **MM AQ-1** requires the Project to use “Super-Compliant” low VOC paints. Implementation of **MM AQ-1** will reduce Phase 2 construction impacts to less than significant. (Draft EIR, pp. 4.2-23 through 4.2-24.)

SC AQ-1 Prior to the issuance of grading permits, the City Engineer shall confirm that the Grading Plan, Building Plans and Specifications require all construction contractors to comply with South Coast Air Quality Management District’s (SCAQMD’s) Rules 402 and 403 to minimize construction emissions of dust and particulates.

The measures include, but are not limited to, the following:

- Portions of a construction site to remain inactive longer than a period of three months will be seeded and watered until grass cover is grown or otherwise stabilized.

- All on-site roads will be paved as soon as feasible or watered periodically or chemically stabilized.
- All material transported off-site will be either sufficiently watered or securely covered to prevent excessive amounts of dust.
- The area disturbed by clearing, grading, earthmoving, or excavation operations will be minimized at all times.
- Where vehicles leave a construction site and enter adjacent public streets, the streets will be swept daily or washed down at the end of the workday to remove soil tracked onto the paved surface.

2. *BIOLOGICAL RESOURCES* BIOLOGICAL RESOURCES

a. *Sensitive Species*

Threshold: Would the Project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

Finding: Less than significant with mitigation. (Draft EIR, p. 4.3-22.)

Explanation: **Specific Plan-Phase I**

Construction

A substantial adverse effect to special-status species would occur if the Project would:

1) Reduce the population size or reduce the area of occupied habitat of a rare, threatened, or endangered species; or

2) Reduce the population size or reduce the area of occupied habitat of a locally uncommon species.

A substantial adverse effect on a special-status wildlife species occurs if the Project would:

1) Increase predation of a species, leading to population reduction;

2) Reduce habitat availability sufficiently to affect potential reproduction; or

3) Reduce habitat availability sufficiently to constrain the distribution of a species and not allow for natural changes in distributional patterns over time.

Implementation of the Project site would cover a 219.39-acre area containing four habitat types, including agriculture fields, disturbed

agriculture infrastructure, stock/retention ponds and channels, and eucalyptus woodland.

Sensitive Animals

The General Biological Assessment indicated that seven wildlife species could potentially inhabit the Project site due to suitable habitat or foraging opportunities present on-site. The Tricolored blackbird, Grasshopper sparrow, Great blue heron, Swainson's hawk, California glossy snake, Western Pond Turtle, Western mastiff bat, Yellow rail, California horned lark, and Merlin have the potential to be on-site due to suitable habitat for foraging and nesting purposes. Therefore, implementation of the **Mitigation Measure (MM) BIO-1** will require the removal of suitable vegetation be conducted during the off-season and that any nesting surveys occur prior to construction start in accordance with local and state policy and regulations (refer to **MM BIO-1** below). With implementation of **MM BIO-1**, the potential for a species to inhabit the site is reduced to less than significant.

Nesting Birds

Migratory non-game native bird species are protected under the federal MBTA. Additionally, §§3503, 3503.5, and 3513 of the CFGC prohibit take of all birds and their active nests. The Project site contains non-native structures, grasses, shrubs and trees including 3.64 acres of Eucalyptus woodland that can support nesting songbirds or raptors and can be used by nesting songbirds or raptors during the nesting bird season of February 1 to September 15. **MM BIO-1** will require that nesting bird surveys be conducted prior to construction start to reduce impacts to nesting birds to less than significant levels.

Burrowing Owl

BUOW is a CDFW Species of Special Concern. There is potential habitat for this species to be present on the Project site. Owl survival can be adversely affected by disturbance (e.g., foraging habitat loss) even when impacts to individual birds and nest/burrows are avoided. Therefore, construction activity shall be conducted in accordance to the recommended restricted construction activity dates and setback distances by level of disturbance for the BUOW (Scobie and Faminow 2000 in 03/7/12 CDFW BUOW Staff Report) and are provided below in *Table 4.3-2, CDFW Recommended Restricted*

Activity Dates and Setback Distances by Level of Disturbance for BUOW.[2]

Several field surveys were conducted to determine the presence of BUOW foraging on or adjacent to the site. Results of the observations recorded during the April-July 2019 focused BUOW breeding season surveys indicated that there were no direct BUOW identifications. None of the potential burrows inspected during the survey were determined to be currently occupied by BUOW based on absence of individual BUOW or signs (feathers, pellets, fecal material, prey remains, etc.) at or near burrow entrances/aprons. Despite the fact that the site has been exposed to long-standing disturbances, BUOW often occur in less than optimal and/or disturbed conditions. If it were later determined that active nests of BUOW would be lost as a result of site-preparation, it could result in significant adverse impacts and would be in conflict with CDFW Code §3503.5, 3511, and 3515. Therefore, implementation of **MM BIO 2** would require an avoidance survey no less than 14 days prior to initiating ground disturbance activities before construction starts. With the implementation of **MM BIO-2**, impacts would be less than significant.

Overall, implementation of **MM BIO-1** and **MM BIO-2** would reduce unknown potential impacts to less than significant levels. (Draft EIR, pp. 4.3-18 through 4.3-19.)

Specific Plan-Future Development Areas
Construction and Operations

Refer to Phase I discussion above. The General Biological Survey and BUOW Focused surveys were conducted for the entire Project site which includes both Phase I and future development areas. Therefore, **MM BIO-1** and **MM BIO-2** are applicable to both phases. **MM BIO-1** and **MM BIO-2** would ensure that impacts would be reduced to less than significant levels during buildout of the entire Specific Plan area.

SB330 Replacement Site
Construction and Operations

According to the City's TOP Plan, Section ER5 Biological, Mineral & Agricultural Resources, rare and/or endangered species that have the potential to occur in Ontario include Delhi Sands Flower Loving

[2] Ecological Sciences. (2020). *Focused Burrowing Owl Surveys*. Page 6. Accessed April 22, 2021, Available as Appendix C3

Fly and San Bernardino Kangaroo Rat. However, habitat for these species is of poor quality and/or is limited to isolated pockets. The SB330 Replacement Site contains existing residential and agricultural uses, which could potentially contain suitable habitat for the Delhi Sands Flower Loving Fly and San Bernardino Kangaroo Rat including other sensitive species. The Project, however, does not propose development of the SB330 Replacement Site. Instead, the Project proposes a rezoning of the area to increase the maximum allowed housing unit density. This action would neither include nor require physical disturbance of the SB330 Replacement Site. Furthermore, development of the SB330 Replacement Site was evaluated as part of the City's TOP EIR, and the proposed rezoning would have no additional significant impacts beyond that evaluated in the City's TOP EIR, because this action does not propose any specific construction of new structures or redevelopment of the SB330 Replacement Site other than what was evaluated in the City's TOP EIR (the rezoning does not change the development footprint nor the general nature of land uses for this area). Any future development would be subject to applicable local, state and federal environmental regulations, including the City's discretionary review process. Site-specific biological assessments would be conducted prior to any approval or development of potential future residential uses. With compliance with the City's standard discretionary review process and existing local, state, and federal regulations, no significant impacts are anticipated. Refer to **MM BIO-1** and **MM BIO-2**.

Conclusion

The General Biological Assessment conducted by HES concluded that Project implementation would have only a minor risk to candidate, sensitive, or special status species listed in federal, state, regional, and local plans, policies, or regulations. Mitigation measures **MM BIO-1** and **MM BIO-2** are also proposed in order to further reduce potential impacts to a less than significant level. (Draft EIR, pp. 4.3-19 through 4.3-20.)

MM BIO-1 The following measures shall be implemented for the indicated species, prior to commencement of ground disturbance at the Project site:

<u>Tricolored blackbird, Grasshopper sparrow, Great blue heron, Swainson's hawk, Yellow rail, California horned lark, Merlin</u>:

- Vegetation removal is recommended to be conducted outside of the nesting season for migratory birds to avoid direct impacts.
- If vegetation removal will occur during the migratory bird nesting season, between February 1 and September 15, pre-construction nesting bird surveys shall be performed within three days prior to vegetation removal.
- If active nests are found during nesting bird surveys, they shall be flagged. A 250-foot buffer shall be fenced around songbird nests and a 500-foot buffer shall be fenced around raptor nests.
- A biological monitor shall visit the site once a week during ground disturbing activities to ensure all fencing is in place and no sensitive species are being impacted.

California glossy snake:

- Three days prior to any ground disturbing activities or vegetation removal, a qualified biological monitor should conduct a preconstruction survey to identify any sensitive biological resources. Any sensitive reptilian species that may be present within the Project area shall be relocated outside of the impact areas.
- Biological monitors shall be on-call to relocate any reptile or amphibian that is encountered during construction activities.

Western mastiff bat:

- Prior to implementation of Project activities that would demolish the agriculture buildings used for sheltering bovines, a qualified biologist shall conduct a preconstruction survey April 1 through August 31 to determine the presence or absence of roosting bats. If the survey does not identify the presence of occupied roosts, no further action is necessary.
- If day roosts or maternity roosts occupied by special-status bat species are documented within construction areas, the bats shall be safely flushed from the sites where roosting habitat is planned to be removed prior to the month of May (maternity roosts are generally occupied from May to August) and prior to the onset of construction activities. The removal of the roosting sites shall occur during the time of day when the roost is unoccupied. The loss of each roost will be compensated for by the construction and installation of two bat boxes suitable to the bat species and colony size excluded from the original roosting site. The bat boxes shall be installed in the vicinity prior to removal of the original day/maternity roost sites. A detailed program for bat flushing, roosting site removal, and installation of bat boxes shall be developed in consultation with a qualified biologist. The

specifications of the bat boxes must be based upon the species of bat and the size of the colony to be affected by the Project. The Bat Management Plan for excluding bats must be developed by the qualified biologist in consultation with CDFW to ensure mortality to bats does not occur. The Bat Management Plan will be based upon the species of bat, number of roosts, and the size of the colony to be affected by the Project. Performance standards will be developed based on the results of the bat survey consistent with CDFW recommendations such that no residual significant impacts would remain.

Western pond turtle:

- Within the breeding season (May-July) prior to the onset of construction activities, a CDFW-approved qualified biologist shall conduct pre-construction trapping surveys, following U.S. Geological Survey trapping protocol, for western pond turtle within all areas of any suitable aquatic habitat for this species (e.g., retention and treatment ponds). If western pond turtles are observed or trapped during the pre-construction survey, the Project Proponent shall either avoid impacts to western pond turtle aquatic and terrestrial habitat or shall prepare for CDFW review and approval, a translocation plan identifying proposed protocol for trapping and relocating turtles, including identifying potential, appropriate receiver sites to relocate western pond turtles to. If no western pond turtles are observed during the pre- construction survey, then construction activities may begin. If construction is delayed or halted for more than 30 days, another pre-construction survey for western pond turtle shall be conducted. Within seven days of the pre-construction survey, a report of findings from the survey shall be submitted to the CDFW. During construction, a qualified biological monitor who has been approved by the CDFW to relocate western pond turtles shall be onsite to ensure that no western pond turtles are harmed.
- If western pond turtles are observed in the construction area at any time during construction, the onsite biological monitor shall be notified and construction in the vicinity of the sighting shall be halted until such a time as a turtle has been removed from the construction zone and relocated by an approved biologist. If a sighting occurs during construction, the biologist shall prepare a report of the event and submit it to CDFW.

MM BIO-2 **Burrowing Owl Surveys**. Phase 1: Prior to issuance of a demolition or grading permit for any ground disturbing activity, a qualified biologist shall conduct a pre-construction presence/absence survey

for burrowing owls within 14 days prior to initiating ground disturbance activities. Surveys shall be conducted consistent with the procedures in outlined in the "California Department of Fish and Wildlife (CDFW) 2012 Staff Report on Burrowing Owl Mitigation." If the species is absent, no additional mitigation will be required.
If burrowing owl(s) are observed onsite during the pre-construction clearance survey;

- Prior to disturbance of the occupied burrows, suitable and unoccupied replacement burrows shall be provided at a ratio of 2:1 within designated off-site conserved lands to be identified through coordination with CDFW and the City in which the burrowing owl(s) is(are) detected. A qualified biologist shall confirm that the artificial burrows are currently unoccupied and suitable for use by owls.
- Until suitable replacement burrows have been provided/confirmed within the off-site conserved lands to be identified through coordination with CDFW and the City of Ontario, no disturbance shall occur within 50 meters (approximately 160 feet) of occupied burrows during the nonbreeding season (September 1 through January 31) or within 75 meters (approximately 250 feet) during the breeding season (February 1 through August 31).
- Occupied burrows should not be disturbed during the nesting season (February 1 through August 31) unless a qualified biologist approved by CDFW verifies through non-invasive methods that either: 1) the birds have not begun egg-laying and incubation; or 2) that juveniles from the occupied burrows are foraging independently and are capable of independent survival.
- If burrowing owls are present at the time that the occupied burrows are to be disturbed, then the owls shall be excluded from the site following the 2012 CDFG Staff Report.

Phase 2 and SB 330 Replacement Site: Prior to any site-specific development, potential future residential development would be required to conduct site-specific biological resource surveys, including an arborist report, as part of the City's standard discretionary review process, including compliance with CEQA and applicable local, state, and federal regulations.

b. ***Wildlife Movement***

Threshold: Would the Project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established

native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

Finding: Less than significant with mitigation. (Draft EIR, p. 4.3-24.)

Explanation: **Specific Plan – Phase I**

Construction

The Project site is not located within a designated wildlife corridor or linkage. The Project site is currently developed with man-made structures and is surrounded by development and/or existing agricultural and livestock land uses. The site is separated from regional wildlife movement corridors associated with the Prado Damn Flood Control Basin and Santa Ana River. Therefore, the Project site does not function as a wildlife movement corridor.

However, due to the predominately agricultural land uses, Project construction could potentially disturb or destroy active migratory bird nests. Specifically, Project development may affect the eggs and young of the tricolored blackbird, grasshopper sparrow, great blue heron, Swainson's hawk, yellow rail, California horned lark, and merlin. Disturbing these birds and their nests would be in violation of the MBTA and would result in a significant environmental effect. In order to avoid direct impacts, the Project would implement **MM BIO-1** which would require that vegetation removal be conducted outside of the nesting season for migratory birds to avoid direct impacts and that a pre-construction nesting bird survey would be performed within three days prior to vegetation removal. Therefore, with mitigation incorporated, impacts would be reduced to a less than significant level. (Draft EIR, p. 4.3-24.)

Specific Plan – Future Development Areas
Construction and Operations
Refer to discussion above. The General Biological Assessment analyzed the whole Project area and therefore, impacts would also be mitigated to a less than significant level with implementation of **MM BIO-1**. (Draft EIR, p. 4.3-26.)

3. CULTURAL RESOURCES

a. *Archaeological Resources*

Threshold: Would the Project cause a substantial adverse change in the significance of State CEQA Guidelines, section 15064.5?

Finding: Less than significant with mitigation. (Draft EIR, p. 4.4-22.)

Explanation: The California Historical Resource Information System (CHRIS) records search identified a total of 19 cultural resources investigation that have been previously conducted within a one-mile mile radius buffer around the Project Area, with two studies adjacent to the Project Area (see Table 1 of Appendix D1 of the DEIR). Since

completion of the cultural resources report, additional archaeological resources were found at two locations near the Project site.

Despite actions taken to ensure that all cultural resources are identified prior to construction, including record searches and on-site field surveying, there remains a possibility that undiscovered, buried archaeological resources might be encountered during grading activities. If discovered, impacts to those resources would be potentially significant. In order to minimize any potential impact to the environment, impacts to archaeological resources are considered potentially significant and MMs are required to ensure the proper treatment of undiscovered archaeological resources that may be encountered during grading. The application of **MM CUL-6** and **MM TCR-1** would reduce the impacts to less than significant levels.

Following the completion of construction of the Project and disturbances to the site, Project operation will not include further ground disturbing activities, and is not anticipated to cause a substantial or adverse change in the significant of an archaeological resource since construction will be completed and MMs applied. Therefore, impacts will be less than significant. (Draft EIR, pp. 4.4-22 through 4.4-23.)

SB330 Replacement Site

Construction and Operations

The proposed increase in residential density is not anticipated to have any new or substantially more severe environmental impacts than what was evaluated in the City's TOP EIR. There will be no physical disturbance of the grounds after construction and the Project will comply with all relevant local, state, and federal policies and regulations. Any potential future residential development would be subject to the City's standard discretionary review process and CEQA compliance, including conducting site-specific cultural resource assessments. The local area is known to contain significant cultural resources, and as such the City anticipates construction monitoring for any new development. **MM CUL-6** and **MM TCR-1** would apply to any new development in the SB330 Replacement Site area. With implementation of **MM CUL-6** below and **MM TCR-1**, and in consideration of compliance with the City's standard discretionary review and CEQA compliance process for new development, no significant impacts are anticipated. (Draft EIR, pp. 4.4-23 through 4.4-24.)

MM CUL-6 Prior to the issuance of any grading permits for the Project site, a Cultural Awareness Training Program shall be provided to all construction managers and construction personnel prior to commencing any ground disturbance work at the Project sites. The training shall be prepared and conducted by a Qualified Archaeologist to the satisfaction of the City Planning Department.

The training may be discontinued when ground disturbance is completed. Construction personnel shall not be permitted to operate equipment within the construction area unless they have attended the training. A copy of the training transcript and/or training video, as well as a list of the names of all personnel who attended the training and copies of the signed acknowledgment forms shall be submitted to the City Planning Department for their review and approval.

MM TCR-1 Prior to the commencement of any ground disturbing activity at the Project site, the Project Applicant shall retain a Native American Monitor approved by the Gabrieleno Band of Mission Indians-Kizh Nation – the tribe that consulted on this Project pursuant to Assembly Bill (AB) 52 (the "Tribe" or the "Consulting Tribe"). A copy of the executed contract shall be submitted to the City of Ontario Planning and Building Department prior to the issuance of any permit necessary to commence a ground-disturbing activity. The Tribal monitor will only be present on-site during the construction phases that involve ground-disturbing activities. Ground disturbing activities are defined by the Tribe as activities that may include, but are not limited to, pavement removal, potholing or auguring, grubbing, tree removals, boring, grading, excavation, drilling, and trenching, within the Project area. The Tribal Monitor will complete daily monitoring logs that will provide descriptions of the day's activities, including construction activities, locations, soil, and any cultural materials identified. The on-site monitoring shall end when all ground-disturbing activities on the Project site are completed, or when the Tribal Representatives and Tribal Monitor have indicated that all upcoming ground-disturbing activities at the Project site have little to no potential for impacting Tribal Cultural Resources.

Upon discovery of any Tribal Cultural Resources, construction activities shall cease in the immediate vicinity of the find (not less than the surrounding 100 feet) until the find can be assessed. All Tribal Cultural Resources unearthed by Project activities shall be evaluated by the qualified archaeologist and Tribal monitor approved by the Consulting Tribe. If the resources are Native American in origin, the Consulting Tribe will retain it/them in the form and/or manner the Tribe deems appropriate, for educational, cultural and/or historic purposes. If human remains and/or grave goods are discovered or recognized at the Project Site, all ground disturbance shall immediately cease, and the county coroner shall be notified per PRC § 5097.98, and Health and Safety Code § 7050.5. Human remains and grave/burial goods shall be treated alike per California

PRC § 5097.98(d)(1) and (2). Work may continue on other parts of the Project site while evaluation and, if necessary, mitigation takes place (CEQA Guidelines § 15064.5[f]). If a non-Native American resource is determined by the qualified archaeologist to constitute a "historical resource" or "unique archaeological resource," time allotment and funding sufficient to allow for implementation of avoidance measures, or appropriate mitigation, must be available. The treatment plan established for the resources shall be in accordance with CEQA Guidelines § 15064.5(f) for historical resources and PRC § 21083.2(b) for unique archaeological resources.

Preservation in place (i.e., avoidance) is the preferred manner of treatment. If preservation in place is not feasible, treatment may include implementation of archaeological data recovery excavations to remove the resource along with subsequent laboratory processing and analysis. Any historic archaeological material that is not Native American in origin shall be curated at a public, non-profit institution with a research interest in the materials, such as the Natural History Museum of Los Angeles County or the Fowler Museum, if such an institution agrees to accept the material. If no institution accepts the archaeological material, it shall be offered to a local school or historical society in the area for educational purposes.

4. GEOLOGY AND SOILS

b. *Paleontological Resources*

Threshold: Would the Project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Finding: Less than significant with mitigation. (Draft EIR, p. 4.5-21.)

Explanation: **Specific Plan – Phase I/Future Development Areas**

Construction and Operations

The Project site currently operates with agricultural uses and is frequently disturbed by human and machine activity. A paleontological resource assessment was prepared for the Project to review the susceptibility of subsurface geologic units to provide paleontological resources as well as review records for fossil localities near the Project site. No paleontological resources or unique geologic formations were identified on the Project site during the field survey. A records search within a one-mile radius of the

Project site did not yield any fossil localities and there were no fossil localities identified within the Project site boundaries.

The geologic units underlying the Project site are mapped entirely as younger Quaternary alluvium (Qyfa) dating from the late Holocene to Pleistocene. While these deposits typically do not contain significant vertebrate fossils within the uppermost layers, it is likely they are underlain in the area by older Quaternary deposits at relatively shallow but unknown depth. The Project would require remedial grading to remove all existing undocumented fill soils and near-surface alluvial soils. Preliminarily, the over excavations within the building areas are recommended to extend to a depth of at least four to six feet below existing grades and three to four feet below proposed building pad subgrade elevations. The over excavation should also extend to a depth of at least two to three feet below bearing grade within the influence zones of any new foundations. These recommendations are subject to review and may be revised based on the results of the design-level geotechnical investigation. Excavation extending more than 10 feet below surface has the potential to impact the paleontologically sensitive older Quaternary sediments. MCC recommends the Project site be considered low to moderately sensitive to have the potential for construction activities of the Project to impact underlying paleontological resources.

Although no significant paleontological resources are expected to occur, the Project proponents would utilize the services of a Project paleontologist in the case of any inadvertent discoveries. The provisions described in **MM GEO-1** would further reduce the impact of the Project on paleontological resources or unique geologic features to less than significant impact levels with mitigation incorporated.

Because fossils may be present at depths greater than 10 feet below the existing ground surface, paleontological spot checking/monitoring in these areas is required. **MM GEO-1** would require a paleontological monitor to ensure that any paleontological finds are properly collected and recorded, and that construction is relocated to assess the find for significance. With the implementation of **MM GEO-1**, potential impacts associated with paleontological resources would be less than significant. Therefore, no significant unavoidable adverse impacts relating to paleontological resources have been identified.

SB330 Replacement Site
Construction and Operations

Similar to the Specific Plan site, potential future development of the SB330 Replacement Site could result in impacts to paleontological resources. However, no specific development is proposed at this time, and the impacts would be similar to those evaluated as part of the City's TOP EIR. Any potential future development within the SB330 Replacement Site area would be subject to the City's standard discretionary review process, including the OMC and CEQA compliance. The proposed rezoning allows for a slight increase in residential density, which is not anticipated to result in any new or substantially more severe environmental impact than was evaluated in the City's TOP EIR. In consideration of the above, and with implementation of **MM GEO-1**, a less than significant impact is anticipated . **MM GEO-1** will be applied to the SB330 Replacement Site. Although no significant paleontological resources are expected to occur, the proposed project proponents would utilize the services of a project paleontologist in the case of any inadvertent discoveries. The provisions described in **MM GEO-1** would further reduce the impact of the potential development of the SB330 Replacement Site on paleontological resources or unique geologic features to less than significant impact levels with mitigation incorporated.

Conclusion

Although no significant paleontological resources are expected to occur for the Project site, and if proposed development of the SB330 Replacement Site were to occur, they would be subject to project proponents which would utilize the services of a project paleontologist in the case of any inadvertent discoveries. The provisions described in **MM GEO-1,** below**,** would further reduce the impact of the Project and SB330 Replacement Site development on paleontological resources or unique geologic features to less than significant impact levels with mitigation incorporated. (Draft EIR, pp. 4.5-21 through 4.5-23.)

MM GEO-1 Periodic paleontological spot checks would be conducted when excavation exceeds depths of five feet to determine if older, paleontologically sensitive sediments are present. If present, monitoring would be implemented. Prior to the start of construction, a paleontological resource monitoring plan (PRMP) would be prepared and implemented. The Project's PRMP would implement the following procedures:

- A trained and qualified paleontological monitor would perform spot-check and/or monitoring of any excavations on the Project that have the potential to impact paleontological resources in undisturbed native sediments below five feet in depth. The monitor would have the ability to redirect construction activities to ensure avoidance of adverse impacts to paleontological resources.
- The Project paleontologist may re-evaluate the necessity for paleontological monitoring after examination of the affected sediments during excavation, with approval from Lead Agency and Client representatives.
- Any potentially significant fossils observed shall be collected and recorded in conjunction with best management practices and Society of Vertebrate Paleontology professional standards.
- Any fossils recovered during mitigation shall be deposited in an accredited and permanent scientific institution for the benefit of current and future generations.
- A report documenting the results of the monitoring, including any salvage activities and the significance of any fossils, shall be prepared and submitted to the appropriate personnel.

5. HAZARDS AND HAZARDOUS MATERIALS

a. *Hazardous Materials*

Threshold: Would the Project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

Finding: Less than significant with mitigation. (Draft EIR, p. 4.7-16.)

Explanation: **Specific Plan – Phase I and Future Development Areas**

Construction

Construction activities would include the use of materials such as fuels, lubricants, and greases in construction equipment and coatings used in construction. According to the City's Fire Department Hazardous Materials standards, the materials used would be in small quantities or stored in such a manner as to reduce any safety hazards. The use of these materials would be temporary and short-term or single-use in nature and would cease upon completion of the proposed Project's construction phase. Project construction workers would also be required to conduct the safe

handling of hazardous materials use as proposed in **Mitigation Measure (MM) HAZ-4**.

Project construction would involve the use, storage, transport, and disposal of hazardous materials and would therefore be required to conform to existing laws and regulations. Compliance with applicable laws and regulations concerning hazardous materials would ensure that all potentially hazardous materials are used and handled in an appropriate manner and would minimize the potential for safety impacts. Therefore, hazards to the public or the environment arising from the routine transport, use, or disposal of hazardous materials during Project construction would be less than significant.

Grading Activities

Grading activities conducted during Project construction would lead to the disturbance of on-site soils. There is the potential for the discovery of contamination during grading activities due to potential for chemical constituents to accumulate in the ponds and become trapped in the sediment (i.e., pesticides, heavy metals, or chemicals). The handling and transport of these materials and exposure to contaminated soils for workers and the surrounding environment could result in a significant impact. Contaminated soils encountered during grading would be required to be removed and disposed of off-site in accordance with all applicable regulatory guidelines. **MM HAZ-2** would further reduce these risks. Site grading also requires the removal of ASTs, where areas of staining were observed, and septic tanks prior to site development. A demolition permit from San Bernardino County Building & Safety Division will be required to remove the septic tank(s). **MM HAZ-5** would be applied to these activities prior to the commencement of construction activities.

The historic and current use of the Project site as a dairy-production farm may produce methane gas in the subsurface from animal wastes. **MM HAZ-1** would be applied in order to minimize risks associated with the risk of methane encountered on the Project site.

Demolition

Demolition of buildings and equipment on Project site has the potential to expose and disturb ACMs, PCBs, LBP, and mercury. Site buildings were constructed prior to bans on ACMs, PCBs, and LBP coming into effect. Such releases could pose significant risks to

persons living and working in and around the Project site, as well as to Project construction workers. Before demolition, a comprehensive ACM survey would be conducted to identify the locations and quantities of ACM in above-ground structures as part of **MM HAZ-6**. **MM HAZ-6** would be incorporated to reduce the risk from ACMs. Survey of existing structures prior to demolition would assist in characterizing the potential exposure and further prevent impacts from the potential release of these materials. The removal of hazardous materials, such as PCBs, mercury-containing light ballast, and mold, shall be completed in accordance with applicable regulations pursuant to 40 CFR 761 (PCBs), 40 CFR 273 (mercury-containing light ballast), and 29 CFR 1926 (molds) by workers with the HAZWOPER training, as outlined in 29 CFR 1910.120 and 8 CCR 5192. The removal of LBP material shall be implemented in accordance with CCR, Title 8 §1532.1, the CFR (Title 40, Part 745, and Title 29, Part 1926), the U.S. EPA's Lead Renovation, Repair and Painting Program Rules and Residential Lead-Based Paint Disclosure Program, and §§402/404 and 403, and Title IV of the Toxic Substances Control Act (TSCA).

The potential for the exposure of construction workers to ACMs, PCBs, LBP, or mercury is a potentially significant impact. Survey of existing on-site structures prior to their demolition would be required to characterize the potential exposure and further prevent impacts from the potential release of these materials. (Draft EIR, pp. 4.7-16 through 4.7-18.)

SB330 Replacement Site
Construction and Operations

The SB330 Replacement Site is characterized by agricultural and urban development consisting of single-family residential units, agricultural plots, vacant land, and some commercial uses. The SB330 Replacement Site had not been previously subject to a Phase I ESA. Once development is proposed, it will undergo the same processes as noted for the Project site.

Similar to the Project site, potential future development of the SB330 Replacement Site could result in impacts related to the routine transport, use, or disposal of hazardous materials. However, no specific development is proposed at this time, and the impacts would be similar to those evaluated as part of the City's TOP EIR. Any potential future development within the SB330 Replacement Site

area would be subject to the City's standard discretionary review process and existing local, state, and federal regulations as described under Regulatory Framework above, including the City Municipal Code and CEQA compliance. The proposed rezoning allows for a slight increase in residential density, which is not anticipated to result in any new or substantially more severe environmental impact than was evaluated in the City's TOP EIR. **MM HAZ-1** through **MM HAZ-6** would also apply to the SB330 Replacement Site. In consideration of the above, and with implementation of **MM HAZ-1** through **MM HAZ-6**, a less than significant impact is anticipated would occur. (Draft EIR, pp. 4.7-18 through 4.7-19.)

MM HAZ-1 Prior to the issuance of grading permits, the Project Applicant shall conduct further testing for the presence of methane on the Project site, in accordance with DTSC methane assessment guidelines. The Project Applicant shall prepare a methane gas soil survey and implement grading activity recommendations to the satisfaction of the City Building Department. This survey and recommendation shall include a post-construction soil gas investigation and installation of methane gas mitigation systems where post-grading methane levels exceed 5,000 parts per million volume (ppmv), should any such levels occur.

MM HAZ-2 Following drainage of the on-site ponds, the Project Applicant shall conduct a limited Phase II subsurface assessment of sediments to evaluate the sediments for chemical risks to human health and the environment. If contamination from dairy and animal-related wastes is encountered at a level above Environmental Screening Levels (ESLs) for non-residential uses, the appropriate environmental agency (Regional Water Quality control Board, Department of Toxic Substance Control, South Coast Air Quality Management District) shall be notified. Any contamination identified as a result of such testing/sampling shall be investigated, and removed or remediated to the satisfaction of the environmental agency with evidence provided to the City, such that there are no residual significant impacts following mitigation. Prior to allowing the commencement of any soil removal or hauling activities at the Proposed Project, the City will review and/or evaluate potential air quality impacts (criteria pollutants and toxic air contaminants from equipment exhaust, earthmoving, and other on-site remedial activities, as applicable) to

verify that impacts are properly assessed and disclosed in accordance with CEQA.

MM HAZ-3 **Soil Management Plan**. Prior to issuance of a grading permit, the Project Applicant shall retain a qualified environmental consultant to prepare a Soil Management Plan (SMP) that details procedures and protocols for on-site management of soils containing potentially hazardous materials. The SMP would be implemented during grading activities on-site to ensure that soils containing residual levels of hydrocarbons or arsenic are properly identified, monitored, and managed on-site, and include the following:

- A certified hazardous waste hauler shall remove all potentially hazardous soils. In addition, sampling of soil shall be conducted during excavation to ensure that all petroleum hydrocarbon and arsenic impacted soils are removed, and that ESLs for non-residential uses are not exceeded. Excavated materials shall be transported per California Hazardous Waste Regulations to a landfill permitted by the State to accept hazardous materials.
- Any subsurface materials exposed during construction activities that appear suspect of contamination, either from visual staining or suspect odors, shall require immediate cessation of excavation activities. Soils suspected of contamination shall be tested for potential contamination. If contamination is found to be present per the DTSC Screening Levels for industrial/commercial land use (DTSC- SLi) and the U.S. EPA Regional Screening Levels for industrial/commercial land use (EPA- RSLi), it shall be transported and disposed of per state regulations to an appropriately permitted landfill.
- The SMP shall include a Health and Safety Plan (HSP) that addresses potential safety and health hazards and includes the requirements and procedures for employee protection. Each contractor will be required to have their own HSP tailored to their particular trade that addresses the general Project safety requirements. The HSP shall also outline proper soil handling procedures and health and safety requirements to minimize worker and public exposure to hazardous materials during construction.
- The SMP shall be prepared and executed in accordance with South Coast Air Quality Management District Rule 1166, Volatile Organic Compound Emissions from Decontamination of Soil. The SMP shall require the timely testing and sampling of soils so that contaminated soils can be separated from inert soils for proper disposal. The SMP shall specify the testing parameters and

sampling frequency. Anticipated testing includes total petroleum hydrocarbons (TPH), volatile organic compounds (VOCs), and semi-volatile organic compounds (SVOCs). During excavation, SCAQMD Rule 1166 requires that soils identified as contaminated shall be sprayed with water or another approved vapor suppressant or covered with sheeting during periods of inactivity of greater than an hour, to prevent contaminated soils from becoming airborne. Under SCAQMD Rule 1166, contaminated soils shall be transported from the Project site by a licensed transporter and disposed of at a licensed storage/treatment facility to prevent contaminated soils from becoming airborne or otherwise released into the environment.

- All SMP measures shall be printed on the construction documents, contracts, and Project plans prior to issuance of grading permits.

MM HAZ-4 **Construction period testing**. Construction at the Project site shall be conducted under a Project-specific Construction Risk Management Plan (CRMP) to protect construction workers, the general public, and the environment from subsurface hazardous materials previously identified and to address the possibility of encountering unknown contamination or hazards in the subsurface. The CRMP shall summarize soil and groundwater analytical data collected on the Project sites during past investigations and during site investigation activities; delineate areas of known soil and groundwater contamination if applicable; and identify soil and groundwater management options for excavated soil and groundwater, in compliance with local, state, and federal statutes and regulations.

The CRMP shall:

- Provide procedures for evaluating, handling, storing, testing, and disposing of soil and groundwater during Project excavation and dewatering activities, respectively.
- Require the preparation of a Project-specific HSP that identifies hazardous materials present, describes required health and safety provisions and training for all workers potentially exposed to hazardous materials in accordance with State and Federal worker safety regulations, and designates the personnel responsible for HSP implementation.
- Require the preparation of a contingency plan that shall be applied should previously unknown hazardous materials be encountered during construction activities. The contingency plan shall include provisions that require collection of soil and/or

groundwater samples in the newly discovered affected area by a qualified environmental professional prior to further work, as appropriate. The analytical results of the sampling shall be reviewed by the qualified environmental professional and submitted to the appropriate regulatory agency. The environmental professional shall provide recommendations, as applicable, regarding soil/waste management, worker health and safety training, and regulatory agency notifications, in accordance with local, state, and federal requirements. Work shall not resume in the area(s) affected until these recommendations have been implemented under the oversight of the County or regulatory agency, as appropriate.

- Designate personnel responsible for implementation of the CRMP. The CRMP shall be submitted to the County for review and approval prior to the issuance of construction and demolition permits. This measure would reduce the hazards and hazardous materials impact to a less-than-significant level.

MM HAZ-5 Prior to the commencement of any construction related site activities (clearing, demolition, grading etc.), all ASTs shall be removed. ASTs storing diesel shall be disposed of by a State of California licensed contractor and in compliance with the required SBCFD Hazardous Materials Division regulations for tank removals. For stained soils in the vicinity of diesel containing ASTs, as identified in the Phase I ESA dated October 11, 2018, soil samples shall be collected, as directed by the SBCFD inspector, for chemical analysis at a laboratory licensed by the State of California. If contaminated soils are encountered, a soil management plan shall be prepared to manage the stained soils during redevelopment.

MM HAZ-6 Prior to the issuance of a demolition permit for any buildings or structures on-site, the Project Applicant shall conduct a comprehensive ACM survey to identify the locations and quantities of ACM in above-ground structures. The Project Applicant shall retain a licensed or certified asbestos consultant to inspect buildings and structures on-site. The consultant's report shall include requirements for abatement, containment, and disposal of ACM, if encountered, in accordance with SCAQMD Rule 1403.

b. ***Accident or Upset***

Threshold: Would the Project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

Finding: Less than significant with mitigation. (Draft EIR, p. 4.7-22.)

Explanation: **Specific Plan – Phase I and Future Development Areas**

Construction

The construction of new developments such as the Project site could result in hazards to the public or the environment through the accidental upset or release of hazardous materials caused by accidental spillage of hazardous materials used during construction phases, or as a result of the exposure of contaminated soil during grading activities. Database searches did not reveal any USTs. The Project site itself is not on a Cortese list. The closest UST that is listed is a site 0.22 miles away, located at the Chino Road Yard at 7000 Merrill Avenue, which is currently under military evaluation and the status remains inactive. Additionally, the Project site has not been cited or issued violation notices by any environmental regulatory agency for improper use or disposal of hazardous materials.

Compliance with applicable laws and regulations concerning hazardous materials would ensure that all potentially hazardous materials are used and handled in an appropriate manner and would minimize the potential for safety impacts. For example, all spills or leakage of petroleum products during construction activities are required to be immediately contained, the hazardous material identified, and the material remediated in compliance with applicable regulations, such as RCRA, for the clean-up and disposal of that contaminant. All contaminated waste would be required to be collected and disposed of at an appropriately licensed disposal or treatment facility under SCAQMD Rule 1166. Furthermore, strict adherence to all emergency response plan requirements set forth by San Bernardino County Fire Protection District would be required through the duration of the Project construction phase. Project construction workers would also be required to conduct safe handling of hazardous materials as proposed in **MM HAZ-4**. Implementation of **MM HAZ-1** through **MM HAZ-6** will further reduce the potential for accidental upset conditions by conducting additional site investigations to quantify, manage and mitigate hazardous materials conditions on the site. As a result, with the implementation of MMs, impacts would be less than significant.

SB330 Replacement Site

Construction and Operations

Rezoning the SB330 Replacement Site is not anticipated to have any new or substantially more severe impacts than addressed under the City's TOP EIR, or that would occur under current zoning, because the uses will be substantially the same as that evaluated in the City's TOP EIR. These potential impacts are anticipated to be similar to that described above for the Project site. Rezoning the SB330 Replacement Site to provide slightly greater residential density is not anticipated to result in any new or substantially more severe

pollutants than would occur under current zoning. The SB330 Replacement site would be subject to **MM HAZ-1** through **MM HAZ-6**, as well as other applicable local, state, and federal regulations as described in the DEIR, including the City's standard discretionary review process, the City's municipal code, and CEQA compliance. In consideration of the above, a less than significant impact is anticipated. (Draft EIR, pp. 4.7-22 through 4.7-23.)

c. ***Waste Sites***

Threshold: Would the Project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

Finding: Less than significant with mitigation. (Draft EIR, p. 4.7-25.)

Explanation: **Specific Plan – Phase I and Future Development Areas**

Construction and Operations

The Project site contains approximately 19.0 acres of areas with stock/retention ponds and channels. These ponds and channels are man-made and fed by wells. The ponds are dry and dominated by upland species. However, as an agricultural facility with designated/influent or solid wastes, this can pose a significant threat to water quality (dairy waste ponds). Therefore, with implementation of **MM HAZ-2**, the Project site shall have a Phase II subsurface assessment performed of the sediments after the ponds have been drained. If the Phase II subsurface assessment detects chemical risks to human health and the environment due to sediments in the ponds, the Project applicant is required to prepare a soils management plan, and any engineering or administrative controls or long-term operations and maintenance plan that is required by DTSC. The Project site was not identified on the Waste Discharge System database as a site that would pose a significant threat to water quality. Furthermore, this site is not listed to have any Cortese List items. The nearest active facility to the Project site listed under the DTSC Cortese List is located approximately 5 miles north. Lastly, according to the SWRCB Geotracker for leaking underground storage tanks, the Project site is approximately half a mile north from an open Cleanup Program Site dedicated to remediation. Therefore, with incorporation of **MM HAZ-2**, the Project site would not create a significant impact to the public environment.

SB330 Replacement site

Construction and Operations

The SB330 Replacement Site is characterized by agricultural and urban development consisting of single-family residential units, agricultural plots, and some commercial uses. The SB330 Replacement Site had not been previously subject to Phase I

Environmental Site Assessment. The present hazardous conditions of the SB330 Replacement Site are unknown, but because no new development has occurred, the existing structures have not been formally evaluated. The nearest facility to the SB330 Replacement Site listed under the DTSC Cortese List is located approximately 2 miles north. The SB330 Replacement Site is not near any other waste listed facilities.

Conclusion

Neither the Project site nor the SB330 Replacement Site contains sites that are listed on the Cortese List pursuant to Government Code §65962.5. With mitigation incorporated, a less than significant impact will occur. (Draft EIR, pp. 4.7-25 through 4.7-26.)

6. TRIBAL CULTURAL RESOURCES

a. *Tribal Cultural Resources*

Threshold: Would the Project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is: (i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k); or (ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in Public Resources Code section 5024.1?

Finding: Less than significant with mitigation. (Draft EIR, p. 4.14-12.)

Explanation: MCC's search of the California Register of Historic Resources (CRHR) yielded negative results regarding the presence of tribal cultural resources. Since completion of the cultural resources report, additional archaeological resources were found at two locations near the Project site. Therefore, the Project site is considered archaeologically sensitive and could cause a substantial adverse change to a tribal cultural resource listed or eligible in the CRHR, should such resources be discovered during grading. Further, as required by **MM TCR-1** a Qualified Archaeologist would consult with local experts and Native American Representatives for the preparation of a treatment plan, respectively, if significant unknown cultural resources are discovered during construction mass grading and trenching activities.

Implementation of the proposed Project could result in disturbance or destruction of unknown buried tribal cultural resources that were not identified during previous studies or site evaluation. **MM CUL-6** and **MM TCR-1** include provisions that will ensure the protection of any unknown or inadvertently discovered archaeological resources and human remains, or other cultural significant resources. All such finds would be required to be treated in accordance with all CEQA requirements and all other applicable laws and regulations. With implementation of these measures, impacts in this regard would be less than significant.

SB330 Replacement Site

The proposed increase in residential density is not anticipated to have any new or substantially more severe environmental impacts than was evaluated in the City's TOP EIR. Any potential future residential development would be subject to the City's standard discretionary review process and CEQA compliance, including conducting site-specific cultural resource assessments. The local area is known to contain significant cultural resources, and as such the City anticipates construction monitoring for any new development. **MM CUL-6** and **MM TCR-1** would apply to any new development in the SB330 Replacement Site area. With implementation of **MM CUL-1** and **MM TCR-1**, and in consideration of compliance with the City's standard discretionary review and CEQA compliance process for new development, no significant impacts are anticipated.

Conclusion

Buildout of the Project and the future buildout of the SB330 Replacement Site would not cause a substantial adverse change to a tribal cultural resource listed or eligible in the CRHR with proper mitigation implemented. All such finds would be required to be treated in accordance with all CEQA requirements and all other applicable laws and regulations. With implementation of these measures, impacts in this regard would be less than significant. (Draft EIR, pp. 4.14-12 through 4.14.-13.)

E. FINDINGS REGARDING SIGNIFICANT AND UNAVOIDABLE IMPACTS THAT CANNOT BE MITIGATED TO A LESS THAN SIGNIFICANT LEVEL

The City Council hereby finds that, despite the incorporation of Mitigation Measures identified in the EIR and in these Findings, the following environmental impacts cannot be fully mitigated to a less than significant level and a Statement of Overriding Considerations is therefore included herein:

1. AGRICULTURE AND FORESTRY RESOURCES

a. *Farmland Conversion*

Threshold: Would the Project convert Primate Farmland, Unique Farmland, or Farmland of Statewide significance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

Finding: Significant and unavoidable. (Draft EIR, p. 4.1-10.)

Explanation: **Specific Plan-Phase 1/Future Development Areas**

Construction and Operations

The Project proposes to convert the existing Prime Farmland, Grazing Land, and Other Land on-site into a 219.39-acre business park and industrial/warehousing usage. Impacts to the agricultural lands as a result of such conversion is considered to be a significant and unavoidable impact for which the City Council adopted a Statement of Overriding Considerations in January 2010, as part of the City's TOP EIR approval, pursuant to State CEQA Guidelines § 15093. Likewise, the implementation of the Land Use Plan of TOP would potentially convert all acres of the City's Important Farmland to non-farmland uses, including residential, commercial, mixed-use, public, open space, and industrial. The City does not have any prohibitions that prevent the transition of agricultural land uses to urban land uses. While existing agricultural uses would be allowed to persist, the Land Use Plan does not designate these areas for agricultural land uses.

The Proposed Land Use Plan Map in the TOP EIR identifies the Specific Plan – Phase 2 Area, west of Bon View Avenue, within a Southern California Land Foundation (SoCALF) Preserve overlay. Although the intent of the SoCALF Preserves is to preserve Important Farmland, the SoCALF Preserves do not guarantee that Important Farmland would not be converted to non-agricultural uses within the City. The Overlay Zoning provides for agricultural uses within the City on an interim basis, until such time that urban development consistent with TOP occurs. TOP's primary focus from converting agricultural land is to develop land in an economically productive way that would serve the growing population. Ontario's future development emphasizes mixed-use, commercial, industrial, and residential projects rather than supporting the continuation of agricultural uses, which are becoming less economically viable. The Project would be consistent with TOP as it would support development of land in an economically productive way that would serve the growing population but would convert Prime Farmland and the SoCALF Preserve for urban uses. Therefore, Project implementation would result in potentially significant and unavoidable impacts related to conversion of Prime Farmland to non-

agricultural use. Note, as stated previously, the City has previously adopted a Statement of Overriding Considerations for significant and unavoidable impacts to agricultural lands with full buildout of TOP, which allows the decision-making body of the City to approve a project despite one or more unmitigated significant environmental impacts identified in the FEIR.

SB330 Replacement Site

Construction and Operations

Portions of the 473-acre SB330 Replacement Site along Grove Avenue consist of approximately 80 acres of Prime Farmland. These areas historically and currently are used for agricultural purposes. According to the CIFF, the SB330 Replacement Site mostly contains Other Land within its boundaries, which are not agriculturally significant. Construction and operation of the SB330 Replacement Site would convert Prime agricultural land to urban uses. However, conversion of agricultural land was already addressed in the City's TOP EIR to be aligned with the City's Land Use Plan, therefore accounting for the removal of agricultural land to no longer be economically infeasible. The rezoning of the SB330 Replacement Site has no additional impacts that were not already evaluated in the TOP EIR, as there is no change in the development area. Therefore, consistent with Findings of the City's TOP EIR, rezoning of the SB330 Replacement Site would result in potentially significant impacts related to conversion of Prime Farmland to non-agricultural use. This impact is significant, unavoidable, and unmitigable.

Conclusion

As stated above, the City is focusing on developing land in an economically productive way that would serve the growing population. Thus, the City's future development emphasizes mixed-use, commercial, industrial, and residential projects rather than supporting the continuation of agricultural uses, which are becoming less economically viable. Development and implementation of TOP would have significant impacts on agricultural resources in the City. With the development of the Project site and SB330 Replacement Site, a significant and unavoidable impact will occur. (Draft EIR, pp. 4.1-10 through 4.1-11.)

MM AG-1 **Deed disclosure** – In order to reduce conflicts issued between sensitive receptors and agricultural uses, all property owners in the South Ontario Logistics Center Specific Plan shall be provided with a deed disclosure or similar notice approved by the City Attorney regarding the proximity and nature of neighboring agricultural uses. This disclosure shall be applied at the tentative map stage to the affected properties, or otherwise prior to finalizing the sale or rental agreement of any property. The written disclosure shall be supplied to the property purchaser or renter by the vendor or vendor's agent.

The content and text of the disclosure shall be approved by the City Attorney and shall include language to inform new residents that existing agricultural uses may create nuisances such as flies, odors, dust, night-light, and chemical spraying.

In accordance with the findings of the TOP EIR mitigation measures implemented, there are no feasible mitigation measures that would reduce the Project's significant impacts regarding agricultural conversion to levels that would be less than significant. According to the TOP EIR findings, while the City maintains a Right-to-Farm ordinance, use of farm equipment and odors associated with dairy farming in the Ontario Ranch area is not compatible with densities proposed in the City's Land Use Plan. Furthermore, several mitigation measures to reduce the impacts of TOP on agriculture were considered; however the agriculture development within the City burdened the San Bernardino County region with air quality issues resulting from methane, water quality pollution, and hazardous emissions. None of the mitigation measures considered by the City would feasibly be able to reduce the significant impacts to levels less than significant and impacts would remain significant and unavoidable. The measures considered are discussed further below. Furthermore, conversion of agricultural lands and loss of Prime Farmland resulting from the Project have already been considered and addressed in the TOP EIR.

The Specific Plan build-out area is designated for urban development pursuant to the TOP. Existing agricultural uses are in various stages of converting to urban uses that are consistent with the TOP. As the agricultural uses diminish, so too are the necessary support uses such as feed stores, agricultural equipment sales and rentals, and manure services. In addition, as described previously, dairy farming has become less and less viable in the City's region. The dairy industry in the County has consistently and sharply declined since 2000, and incentives to convert to urban uses are increasing. Existing agricultural uses within the City are becoming economically unsustainable and represent land uses that are increasingly incongruous with continuing urbanization of the City. Transition of existing agricultural uses and farmland to non-agricultural uses is an unavoidable effect of implementing the TOP. The TOP EIR considered various mitigation measures that could reduce impacts to agricultural resources but concluded that there are no feasible mitigation measures that would reduce the loss of agriculture to levels that would be less than significant. TOP EIR mitigation measures that were considered and rejected are described below.

Ontario Plan EIR Mitigation Measure: Retention of On-Site Agricultural Uses. Retention of agricultural uses within the City would create or maintain islands of agricultural uses within an urbanized setting, exacerbating potential land use conflicts and land use incompatibilities. Moreover, TOP does not envision long-term use of City properties for agricultural purposes. This is evidenced in the adopted Land Use Plan, which does not establish or maintain any "Agricultural" Land Use designations within the City. Preservation of agricultural land uses would therefore conflict with the adopted Land Use Plan. The "Retention of On-Site Agricultural Uses" mitigation strategy would require comprehensive amendment of the Policy Plan.

Additionally, economic viability of agricultural uses in the City has declined as a result of losing many of the necessary support services. Increasing urbanization, rising land

values, and relatively high operational costs have also put City agricultural and dairy farming uses at a competitive disadvantage in regional markets. Ultimately, the long-term viability of agriculture within the City is limited due to the increasing land values, increased water costs, higher labor costs, higher property taxes, competition from other parts of the state, and the growing urbanization of the area. Based on the preceding, retention of on-site agricultural uses is considered economically infeasible.

Ontario Plan EIR Mitigation Measure: Replacement of Agricultural Resources Off-Site. Replacement of agricultural resources at an off-site location would require the Project applicant to purchase off-site replacement acreage not designated as Farmland and improve or restore it to Farmland status. Creation of additional Farmland in the City is contrary to the Land Use Plan policies and vision as summarized previously and would require comprehensive amendment of the Policy Plan. The potential to provide off-site mitigation for the loss of agricultural land and agricultural uses was considered but rejected as infeasible in the Policy Plan EIR. Using another area within the Project site area for mitigation of impacts related to the Project would result in the same issues as previously described in consideration of on-site mitigation. Therefore, similar to the reasons why on-site mitigation is not feasible, off-site mitigation within the Project site is also infeasible. In addition, off-site mitigation within the region is also considered infeasible due to the decreasing economic vitality of agriculture in the Project area and southern California and increased urbanization pressures on existing agricultural lands.

Further, the creation of new Farmland-status properties outside the City is beyond the Lead Agency and Project applicant control. The Farmland status at any site would be assigned through the California Department of Conservation Farmland Mapping and Monitoring Program Important Farmland Series mapping protocol. Moreover, creation of new Farmland-status properties at extra-jurisdictional locations could result in land use conflicts at the interface of agricultural uses and urban uses similar to those the City has experienced and seeks to avoid through implementation of the Land Use Plan.

Additionally, the “Replacement of Agricultural Resources Off-Site” mitigation strategy would likely result in potentially adverse environmental impacts including, but not limited to, impacts to biological resources, hydrology/water quality, air quality, greenhouse gas emissions, and land use and planning. In this regard, the mitigation strategy would likely result in increased, rather than diminished environmental impacts. Based on the preceding, replacement of agricultural resources at off-site locations is considered infeasible.

Ontario Plan EIR Mitigation Measure: Relocation of Prime Farmland Topsoil. Relocation of Farmland topsoil would entail removal of the top 12 to 18 inches of topsoil from Farmland properties and the placement of this soil at sites that have lesser quality soil. This would promote creation of new or additional Farmland status properties in the City, rather than provide for their transition to urban uses. This would be contrary to the Land Use Plan policies and vision as summarized previously and would require comprehensive amendment of the Policy Plan. Neither the City nor Project applicant has indicated that such amendment is warranted or desired, and neither has initiated such action.

Further, creation of new Farmland-status properties by means of imported Farmland topsoil is beyond the Lead Agency and Project applicant's control. The Farmland status

at any site would be assigned through the California Department of Conservation Farmland Mapping and Monitoring Program Important Farmland Series mapping protocol. Moreover, creation of new Farmland-status properties at extra-jurisdictional locations could result in land use conflicts at the interface of agricultural uses and urban uses similar to those the City has experienced and seeks to avoid through implementation of the Land Use Plan.

Additionally, excavation and relocation of topsoil would likely result in potentially adverse environmental impacts affecting biological resources, hydrology/water quality, air quality, greenhouse gas emissions, and land use and planning. Based on the preceding, relocation of Prime Farmland topsoil is considered infeasible.

Ontario Plan EIR Mitigation Measure: Establishment of Conservation Easement or Preserves. Establishment of conservation easements or preserves is contrary to the Land Use Plan policies and vision providing for transition of agricultural uses to urban uses. This mitigation strategy would require comprehensive amendment to the Policy Plan. The City has not indicated that such amendment is warranted or desired and has initiated no such action. At the Project site, establishment of agricultural conservation easements or preserves would negate the Project, resulting in a No-Build condition. Based on the preceding, the "Establishment of Conservation Easement or Preserves" mitigation strategy is considered infeasible.

Ontario Plan EIR Mitigation Measure: Payment in Lieu or Transfer of Development Rights. The Southern California Association of Governments (SCAG) provides the following summary of description and application of Transfer of Development Rights (TDR) programs:

TDR "is a device by which the development potential of a site is severed from its title and made available for transfer to another location. The owner of a site within a transfer area retains property ownership, but not approval to develop. The owner of a site within a receiving area may purchase transferable development rights, allowing a receptor site to be developed at a greater density."

TDR is most commonly used to preserve agricultural lands, but it can also be used for preserving natural, open space. TDR programs can vary depending on the need of the local jurisdiction but in general there are a few common factors that contribute to the success of a TDR program. These include having a donor site with development constraints, appropriate zoning regulations, and infrastructure requirements.

The Project site is not currently entitled for development absent an adopted Specific Plan, and it is unclear what, if any, development rights would be transferred under a TDR program. Further, there is no designated or contemplated receiving area to accept these development rights. Moreover, a TDR program would preserve agricultural uses at the Project site rather than further planned transition of agricultural uses to non-agricultural uses as envisioned under TOP. This would be contrary to the Land Use Plan policies and vision as summarized previously.

The City has not implemented a TDR Program. Implementation of a TDR program would require amending the City Development Code and comprehensive amendment of TOP. Neither the City nor Project applicant has indicated that such amendments are warranted or desired, and neither has initiated such actions. Based on the preceding, implementation of a "Transfer of Development Rights Program" mitigation strategy is considered infeasible.

The City has considered but rejected the collection of fees for off-site mitigation of agricultural impacts. Neither the City nor the adjoining counties have adopted fee programs. Absent viable programs in the region, the imposition of fees would not serve to mitigate the impacts of the Project. Furthermore, an off-site fee mitigation program would not avoid the loss of farmland; would not minimize the effect of the Project; would not repair, rehabilitate, or restore the affected farmland; and, absent a viable fee program, would not replace affected farmland with substitute farmland. Thus, such a program would not actually mitigate or substantially lessen the significant impact of the Project, per State CEQA Guidelines § 15370. The same factors that make on-site mitigation infeasible would apply off-site in the region as well. The challenges to continued agricultural production in the Chino Basin area, also challenge agriculture throughout southern California.

Off-site mitigation would require the City to purchase replacement acreage for Important Farmland currently not in use elsewhere in California and restore it as viable farmland. However, distant mitigation would not reduce impacts because these mitigation parcels could have no bearing or relationship on the loss of agricultural lands within the City or the County. In addition, experience indicates a program consisting of the required purchase of agricultural easements on other land or through fee programs for the acquisition of agricultural easements would be of limited utility or benefit. Such a program is inherently dependent upon voluntary agreements by farm owners to sell such easements on their property for an agreed price, which, within the City, is largely driven by TOP land use designations, population growth, urbanization of the surrounding area, and the limited supply of suitable farmland. In remote areas not planned for development in the near-term, owners may be more willing to sell such an easement at a reasonable price but within the region much of the land is already subject to development pressure. As a result, the most likely result would be a "patchwork" of easements, with some owners more willing than others to sell them, potentially creating a more dispersed development pattern and loss of viability of farmland over time, which would not serve as a feasible measure to mitigate the loss of farmland by the Project. Neither the City nor the County have adopted programs for the acquisition of off-site agricultural easements. Consequently, for the reasons previously outlined, it is determined that off-site mitigation of agricultural resources is neither feasible nor effective in mitigating such impacts.

Overall, no feasible mitigation measures have been identified to substantially lessen the Project's significant impacts related to the loss of Prime Farmland and conversion of farmland to non-agricultural use. This finding is consistent with the finding in TOP EIR

that there are no feasible mitigation measures to reduce impacts on Important Farmland or the conversion of agricultural land to non-agricultural uses, and thus impacts would be significant and unavoidable. (Draft EIR, pp. 4.1-12 through 4.1-16.)

b. ***Agricultural Zoning***

Threshold: Would the Project conflict with existing zoning for agricultural use, or a Williamson Act contract?

Finding: Significant and unavoidable. (Draft EIR, p. 4.1-16.)

Explanation: **Specific Plan-Phase I/Future Development Areas**

Construction and Operations

The Project site is currently zoned Specific Plan with an Agricultural Overlay, according to the City's Zoning Map. It also contains an operational dairy farm and other structures and equipment associated with agricultural use. Construction of this Project will remove the agricultural land, converting it to Business Park and Industrial General uses.

When the City annexed all of the land within the Ontario Ranch area, including the Specific Plan area, it was zoned Specific Plan, with an Agricultural Overlay Zoning District (Section F of Division 5.01 of the Ontario Development Code). The Overlay Zoning provides for agricultural uses within the City on an interim basis, until such time that urban development consistent with TOP occurs. The operation of the on-site dairy and row crops and the urban development that is proposed by the Specific Plan are consistent with this ordinance. The Specific Plan will not conflict with the Agricultural Overlay Zoning, and impacts related to a conflict with the overlay will not occur.

According to the City's Williamson Act Contracts Status Update, the Project site contains eight parcels under Williamson Act contracts. These parcels encompass approximately 74 acres of land and will expire as of the year 2027. According to TOP EIR, a number of Williamson Act contracts exist within the City that have yet to expire. As stated previously, any land held in a Williamson Act contract will have to be filed for nonrenewal and the contract will have to be allowed to expire before any development occurs on it. Since the adoption of TOP, notices of nonrenewal of Williamson Act contracts have been filed by property owners of a large portion of the agricultural preserve property within Ontario Ranch. The filing of nonrenewal notices by the property owners is reflective of the lack of a long-term commitment to agricultural uses in this area. For the remaining active contracts, buildout of TOP would most likely require the cancellation or nonrenewal of these contracts. The current use of these contracts would slow the rate of conversion from agricultural to nonagricultural land, but it would not prevent the conversion. Since the Project has active Williamson Act contracts, implementation of the Proposed Land Use Plan for TOP would conflict with these

contracts and cause a significant impact unless the contracts are canceled prior to development. With **MM AG-1** applied, in order to reduce conflicts issued between sensitive receptors and agricultural uses, all property owners in the South Ontario Logistics Center Specific Plan shall be provided with a notice approved by the City Attorney regarding the proximity and nature of neighboring agricultural uses. This disclosure shall be applied to the affected properties, or otherwise prior to finalizing the sale or rental agreement of any property. The written disclosure shall be supplied to the property purchaser or renter by the vendor or vendor's agent. The content and text of the disclosure shall be approved by the City Attorney and shall include language to inform new residents that existing agricultural uses may create nuisances.

SB330 Replacement Site

Construction and Operations

Rezoning of the SB330 Replacement Site would affect lands that are zoned agricultural and could affect lands with Williamson Act contracts (depending on the specific site for future residential development, as no site-specific development is proposed for the SB330 Replacement Site as part of this Project). Therefore, impacts would be significant and unavoidable, although the loss of agricultural land was addressed in the City's TOP EIR and discussed in the Statement of Overriding Considerations adopted for the current TOP. As stated above, the impact is significant and unavoidable, even with the implementation of **Mitigation Measure AG-1**.

Conclusion

Both the Project site and SB330 Replacement Site contain land with active Williamson Contracts. Each site will be developed on land with agricultural usage. The impact would be significant and unavoidable, although consistent with impacts addressed in the City's TOP EIR and for which were addressed in the City's previously adopted Statement of Overriding Considerations. (Draft EIR, pp. 4.1-16 through 4.1-18.)

c. ***Conversion of Farmland or Forestland***

Threshold: Would the Project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?

Finding: Significant and unavoidable. (Draft EIR, 4.1-19.)

Explanation: **Specific Plan Phase I/Future Development Areas**

Construction and Operations

The development of the Project will result in the conversion of the existing agricultural uses that include over 150 acres of Prime

Farmland to an urban or non-agricultural use. The development of the Specific Plan, which is consistent with TOP, would occur as part of a wider pattern of development in the Ontario Ranch area and other agricultural land would likely be converted to non-agricultural use as allowed by TOP land use designations. The conversion of agricultural lands to nonagricultural uses was analyzed in the TOP EIR, which determined that there would be no agricultural land use designations in the City. The City does not have any prohibitions that prevent the transition of agricultural land uses to urban land uses. While existing agricultural uses would be allowed to persist, the proposed land use plan for the City designates these areas for nonagricultural land uses provided that equivalent Important Farmland is preserved elsewhere, or funds associated with the 1988 Park Bond Act are returned. Therefore, these existing agricultural uses would be converted to nonagricultural uses upon buildout of TOP. Furthermore, although the intent of the SoCALF Preserves was to preserve Important Farmland in perpetuity in this area of the City, the preserves do not guarantee that Important Farmland would not be converted to nonagricultural uses. Important farmland outside of these preserves may be converted to nonagricultural uses without requiring the County to repay the funding to the state or relocating the farmland elsewhere in the San Bernardino County Agricultural Land Preserve. Development and implementation of the Project would have significant and unavoidable impacts on agricultural resources in the Project area.

The Specific Plan could promote and encourage urban growth by contributing to the urban development of other nearby agricultural lands. Development proposals for substantial portions of the area around the site are pending, and development of the Specific Plan could facilitate the conversion of other farmland within the Project vicinity through the extension of public infrastructure and increases in land values. The majority of properties surrounding the site are currently utilized for agricultural operations; however, there is encroaching land development consistent with TOP.

Although implementation of the Specific Plan would result in the conversion of agricultural land to other uses, it is occurring consistently with the previously identified policies in the TOP EIR. Thus, consistent with the findings of the TOP EIR and which were acknowledged in a previously adopted Statement of Overriding Considerations, Project impacts related to other changes in the environment which, due to their location or nature, could result in conversion of farmland to non-agricultural would be significant and unavoidable.

SB330 Replacement Site
Construction and Operations

No portion of the SB330 Replacement Site is designated as a SoCALF Preserve. However, development and implementation of the SB330 Replacement Site would have significant and unavoidable impacts on agricultural resources in the Project area, consistent with what was previously disclosed in the TOP EIR.

Conclusion

Altering the land from agricultural development will promote further growth and future development within the City, increasing economic prosperity. However, this conversion from agricultural land to business park and industrial will have significant and unavoidable impacts. (Draft EIR, pp. 4.1-19 through 4.1-20.)

2. AIR QUALITY

a. *Air Quality Plans and Air Quality Standards*

Threshold: Would the Project conflict with or obstruct implementation of the applicable air quality plan; violate any air quality standard or contribute substantially to an existing or projected air quality violation?

Finding: Significant and unavoidable. (Draft EIR, p. 4.2-16.)

Explanation**:** The Project is located within the South Coast Air Basin (SoCAB or SCAB), which is under the jurisdiction of the SCAQMD. The SCAQMD is required, pursuant to the Federal Clean Air Act (FCAA), to reduce emissions of criteria pollutants for which the SoCAB is in nonattainment. To reduce such emissions, the SCAQMD drafted the 2016 Air Quality Management Plan (AQMP). The 2016 AQMP establishes a program of rules and regulations directed at reducing air pollutant emissions and achieving state (California) and national air quality standards. The 2016 AQMP is a regional and multi-agency effort including the SCAQMD, the CARB, the SCAG, and the U.S. EPA. The plan's pollutant control strategies are based on the latest scientific and technical information and planning assumptions, including SCAG's 2016 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS), updated emission inventory methodologies for various source categories, and SCAG's latest growth forecasts. SCAG's latest growth forecasts were defined in consultation with local governments and with reference to local general plans. The Project is subject to the SCAQMD's AQMP.

Specific Plan – Phase 1

Consistency Criterion No. 1

As shown in Table 4.2-8 of the DEIR, Phase 1 of the Project would not exceed construction emission standards with the implementation of **MM AQ-1**. After **MM AQ-1** is implemented, the maximum mitigated emissions are the following: 51.79 VOC, 99.13 CO, 0.59, 36.76 PM10,10.97 PM2.5. These emissions are the reduced result of **MM AQ-1** through "super-compliant" low VOC paints.

However, as identified in Table 4.2-9 of the DEIR, Phase 1 operational emissions would exceed the SCAQMD operational threshold of 55 for VOC and 55 for NOX. **MM AQ-2** through **AQ-5** are included to reduce operation emissions to the greatest amount feasible; however even with mitigation, VOC and NOX emissions would remain above the SCAQMD thresholds of 55 for each. The Project VOC and NOx emissions would be 82.28 and 295.28, respectively. Therefore, Phase 1 of the Project would potentially contribute to an existing air quality violation. Thus, the Project is not consistent with the first criterion.

Consistency Criterion No. 2

The AQMP contains air pollutant reduction strategies based on SCAG's latest growth forecasts, and SCAG's growth forecasts were defined in consultation with local governments and with reference to local general plans. Phase 1 of the Project would result in a change of land use designations not reflected in the AQMP. Therefore, Phase 1 of the Project is conservatively assumed to generate emissions not reflected within the current 2016 AQMP regional emissions inventory for the SCAB and is considered to be inconsistent with the AQMP. Thus, Phase 1 of the Project is not consistent with the second criterion.

Future Development Areas – Phase 2

Consistency Criterion No. 1

As shown in Table 4.2-10 of the DEIR, Phase 2 of the Project would not exceed construction emission standards with the implementation of **MM AQ-1**, which would reduce VOC emissions to 36.66, far below the 75 VOC emission limit. However, as identified in Table 4.2-11 of the DEIR, Phase 2 operational emissions would exceed the SCAQMD operational threshold for VOC (55) and NOX (55). **MM AQ-2** through **MM AQ-5** are included to reduce operation emissions to the greatest amount feasible, however even with mitigation, VOC and NOX emissions would remain above the SCAQMD threshold at a total of 57.43 emissions for VOC and 154.4 emissions for NOX. Therefore, Phase 2 of the Project would potentially contribute to an existing air quality violation. Thus, the Project is not consistent with the first criterion.

Consistency Criterion No. 2

Similar to Phase 1, Phase 2 of the Project would also result in a change of land use designations not reflected in the AQMP. Therefore, Phase 2 of the Project is also conservatively assumed to generate emissions not reflected within the current 2016 AQMP regional emissions inventory for the SCAB and is considered to be inconsistent with the AQMP. Thus, Phase 2 of the Project is not consistent with the second criterion.

Project Buildout (Phase 1 + Phase 2)

Phase 1 and Phase 2 individually were not consistent with the AQMP. Therefore, Project Buildout (Phase 1 + Phase 2) would also not be consistent with criterion 1 and criterion 2.

Conclusion

Implementation of the Project would result in air pollutant emissions that exceed SCAQMD's operational emission thresholds following completion of Phase 1 and at Project Buildout. Although **Mitigation Measures AQ-1** through **AQ-5** would reduce project emissions by the greatest feasible amount, Project emissions levels would remain significant and would contribute to the nonattainment designations in the SoCAB. Therefore, the Project would be inconsistent with the AQMP, resulting in a significant and unavoidable impact despite the implementation of mitigation.

In addition, in accordance with South Coast AQMD Rule 2305 (refer to South Coast Air Quality Management District under Section 4.2.2 Regulatory Setting) the Project operator would be required to pay a mitigation fee if the Project does not generate enough WAIRE Points. The Project operator may be required to implement additional emission reduction strategies. Conservatively, this EIR is not taking credit for these potential reductions. Compliance with proposed Rule 2305 would reduce emissions below what is currently analyzed. (Draft EIR, pp. 4.2-16 through 4.2-19.)

b. ***Cumulatively Considerable Pollutant Emissions***

Threshold: Would the Project result in a cumulatively considerable net increase of any criteria pollutant for which the Project region is non-attainment under an applicable state or federal ambient air quality standard?

Finding: Significant and unavoidable. (Draft EIR, pp. 4.2-21 through 4.2-27.)

Explanation: **Specific Plan – Phase I**

Operations

Long-term operational emissions attributable to the Project are summarized in Table 4.2-9 of the DEIR. Primary sources of operational criteria pollutants are from motor vehicle use and area sources.

As indicated in Table 4.2-9 of the DEIR, operation of Phase 1 would exceed SCAQMD thresholds for VOC and NOX. The majority of the Project's VOC emissions are from consumer products. For analytical purposes, consumer products include cleaning supplies, aerosols, and other consumer products. As such, the Project Applicant cannot meaningfully control the use of consumer products by future building users via mitigation. On this basis, it is concluded that Project operational-source VOC emissions cannot be reduced below the SCAQMD threshold.

The majority of the Project's NOX emissions are from mobile sources. Mitigation measures would be required to reduce emissions

to the maximum extent feasible; however, emissions of motor vehicles are controlled by State and Federal standards, and the Project has no control over these standards. MM AQ-2 through **AQ-5** have been identified to reduce operational NOX emissions from Project mobile sources. **MM AQ-2** requires the use of electrical off-road equipment such as forklifts and hostlers/yard trucks. **MM AQ-3** requires electrical hookups at loading bays for cold storage. **MM AQ-4** requires the implementation of a TDM program to reduce single-occupant vehicle trips and encourage public transit. Additionally, **MM AQ-5** prohibits idling when engines are not in use. Table 4.2-9 of the DEIR shows that with the implementation of **MM AQ-2** through **MM AQ-5**, NOX emissions would remain above the SCAQMD's thresholds, therefore impacts would be significant and unavoidable. (Draft EIR, pp. 4.2-24 through 4.2-27.)

Future Development Areas - Phase 2

Operations

Long-term operational emissions attributable to the Project are summarized in Table 4.2-11 of the DEIR. Primary sources of operational criteria pollutants are from motor vehicle use and area sources.

As indicated in Table 4.2-11 of the DEIR, operation of Phase 2 would exceed SCAQMD thresholds for VOC and NOX. Similar to Phase 1, the majority of the Phase 2's VOC emissions are from consumer products. For analytical purposes, consumer products include cleaning supplies, aerosols, and other consumer products. As such, the Project Applicant cannot meaningfully control the use of consumer products by future building users via mitigation. On this basis, it is concluded that Project operational-source VOC emissions cannot be reduced below the SCAQMD threshold.

Similar to Phase 1, the majority of the Phase 2's NOX emissions are from mobile sources. Mitigation measures would be required to reduce emissions to the maximum extent feasible; however, emissions of motor vehicles are controlled by State and Federal standards and the Project has no control over these standards. **MM AQ-2** through **AQ-5** have been identified to reduce operational NOX emissions from Project mobile sources. **MM AQ-2** requires the use of electrical off-road equipment such as forklifts and hostlers/yard trucks. **MM AQ-3** requires electrical hookups at loading bays for cold storage. **MM AQ-4** requires the implementation of a TDM program to reduce single-occupant vehicle trips and encourage public transit. Additionally, **MM AQ-5** prohibits idling when engines are not in use. Table 4.2-11 of the DEIR shows that with the implementation of **MM AQ-2** through **MM AQ-5**, NOX emissions would remain above the SCAQMD's thresholds; therefore, impacts would be significant and unavoidable. (Draft EIR, pp. 4.2-24 through 4.2-26.)

Overlapping Construction + Operation (Phase 1 Operation with Phase 2 Construction)

Phase 1 Operations

Primary sources of operational criteria pollutants from Phase 1 would be from motor vehicle use and area sources.

- **Area Source Emissions and Energy Source Emissions**. Area source emissions and energy source emissions are based on land use and the area of the buildings. Phase 1 air quality modeling is based on 601,128 square feet of business park, 334,315 square feet of refrigerated warehouse, and 2,237,337 square feet of unrefrigerated warehouse.
- **Mobile Source Emissions**. Project-generated vehicle emissions are based on the trip generation within the Project Traffic Impact Analysis (see Appendix I of the DEIR) and incorporated into CalEEMod as recommended by the SCAQMD. Per the Project Traffic Impact Analysis, Phase 1 of the Project would generate a total of 7,288 daily trips; 5,830 passenger vehicle trips from employees and 1,458 trips from trucks (2-axle, 3-axle, and 4+ axle delivery trucks) (Appendix I of the DEIR).
- **Transport Refrigeration Units (TRU) Emissions**. Based on 125 trucks accessing refrigerated warehouse with TRUs per day.
- **Off-Road Equipment Emissions**. Modeling assumed 12 forklifts per building (total 96), each operating eight hours per day loading and unloading goods. Off-road emissions also include one hostler/yard truck per building (total eight), each operating four hours per day moving trailers.

Phase 2 Construction

Construction-generated emissions associated the Project were calculated using the CARB-approved CalEEMod computer program, which is designed to model emissions for land use development projects, based on typical construction requirements. See Appendix B1 of the DEIR for more information regarding the construction assumptions used in this analysis.

Predicted maximum daily emissions from overlapping Phase 2 construction with Phase 1 operations are summarized in Table 4.2-12a: Emissions from Overlapping Phase 1 Operation and Phase 2 Construction of the Final EIR.

Project emissions from the operation of Phase 1 combined with concurrent construction of Phase 2 could result in maximum worst case daily emissions of VOC, NOx, and PM10 in excess of applicable SCAQMD thresholds (in accordance with SCAQMD recommendations, emissions form overlapping scenarios should be compared to the more stringent operational significance

thresholds). Overlapping emissions of CO, SOx, and PM2.5 would not exceed applicable thresholds

Mitigation measures would be required to reduce emissions to the maximum extent feasible. **MM AQ-1** requires the Project to use "Super-Compliant" low VOC paints to reduce maximum daily VOC emissions from surface coating phase of construction. The majority of NOX emissions during operation of Phase 1 are from on-road mobile sources; however, emissions from on-road motor vehicles are controlled by State and Federal standards and the Project has no control over these standards. **MM AQ-2** through **MM AQ-5** have been identified to reduce operational NOX emissions from Project mobile sources. **MM AQ-2** requires the use of electrical off-road equipment such as forklifts and hostlers/yard trucks. **MM AQ-3** requires electrical hookups at loading bays for cold storage. **MM AQ-4** requires the implementation of a Transportation Demand Management (TDM) program to reduce single-occupant vehicle trips and encourage public transit. Additionally, **MM AQ-5** prohibits idling when engines are not in use. Even with implementation of applicable mitigation measures, emissions of VOC, NOx, and PM10 during overlapping operation and construction would remain in excess of applicable thresholds; therefore, impacts would be significant and unavoidable, similar to impacts for project buildout, discussed below. (Final EIR, pp. 3-3 through 3-6.)

Project Buildout (Phase 1 + Phase 2)

Operations

Long-term operational emissions attributable to the total Project are summarized in Table 4.2-12b of the Final EIR. (Final EIR, p. 3-6.) Total operation emissions for Project at buildout would exceed SCAQMD thresholds for VOC, NOX, PM10 and PM2.5. The majority of the Project's VOC emissions are from consumer products and cannot be reduced below the SCAQMD threshold with mitigation. The majority of NOX, PM10, and PM2.5emissions are from mobile sources. **MM AQ-2** through **MM AQ-5** have been identified to reduce operational emissions from mobile sources. **Mitigation Measure AQ-2** requires the use of electrical off-road equipment such as forklifts and hostlers/yard trucks. **Mitigation Measure AQ-3** requires electrical hookups at loading bays for cold storage. **Mitigation Measure AQ-4** requires the implementation of a TDM program to reduce single-occupant vehicle trips and encourage public transit. Additionally, **MM AQ-5** prohibits idling when engines are not in use. Table 4.2-12b of the FEIR shows that despite the implementation of **MM AQ-2** through **MM AQ-5**, NOX, PM10, and PM2.5, emissions would remain above the SCAQMD's thresholds; therefore, impacts would be significant and unavoidable. (Final EIR, p. 3-6.)

3. CULTURAL RESOURCES

a. *Historical Resources*

Threshold: Would the Project cause a substantial adverse change in the significance of a historical resource pursuant to State CEQA Guidelines, section 15064.5?

Finding: Significant and unavoidable. (Draft EIR, p. 4.4-20.)

Explanation: **Specific Plan-Phase 1/Future Development Areas**

Construction and Operation

Under CEQA, a project has a significant impact on a historical resource if it "would result in the physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resources would be materially impaired" (State CEQA Guidelines §15064.5(b)(1)). Material impairment would occur if the Project would result in demolition or material alteration of those physical characteristics that convey the resource's historical significance (State CEQA Guidelines §15064.5(b)(2)).

Potential historical resources in the Project study area consist of the Borba main house, the manager's house, the Boersma house, the Borba main dairy barn/milking parlor, the Borba auxiliary dairy barn/milking parlor, the Boersma dairy barn/milking parlor, four single-family residences, an older barn, and structures associated with a dairy farm operation. Potential historical resources were evaluated to determine if they are considered historically significant resources. Consistent with the direction provided by the City, the assessment of the Project site's historical resources found significance of the dairy farm or its structures as they are recognized likely eligible for listing on the local inventory. As proposed, these buildings would be demolished to facilitate development of the Project.

Therefore, impacts would be potentially significant (impacts to residences and/or dairy properties) and mitigation would be required. The application of **MM CUL-1** through **MM CUL-5** that are in place for demolition of historic resources within the City and impact reducing Project features, would extend to the development and operations of the future development areas.

SB330 Replacement Site

Construction and Operations

The City's TOP EIR evaluated development of the SB330 Replacement Site. The Project proposes a slight increase in residential zoning capacity pursuant to SB330. However, the Project does not change the development area evaluated in the City's TOP EIR. In addition, the Project does not propose development of the SB330 Replacement Site. This action would neither include nor

require physical disturbance of the SB330 Replacement Site. Any future development would be subject to applicable local, State and federal environmental regulations, including the City's discretionary review process. Site-specific historic resource assessments as part of the City's CEQA and discretionary review process would be conducted prior to any site-specific development of potential future residential housing. Furthermore, development of the SB330 Replacement Site was evaluated as part of the City's TOP EIR, and the proposed rezoning would have no additional significant impacts beyond that evaluated in the City's TOP EIR.

MM CUL-1 Prior to issuance of a building grading permit, every effort shall be made to relocate the following buildings:

- Boersma House – 14746 S. Grove Avenue
- Dairy/Milk Parlor (Boersma) – adjacent to above address
- Borba House – 7955 Eucalyptus Avenue

The buildings shall be offered at no cost for those who can relocate off-site. Advertisements notifying the public of the opportunity to relocate the buildings shall be placed for a minimum of 45 days: on-site with temporary signage, in at least 3 local publications (newspapers, magazines, local organization newsletters), and on local bulletin boards (realtor's offices, local business). Applicant shall notify a minimum of 3 non-profit heritage organizations in writing of the building.

MM CUL-2 Full documentation, including as-built drawing of elevations, architectural details, floor plan and site plan, and photographs following Historic American Buildings Survey (HABS) standards, of the historic resource shall be submitted to the Planning Department for review and approval and subsequent release to the Ovitt Family Community Library, Model Colony History Room prior to issuance of demolition building permit. One archival and one non-archival copy submitted to the Planning Department is required.

MM CUL-3 A mitigation fee pursuant to § 7.01.030 of the Ontario Development Code shall be paid to the Planning Department prior to issuance of any building permit. The mitigation fee is equal to 10% (moderate) or 20% (high) of the price per square foot construction cost as established in the most current International Code Council (ICC) Building Valuation Data. The applicable percentage is determined by the level of integrity of the resource. The fee amount will be provided by the Planning Department at the time of payment.

MM CUL-4 A determination whether items within or on the resource should be salvaged shall be made by the Planning Department. The applicant shall be responsible for the removal, relocation and donation of such

items selected for salvaging. An inventory of salvaged items shall be provided by the applicant to the Planning Department prior to be to issuance of demolition permit.

MM CUL-5 Develop a historic context report for significant persons in the dairy farm industry such as the Borba family.

4. GREENHOUSE GAS EMISSIONS

a. *Emissions Generation*

Threshold: Would the Project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

Finding: Significant and unavoidable. (Draft EIR, p. 4.6-16.)

Explanation: Construction associated with the Project would result in direct emissions of CO2, N2O, and CH4 from construction equipment and the transport of materials and construction workers to and from the Project Site. Construction-related emissions are only temporary and would cease once construction is complete. Construction GHG emissions are typically summed and amortized over the lifetime of the Project (assumed to be 30 years), then added to the operational emissions .

Operational or long-term emissions occur over the life of the Project. GHG emissions would result from direct emissions such as Project generated vehicular traffic, on-site combustion of natural gas, and operation of any landscaping equipment. Operational GHG emissions would also result from indirect sources, such as off-site generation of electrical power, the energy required to convey water to, and wastewater from the Project, the emissions associated with solid waste generated from the Project, and any fugitive refrigerants from air conditioning or refrigerators.

Specific Plan – Phase 1

Construction

As shown in Table 4.6-2 of the DEIR, Phase 1 would result in the generation of approximately 3,298.72 MTCO2e over the course of construction. The amortized Project construction emissions would be 109.86 MTCO2e per year.

Operations

Operational GHG emissions associated with the Phase 1 are summarized in Table 4.6-3 of the DEIR. Along with the emissions calculated by CalEEMod, Table 4.6-3 of the DEIR also includes emissions from transport refrigeration units (TRU). Table 4.6-3 of the DEIR shows that the unmitigated Project would generate approximately 46,341 MTCO2e per year.

Mitigation measures have been identified in Section 4.2 (Air Quality) of the DEIR that would reduce GHG emissions to the maximum extent feasible and are shown in Table 4.6-3 of the DEIR under "mitigated." **Mitigation Measure AQ-2** requires the use of electrical off-road equipment such as forklifts and hostlers/yard trucks that would also reduce GHG emissions from combustion engines. **Mitigation Measure AQ-3** requires electrical hookups at loading bays for cold storage to reduce GHG emissions from TRUs. **Mitigation Measure AQ-4** requires the implementation of a TDM program to reduce single occupant vehicle trips and encourage transit, reducing GHG emissions from passenger vehicles. **Mitigation Measure AQ-5** prohibits idling when engines are not in use to reduce GHG emissions from trucks.

With the implementation of **MMs AQ-2** through **AQ-5**, Phase 1 would generate approximately 44,526 MTCO2e annually from both construction and operations. It should be noted that emissions of motor vehicles are controlled by State and Federal standards and the Project has no control over these standards.

Phase 1 of the Project will comply with the City's Community CAP. Since emissions from Phase 1 of the Project exceed the 3,000 MTCO2e threshold, the Project is presumed to have a potentially significant GHG emissions impact. To ensure that the Project reduces emissions by the maximum amount feasible, MM GHG-1 would require that the Project incorporate project design features to achieve a minimum score of 100 points on the Screening Tables. As stated in the Community CAP, Projects that achieve a minimum score of 100 points or provide additional mitigation that achieves a 25 percent reduction are considered less than significant.

At the time of this analysis, the City's CAP update is underway. However, potential timeframes for approval and adoption of the City CAP update are unknown. Once approved, the CAP may implement performance standards and GHG emissions reduction targets differing from the current CAP. There is the potential that even after achieving more than 100 points on the current Screening Tables, the Project may conflict with as-yet-unknown performance standards and GHG emissions reduction targets implemented under the anticipated CAP updates, and thereby result in GHG emissions that would be considered to represent a significant impact on the environment. Therefore, even with the implementation of **MM AQ-2** through **MM AQ-5** and **MM GHG-1**, this Project impact is conservatively considered significant and unavoidable.

Future Development Areas – Phase 2
Construction
The total GHG emissions generated during construction of Phase 2 are combined and are shown in Table 4.6-4, Phase 2 Construction-Related Greenhouse Gas Emissions of the DEIR. The Phase 2

would result in the generation of approximately 2,602.90 MTCO2e over the course of construction. The amortized Project construction emissions would be 86.76 MTCO2e per year.

Operations
Total GHG emissions associated with the Phase 2 are summarized in Table 4.6-5, Phase 2 - Operational GHG Emissions of the DEIR. Along with the emissions calculated by CalEEMod, Table 4.6-5 of the DEIR also includes emissions from transport refrigeration units (TRU). Table 4.6-5 of the DEIR shows that the unmitigated Project would generate approximately 33,406 MTCO2e per year.

Mitigation measures have been identified in Section 4.2 (Air Quality) of the DEIR that would also reduce GHG emissions to the maximum extent feasible and are shown in Table 4.6-5 of the DEIR under "mitigated." **MM AQ-2** requires the use of electrical off-road equipment such as forklifts and hostlers/yard trucks to that would reduce GHG emissions from combustion engines. **MM AQ-3** requires electrical hookups at loading bays for cold storage to reduce GHG emissions from TRUs. **MM AQ-4** requires the implementation of a TDM program to reduce single occupant vehicle trips and encourage transit, reducing GHG emissions from passenger vehicles. **MM AQ-5** prohibits idling when engines are not in use to reduce GHG emissions from trucks.

With the implementation of **MM AQ-2** through **AQ-5** Phase 2 would generate approximately 26,562 MTCO2e annually from both construction and operations. It should be noted that emissions of motor vehicles are controlled by State and Federal standards and the Project has no control over these standards.

Phase 2 of the Project will also comply with the City's Community CAP. Since emissions from Phase 2 of the Project exceed the 3,000 MTCO2e threshold, the Project is presumed to have a potentially significant GHG emissions impact. To ensure that the Project reduces emissions by the maximum amount feasible, **MM GHG-1** would require that the Project incorporate project design features to achieve a minimum score of 100 points on the Screening Tables. As stated in the Community CAP, projects that achieve a minimum score of 100 points or provide additional mitigation that achieves a 25 percent reduction are considered less than significant.

At the time of this analysis, the City's CAP update is underway. However, potential timeframes for approval and adoption of the City CAP update are unknown. Once approved, the CAP may implement performance standards and GHG emissions reduction targets differing from the current CAP. There is the potential that even after achieving more than 100 points on the current Screening Tables, the

Project may conflict with as-yet-unknown performance standards and GHG emissions reduction targets implemented under the anticipated CAP updates, and thereby result in GHG emissions that would be considered to represent a significant impact on the environment. Therefore, even with the implementation of **MM AQ-2** through **AQ-5** and **MM GHG-1**, this Project impact is conservatively considered significant and unavoidable.

Project Buildout (Phase 1 + Phase 2)

Construction

Project Buildout would result in the generation of approximately 5,902 MTCO2e over the course of construction. The amortized Project construction emissions would be 197 MTCO2e per year.

Operations

Total GHG emissions associated with the Project Buildout are summarized in Table 4.6-7 of the DEIR. Along with the emissions calculated by CalEEMod, Table 4.6-7 of the DEIR also includes emissions from TRU. Table 4.6-7 of the DEIR shows that the unmitigated Project would generate approximately 33,406 MTCO2e per year.

Mitigation measures have been identified in Section 4.2 (Air Quality) of the DEIR that would also reduce GHG emissions to the maximum extent feasible and are shown in Table 4.6-7 of the DEIR under "mitigated." **Mitigation Measure AQ-2** requires the use of electrical off-road equipment such as forklifts and hostlers/yard trucks that would reduce GHG emissions from combustion engines. **Mitigation Measure AQ-3** requires electrical hookups at loading bays for cold storage to reduce GHG emissions from TRUs. **Mitigation Measure AQ-4** requires the implementation of a TDM program to reduce single occupant vehicle trips and encourage transit, reducing GHG emissions from passenger vehicles. **Mitigation Measure AQ-5** prohibits idling when engines are not in use to reduce GHG emissions from trucks.

With the implementation of **MM AQ-2** through **MM AQ-5** the Project would generate approximately 26,562 MTCO2e annually from both construction and operations of Phase 1 and Phase 2. It should be noted that emissions of motor vehicles are controlled by State and Federal standards and the Project has no control over these standards.

Project Buildout will comply with the City's Community CAP. Since Project emissions exceed the 3,000 MTCO2e threshold, the Project is presumed to have a potentially significant GHG emissions impact. To ensure that the Project reduces emissions by the maximum amount feasible, **MM GHG-1** would require that the Project incorporate project design features to achieve a minimum score of 100 points on the Screening Tables. As stated in the Community

CAP, projects that achieve a minimum score of 100 points or provide additional mitigation that achieves a 25 percent reduction are considered less than significant.

At the time of this analysis, the City's CAP update is underway. However, potential timeframes for approval and adoption of the City CAP update are unknown. Once approved, the CAP may implement performance standards and GHG emissions reduction targets differing from the current CAP. There is the potential that even after achieving more than 100 points on the current Screening Tables, the Project may conflict with as-yet-unknown performance standards and GHG emissions reduction targets implemented under the anticipated CAP updates, and thereby result in GHG emissions that would be considered to represent a significant impact on the environment. Therefore, even with the implementation of **MM AQ-2** through **MM AQ-5** and **MM GHG-1**, this Project impact is conservatively considered significant and unavoidable. (Draft EIR, pp. 4.6-16 through 4.6-24.)

MM GHG-1 would require that the Project incorporate project design features to achieve a minimum score of 100 points on the Screening Tables. As stated in the Community CAP, projects that achieve a minimum score of 100 points or provide additional mitigation that achieves a 25 percent reduction are considered less than significant. However, at the time of this analysis, the City's CAP update is underway and the potential timeframes for approval and adoption of the City CAP update are unknown. Once approved, the CAP may implement performance standards and GHG emissions reduction targets differing from the current CAP. There is the potential that even after achieving more than 100 points on the current Screening Tables, the Project may conflict with as-yet-unknown performance standards and GHG emissions reduction targets implemented under the anticipated CAP updates, and thereby result in GHG emissions that would be considered to represent a significant impact on the environment. Therefore, even with the implementation of **MM AQ-2** through **AQ-5** and **MM GHG-1,** this Project impact is conservatively considered significant and unavoidable. (Draft EIR, p. 4.6-25.)

MM GHG-1 Project development proposals with building permit applications on file with the City prior to approval and adoption of updates to the December 16, 2014 CAP shall implement Screening Table Measures that achieve at least 100 points per the Screening Tables. The City shall verify that Screening Table Measures achieving the 100-point performance standard are incorporated in development plans prior to the issuance of building permit(s) and/or site plans (as applicable). The City shall verify implementation of the selected Screening Table Measures prior to the issuance of Certificate(s) of Occupancy. At the discretion of the City, measures that provide GHG reductions equivalent to GHG emissions reductions achieved via the Screening Table Measures may be implemented. Multiple

development proposals may, at the discretion of the City, be allowed to collectively demonstrate achievement of at least 100 points per the Screening Tables.

b. ***Emission Reduction Plans***

Threshold: Would the Project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emission of greenhouse gases?

Finding: Significant and unavoidable. (Draft EIR, p. 4.6-26.)

Explanation: **Specific Plan – Phase 1, Future Development Areas – Phase 2, SB330 Replacement Site**

City of Ontario Community Climate Action Plan

The primary purpose of the City's Community CAP is to design a feasible strategy to reduce GHG emissions generated by community activities that is consistent with statewide Scoping Plan GHG reduction efforts. The City has identified a series of reduction measures to be implemented by the City. These reduction measures include programs that improve building energy efficiency, increase use of public and active transit, and decrease vehicle miles traveled (VMT), increase use of alternative-fueled vehicles, increase use of renewable energy, reduce water consumption, and reduce waste.

Table 4.6-8 of the DEIR evaluates the consistency of the proposed Project to the applicable measures of the Community CAP. As discussed in Table 4.6-8 of the DEIR, the proposed Project would be consistent with all applicable measures. By using energy more efficiently, harnessing renewable energy to power buildings, recycling waste, and enhancing access to sustainable transportation modes, the City can keep dollars in local economy, create new green jobs, and improve community quality of life. As shown in Table 4.6-8 of the DEIR, the Project would not conflict with the goals of the Community CAP.

The CAP Appendix B, Greenhouse Gas Emissions CEQA Thresholds and Screening Tables (CAP Screening Tables) establishes a points system that assigns values for each GHG emissions mitigation design element or operational program feature incorporated into a given development project. The CAP Screening Tables point values correspond to the minimum GHG emissions reduction expected from each feature. Projects with features that yield at least 100 Screening Table points are considered consistent with the reduction quantities anticipated in the City's CAP. Such projects would be determined to have a less than significant individual and cumulative GHG emissions impact. Table 4.6-9 of the DEIR identifies potential design features and their associated scores. The City is also considering additional design features but have not yet been assigned point values. The applicant may work with the City

to determine point values for additional design features with goal of achieving a minimum of 100 points. Table 4.6-9 of the DEIR shows that the proposed Project has the potential to achieve 100 points on the CAP's screening tables.

As noted above, implementation of **MM GHG-1** would require future development accommodated under the proposed Project to be designed to achieve at least 100 points on the City's GHG Screening Threshold Table. This measure would ensure that future Project development is consistent with the City's Community CAP and would reduce impacts to less than significant. However, there is the potential for the Project to generate GHG emissions that would result in significant impacts on the environment, and it is therefore conservatively considered to be a significant and unavoidable impact.

Conclusion

The Project would be consistent with applicable plan goals. In addition, the Project would include several sustainable design features as required by **MM GHG-1** that would help reduce GHG emissions.

Regarding goals for 2050 under Executive Order S-3-05, at this time it is not possible to quantify the emissions savings from future regulatory measures, as they have not yet been developed; nevertheless, it can be anticipated that operation of the proposed Project would benefit from the implementation of current and potential future regulations (e.g., improvements in vehicle emissions, SB 100/renewable electricity portfolio improvements, etc.) enacted to meet an 80 percent reduction below 1990 levels by 2050.

The majority of the GHG reductions from the Scoping Plan would result from continuation of the Cap-and-Trade regulation. Assembly Bill 398 (2017) extends the state's Cap-and-Trade program through 2030 and the Scoping Plan provide a comprehensive plan for the state to achieve its GHG targets through a variety of regulations enacted at the state level. Additional reductions are achieved from electricity sector standards (i.e., utility providers to supply 60 percent renewable electricity by 2030 and 100 percent renewable by 2045), doubling the energy efficiency savings at end uses, additional reductions from the LCFS, implementing the short-lived GHG strategy (e.g., hydrofluorocarbons), and implementing the Mobile Source Strategy and Sustainable Freight Action Plan.

Several of the State's plans and policies would contribute to a reduction in mobile source emissions from the Project. These include the CARB's Advanced Clean Truck Regulation, Executive Order N-

79-20, CARB's Mobile Source Strategy, CARB's Sustainable Freight Action Plan, and CARB's Emissions Reduction Plan for Ports and Goods Movement. CARB's Advanced Clean Truck Regulation was approved in June 2020 requiring truck manufacturers to transition from diesel trucks and vans to electric zero-emission trucks beginning in 2024. By 2045, every new truck sold in California is required to be zero-emission. The Advanced Clean Truck Regulation accelerates the transition of zero-emission medium-and heavy-duty vehicles from Class 2b to Class 8.

Executive Order N-79-20 establishes the goal for all new passenger cars and trucks, as well as all drayage/cargo trucks and off-road vehicles and equipment, sold in California, will be zero-emission by 2035 and all medium and heavy-duty vehicles will be zero-emission by 2045. It also directs CARB to develop and propose rulemaking for passenger vehicles and trucks, medium-and heavy-duty fleets where feasible, drayage trucks, and off-road vehicles and equipment "requiring increasing volumes" of new ZEVs "towards the target of 100 percent."

CARB's Mobile Source Strategy which includes increasing ZEV buses and trucks and their Sustainable Freight Action Plan which improves freight system efficiency, utilizes near-zero emissions technology, and deployment of ZEV trucks. This Plan applies to all trucks accessing the Project site and may include existing trucks or new trucks that are part of the statewide goods movement sector. CARB's Emissions Reduction Plan for Ports and Goods Movement identifies measures to improve goods movement efficiencies such as advanced combustion strategies, friction reduction, waste heat recovery, and electrification of accessories. While these measures are not directly applicable to the Project, any commercial activity associated with goods movement would be required to comply with these measures as adopted. As such, the Project would not interfere with their implementation.

The Project would not obstruct or interfere with efforts to increase ZEVs or state efforts to improve system efficiency. As discussed above, **MM AQ-2** through **AQ-5** as identified in the Project's Air Quality Assessment would reduce mobile source emissions and would support the State's transition to ZEVs by requiring electrical hookups at all cold storage loading bays, promoting the use of alternative fuels and clean fleets, requiring electric vehicle charging stations and/or infrastructure to support the future installation of truck charging stations. The Project would also benefit from

implementation of the State programs for ZEVs and goods movement efficiencies that reduce future GHG emissions from trucks.

The Project's long-term operational GHG emissions would exceed City's threshold of 3,000 $MTCO_2e$ per year despite the implementation of **MM AQ-2** through **AQ-5** (refer to *Section 4.2, Air Quality*), as well as **MM GHG-1**, which requires the Project to achieve a minimum of 100 points on the CAP Screening Threshold Checklist. Achieving 100 points ensures that the Project would not impede California's statewide GHG reduction goals for 2030 and 2050, but the potential Project GHG emissions remain a significant and unavoidable impact. (Draft EIR, pp. 4.6-37 through 4.6-39.)

5. TRANSPORTATION AND TRAFFIC

a. *VMT*

Threshold: Would the Project conflict or be inconsistent with CEQA Guidelines sections 15064.3, subdivision (b)?

Finding: Significant and unavoidable. (Draft EIR, p. 4.13-21.)

Explanation: **Specific Plan Phase I/Future Development Areas**

Project Screening

Consistent with City Guidelines, projects that meet certain screening thresholds based on their location and project type may be presumed to result in a less than significant transportation impact. Consistent with the screening criteria recommended in OPR's Technical Advisory, the City of Ontario utilizes the following project screening thresholds :

- Low VMT Area Screening
- Low Trip Generating Uses Screening
- Transit Priority Area (TPA) Screening
- Project Type Screening

A land use project need only meet one of the above screening thresholds to be presumed to result in a less than significant impact under CEQA, pursuant to SB 743.

Low VMT Area Screening

The City Guidelines state that projects located within a low VMT-generating area may be presumed to have a less than significant impact absent substantial evidence to the contrary. The SBCTA

screening tool was utilized to determine low VMT areas. The screening tool uses the sub-regional San Bernardino Transportation Analysis Model (SBTAM) to measure VMT performance within individual traffic analysis zones (TAZ's) within the region. Parcels containing the proposed Project were selected and the screening tool was run for the Origin/Destination (OD) VMT per service population (SP) measure of VMT. Based on the Screening Tool results (see Appendix I2 for VMT Screening Tool Analysis), the Project resides within TAZ 53653401 and that TAZ was shown to not be within a low VMT generating zone based on the OD method of calculating VMT. Thus, the Low VMT Area screening threshold is not met.

Low Trip Generating Uses Screening

The City Guidelines indicate that small development projects generating fewer than 110 daily vehicle trips or less may be presumed to have a less than significant impact, subject to discretionary approval by the City. Trips generated by the Project's proposed land uses have been estimated based on trip generation rates collected by the ITE Trip Generation Manual, 10th Edition, 2017. Based on information contained in the Project's LOS based traffic study (see Appendix I2, VMT Analysis, Low Trip Generating Uses Screening), the Project is anticipated to generate more than 110 daily trips. The Low Trip Generating Uses screening threshold is not met.

Transit Priority Area (TPA) Screening

Consistent with guidance identified in the City Guidelines, projects located within a TPA (i.e., within ½ mile of an existing "major transit stop" or an existing stop along a "high-quality transit corridor") may be presumed to have a less than significant impact absent substantial evidence to the contrary. The Project site is not located within ½ mile of an existing major transit stop or an existing stop along a high-quality transit corridor. The TPA screening threshold is not met.

Project Type Screening

The City Guidelines identify that local serving retail less than 50,000 square feet or other local serving essential services (e.g., daycare centers, public schools, medical/dental office buildings, etc.) are presumed to have a less than significant impact absent substantial evidence to the contrary. In addition, small projects anticipated to generate low traffic volumes and by association low GHG emissions

are also assumed to cause a less than significant impact. The Project consists of industrial and business park uses, which do not typically consist of local-serving or essential services. The Project Type screening threshold is not met.

Project Generated VMT

The City Guidelines state that projects not screened through the steps above should complete VMT analysis and forecasting through the SBTAM model to determine if they have a significant VMT impact. The first step in the analysis is to calculate project generated VMT and compare it to the City's adopted impact threshold. SBTAM is a useful tool to calculate VMT as it considers interaction between different land uses based on socio-economic data such as population, employment, and other factors. It was also the tool used to establish the City's impact threshold, so it is the appropriate tool to conduct the analysis to ensure an apples-to-apples comparison of project generated VMT to the adopted threshold.

Project generated VMT has been calculated using the most current version of SBTAM, which was updated recently by SBCTA as part of the development of their recommended VMT guidelines. Adjustments in socio-economic data (SED) (i.e., population, households, and employment) have been made to a separate TAZ to reflect the Project's proposed land uses (i.e., employment). A separate TAZ is used to isolate project generated VMT from other land uses in the model.

At the time of this analysis future tenants are not known. Therefore, to perform a more conservative analysis, industrial land uses were assumed. Because the tenants of the Project's buildings are not yet known, the number of jobs that the Project would generate cannot be precisely determined; therefore, for purposes of this analysis, employment estimates were calculated using employment density factors of 0.65 employees/thousand square feet (TSF) for non-office portions and 2.86 employees/TSF for office portions of industrial and business park uses consistent with the City's General Plan Buildout Methodology document . Based on these employment generation rates, the Project is expected to generate approximately 5,664 jobs. Project-generated VMT using the OD trip matrix from SBTAM was calculated for both the base year model (2016) and cumulative year model (2040), and linear interpolation was used to determine the Project's baseline (2020) VMT. The base year model and cumulative

year model were then run inclusive of the Project's employment estimate.

The City has chosen the OD method of calculating VMT for purposes of establishing its impact threshold. The OD method of calculating VMT includes all vehicle trips and trip purposes (i.e., passenger cars and heavy trucks). Project generated VMT using the OD trip matrix from SBTAM was calculated for both the base year model (2016) and cumulative year model (2040), and linear interpolation was used to determine the Project's baseline (2020) VMT. The VMT value was then normalized by dividing by the Project's SP, which in this case is the number of Project employees.

The City of Ontario has selected a threshold based on the General Plan Buildout VMT performance in the City. More specifically, the City Guidelines state that a significant impact would occur if the project VMT per SP exceeds the citywide average for SP under General Plan Buildout Conditions.

Table 4.13-3 of the DEIR presents a comparison between baseline project generated VMT per SP to the City's impact threshold. The baseline project generated VMT per SP is 38.65 or 6.77% above the City's threshold; therefore, a significant impact would occur.

It is also recognized that as the Project area and city develop as envisioned under the City of Ontario Policy Plan, new residential, commercial/retail, and industrial development would be implemented. These actions could collectively alter transportation patterns, improve the City's jobs/housing ratio, diminish VMT/SP, and support implementation of new or alternative TDM measures. There are no means however to quantify any VMT reductions that could result. Additionally, the effectiveness of the TDM strategies that have potential to reduce the Project VMT/SP are dependent on as yet unknown final Project building tenant(s); and as noted above, "VMT reductions from TDM strategies cannot be guaranteed in most cases."

SB330 Replacement Site

Consistent with SBCTA Guidelines, VMT reduction strategies would be considered to address future project generated VMT that exceeds the City's threshold as part of the City's CEQA and discretionary review process for the potential future development on the SB330 Replacement Site. TDM strategies for the purpose of reducing VMT impacts will be determined for each potential future development

Project on the SB330 Replacement Site. In addition, a VMT analysis will be performed in accordance with City guidelines.

As noted previously, a specific development project is not currently proposed for the reallocation of 1,352 dwelling units displaced by the proposed Project. However, information cited in both the Technical Advisory and City Guidelines describe that a project's land use context, location and design characteristics all play a role in the resulting amount of VMT generated by an individual land use project. As the proposed Project would include the reallocation of 1,352 low to moderate density residential dwelling units to a mixed-use corridor with higher density residential that would offer improved access to transit, there are numerous aspects of the proposed change that would reduce VMT compared to the "No Project" condition.

The Technical Advisory and City Guidelines each provide evidence that land use projects located within a transit priority area (TPA) or close to a high-quality transit corridor would tend to generate low VMT when compared to typical suburban residential areas characterized by dispersed, low-density, single-use, automobile dependent land use patterns. In addition to proximity to transit, higher density projects located within walking distance of a diverse mix of land uses (e.g., shopping, office, government services, etc.) also generates lower VMT when compared to typical dispersed suburban development. The proximity of complementary land uses combined with safe and convenient bike and pedestrian networks are proven to reduce the need for automobile dependent travel and therefore a reduction in VMT. The Project's reallocation of 1,352 low to moderate density residential dwelling units to a higher density transit-oriented corridor that includes a diverse mix of uses would result in lower net VMT when compared to standard low to moderate density residential development.

In addition, future land use development projects associated with the reallocation of the 1,352 units along the Grove Avenue Corridor will be required to follow standard development review process. In other words, future implementing projects associated with the reallocated 1,352 dwelling units along the Grove Avenue Corridor will need to evaluate site access driveways, parking, operational safety, and other factors as directed by the City Traffic Engineer.

In summary, the proposed Project includes the reallocation of 1,352 low to moderate density residential units to the Grove Avenue Corridor. The reallocated units will be located in a planned higher

density transit-oriented corridor that includes a diverse mix of uses, and due to these factors, is anticipated to generate lower VMT as compared to the lower density development plan assumed for the Project's current location. As such, the Project's potential transportation impact based on VMT is less than significant.

Conclusion

In summary, the Project was found to exceed the City's adopted VMT threshold by 6.77%. Reductions in commute VMT through feasible TDM measures such as those described previously would be provided by the Project, and would be implemented as part of future Certificates of Occupancy for future tenants as noted in **MM TRANS-1**. Inclusion of such VMT reduction measures in areas that are characteristically suburban in context are noted to be limited to a maximum VMT reduction of 10%. However, as future Project design features and building tenants are not yet known, reductions in VMT related to the above TDM measures cannot be accurately estimated or guaranteed.

The reallocated 1,352 dwelling units will be located in a planned higher density transit-oriented corridor that includes a diverse mix of uses, and due to these factors, is anticipated to generate lower VMT as compared to the lower density development plan assumed for the Project's current location. As such, the Project's potential transportation impact based on VMT is less than significant.

Even though certain TDM measures may reduce VMT impacts from the Specific Plan site, and even though the higher density residential zoning at the SB330 Replacement Site is anticipated to reduce VMT, these VMT reductions are difficult to quantify and cannot be guaranteed. The VMT analysis determined that the Project's impact on VMT would be considered significant and unavoidable. Furthermore, VMT is not quantifiable for the SB 330 Replacement site at this time in the absence of specific development proposals, and therefore impacts are considered to be significant and unavoidable. As stated previously, any future development on the SB 330 Replacement Site will be subject to project-specific discretionary process review pursuant to State CEQA Guidelines to determine VMT-related impacts. (Draft EIR, pp. 4.13-21 through 4.13-30.)

MM TRANS-1 At the time of Certificate of Occupancy for future tenants, the future tenant shall demonstrate implementation of reasonable and feasible VMT reduction measures to the satisfaction of the City of Ontario Planning Director. Measures to be considered include, but are not

limited to VMT measures 1, 6 and 7 as described in EIR Appendix I2.

F. CUMULATIVE IMPACTS

Regarding the Project's potential to result in cumulative impacts, the City hereby finds as follows:

1. AESTHETICS

Construction of the Project site would result in alterations to the scenic vistas views. However, while construction activities on the Project site would modify foreground views as observed by some viewers, construction is temporary and considering the existing nature of the Project site, developed nature of surrounding areas, and the current partially obscured views from existing off-site development, the changes the construction activities would represent are not considered to be substantial. Upon completion of construction on the Project site, the new structure would be a new permanent visual element in the environment. The new structures and operations associated with the Project would change the foreground views of the San Gabriel Mountains as observed from viewers looking north, across the site; however, most views are already obscured, limited, and short-in duration so views, as seen to the north, would not be significantly adversely affected. The SB330 Replacement Site would not substantially change the overall character of this area, nor would it alter views of any scenic vista in comparison to current zoning. The proposed Project and all related projects are required to adhere to City and State regulations designed to reduce and/or avoid impacts related to aesthetics. With compliance with these regulations, cumulative impacts related to aesthetics would be less than significant. (Draft EIR, pp. 7-1 through 7-2.)

2. AGRICULTURE AND FORESTRY RESOURCES

The cumulative study area for agriculture includes the County of San Bernardino. Throughout the County of San Bernardino, numerous related projects exist that would result in the additional conversion of agricultural land, including Prime Farmland and Important Farmland, to nonagricultural uses. Important Farmland in San Bernardino County has continually declined and all of the prime agricultural land in the southern area of Ontario is planned for development by TOP. Continued conversion of agricultural lands to urban uses would substantially reduce overall agricultural productivity in the City and the region. According to the TOP EIR, agricultural land within the Ontario Ranch area has the potential to be converted to non-agricultural uses, upon buildout of TOP and the Specific Plan overlay. This was identified as a significant cumulative impact in TOP EIR. Implementation of the proposed Project would contribute to the reduction of agricultural resources in the region and cumulatively contribute to the loss of agricultural resources. Although the proposed conversion is consistent with the projected decline in agricultural productivity of the region, the Ontario Ranch area, and the Project site, the Project would result in a cumulatively considerable impact to agricultural resources, which Section 4.1.8 below provides further discussion on the proper mitigation measures applied based off TOP and the City's EIR. The City's TOP EIR and the TOP CEQA Findings determined that implementation of the TOP would result in individual and cumulative significant and unavoidable impacts to various resources including agricultural resources. (Draft EIR, p. 4.1-21.)

3. AIR QUALITY

Regional

In accordance with SCAQMD's methodology, any project that produces a significant project-level regional air quality impact in an area that is in nonattainment contributes to the cumulative impact. Cumulative projects in the local area include new development and general growth in the project area. The greatest source of emissions in the SoCAB is mobile sources. Due to the extent of the area potentially impacted from cumulative project emissions (i.e., the SoCAB), SCAQMD considers a project cumulatively significant when project-related emissions exceed the SCAQMD regional emissions thresholds.

Construction

The SoCAB is designated nonattainment for O3 and PM2.5 under both the California and federal standards and nonattainment for PM10 and lead (Los Angeles County only) under the federal standards. Ozone is created by chemical reactions between NOX and volatile organic compounds; thus, NOX and VOCs are precursor to O3. Construction of cumulative projects will further degrade the regional and local air quality. The project would not make a cumulative considerable contribution to PM2.5 or PM10, but air quality from VOCs would potentially be impacted during construction activities. However, as discussed under Impact 4.2-2, implementation of MM AQ-1 would reduce project-related construction emissions to below the SCAQMD regional significance thresholds on a project and cumulative basis. Therefore, the proposed project's contribution to cumulative air quality impacts would not be cumulatively considerable with incorporation of mitigation.

Operation

For operational air quality emissions, any project that does not exceed or can be mitigated to less than the daily regional threshold values is not considered by SCAQMD to be a substantial source of air pollution and does not add significantly to a cumulative impact. Operation of Phase 1 of the project, after incorporation of mitigation would still result in emissions in excess of the SCAQMD regional emissions thresholds for VOC and NOX. Operation of the Project at Buildout would result in emissions that exceed SCAQMD's thresholds for VOC, NOX, PM10 and PM2.5. Therefore, the air pollutant emissions associated with the proposed project would be cumulatively considerable and therefore significant.

Localized

Under SCAQMD guidance, projects that exceed the project-specific significance threshold of 10 in in-a a-million are considered to be cumulatively considerable (SCAQMD 2003). Per the MATES IV study, the proposed project is in an area that has an estimated cancer risk of about 898.83 in a million. Project- related construction activities would result a cancer risk of 8.80 in a million to the MER. Development and operation of the proposed project would result in adding an additional cancer risk of 1.39 in a million to the MER, which would be below 10 in a million. As a result, the project would not cumulatively contribute to the overall elevated levels of DPM in the SoCAB. Therefore, the project's contribution to health risk impacts in the SoCAB is less than significant with mitigation incorporated. (Draft EIR, pp. 4.2-44 through 4.2-45.)

4. BIOLOGICAL RESOURCES

The cumulative study area for biological resources includes the southwestern San Bernardino County region. This area consists of a variety of land uses that includes

agricultural, residential, commercial, and industrial uses. The agricultural areas may include sensitive habitats which may contain special-status plants, migratory bird species, and jurisdictional resources. However, as discussed above the Project would implement mitigation measures to reduce impacts to the identified species to less than significant levels. Therefore, the Project would result in a less than significant contribution to cumulative impacts to these resources, and impacts would be less than cumulatively significant.

Project development would not involve the removal of critical habitat and is not expected to make a considerable contribution to the decline of wildlife species. The Project would remove potential raptor foraging habitat through development of the warehousing and business park structures. Although the existing agriculture may provide foraging habitat for raptors, it is not expected to be valuable, as the lands are actively maintained to minimize use by small mammals (prey for raptors) and active ground squirrel management programs are continually implemented. This loss of potential raptor foraging habitat would not make a cumulatively considerable contribution to the regional decline of raptors.

Mitigation has been incorporated into the project that would avoid direct impacts to nine sensitive wildlife species: the tricolored blackbird, grasshopper sparrow, great Great blue heron, swainson's Swainson's hawk, yellow rail, California horned lark, and merlin. Therefore, the mitigation measures for the proposed project would mitigate the potential of the Project to cumulatively combine with other projects; and the Specific Plan would not contribute to the cumulative loss of any special status wildlife species.

According to the several field surveys, none of the potential burrows identified on the Project site were determined to be currently occupied by BUOW. **MM BIO-2** would be implemented to further reduce potential BUOW impacts to less than significant levels.

The western mastiff bat has potential to roost at the Project site. The proposed Project has the potential to impact the western mastiff bat population by the removal of potential roosting/nursery habitat. However, the Project will fully mitigate its impacts through MM BIO-1, thereby avoiding Project impacts and avoiding the Project's contribution to cumulative impacts on bat species.

The western mastiff bat has potential to roost at the Project site. The proposed Project has the potential to impact the western mastiff bat population by the removal of potential roosting/nursery habitat. However, the Project will fully mitigate its impacts through **MM BIO-1**, thereby avoiding Project impacts and avoiding the Project's contribution to cumulative impacts on bat species.

The types of birds potentially affected are common to the region and the number of individuals would be limited given the type of vegetation proposed for removal (agriculture, ornamental plantings). Based on the types of species and expected limited number of nesting pairs potentially affected, development of the project would not make a cumulatively considerable contribution to the regional decline of native nesting bird populations. However, because native birds are protected by MBTA, mortality to a single native bird due to the project would be in violation of both laws; the Migratory Bird Treaty Act and the Endangered Species Act. Therefore, cumulative impacts related to nesting birds would be less than cumulatively significant.

The General Biological Assessment also indicated that the Project would not impact CDFW jurisdictional waters and riparian habitats. Thus, the Project would not make a cumulatively considerable contribution to the regional decline of jurisdictional waters.

Furthermore, according to the Arborist report, no trees of significance are located within Project boundaries, as such, the Project will not conflict any local policies or ordinances protecting biological resources. Lastly, the Project will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. Therefore, cumulative impacts related to local policies and ordinances, as well as other approved habitat conservation plans, would be less than cumulatively significant. (Draft EIR, pp. 4.3-28 through 4.3-29.)

5. CULTURAL RESOURCES

Cultural resources impacts are site specific and generally do not combine to result in cumulative impacts. In the immediate vicinity of the Project site, no significant cultural resources were identified that could combine with the effects of the Project to result in a cumulatively significant impact to cultural resources. However, cultural resources investigations would be required for other projects before the City of Ontario would permit ground disturbances or demolition or substantial alteration of existing structures. Such investigations would identify resources on the affected Project sites that are or appear to be eligible for listing on the NRHP or CRHR. Such investigations would also recommend mitigation measures to protect and preserve cultural resources. The Project includes mitigation measures to ensure proper identification, treatment, and preservation of cultural resources on the Project. Therefore, cumulative impacts to cultural resources would be less than significant.

The Project could result in potential site-specific impacts to currently unknown archaeological and cultural resources discovered during grading and trenching activities. Other projects within the cumulative study area also have the potential to result in damage and/or loss to these resources. The combination of the Project as well as past, present, and reasonably foreseeable projects in the City and County would be required to comply with all applicable state, federal, County, and local regulations concerning preservation, salvage, or handling of cultural resources, including compliance with required mitigation. Similar to the Project, these projects also would be required to implement and conform to mitigation measures, which would be likely to reduce impacts to less than significant. Although in the process of development, some known or unknown resources may be lost, it is not anticipated that these impacts would be cumulatively considerable. In addition, implementation of **Mitigation Measures MM CUL-1** through **MM CUL-6** and **MM TCR-1** would reduce Project-specific impacts to a less than significant level. Therefore, the Project's contribution to cumulative impacts would be less than significant. (Draft EIR, pp. 4.4-25 through 4.4-26.)

6. ENERGY

Quantifying and/or analyzing energy consumption by cumulative projects in the area would be speculative in nature, as the proposed land use types, intensities, and sizes of projects are unknown at this time. However, each cumulative project would require separate discretionary approval and CEQA assessment, which would address potential energy consumption impacts and identify necessary mitigation measures, where appropriate.

Construction equipment would comply with the latest United States Environmental Protection Agency and California Air Resources Board engine emission standards designed to reduce pollutants and minimize unnecessary fuel consumption. Energy use during construction of the Project would not result in wasteful, inefficient or unnecessary consumption of energy and would not require expanded energy supplies or the construction of new infrastructure. The operational phase of the Project would consume energy as part of building operations and transportation activities. Compliance with **Mitigation Measures MM AQ-2** through **AQ-5** will have the additional effect of reducing Project vehicle fuel consumption. The proposed Project's contribution to impacts related to the inefficient, wasteful, and unnecessary consumption of energy would not be cumulatively considerable. (Draft EIR, pp. 7-5 through 7-6.) Thus, the project and identified cumulative projects are not anticipated to result in a significant cumulative impact.

7. GEOLOGY AND SOILS

Geology and soils impacts are site-specific and generally do not combine to result in cumulative impacts. Like the Project, future development projects would be required to comply with applicable state and local building regulations, including the most recent CBC. Site-specific geologic hazards would be addressed in each project's geotechnical investigation. Although the rezoning of the dwelling units to the SB330 Replacement Site would allow for the development of additional housing units, these developments are not necessitated or proposed by the Project. Further, future developments would be required to comply with environmental analysis and review. Therefore, no significant cumulative impact would occur.

Additionally, other projects in the area would involve ground disturbance and could damage paleontological resources that could be buried in those project sites. As with the Project, other projects would require site specific paleontological analysis that could lead to mitigation requiring monitoring and recovery, identification, and curation of any resources discovered. Cumulative impacts to paleontological resources would be less than significant, and Project contribution would not be cumulatively considerable. (Draft EIR, p. 4.5-23.)

8. GREENHOUSE GAS EMISSIONS

Project-related GHG emissions are not confined to a particular air basin but are dispersed worldwide. Therefore, impacts are not Project-specific impacts, but the proposed Project's contribution to cumulative GHG impact. Incorporation of mitigation would contribute in minimizing emissions, although implementation of the proposed Project would still result in net annual emissions that exceed the GHG emissions significance threshold of 3,000 MTCO2e/yr under the City's CAP. Therefore, Project-related GHG emissions and their contribution to global climate change would be cumulatively considerable, and GHG emissions impacts would be significant. (Draft EIR, p. 4.6-39.)

9. HAZARDS AND HAZARDOUS MATERIALS

The area considered for cumulative impacts is the City of Ontario and related projects. Hazards and hazardous waste impacts are typically unique to each site and do not usually contribute to cumulative impacts. Cumulative development projects would be required to assess potential hazardous materials impacts on the development site prior to grading. The Project and other cumulative projects would be required to comply with laws and regulations governing hazardous materials and hazardous wastes used and generated

as described previously. Therefore, cumulative impacts related to hazards and hazardous materials would be less than significant after regulatory compliance.

The areas considered for cumulative airport-related hazards impacts are the AIAs of the ONT and Chino airports. Some Projects may be proposed within the safety compatibility zones of the ONT and Chino AIAs, and thus could expose the nearby population to potential hazards such as aircraft crashes. Airport land use planning agencies for the ONT and Chino airports regulate development within their safety compatibility zones. Projects proposed within safety compatibility zones would be required to comply with each safety zone's respective land use regulations set forth by the affected agencies. After regulatory compliance, cumulative impacts would be less than significant. (Draft EIR, p. 4.7-29.)

10. HYDROLOGY AND WATER QUALITY

Hydrology and Drainage

Cumulative projects within the Chino Creek Watershed would increase impervious areas and increase stormwater runoff rates. However, all projects within the watershed would be required to comply with all regulative framework and prepare and implement WQMPs that include provisions for the capture and infiltration of runoff or the temporary detention of stormwater runoff in HCOC areas so that post-development runoff discharges do not exceed pre-development runoff rates, in accordance with the NPDES MS4 permit. Thus, no significant cumulative drainage impacts would occur, and Project drainage impacts would not be cumulatively considerable.

Water Quality

Cumulative projects have the ability to generate pollutants during project construction and operation. All construction projects that disturb one acre or more of land would be required to prepare and implement SWPPPs in order to obtain coverage under the statewide GCP. All projects within the watershed would also be required to prepare and implement WQMPs specifying BMPs, including LID measures, that would be applied during project design and project operation to minimize water pollution from project operation. Furthermore, all future development would be required to comply with applicable local, state and federal requirements, as part of the City's discretionary review process. This includes compliance with the City's municipal code, which specifically addresses water quality (Municipal Code Article 5, Construction Requirements). Thus, no significant cumulative water quality impacts would occur, and project water quality impacts would not be cumulatively considerable. (Draft EIR, p. 4.8-29.)

11. LAND USE AND PLANNING

The geographic context for this cumulative analysis includes the City in relation to the City's General Plan. Cumulative development would result in substantial changes to existing land use patterns through conversion of agricultural and dairy lands into urban uses pursuant to the General Plan land use designations. Cumulative development would also be subject to site-specific environmental and planning reviews that would address consistency with adopted General Plan goals, objectives, and policies, as well as with the City's Development Code and Airport Land Use Compatibility Plan policies. As part of environmental review, projects would be required to provide mitigation for any inconsistencies with the General Plan and environmental policies that would result in adverse physical environmental effects. The cumulative projects as a whole would result

in a more intensely developed built environment than currently exists, as it currently exists as an underutilized portion of land and would be required to be consistent with local General Plan policies.

As explained below, the Project would eliminate the low-moderate density housing designation, thereby theoretically eliminating 1,352 units (as determined by the City's density determinations to be 8.5 units per acre). The calculation is based on 159.04 acres of low/medium density residential land with the Specific Plan area. Although the Project would remove the authorization for 1,352 low-medium density residential units at a density of 8.5 dwelling units per acre, an affected city may change a land use designation if there is a concurrent change to development standards applicable to other parcels within the city so that there is no net loss of residential capacity. Here, the Project would include a concurrent General Plan Amendment and Zone Change to increase density elsewhere in the City to achieve no net loss of unit capacity per SB330. This would account for the loss of the potential for residential development on the Project site and conform to the requirements of SB330. The provision of replacement housing potential in the SB330 Replacement Site was found to create no inconsistencies with existing land use programs or regulations. The SB330 Replacement Site was also not identified as an existing community and would therefore not experience a separation through the implementation of the SB330 Replacement Site.

Cumulative projects could include General Plan amendments and/or zone changes, modifications to existing land uses. However, such amendments do not necessarily represent an inherent negative effect on the environment, particularly if the proposed changes involve changes in types and intensity of uses, rather than eliminating application of policies that were specifically adopted for the purpose of avoiding or mitigating environmental effects. Past and present cumulative projects do not involve amendments that would eliminate application of policies that were adopted for the purpose of avoiding or mitigating environmental effects. Determining whether any future project might include such amendments and determining the cumulative effects of any such amendments would be speculative since it cannot be known what applications that are not currently filed might request. Thus, it is expected that the land uses of cumulative projects would be consistent with policies that avoid an environmental effect; therefore, cumulatively considerable impacts from cumulative projects related to policy consistency would be less than significant. (Draft EIR, pp. 4.9-29 through 4.9-30.)

12. MINERAL RESOURCES

The Project site and SB330 Replacement Site are within the City and its Sphere of Influence is designated Mineral Resource Zones (MRZ)-3, which is defined as areas where the significance of mineral deposits cannot be determined from available data. Only areas in the far north of the City have been designated as areas where significant mineral deposits are present or there is a likelihood of their presence, and development should be controlled. Therefore, the development of the Project site would not result in the loss of availability of known mineral resources or locally important mineral resource recovery sites. (Draft EIR, p. 7-7.) No cumulative impact would occur.

13. NOISE

Construction Noise

Project-related construction activities would not result in a substantial temporary increase in ambient noise levels. Construction noise impacts would be periodic and temporary and

would cease upon completion of construction activities. The Project would contribute to other proximate construction Project noise impacts if construction activities were conducted concurrently. However, based on the noise analysis above, the Project's construction-related noise impacts would be less than significant.

Construction activities at other planned and approved projects near the Project site would be required to comply with applicable City rules related to noise. Activities would take place during daytime hours on the days permitted by the applicable Municipal Code, and projects requiring discretionary City approvals would be required to evaluate construction noise impacts, comply with the City's standard conditions of approval, and implement mitigation, if necessary, to minimize noise impacts. Construction noise impacts are by nature localized. Based on the fact that noise dissipates as it travels away from its source, noise impacts would be limited to the Project site and immediate vicinity. Therefore, Project construction would not result in a cumulatively considerable contribution to significant cumulative impacts, assuming such a cumulative impact existed, and impacts in this regard would not be cumulatively considerable.

Operational Noise

Cumulative Off-Site Traffic Noise

Cumulative noise impacts describe how much noise levels are projected to increase over existing conditions with the development of the proposed Project and other foreseeable projects. Cumulative noise impacts would occur primarily as a result of increased traffic on local roadways due to buildout of the Project and other projects in the vicinity. Cumulative increases in traffic noise levels were estimated by comparing the Existing and Future Without Project scenarios to the Future Plus Project scenario. The traffic analysis considers cumulative traffic from future growth assumed in the transportation model, as well as cumulative projects.

A project's contribution to a cumulative traffic noise increase would be considered significant when the combined effect exceeds perception level (i.e., auditory level increase) threshold. The following criteria is used to evaluate the combined and incremental effects of the cumulative noise increase.

- **Combined Effect**. The cumulative with Project noise level ("Cumulative With Project") would cause a significant cumulative impact if a 3.0 dB increase over "Existing" conditions occurs and the resulting noise level exceeds the applicable exterior standard at a sensitive use. Although there may be a significant noise increase due to the proposed Project in combination with other related projects (combined effects), it must also be demonstrated that the Project has an incremental effect. In other words, a significant portion of the noise increase must be due to the proposed Project.
- **Incremental Effects**. The "Cumulative With Project" causes a 1.0 dBA increase in noise over the "Cumulative Without Project" noise level.

A significant impact would result only if both the combined and incremental effects criteria have been exceeded. Noise by definition is a localized phenomenon and reduces as distance from the source increases. Consequently, only the proposed Project and growth due to occur in the general area would contribute to cumulative noise impacts.

Table 4.10-17, Cumulative Plus Project Conditions Predicted Traffic Noise Levels – Project Buildout of the DEIR, identifies the traffic noise effects along roadway segments in the Project vicinity for "Existing," "Cumulative Without Project," and "Cumulative With Project," conditions, including incremental and net cumulative impacts.

A significant cumulative traffic noise increase would be identified if project traffic were calculated to contribute more than 1 dBA under Cumulative Plus Project conditions to a significant traffic noise increase over existing conditions. That is, if a cumulative traffic noise increase of greater than the 3 dBA significance threshold of perceptibility is calculated, and the relative contribution from project traffic is calculated to contribute more than 1 dBA to this cumulative impact, it would be considered cumulatively considerable. As shown in Table 4.10-17 of the DEIR, one roadway segment (Eucalyptus Avenue between Bon View Avenue and Grove Avenue) would experience a cumulative traffic noise increase greater than 3 dBA and would also exceed the 1 dBA incremental increase threshold. However, this area is designated in the TOP as medium density residential and has a normally acceptable noise compatibility level between 60 to 65 CNEL. As shown in Table 4.10-17 of the DEIR, future traffic noise with project at Eucalyptus Avenue, between Bon View Avenue and Grove Avenue, would reach 62.8 CNEL and is within the normally acceptable range. Standard construction attenuates exterior to interior noise by approximately 25 dBA , which would reduce interior noise levels to 37.8 dBA, below the 45 dBA interior noise standard. Additionally, based on TOP requirements, future residential development in an area with normally acceptable noise levels are required to include air conditioning, this which is already required by current building code. Therefore the cumulative traffic noise at this roadway segment would be less than significant.

The proposed Project's contribution to noise levels would not be cumulatively considerable.

Cumulative Stationary Noise

Stationary noise sources associated with the Project would result in an incremental increase in non-transportation noise sources in the Project vicinity. However, as discussed above, operational noise caused by the Project would be less than significant. Additionally, due to Project site's distance to sensitive receptors, cumulative stationary noise impacts would not occur. Similar to the proposed Project, other planned and approved projects would be required to mitigate for stationary noise impacts at nearby sensitive receptors, if necessary. As stationary noise sources are generally localized, there would be a limited potential for other projects to contribute to cumulative noise impacts.

No known past, present, or reasonably foreseeable projects would combine with the operational noise levels generated by the Project to increase noise levels above acceptable standards because each project must comply with applicable City regulations that limit operational noise. Therefore, the Project, together with other projects, would not create a significant cumulative impact.

Given that noise dissipates as it travels away from its source, operational noise impacts from on-site activities and other stationary sources would be limited to the Project site and the immediate vicinity. Thus, cumulative operational noise impacts from related projects, in conjunction with Project-specific noise impacts, would not be cumulatively significant. (Draft EIR, pp. 4.10-32 through 4.10-36.

14. POPULATION AND HOUSING

The area considered for cumulative impacts is the County of San Bernardino. Impacts are analyzed using General Plan projections in SCAG's 2020-2045 RTP/SCS Growth Forecast. Development of the Project in conjunction with the related cumulative project list in Table 4-1, Related Approved and Pending Projects in Section 4.0 of the DEIR, would not result in cumulative citywide population and/or housing impacts, as business park projects would further improve the jobs-housing balance in the region. This would encourage alignment with objectives set by SCAG's RTP/SCS as it would increase job opportunity in an area that is predominantly residential. Furthermore, the Project would be consistent with the goals set forth in TOP by providing long-term employment opportunities associated with the buildout of the Business Park and Industrial uses on site. Related projects would be reviewed by the City, and development would be required to be consistent with adopted state and City development standards, regulations, plans, and policies to minimize the effect of the increase in population on physical impacts on the environment. Additionally, the indirect effect of Project employment on housing and population growth in the City has been anticipated in TOP, and therefore in regional housing and population forecasts. As such, the Project would not contribute to cumulatively adverse growth impacts. Upon approval, the Project would improve the jobs-housing balance in the County of San Bernardino which is notably considered a housing-rich area. Therefore, the Project combined with related projects would not result in cumulatively considerable impacts to population and housing as no substantial new unplanned growth would occur. (Draft EIR, p. 4.11-14.)

15. PUBLIC SERVICES

Fire Project Services

The cumulative study area for fire protection services is the City of Ontario. Future development projects are anticipated to occur throughout the City, specifically in the Ontario Ranch area, including the proposed Project. As indicated in the City's TOP, development of the Ontario Ranch Area would generate a proportional increase in demand for additional fire protection and emergency medical services. The City is in the process of constructing two new fire stations with one proposed in the Ontario Ranch Area that would help accommodate cumulative increases to fire protection services in the southern portion of the City including the Project area.

Implementation of the Project would increase the demand for fire protection services through the incorporation of additional people on-site in addition to the cumulative development of projects within the City. Thus, a periodic review process would ensure that adequate service would be maintained throughout the City and would add staffing and equipment as necessary. The OFD can presently serve the Project site without the need for additional fire facilities with payment of Development Impact fees. In addition, the Project would result in a transfer of residential unit capacity from the Project site to the SB330 Replacement Site designated along the Grove Avenue Corridor. Thus, the Project would not result in an overall net increase in City population and is likely in fact to result in a slight reduction in overall City population due to higher density residential development tending to have fewer occupants per dwelling unit.

Since the Project would be consistent with the buildout assumptions of the TOP and other applicable plans and regulations, payment of fees, and transfer of residential units capacity to the SB330 Replacement Site, implementation of the Project would not result

in a cumulatively considerable increase in the need for fire and emergency response facilities or personnel.

Police Project Services

Similarly, future development projects are anticipated to occur within the City. This overall development would generate a proportional increase in calls for police services. All future cumulative projects would be reviewed by OPD staff prior to issuance of any development permit to ensure adequate security measures are provided for each site-specific development in the City, including this Project. It is anticipated that future development would result in the need of additional sworn officers and equipment, but with payment of fees, implementation of the Project would not create a cumulatively considerable need for new or expanded police stations. Therefore, cumulative impacts associated with the implementation of the Project would be less than significant.

Schools, Parks, and Other Public Services

The Project is not anticipated to cumulatively increase the need for school, park, and other public services in the City. The anticipated increase demands for public services for schools, parks, and other public services within the City was accounted for in the City's General Plan and analyzed in TOP EIR, which accounts for the cumulative growth in the City. In addition, cumulative development projects would pay the required development fees that would be appropriately allocated, in this case, to schools and parks. In addition, the TOP concluded that additional library services would not be required with buildout of the TOP. Therefore, cumulative impacts associated with schools, parks, and other public services from the Project would be less than cumulatively significant. (Draft EIR, pp. 4.12-15 through 4.12-16.)

16. RECREATION

The Project site would be developed with an industrial use, and no new residents or housing would be introduced to the area. Buildout of the Project would not directly induce population growth or increase demand on parks and recreational resources, and therefore impacts would be less than significant. There will be a slight increase in residential density as a result of the SB330 Replacement Site, but it is not anticipated to require construction of additional recreational facilities to serve the SB330 Replacement Site beyond that envisioned in the City's TOP EIR. Furthermore, any future development, such as the Project, would be required to comply with the City's standard discretionary review process, including provision of adequate on-site recreational amenities, as well as payment of applicable DIF fees to offset impacts to recreational facilities. (See Draft EIR, pp. 7-7 through 7-8.) Thus, no cumulative impacts would occur.

17. TRANSPORTATION

Cumulative traffic impacts are addressed in the Project Traffic Analysis (Appendix I1 of the DEIR). The Project's contribution to operational level of service deficiencies would be fully addressed through implementing the recommended measures and providing construction or funding for the identified improvements (note that operational level of service is no longer a significant impact under CEQA per SB743). There were no other LOS cumulative effects identified or cumulatively considerable contributions to significant cumulative impacts for the Project. The project's VMT analysis (Appendix I2 of the DEIR) provides an analysis of the Project's cumulative impacts on VMT. Cumulative analysis is based on the Project's effect on VMT using total VMT within the City (boundary method).

The VMT analysis concludes that Citywide VMT increases with the Project resulting in a significant and unavoidable cumulative VMT impact. Even with implementation of reasonable and feasible VMT reduction measures (per **MM TRANS-1**), the VMT analysis concludes that Citywide VMT increases from the Project will result in a significant and unavoidable cumulative VMT impact. (Draft EIR, p. 4.13-33.)

18. TRIBAL CULTURAL RESOURCES

Cumulative impacts to TCRs would occur when the impacts of the Project, in conjunction with other projects and development in the region, result in multiple and/or cumulative impacts to TCRs in the area. No previously recorded fossil localities are located within one-mile radius of the Project area, and no sacred sites are documented within the Project site. Since completion of the cultural resources report, additional archaeological resources were found at two locations near the Project site. Therefore, it is possible that buried prehistoric artifacts or TCRs could be present within the area. The proposed Project includes mitigation to ensure proper identification, treatment, and preservation of TCRs. Implementation of these measures would reduce the potential for the Project's adverse impacts on TCRs. Each future project considered for approval by the City would be required to include mitigation measures to protect resources if they are uncovered during grading activities. The Project would not combine with other projects in the region to create a cumulative impact to TCRs. Therefore, cumulative impacts to TCRs would be less than significant. (Draft EIR, pp. 4.14-14 through 4.14-15.)

19. UTILITIES AND SERVICE SYSTEMS

Wastewater Treatment

The area considered for cumulative impacts to wastewater treatment is IEUA's RP-5 service area. The area considered for cumulative impacts to wastewater conveyance systems is the OR area. Future growth in the OR, in accordance with the Ontario Plan, would result in increases in wastewater flow. These include increases in residential, commercial, and industrial effluent. Expansion and/or capacity upgrades to the existing sewer collection lines would be required due to the change in land use in the OR. The Sewer Master Plan projects daily wastewater generation in line with land use changes associated with the Ontario Plan. The sewer master plan presents preliminary sizes, alignments and construction cost estimates needed to mitigate existing drainage deficiencies and support future build-out conditions (AKM 2012a). Sewer collection system expansions would be based on the Sewer Master Plan and would be constructed with development in the OR. Through the use of connection fees and agreements, the IEUA is able to maintain and expand its wastewater collection system as necessary and is able to ensure that new developments pay their fair-share costs associated with increased demand. Therefore, there would be no significant cumulative impacts on wastewater collection.

The City wastewater effluent in the OR is directed mainly to RP-5. The 2035 projected quantities of wastewater that need to be treated at RP-5 is 18.4 mgd, an increase of 9.4 mgd from current production rates (IEUA 2018). The 20-year IEUA's CIP includes expanding the capacity of RP-5 to 22.5 mgd. The CIP also developed a capacity fee charged to new development to fund the needed capacity. Furthermore, IEUA annually prepares a wastewater treatment master plan and flow projections for all its contracting agencies, including Ontario. The IEUA improvement plan is sequenced considering the rate of development to ensure adequate treatment capacity exists at time of building

permits but is phased to eliminate premature construction of unneeded capacity. Assuming the proposed plant expansions would be completed prior to increased urban development and the treatment of water at these plants would continue to meet the water quality standards of the Santa Ana RWQCB, there would be no significant cumulative impacts on wastewater treatment. (Draft EIR, p. 4.15-8.)

Water Supply

The area considered for cumulative water supply impacts is the City of Ontario. Other projects in the service area would increase water demands. The City forecasts that it will have sufficient water supplies in its service area over the 2020 to 2040 period (see "Water Demand" under Impact 4.15-3). Other projects of certain sizes and types would be required to have water supply assessments prepared to show reliability of water supplies for the project, considering normal, single dry, and multiple dry years over a 20-year horizon. Cumulative impacts would be less than significant, and project impacts would not be cumulatively considerable. (Draft EIR, p. 4.15-21.)

Storm Water Drainage Facilities

Cumulative projects in the Santa Ana River basin hydrologic units could increase impervious areas and thus increase local runoff rates at those project sites. However, other projects in the region would be required to capture and infiltrate runoff, and many other projects in the region would be required to limit post-development runoff discharges to no greater than pre-development runoff rates, in accordance with the NPDES MS4 permit. Thus, no significant cumulative drainage impact would occur, and project drainage impacts would not be cumulatively considerable. (Draft EIR, p. 4.15-23.)

Solid Waste

The area considered for cumulative impacts is the area serviced by the Badlands and the El Sobrante landfills. Collectively, Badlands and El Sobrante landfills have a remaining disposal capacity of approximately 160 million cubic yards and El Sobrante landfill has a disposal capacity beyond the 15-year horizon, as required by AB 939. Thus, there is sufficient landfill capacity in the region for the cumulative increase in solid waste disposal. Cumulative impacts would be less than significant, and project impacts would not be cumulatively considerable. (Draft EIR, p. 4.15-29.)

20. WILDFIRE

The project site is not within Very High FHSZ zone and is within a Local Responsibility Areas (LRA) zone. (Draft EIR, p. 7-9.) Cumulative projects near the project site would also be located within LRA zone, and therefore no impact would occur. Moreover, future projects, such as this project, would be required to comply with applicable local and state requirements, including applicable provisions of the City's Municipal Code related to fire safety and emergency access. (See Draft EIR, p. 7-9.) The project would not result in significant wildfire hazard impacts following conformance with applicable local and state requirements. (Draft EIR, p. 7-9.) Thus, cumulative impacts would be less than significant.

G. ALTERNATIVES TO THE PROPOSED PROJECT

The City Council hereby declares that it has considered and rejected as infeasible the alternatives identified in the EIR and described below. Section 15126.6 of the State CEQA Guidelines requires an EIR to describe a range of reasonable alternatives to the Project,

or to the location of the Project, which could feasibly achieve most of its basic objectives, but would avoid or substantially lessen any of the significant effects identified in the EIR analysis. An EIR is not required to consider every conceivable alternative to a proposed project. Rather, an EIR must consider a reasonable range of alternatives that are potentially feasible; an EIR is not required to consider alternatives that are infeasible. In addition, an EIR should evaluate the comparative merits of the alternatives. Therefore, this section sets forth the potential alternatives to the Project analyzed in the EIR and evaluates them in light of the objectives of the Project, as required by CEQA.

Key provisions of the State CEQA Guidelines relating to the alternatives' analysis (§ 15126.6 et seq.) are summarized below (DEIR at pp. 5-1 through 5-2.):

- [T]he discussion of alternatives shall focus on alternatives to the Project or its location which are capable of avoiding or substantially lessening any significant effects of the Project, even if these alternatives would impede to some degree the attainment of the Project objectives or would be more costly." (§ 15126.6[b]).
- "The specific alternative of 'no project' shall also be evaluated along with its impact." (§ 15126.6[e][1])
- "The no project analysis shall discuss the existing conditions at the time the notice of preparation is published, or if no notice of preparation is published, at the time environmental analysis is commenced, as well as what would be reasonably expected to occur in the foreseeable future if the project were not approved, based on current plans and consistent with available infrastructure and community services. If the environmentally superior alternative is the 'no project' alternative, the EIR shall also identify an environmentally superior alternative among the other alternatives." (§ 15126.6[e][2])
- "The range of alternatives required in an EIR is governed by a 'rule of reason' that requires the EIR to set forth only those alternatives necessary to permit a reasoned choice. The alternatives shall be limited to ones that would avoid or substantially lessen any of the significant effects of the project." (§ 15126.6[f])
- "Among the factors that may be taken into account when addressing the feasibility of alternatives are site suitability, economic viability, availability of infrastructure, general plan consistency, other plans or regulatory limitations, jurisdictional boundaries…, and whether the proponent can reasonably acquire, control or otherwise have access to the alternative site (or the site is already owned by the proponent)" (§ 15126.6[f][1]).
- "Only locations that would avoid or substantially lessen any of the significant effects of the project need be considered for inclusion in the EIR." (§ 15126.6[f][2][A])
- "An EIR need not consider an alternative whose effect cannot be reasonably ascertained and whose implementation is remote and speculative." (§ 15126.6[f][3])

1. RATIONALE FOR SELECTING POTENTIALLY FEASIBLE ALTERNATIVES

The alternatives must include a no-project alternative and a range of reasonable alternatives to the Project if those reasonable alternatives would attain most of the Project

objectives while substantially lessening the potentially significant Project impacts. The range of alternatives discussed in an EIR is governed by a "rule of reason," which the State CEQA Guidelines § 15126.6(f)(3) defines as:

> . . . set[ting] forth only those alternatives necessary to permit a reasoned choice. The alternatives shall be limited to ones that would avoid or substantially lessen any of the significant effects of the project. Of those alternatives, the EIR need examine in detail only the ones that the lead agency determines could feasibly attain most of the basic objectives of the project. The range of feasible alternatives shall be selected and discussed in a manner to foster meaningful public participation and informed decision-making.

Among the factors that may be taken into account when addressing the feasibility of alternatives (as described in the State CEQA Guidelines § 15126.6(f)([1]) are environmental impacts, site suitability, economic viability, availability of infrastructure, general plan consistency, other plans or regulatory limitations, jurisdictional boundaries, and whether the Project proponent could reasonably acquire, control, or otherwise have access to an alternative site. An EIR need not consider an alternative whose effects could not be reasonably identified, and whose implementation is remote or speculative.

For purposes of this analysis, the Project alternatives are evaluated to determine the extent to which they attain the basic Project objectives, while significantly lessening any significant effects of the Project.

2. ALTERNATIVES CONSIDERED AND REJECTED DURING THE SCOPING/PROJECT PLANNING PROCESS

Section 15126.6(c) of the State CEQA Guidelines specifies that an EIR should (1) identify alternatives that were considered by the lead agency but were eliminated from detailed consideration because they were determined to be infeasible during the scoping process; and (2) briefly explain the reasons underlying the lead agency's determination. Among the factors that may be used to eliminate alternatives from detailed consideration in an EIR are: (i) failure to meet most of the basic project objectives; (ii) infeasibility; and/or (iii) inability to avoid significant environmental impacts.

The following is a discussion of the land use alternative considered during the scoping and planning process and the reasons why it was not selected for detailed analysis in the EIR.

a. Alternative Site

CEQA requires that the discussion of alternatives focus on alternatives to the project or its location that are capable of avoiding or substantially lessening any significant effects of the project. The key question and first step in the analysis is whether any of the significant effects of the project would be avoided or substantially lessened by putting the project in another location. Only locations that would avoid or substantially lessen any of the significant effects of the project need be considered for inclusion in the EIR (State CEQA Guidelines § 15126[5][B][1]). In addition, an alternative site need not be considered when implementation is "remote and speculative," such as when the alternative site is beyond the control of a project applicant.

There are no suitable alternative sites within the control of the Project applicant. In the event land could be purchased of suitable size and developmental characteristics, based on the known general conditions in the southern portion of the City, an alternative site would likely have similar impacts after mitigation as the Project. Given the size and nature of the Project and the Project objectives, it would be impractical and infeasible to propose the Project on an alternate site in the area with fewer environmental impacts.

Additionally, other land in the vicinity of the Project site or within the southern portion of the City are similarly used for agricultural purposes and include agricultural soils. The loss of prime farmland would still occur with an alternative site. Given the size and type of the proposed development, a similarly sized project and use elsewhere in the SCAB would result in the same project-level and cumulative air quality and GHG emission impacts. VMT is not likely to be changed by a different location of the Project. Also, an alternative site would have similar traffic impacts in other jurisdictions that would be significant and unavoidable because the City cannot guarantee implementation of improvements outside of its jurisdiction. Therefore, analysis of an alternative site for the proposed 5,333,518 square feet of warehouse and office uses is neither meaningful nor necessary, because the significant impacts resulting from the Project would not be avoided or substantially lessened by its implementation. (Draft EIR, pp. 5-4 through 5.5)

Finding: The City Council rejects the Alternative Site alternative, on the following grounds, each of which individually provides sufficient justification for rejection of this alternative: (1) the alternative does not avoid any significant and unavoidable impacts, (2) the alternative would likely not further reduce any of the proposed project's significant impacts; and (3) the alternatives are technically, financially, and legally infeasible given that there are no suitable alternative sites within the control of the Project applicant. Therefore, the Alternative Site alternative is eliminated from further consideration.

3. ALTERNATIVES SELECTED FOR FURTHER ANALYSIS

Based on the Project objectives listed above in Section II, F, the following three alternatives have been determined to represent a reasonable range of alternatives which have the potential to feasibly attain most of the basic objectives of the Project, but which may avoid or substantially lessen any of the significant effects of the Project. These alternatives are analyzed in detail in the following sections.

- **Alternative 1: No Project/No Build Alternative**
- **Alternative 2: No Project/Existing General Plan Alternative**
- **Alternative 3: Reduced Intensity Alternative**

a. Alternative 1: No Project/No Build Alternative

Description: State CEQA Guidelines § 15126.6(e) of the State CEQA Guidelines requires analysis of the No Project Alternative. In accordance with the State CEQA Guidelines, the No Project/No Build Alternative for a development project on an identifiable property consists of the circumstance under which the Project does not proceed as provided by State CEQA Guidelines § 15126.6(e)(3)(B). Section 15126.6(e)(3)(B) provides that, "In certain instances, the no project alternative means 'no build' wherein the existing environmental setting is maintained." Under this alternative, the Project would not be developed, and no new development would occur, however,

the existing conditions would remain in operation. An SB330 site would not be required under this alternative.

The Project site contains an operational dairy farm, single-family residential structures, dairy barns, a storage structure, feed storage barns, and numerous livestock corrals. The dairy, structures, and single-family residential uses would remain. Accordingly, the No Project/No Build Alternative provides a comparison between the environmental impacts of the Project as compared to the current environmental conditions, resulting from not approving or denying the Project. (Draft EIR, p. 5-5.)

Impacts: **Agriculture and Forestry Resources**

The No Project/No Build Alternative would continue the existing dairy uses on the Project site. Implementation of the No Project/No Build Alternative would avoid the significant and unavoidable impacts to agricultural resources that would occur from implementation of the proposed Project and impacts would be reduced compared to the proposed Project.

Air Quality

Under the No Project/No Build Alternative, no new development would occur, and no construction or demolition activities and related emissions would occur. In addition, by maintaining existing dairy and residential uses throughout the Project area, an increase in traffic operational related air emissions would not occur. Therefore, overall air quality impacts would be reduced, and the significant and unavoidable construction-related nitrogen oxides (NOx) and operational-related volatile organic compounds (VOC) and NOx emission impacts would be eliminated. Further, this alternative would remain consistent with the Air Quality Management Plan (AQMP). No impacts related to air quality would occur by the No Project/No Build Alternative and impacts would be reduced compared to the proposed Project.

Biological Resources

The No Project/No Build Alternative would continue the existing agriculture and residential uses on the Project site. No grading or development would occur under this alternative and there would be no potential impacts to sensitive wildlife species, and migratory and nesting birds that may be present on the Project site. Therefore, the No Project/No Build Alternative would avoid all on and off-site disturbances and impacts to biological resources would not occur. Therefore, impacts under this alternative would be reduced compared to the proposed Project.

Cultural Resources

The No Project/No Build Alternative would continue the existing agriculture and residential uses on the Project site. No grading or development would occur under this alternative and there would be no potential impacts to subsurface archaeological resources that may exist beneath the ground surface. Although no impacts to historical resources would occur under the

proposed Project, this alternative would reduce impacts to archaeological resources compared to the proposed Project.

Geology and Soils

No new construction activities, including demolition and grading, would occur under the No Project/No Build Alternative. Therefore, there would be no potential for additional workers, building and structures to experience seismic ground shaking, liquefaction, lateral spreading, subsidence, or collapse within the Specific Plan area. However, the buildings and structures that exist on the Project site were built before current seismic safety codes; therefore, this alternative, by retaining older buildings and structures, could expose some people to greater hazards from strong ground shaking than the proposed Project. Additionally, the proposed Project's impacts to geology and soils were determined to be less than significant. This alternative would not result in impacts to paleontological resources since no grading would occur. Overall, the geologic hazard impacts from this alternative would be less than significant, and slightly less in comparison to the proposed Project.

Greenhouse Gas Emissions

Under the No Project/No Build Alternative, no new development would occur, and no construction, demolition, or operational activities would generate GHG emissions. This alternative would not increase GHG emissions by 71,088 MTCO2e, unlike the proposed Project. Therefore, the No Project/No Build Alternative would not exceed the SCAQMD bright line threshold.

Hazards and Hazardous Materials

Because no development would occur under the No Project/No Build Alternative, no impacts related to hazards or hazardous materials would occur. The dairy farming uses on the property would remain in place on-site. Although this alternative would avoid the Project's potential effects related to hazards and hazardous materials, no cleanup of contaminated soils that exist on the property would occur as a result of the property's redevelopment. Remediation of on-site contamination is a benefit of the proposed Project that would not be realized under this alternative. Therefore, hazard impacts would be greater compared to the proposed Project.

Hydrology and Water Quality

Existing water quality conditions, groundwater supplies, drainage patterns, and runoff water amounts would remain "as is" under this alternative because no new development would occur. This alternative would not introduce new sources of water pollutants from either the construction or operation phases of development to the Project site, because no new development would occur. Additionally, this alternative would not require off-site storm drain facility improvements required by the proposed Project. However, this alternative would not include installation of new low-impact development (LID), source control, site design, and treatment control best management practices (BMPs) to minimize runoff and water pollution,

which would occur under the proposed Project. The storm water leaving the site would not be filtered and would continue to contain sediment and other potential pollutants associated with the dairy, agricultural, and residential uses. The beneficial water quality improvements that would occur under the proposed Project would not occur and impacts would be greater compared to the proposed Project.

Land Use and Planning

The No Project/No Build Alternative would continue the existing agriculture and residential uses, and the City's existing Policy Plan land use and zoning designations for the Project site would remain unchanged. The Project site is located within an Agricultural Overlay Zoning District, which provides for agricultural uses within the City, until such time that urban development consistent with the Policy Plan occurs. The operation of the existing on-site dairy operation is consistent with this ordinance. Therefore, like the proposed Project, the No Project/No Build Alternative would result in a less than significant impact and would be similar in comparison to the proposed Project.

Noise

The No Project/No Build Alternative would not result in construction and, therefore, would not generate any noise associated with construction. Mobile-source and stationary noise volumes would be lower under this alternative compared to the proposed Project, given the lack of urban development and associated vehicular traffic noise; noise from industrial warehousing uses; heating, ventilation, and air conditioning (HVAC) equipment; and other noise sources. Therefore, impacts would be less than significant and reduced compared to the proposed Project.

Population and Housing

Employment growth would not occur under the No Project/No Build Alternative because no new businesses, or other infrastructure would be constructed. Employees on the Project site would remain as is under this alternative, resulting in no impact to population and housing. However, the proposed Project was determined to be within the growth projections for the area and impacts to population and housing were determined to be less than significant. Therefore, population and housing impacts would be less than significant and similar to the proposed Project.

Public Services

The existing number of residents and workers on the Project site would remain under the No Project/No Build Alternative. Therefore, there would be no increase in demand for fire or police services. Although the proposed Project's impacts related to fire and police services were determined to be less than significant, the public services impacts would be slightly reduced under this alternative compared to the proposed Project.

Transportation

Under this alternative, no new employees or industrial warehouse uses would be introduced on the Project site. The existing daily trips would remain at current conditions and all roadway segments and intersections would maintain existing levels of service (LOS) and vehicle miles travelled (VMT). Therefore, impacts would be reduced to a less than significant level under this alternative and the significant and unavoidable traffic impacts that are anticipated to occur from the proposed Project would be eliminated. Impacts under this alternative would be reduced compared to the proposed Project.

Tribal Cultural Resources

The No Project/No Build Alternative would continue the existing agriculture and residential uses on the Project site. No grading or development would occur under this alternative and there would be no potential impacts to subsurface tribal cultural resources that may exist beneath the ground surface. Therefore, the No Project/No Build Alternative would avoid site disturbances on the Project site and the Project's potential impacts to tribal cultural resources would not occur. Impacts under this alternative would be reduced compared to the proposed Project.

Utilities and Service Systems

Because no new development and employee increases would occur under the No Project/No Build Alternative, the existing on-site water well and septic systems would continue to be used, and no water or wastewater infrastructure would be constructed. No additional demand for regional water supplies would occur, and no additional wastewater would be conveyed to the regional wastewater treatment facilities. Therefore, the impacts related to water supplies and wastewater would be reduced compared to the Project and less than significant.

Similarly, no additional drainage infrastructure would be developed by the No Project/No Build Alternative, and runoff in the Project area would remain in its current condition and would not connect to or require capacity in the regional storm water system. Solid waste generation would remain the same as existing conditions and increases in solid waste generation would not occur with the No Project/No Build Alternative. Therefore, impacts to utilities and service systems would be reduced compared to the proposed Project and less than significant impact. (Draft EIR, pp. 5-5 through 5-9.)

Attainment of Project Objectives**: Ability to Reduce Impacts**

The No Project/No Build Alternative would eliminate the significant and unavoidable impacts related to agriculture, air quality, greenhouse gas emissions, and traffic that would occur from implementation of the proposed Project. This alternative would also reduce impacts related to biological resources, cultural resources, geology and soils, noise, public services, tribal cultural resources, and utility and service systems. Impacts related to hazards and hazardous materials and hydrology and water quality would be greater under this alternative; impacts to population and housing and land use would be similar compared to the proposed Project.

Ability to Achieve Project Objectives

Implementation of the No Project/No Build Alternative means that new development is assumed to not occur on the Project site, and none of the Project objectives would be achieved under this alternative. The No Project/No Build Alternative would not create a professional, well-maintained and attractive environment for the development of a multi-purpose business park, industrial and warehousing/office space complex (Objective 1); provide the entitlements and framework for the development of approximately 5.4 million square feet of business park and industrial general (Objective 2); provide employment opportunities for community residents (Objective 3); facilitate the construction of utilities, roads, and other major infrastructure investments that will be sufficiently sized to adequately serve the Specific Plan area (Objective 4); expand the City's industrial uses in proximity to local airports and regional transportation networks (Objective 5); nor would it create an economic engine to drive future growth in the Project area, spur infrastructure improvements in the area and implement the Specific Plan vision (Objective 6). (Draft EIR, p. 5-9.)

Finding: The City Council rejects Alternative 1: No Project/No Build Alternative, on the following grounds, each of which individually provides sufficient justification for rejection of this alternative: (1) the alternative fails to meet any of the Project objectives and would not provide any of the Project benefits that would occur with the implementation of the proposed Project, including creating a professional, well-maintained and attractive environment for development; and (2) the alternative would result in increased impacts relating to hazards and hazardous materials, and hydrology and water quality.

b. Alternative 2: No Project/Existing General Plan Alternative

Description: State CEQA Guidelines § 15126.6(e) requires that an EIR evaluate and analyze the impacts of the "No-Project" Alternative. When the Project is the revision of an existing land use or regulatory plan, policy or ongoing operation, the no-project alternative is the continuation of the plan, policy, or operation into the future. Therefore, under the No Project/Existing General Plan Alternative, the current general plan land uses, and zoning would remain in effect. Development in accordance with the existing general plan and zoning would occur. Furthermore, an SB330 site would not be required under this alternative. The City's Policy Plan designates the Project site for development of Business Park at a maximum 0.6 FAR and Low-Medium Density Residential at 5.1-11 dwelling units per acre (du/acre). The existing land use designations would allow approximately 1,646,568 square feet of Business Park and 1,352 dwelling units at 8.5 du/acre. This alternative would generate 2,889 employees and 5,404 residents. This proposed alternative is anticipated to generate a total of 5,550 actual trip-ends per day, with 659 AM peak hour trips. (Draft EIR, pp. 5-9 through 5-10.)

Impacts: **Agriculture and Forestry Resources**

The No Project/Existing General Plan Alternative would have the same development area as the proposed Project. The existing dairy farming uses would be removed from the Project site. Therefore, implementation of the No Project/Existing General Plan Alternative would result in the same significant and unavoidable impacts to agricultural resources that would occur from implementation of the proposed Project. Thus, impacts under this alternative would be the same compared to the proposed Project.

Air Quality

The No Project/Existing General Plan Alternative would reduce the amount of employment generating building square footage and would result in a decrease in the number of employees by 2,775. This alternative would result in 1,352 dwelling units and 5,404 residents. Overall, there would be a decrease in total building square footage. The No Project/Existing General Plan Alternative would result in a decrease in vehicle trips when compared to the proposed Project, and is anticipated to generate a total of 5,550 actual trip-ends per day, with 659 AM peak hour trips. Therefore, construction and operation related air quality emissions would decrease. Overall, impacts would be less than the proposed Project, but the impacts would remain significant and unavoidable.

Biological Resources

The No Project/Existing General Plan Alternative would have the same overall impact area as the proposed Project. Impacts to sensitive wildlife species, and migratory and nesting birds would continue to occur, and mitigation measures would be implemented to reduce impacts to such resources to a less than significant level. Therefore, impacts would be similar to compared to the proposed Project.

Cultural Resources

The No Project/Existing General Plan Alternative would result in a similar potential to adversely affect any undiscovered archaeological resources on the Project site as the proposed Project. However, like the proposed Project mitigation measures would be required to reduce potential impacts to less than significant. Therefore, impacts to cultural resources from the No Project/Existing General Plan Alternative would be similar to those associated with the proposed Project.

Geology and Soils

Grading and development of the Project area would still occur under the No Project/Existing General Plan Alternative, and therefore, impacts to geology and soils would be similar to those that would be generated from the proposed Project. The new structures under this alternative would still result in additional persons and structures in the Project area that would be subject to risks associated with seismic ground shaking and geologic hazards. Therefore, the No Project/Existing General Plan Alternative would be required to meet the same regulatory requirements as the proposed Project. This alternative would result in a similar potential to impact paleontological resources during grading as the proposed Project.

Therefore, impacts to geology and soils would be less than significant and similar to the proposed Project.

Greenhouse Gas Emissions

The No Project/Existing General Plan Alternative would reduce the amount of employment generating building square footage and would result in a decrease of the number of employees by 2,775. This alternative would result in 1,352 dwelling units and 5,404 residents. Overall, there would be a decrease in total building square footage. Additionally, this alternative would result in a decrease in the number of vehicle trips when compared to the proposed Project, and is anticipated to generate a total of 5,550 actual trip-ends per day, with 659 AM peak hour trips. Therefore, greenhouse gas emissions will decrease when compared to the proposed Project. However, impacts would remain significant and unavoidable.

Hazards and Hazardous Materials

The No Project/Existing General Plan would develop the Project site for business park and office space, which would have less potential to use hazardous wastes on-site. However, the use and storage of hazardous materials would be regulated by the same federal, state, and local laws and permitting requirements as would be done by the proposed Project. In addition, this alternative would include cleanup of contaminated soils that exist on the site during construction activities and would be required to implement the same type of mitigation measures that are included in Section 4.8, Hazards and Hazardous Materials. However, this alternative would place residences within Safety Zone III, Traffic Pattern/Overflight Zone of the Chino Airport. Airport Land Use Commission (ALUC) review of all residential development exceeding two du/ac is required to determine consistency. Due to the increased risk of aircraft accident within this zone, restrictions on residential development may be imposed. Therefore, impacts with respect to Chino Airport's Airport Land Use Compatibility Plan (ALUCP) would be greater compared to the proposed Project. Like the proposed Project, this alternative would also result in less than significant impacts with implementation of mitigation measures.

Hydrology and Water Quality

Under the No Project/Existing General Plan Alternative, the area of impervious surfaces would be similar compared to the proposed Project. Therefore, this alternative would result in similar runoff and potential for impacts to drainage, erosion, and water quality. Like the proposed Project, this alternative would introduce new sources of water pollutants from construction and operation activities. Additionally, this alternative would be required to include storm drain facility improvements, LID, source control, site design, and treatment control BMPs. Therefore, the No Project/Existing General Plan Alternative would result in impacts to hydrology and water quality that are similar to those that would occur from the proposed Project. Overall, hydrology and water quality impacts would be less than significant.

Land Use and Planning

Under the No Project/Existing General Plan Alternative, the development on-site would conform with the general plan and zoning code and would not require any general plan amendment or zone change. Therefore, impacts would be reduced compared to the proposed Project, and impacts were determined to be less than significant. Relative to Senate Bill (SB) 330, the No Project/Existing General Plan Alternative would retain the current residential land use, but as described in Utilities and Service Systems, below, residential development is not feasible on the Project site; therefore, impacts would be similar to the proposed Project.

Noise

The No Project/Existing General Plan Alternative would reduce the amount of employment generating building square footage and would decrease of the number of employees by 2,775. This alternative would result in 1,352 dwelling units and 5,404 residents. Overall, there would be a decrease in total building square footage. Additionally, this alternative would result in a decrease in the number of vehicle trips when compared to the proposed Project. Therefore, construction and operational noise impacts would be less under this alternative.

Population and Housing

The No Project/Existing General Plan Alternative would increase employees and residents on the Project site. Under this alternative, the population, housing, and employment at buildout would be consistent with the City's growth projections identified in Southern California Association of Governments' (SCAG) Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS). However, growth associated with the proposed Project was also within growth projections. Overall, impacts to population and housing would remain less than significant with this alternative and similar to the proposed Project.

Public Services

The No Project/Existing General Plan Alternative would introduce new residents at the Project site which would increase the demand for public services, including fire, police, schools, and parks. The proposed Project would have no impact on schools or parks and less than significant impacts to fire and police services. This alternative would result in slightly greater impacts to public services compared to the proposed Project.

Transportation

Under the No Project/Existing General Plan Alternative, transportation impacts would be decreased when compared to the proposed Project due to the decrease in vehicle trips associated with business park, office spaces, and residential uses. This alternative would result in the decrease of the number of vehicle trips, as the number of employees would be reduced by 2,775. The Project under this alternative is anticipated to generate a total of 5,550 actual trip-ends per day, with 659 AM peak hour trips, resulting in a decrease of 6,896 daily trips and 332 peak hour trips when compared to the proposed Project. However, similar roadway improvements would be

necessary for project implementation. Therefore, impacts that could occur by the No Project/Existing General Plan Alternative would be similar to those associated with the proposed Project.

Tribal Cultural Resources

The No Project/Existing General Plan Alternative would result in a similar potential to adversely affect tribal cultural resources on the Project site as the proposed Project. However, like the proposed Project, mitigation measures would be required to reduce potential impacts to less than significant. Therefore, impacts that could occur by the No Project/Existing General Plan Alternative would be similar to those associated with the proposed Project.

Utilities and Service Systems

The No Project/Existing General Plan Alternative would result in greater impacts to utilities and service systems due to the increase in water demand and sewer generation associated with development of business park, office uses, and residential development allowed by the General Plan. This increase in water demand and sewer generation and the extensive length and amount of water and sewer infrastructure that is required to serve the site and the proposed Project would render the No Project/Existing General Plan Alternative infeasible due to lack of market demand for the low-medium density residential units and business park. Residential uses would not be feasible due to the cost of the infrastructure that would be funded in whole or in part by the residential development depending on development phasing, and the current City and New Model Colony development impact fee structure, which are greater than could be absorbed by home pricing in the area (ORBP EIR). (Draft EIR, pp. 5-10 through 5-13.)

Attainment of Project Objectives: **Ability to Reduce Impacts**

The No Project/Existing General Plan Alternative would result in reduced impacts to air quality, greenhouse gas emissions, and noise. This alternative will have greater impacts compared to the proposed Project related to hazards and hazardous materials, public services, and utilities and service systems. Impacts related to agricultural and forestry resources, biological resources, cultural resources, geology and soils, hydrology and water quality, land use and planning, population and housing, transportation and tribal cultural resources would be similar compared to the proposed Project.

Ability to Achieve Project Objectives

Implementation of the No Project/Existing General Plan Alternative would not meet four of the six Project objectives. For example this alternative would not create a professional, well-maintained and attractive environment for the development of a multi-purpose business park, industrial and warehousing/office space complex (Objective 1); provide the entitlements and framework for the development of approximately 5.4 million square feet of business park and industrial general (Objective 2); expand the City's industrial uses in proximity to local airports and regional transportation

networks (Objective 5); nor would it create an economic engine to drive future growth in the Project area, spur infrastructure improvements in the area and implement the Specific Plan vision (Objective 6). This alternative would provide employment opportunities for community residents (Objective 3) and facilitate the construction of utilities, roads, and other major infrastructure investments that will be sufficiently sized to adequately serve the Specific Plan area (Objective 4). (Draft EIR, pp. 5-13 through 5-14.)

Finding: The City Council rejects Alternative 2: No Project/Existing General Plan Alternative, on the following grounds, each of which individually provides sufficient justification for rejection of this alternative: (1) the alternative fails to meet four of the six Project objectives because it would not create a professional, well-maintained and attractive environment for the development of a multi-purpose business park, light industrial and warehousing/logistics complex, nor create an economic engine for future growth; (2)the alternative fails to avoid or reduce the Project's significant and unavoidable impacts relating to agriculture and forestry resources, air quality, and greenhouse gas emissions; (3) the alternative would result in increased impacts relating to hazards and hazardous materials, and public services; and (4) the alternative is infeasible.

c. Alternative 3: Reduced Intensity Alternative

Description: A 25 percent reduction in building area of the proposed industrial warehousing and business park uses is considered under the Reduced Intensity Alternative. Under this alternative, a total of 4,059,443 square feet of business park, industrial and warehouse uses, a reduction of 1,353,148 square feet, would be developed, with 3,253,017 square feet of warehouse and 806,426 square feet of business park uses. The development impact area would generally remain the same as the proposed Project. This alternative would generate approximately 4,248 employees. Access to the site would be similar to the proposed Project with a proportional reduction in the number of parking spaces. (Draft EIR, p. 5-14.)

Impacts: **Agriculture and Forestry Resources**

The Reduced Intensity Alternative would develop the Project site for the same type of business park, industrial and warehousing uses and have the same impact area. The existing dairy farming uses would be removed from the Project site. Therefore, implementation of the Reduced Intensity Alternative would result in the same significant and unavoidable impacts to agricultural resources that would occur from implementation of the proposed Project. Thus, impacts under this alternative would be the same compared to the proposed Project.

Air Quality

The Reduced Intensity Alternative would develop the Project site for the same type of business park, industrial and warehousing uses, but with less intensity than the proposed Project. Therefore, a reduced volume of construction activities and the related emissions would occur, resulting in

an elimination of the significant and unavoidable construction-related air quality impact from the exceedance of NOx emissions. In addition, the reduced amount of square footage that would be developed by this alternative would result in less stationary source emissions from equipment on-site and less transportation-related air emissions than the proposed Project. Therefore, overall air quality impacts would be reduced in comparison to the proposed Specific Plan. However, the volume of VOC and Nox emissions from operational vehicular and truck trips generated by the Reduced Intensity Alternative would remain significant and unavoidable due to the volume of vehicular and truck trips that would occur from operation of 4,059,443 sf industrial warehousing space and business park use. After mitigation measures, the proposed Project would generate a maximum of 140 pounds per day of VOC and 450 pounds per day of NOx, which would be reduced to approximately 105 and 337.5 pounds per day with mitigation, respectively. The SCAQMD threshold for VOC and NOx is 55. Therefore, significant and unavoidable impacts due to exceedance of VOC and NOx emissions would continue to occur. Impacts under this alternative would be reduced compared to the proposed Project but would remain significant and unavoidable.

Biological Resources

The Reduced Intensity Alternative would reduce the amount of building area and associated parking stalls proposed for the Project site. However, the development would continue to cover the same impact area as the Project site. Impacts to sensitive wildlife species, and migratory and nesting birds would continue to occur, and mitigation measures would be implemented to reduce impacts to such resources to a less than significant level. Therefore, impacts would be similar to compared to the proposed Project.

Cultural Resources

The Reduced Intensity Alternative would result in a similar potential to adversely affect any undiscovered archaeological resources on the Project site as the proposed Project, despite the reduction in building area and associated surface parking. However, like the proposed Project, mitigation measures would be required to reduce potential impacts to less than significant. Therefore, impacts to cultural resources from the Reduced Intensity Alternative would be similar to those associated with the proposed Project.

Geology and Soils

Grading and development of the Project area would still occur under the Reduced Intensity Alternative, and therefore, impacts to geology and soils would be similar to those that would be generated from the proposed Project. The new structures under this alternative would still result in additional persons and structures in the Project area that would be subject to risks associated with seismic ground shaking and geologic hazards. Therefore, the Reduced Intensity Alternative would be required to meet the same regulatory requirements as the proposed Project. This alternative

would result in a similar potential to impact paleontological resources during grading, as the proposed Project. Therefore, impacts to geology and soils would be less than significant, which is the same as the proposed Project.

Greenhouse Gas Emissions

The Reduced Intensity Alternative would develop the Project site for industrial warehousing uses less densely than the proposed Project. Therefore, a reduced volume of construction activities and associated GHG emissions would occur. In addition, the reduced square footage would result in less stationary source emissions from equipment on-site, and less traffic-related GHG emissions than the proposed Project. The proposed Project would result in a net increase of 71,088.28 MTCO2e per year, which would be reduced by approximately 25 percent to 53,316.21 MTCO2e per year under the Reduced Intensity Alternative. This alternative would still result in significant and unavoidable GHG impacts, since it would exceed the bright-line threshold of 3,000 MTCO2e per year and reductions measures would not result in less than significant emissions. Therefore, the development and operation of 4,059,443 sf industrial warehousing and business park space would require implementation of the same GHG reduction features that are required for the proposed Project; impacts would be reduced compared to the proposed Project.

Hazards and Hazardous Materials

The Reduced Intensity Alternative would develop the Project site for business park and industrial warehousing uses, and therefore the same type of hazardous materials typically used for construction and operation of the proposed Project would be used under the Reduced Intensity Alternative. Similarly, the use and storage of hazardous materials would be regulated by the same federal, state, and local laws and permitting requirements as would be done by the proposed Project. In addition, this alternative would include cleanup of contaminated soils that exist on the site during construction activities and would be required to implement the same type of mitigation measures that are included in Section 4.8, Hazards and Hazardous Materials of the Draft EIR. Therefore, like the proposed Specific Plan, this alternative would also result in less than significant impacts with implementation of mitigation measures and impacts that would occur by the Reduced Intensity Alternative would be similar compared to the proposed Project.

Hydrology and Water Quality

The Reduced Intensity Alternative would reduce the total building square footage; however, the area of impervious surfaces would be similar compared to the proposed Project. Therefore, this alternative would result in similar runoff and potential for impacts to drainage, erosion, and water quality. Like the proposed Project, this alternative would introduce new sources of water pollutants from construction and operation activities. Additionally, this alternative would be required to include storm drain facility improvements, LID, source control, site design, and treatment control

BMPs. Therefore, the Reduced Intensity Alternative would result in impacts to hydrology and water quality that are similar to those that would occur from the proposed Project. Overall, hydrology and water quality impacts would be less than significant.

Land Use and Planning

The Reduced Intensity Alternative would require a general plan amendment and zone change to implement the Specific Plan. This alternative would have the same type of consistency with the SCAG RTP/SCS policies, the City's General Plan, the City's Development Code, and consistency with airport plans. Therefore, like the proposed Project, the Reduced Intensity Alternative would result in a less than significant impact related to land use and would be similar compared to the proposed Project.

Noise

Construction and operation noise impacts would be reduced under the Reduced Intensity Alternative because this alternative would decrease the development area by 1,353,148 sf. Although construction of this alternative would generate the same peak noise volumes and similar type and volume of construction noise as the proposed Project, the length of time of construction and the associated noise would be marginally shorter. Operational noise would also be reduced under this alternative as traffic-generated and stationary noise sources would decrease in relation to the reduction in industrial warehousing square footage. Noise impacts from the Reduced Intensity Alternative would be less than significant with implementation of mitigation measures and reduced compared to the proposed Project.

Population and Housing

Under the Reduced Development Intensity Alternative, buildout would result in an approximate 25 percent reduction in employees on site. Under this alternative, the population, housing, and employment at buildout would be consistent with the City's growth projections identified in SCAG's RTP/SCS. However, growth associated with the proposed Project was also within growth projections. The Reduced Development Intensity Alternative would provide fewer employment opportunities. Overall, impacts to population and housing would remain less than significant with this alternative and similar to the proposed Project.

Public Services

The Reduced Intensity Alternative would reduce buildout of the industrial and business park portions of the Project area by 25 percent compared to the proposed Project. This would reduce the number of employees on the Project site in relation to the reduction in industrial warehousing and business park square footage. However, as with the proposed Project, this alternative is not anticipated to result in new residences that could demand new services, and would include design features to lessen the need for services. Impacts therefore would be less than significant. Overall, the need

for public services would be reduced under this alternative compared to the proposed Project.

Transportation

Construction and operation-related traffic and truck trips would be reduced under the Reduced Intensity Alternative because this alternative would decrease the industrial and business park development area by 1,353,148 square feet. The daily trips would be reduced in relation to the reduction of the building area, which would reduce volumes on all roadway segments and intersections. As a result, under this alternative, there would be 8,376 daily trips, with 875 AM peak hour trips. However, due to the existing VMT in the traffic study area and the volume of traffic that would be generated by the 4,059,443 sf industrial warehousing space and business park use that would be developed under the Reduced Intensity Alternative, this alternative would still require implementation of the mitigation measures that involve roadway improvements. As a result, traffic volumes generated from this alternative would be less, however, impacts from implementation of the Reduced Intensity Alternative would also be significant and unavoidable.

Tribal Cultural Resources

The Reduced Intensity Alternative would result in a similar potential to adversely affect any tribal cultural resources on the Project site as the proposed Project, despite the reduction in building area and associated surface parking. However, like the proposed Project, mitigation measures would be required to reduce potential impacts to less than significant. Therefore, impacts that could occur by the Reduced Intensity Alternative would be similar to those associated with the proposed Project.

Utilities and Service Systems

The Reduced Intensity Alternative would reduce buildout of the Project site by 1,353,148 sf compared to the proposed Project. This would reduce the number of employees on the Project site in relation to the reduction in industrial warehousing and business park square footage and would also reduce the demand for utilities and service systems.

The demand for regional water supplies and generation of wastewater would be approximately 25 percent less than the proposed Project. Thus, the impacts related to water supplies and wastewater would be less than the significant impacts that would occur from implementation of the proposed Specific Plan. Similarly, solid waste generation would be less than the proposed Project and require less landfill capacity. Therefore, impacts to utilities and service system would be less under this alternative than significant impacts that would occur from implementation of the proposed Project. (Draft EIR, pp. 5-14 through 5-18.)

Attainment of Project Objectives:

Ability to Reduce Impacts

The Reduced Intensity Alternative would result in reduced impacts related to air quality, greenhouse gas emissions, noise, public service, transportation, and utilities and service systems due to the reduction in square footage and associated vehicular trips. However, significant and unavoidable impacts related to agricultural resources, air quality, greenhouse gas emissions, and transportation would continue to occur from implementation of this alternative. Impacts related to agricultural resources, biological resources, cultural resources, geology and soils, hazardous and hazardous materials, hydrology and water quality, land use and planning, population and housing, and tribal cultural resources would be similar to the proposed Project.

Ability to Achieve Project Objectives

Implementation of the Reduced Intensity Alternative would achieve the Project objectives, but not to the extent as would be achieved by the proposed Project. The Reduced Intensity Alternative would create a professional, well-maintained and attractive environment for the development of a multi-purpose business park, industrial and warehousing/office complex (Objective 1); provide employment opportunities for community residents (Objective 3); facilitate the construction of utilities, roads, and other major infrastructure investments that will be sufficiently sized to adequately serve the Specific Plan area (Objective 4); expand the City's industrial uses in proximity to local airports and regional transportation networks (Objective 5); and create an economic engine to drive future growth in the Project area, spur infrastructure improvements in the area and implement the Specific Plan vision (Objective 6). However, the reduction of 1,353,148 square feet would attract fewer or smaller businesses and less employment opportunities to area residents. In addition, the smaller development would provide less flexibility to meet the needs of an ever-changing business market. In addition, given the extraordinary infrastructure cost, including off-site improvements and required fees, a 25 percent reduction in density is not considered financially viable for the applicant. This alternative would not fully meet Objective 2 to provide the entitlements and framework for the development of approximately 5.4 million square feet of business park and industrial general uses. (Draft EIR, p. 5-18.)

Finding: The City Council rejects Alternative 3: Reduced Intensity Alternative, on the following grounds, each of which individually provides sufficient justification for rejection of this alternative: (1) the alternative would not achieve the project benefits to the extent the proposed Project does since a reduction in intensity would generate less job opportunities in the City; (2) the alternative fails to avoid or reduce the Project's significant and unavoidable impacts relating to agriculture, air quality, greenhouse gas emissions, and transportation; and (3) the alternative is infeasible.

4. ENVIRONMENTALLY SUPERIOR ALTERNATIVE

An EIR must identify an "environmentally superior" alternative and where the No Project Alternative is identified as environmentally superior, the EIR is then required to identify as environmentally superior an alternative from among the others evaluated. Based on the analysis contained within the Draft EIR, the Reduced Intensity Alternative has been identified as the "environmentally superior" to the proposed Project.

Reduced Intensity Alternative

The Reduced Intensity Alternative has been identified as the environmentally superior alternative because it would result in reduced impacts related to air quality, greenhouse gas emissions, noise, public service, transportation, and utilities and service systems due to the reduction in square footage and associated vehicular trips. However, significant and unavoidable impacts related to agricultural resources, air quality, greenhouse gas emissions, and transportation would continue to occur from implementation of this alternative. Impacts related to agricultural resources, biological resources, cultural resources, geology and soils, hazardous and hazardous materials, hydrology and water quality, land use and planning, population and housing, and tribal cultural resources would be similar to the proposed Project.

CEQA does not require the lead agency (the City of Ontario) to choose the environmentally superior alternative. Instead, CEQA requires the City to consider environmentally superior alternatives, weigh those considerations against the environmental impacts of the proposed Project, and make findings that the benefits of those considerations outweigh the harm. "Among the factors that may be used to eliminate alternatives from detailed consideration in an EIR are: (i) failure to meet most of the basic project objectives, (ii) infeasibility, or (iii) inability to avoid significant environmental impacts" (CEQA Guidelines §15126.6[c]). (Draft EIR, pp. 5-18 through 5-19.)

H. ADDITIONAL CEQA CONSIDERATIONS

1. Significant Irreversible Changes due to the Proposed Project

Section 15126.2(c) of the State CEQA Guidelines requires that an EIR describe any significant irreversible environmental changes that would be caused by the proposed project should it be implemented. Specifically, the State CEQA Guidelines state:

"Uses of nonrenewable resources during the initial and continued phases of the project may be irreversible since a large commitment of such resources makes removal or nonuse thereafter unlikely. Primary impacts and, particularly, secondary impacts (such as highways improvement which provides access to a previously inaccessible area) generally commit future generations to similar uses. Also, irreversible damage can result from environmental accidents associated with the project. Irretrievable commitments of resources should be evaluated to assure that such current consumption is justified."

Generally, a project would result in significant irreversible environmental changes if:

- The primary and secondary impacts would generally commit future generations to similar uses;
- The project would involve a large commitment of nonrenewable resources;

- The project would involve uses in which irreversible damage could result from any potential environmental accidents associated with the project; or
- The proposed irretrievable commitments of nonrenewable resources are not justified (e.g., the project involves the wasteful use of energy).

In the case of the proposed Project, its implementation would involve a land use, development, and implementation framework to support up to 5,333,518 square feet of business park, warehouse and ancillary office space with the City of Ontario. Significant irreversible changes that would be caused by implementation of the Project would be:

- Construction activities that would entail the commitment of nonrenewable and/or slowly renewable energy resources; human resources; and natural resources such as lumber and other forest products, sand and gravel, asphalt, steel, copper, lead, other metals, water, and fossil fuels.
- Operation that would require the use of natural gas and electricity, petroleum-based fuels, fossil fuels, and water. The commitment of resources required for the operation of the Project would limit the availability of such resources for future generations or for other uses during the life of the Project.
    - Increased traffic on area roadways (see Section 4.13, Transportation of the DEIR);
    - Emissions of air pollutants associated with operations (see Section 4.2, Air Quality of the DEIR); and
    - Consumption of non-renewable energy associated with operation of the Specific Plan due to the use of automobiles, lighting, heating and cooling systems, and appliances (See Section 7, Energy and Section 4.6, Greenhouse Gas Emissions of the DEIR).
- An increased commitment of social services and public maintenance services (e.g., police, fire, sewer, and water services) would also be required. The energy and social service commitments would be long-term obligations in view of the low likelihood of returning the land to its original condition once it has been developed.
- Employment growth related to Project implementation would increase vehicle trips over the long term. Emissions associated with such vehicle trips would continue to contribute to the SCAB's nonattainment designations for ozone, particulate matter (PM10 and PM2.5), under the California and National Ambient Air Quality Standards (AAQS), and nonattainment for nitrogen dioxide (NO2) under the California AAQS.

Given the low likelihood that the land would revert to lower intensity uses or to its current form, the Project would generally commit future generations to these environmental changes. However, the Project is committed to sustainable design strategies that integrate principles of environmental stewardship into the design and construction process. Appropriate strategies would be determined for each phase of the Specific Plan area. Strategies include, but are not limited to:

Sustainable Construction & Technology Concepts

- Design and construct energy-efficient buildings to reduce air, water, and land pollution and environmental impacts from energy production and consumption.
- Employ passive design including skylights, building orientation, landscaping, and strategic colors to improve building energy performance.
- Reduce the heat island effect by providing shade structures and trees that produce large canopies. In addition, choose roof and paving materials that possess a high level of solar reflectivity.
- Use recycled and other environmentally-friendly building materials wherever possible.
- Incorporate skylights into at least two percent of warehouse/distribution building roof area to provide natural light and reduce electric lighting demand.
- Use energy-efficient light-emitting diode (LED) (or similar) products.
- Provide interior or exterior bicycle storage consistent with the California Green Building Standards Code.
- Use drought-tolerant landscaping with drip irrigation and include plantings such as trees, shrubs, groundcovers and/or vines. Optional amenities include benches, trellises, thematic fencing, and decorative walkways.
- Employ high-performance dual-pane window glazing in office storefronts.

Water Quality

- Utilize landscape areas including retention/infiltration swales and basins, or employ bio-treatment when infiltration is infeasible, as required by the San Bernardino County Municipal Separate Storm Sewer System Permit and Water Quality Management Plan.
- Select native and drought-tolerant plants to reduce water demand.
- Integrate permeable pavement and perforated curbs throughout the Project area as feasible to allow stormwater to enter planter areas, assist with filtration, and control runoff.
- Use captured runoff to augment irrigation systems whenever possible.
- Employ irrigation systems that respond to changing weather conditions, irrigate by hydro zone, and use micro-irrigation techniques.
- Use recycled water to irrigate landscape areas and for other appropriate uses. The use of recycled water for certain purposes is required by the City Recycled Water Master Plan.

The commitment of resources to the Project is not unusual or inconsistent with projects of this type and scope. However, once these commitments are made, it is improbable that the Project area would revert back to its current condition. Thus, the Project would result in significant irreversible changes to the environment throughout the lifespan of the structures. (Draft EIR, pp. 6-1 through 6-3.)

2. Growth-Inducing Impacts of the Proposed Project

Pursuant to §§ 15126(d) and 15126.2(d) of the State CEQA Guidelines, this section is provided to examine ways in which the Project could foster economic or population growth, or the construction of additional housing, either directly or indirectly, in the

surrounding environment. To address this issue, potential growth-inducing effects will be examined through analysis of the following questions:

- Would this project remove obstacles to growth, e.g., through the construction or extension of major infrastructure facilities that do not presently exist in the project area, or through changes in existing regulations pertaining to land development?
- Would this project result in the need to expand one or more public services to maintain desired levels of service?
- Would this project encourage or facilitate economic effects that could result in other activities that could significantly affect the environment?
- Would approval of this project involve some precedent-setting action that could encourage and facilitate other activities that could significantly affect the environment?

Please note that growth-inducing effects are not to be construed as necessarily beneficial, detrimental, or of little significance to the environment. This issue is presented to provide additional information on ways in which this Project could contribute to significant changes in the environment, beyond the direct consequences of developing the land use concept examined in the preceding sections of the DEIR.

1. ***Would this project remove obstacles to growth, e.g., through the construction or extension of major infrastructure facilities that do not presently exist in the project area, or through changes in existing regulations pertaining to land development?***

The removal of a physical obstacle to growth, such as the construction or extension of major infrastructure facilities that are not presently in the area, would be considered a potentially growth inducing impact. The Project would include various new infrastructure improvements on-site and off-site, including water, wastewater, storm drain facilities, roadway improvements, and dry utilities (natural gas, electricity, telecommunications).

Implementation of the Project would require the construction and improvement of roadways and extension of major infrastructure into areas off-site that will facilitate additional planned growth pursuant to TOP. Although the infrastructure improvements are planned for in the City's master plans, the improvements would allow further development to occur within the Ontario Ranch area. Therefore, the Project would remove obstacles to growth to accommodate the demands of this Project at full buildout, which could allow for future development in the area once adequate infrastructure is in place and would be considered growth inducing.

2. ***Would this project result in the need to expand one or more public services to maintain desired levels of service?***

Generally, as the City continues to develop, it requires further commitment of public services in the form of fire and police protection and series, and other public facilities. Implementation of the Specific Plan would be consistent with the TOP for Business Park and Industrial uses as well as permitted FARs. Thus, fire service needs for the Project and surrounding area have been anticipated in the development of the planned fire service facilities. Therefore, fire protection and emergency services to the Project would be accommodated within the City's new and existing fire service facilities, and buildout of

the Project would not result in a significant impact on the ability to maintain adequate level of fire protection service to the area. Regarding Police Services, the Ontario Police Department (OPD) has prepared for growth of the Ontario Ranch area, where the Project site is located, and is expected to have adequate facilities and personnel to serve the proposed development. The OPD would continue to add staff and equipment on an as-needed basis in order to accommodate the incremental increasing demands from buildout of land uses, as was identified in the TOP. Furthermore, buildout of the Project would not require construction of additional police facilities to maintain adequate police protection service. Regarding schools, development in the Specific Plan buildout area in accordance with TOP would require payments to the corresponding school district for the construction of new schools. Each school district that serves the City charges a different amount for development impact fees, which is usually dependent on the student generation rates for that district. Lastly, the construction and operation of the Project site would not result in a substantial increase in demand for these services such that a significant deterioration of the existing facilities would occur, or such that new facilities would be required. Regardless of any added level of use to existing libraries or other public facilities, the Project applicant would be required to pay its fair share of development Impact fees to help offset incremental impacts to libraries by helping fund capital improvements and expenditures.

3. Would this project encourage or facilitate economic effects that could result in other activities that could significantly affect the environment?

During Project construction, a number of design, engineering, and construction-related jobs would be created. However, construction related jobs would not result in a significant population increase because they would be filled by workers in the region and the construction phase would be temporary. The proposed Project would result in the creation of approximately 5,664 new long-term jobs. The majority of new jobs that would be created by implementation of the Specific Plan would be positions that do not require a specialized workforce, and this type of workforce exists in the City and surrounding areas. Thus, it is anticipated that new jobs would primarily be filled by people within Ontario and the surrounding communities and would not induce an unanticipated influx of new labor into the region. Although the proposed Project would result in new permanent employment opportunities and stimulate economic activity, it would meet future employment demands anticipated in SCAG's regional growth projections.

As the number of employees in the Specific Plan area grows, these employees would seek shopping, entertainment, auto maintenance, and other economic opportunities in the surrounding area. This would facilitate economic goods and services and could, therefore, encourage the creation of new businesses and/or the expansion of existing businesses to address these economic needs. However, the increase in opportunities for employees would not create substantial growth inducement because growth could be accommodated within regional and local projections, and jobs would be filled by the local workforce.

With respect to the SB330 aspect of the Project, there would be no substantial net change in population or employment, other than a slight increase in population due to replacing the lower density residential zoning at the Project site with higher density zoning at the SB330 Replacement Site.

Overall, the Project would not encourage or facilitate economic effects that could significantly affect the environment. Therefore, this is not considered a significant growth-inducing impact.

4. Would approval of this project involve some precedent-setting action that could encourage and facilitate other activities that could significantly affect the environment?

The Project consists of General Plan Amendment (GPA), Specific Plan, Development Plan, Tentative Parcel Map(s), and a Development Agreement to allow for a business park and industrial development on 23 parcels covering approximately 219.39 acres in the City. The development would include eight concrete tilt-up buildings totaling up to 5,333,518 SF of business park, warehouse, and ancillary office space. The Project is proposed in two phases. Phase 1, comprised of Planning Areas (PA) 1 and 2, would allow approximately 3,174,518 SF of industrial and business park uses.

Although the requirement of the GPA may be considered a precedent-setting action, the impacts of subsequent similar actions would require environmental analysis and associated mitigation to ensure that such subsequent impacts would not significantly affect the environment. Pressures to develop other land in the surrounding area would derive from regional economic conditions and market demands for housing, commercial, and industrial land uses that are not directly or indirectly influenced by zoning actions on a particular property. Therefore, approval of the Project would not involve a precedent-setting action that could be applied to the surrounding properties and thereby encourage or facilitate growth that would not otherwise occur.

Environmental Impacts of Induced Growth

Implementation of the Project would provide development to accommodate regional and City forecasted employment demands. All physical environmental effects from construction of development have been analyzed in all technical sections of the DEIR. For example, activities such as excavation, grading, and construction as required for the proposed industrial warehousing and office uses were analyzed throughout the DEIR, including Sections 4.2, Air Quality; 4.6, Greenhouse Gas Emissions; 4.10, Noise; and 4.13, Transportation. Therefore, construction and operation of the proposed Project has been analyzed in the DEIR and would be adequately mitigated either through implementation of PPPs and/or mitigation measures contained within Section 4.0 of the DEIR. (Draft EIR, pp. 6-3 through 6-6.)

SECTION V. STATEMENT OF OVERRIDING CONSIDERATIONS

CEQA requires decision makers to balance the benefits of the proposed Project against its unavoidable environmental risks when determining whether to approve the project. If the benefits of the project outweigh the unavoidable adverse effects, those effects may be considered “acceptable” (State CEQA Guidelines § 15093[a]). CEQA requires the agency to support, in writing, the specific reasons for considering a project acceptable when significant impacts are infeasible to mitigate. Such reasons must be based on substantial evidence in the FEIR or elsewhere in the administrative record (State CEQA Guidelines § 15093 [b]). The agency’s statement is referred to as a Statement of Overriding Considerations.

The following provides a description of the project's significant and unavoidable adverse impact and the justification for adopting a statement of overriding considerations.

A. SIGNIFICANT AND UNAVOIDABLE IMPACTS

The City identifies the following significant unavoidable adverse impacts of the Project, which would continue to be applicable upon implementation of the proposed project:

Agriculture and Forestry Resources

- Impact 4.1-1: Would the Project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?
- Impact 4.1-2: Would the Project conflict with existing zoning for agricultural use, or a Williamson Act contract?
- Impact 4.1-5: Would the Project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?

Air Quality

- Impact 4.2-1: Would the Project conflict with or obstruct implementation of the applicable air quality plan?
- Impact 4.2-2: Would the Project result in a cumulatively considerable net increase of any criteria pollutant for which the Project region is non-attainment under an applicable state or federal ambient air quality standard?

Cultural Resources

- Impact 4.4-1: Would the Project cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?

Greenhouse Gas Emissions

- Impact 4.6-1: Would the Project generate GHG emissions, either directly or indirectly, that could have a significant impact on the environment?
- Impact 4.6-2: Would the Project conflict with an applicable plan, policy, or regulation of an agency adopted for the purpose of reducing GHG emissions?

Transportation and Traffic

- Impact 4.13-2: Would the Project conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?

B. PROJECT BENEFITS IN SUPPORT OF THE STATEMENT OF OVERRIDING CONSIDERATIONS

The following section describes the benefits of the proposed Project that outweigh the project's unavoidable adverse effects and provides specific reasons for considering the Project acceptable even though the FEIR has indicated that there will be nine significant and unavoidable project impacts if the mitigation measures for Impacts 4.1-1, 4.1-2, 4.1-5, 4.2-1, 4.2-2, 4.4-1, 4.6-1, 4.6-2, and 4.13-2, are implemented. Accordingly, this Statement of Overriding Considerations regarding potentially significant adverse environmental impacts resulting from the proposed Project, as set forth below, has been prepared. Pursuant to CEQA Guidelines § 15093(c), the Statement of Overriding Considerations will be included in the record of the Project approval and will also be noted in the Notice of Determination. Each of the benefits identified below provides a separate and independent basis for overriding the significant environmental effects of the proposed Project.

Having reduced the potential effects of the proposed Project through all feasible mitigation measures as described previously herein, and balancing the benefits of the proposed Project against its potential unavoidable adverse impacts, the City finds that the following legal requirements and benefits of the proposed Project individually and collectively outweigh the potentially significant unavoidable adverse impacts for the following reasons:

1. Implements the Objectives Established for the Proposed Project

The Project objectives include creating a professional, well-maintained, and attractive environment for development; providing entitlements and framework for development of business park and light industrial uses; providing employment opportunities for community residents; facilitating the construction of utilities, roads, and other major infrastructure; expanding Ontario's industrial uses in proximity to local airports and regional transportation networks; and creating an economic engine to drive future growth and spur improvements in the area.

2. Provides Employment Opportunities

The Project would provide for high-quality industrial uses within the City and the TOP area and would increase employment opportunities for City and area residents. The proposed Project would include eight warehouse buildings totaling a maximum development of 5,333,518 square feet of warehouse and office uses and would generate 5,459 employment opportunities.

3. Provides Substantial Infrastructure Improvements

The Project will be responsible for the construction of area-wide infrastructure construction within the Ontario Ranch area, including roadway, water, and sewer and storm drains as set forth in the DEIR and South Ontario Logistics Center Specific Plan. The Project would construct improvements and infrastructure consistent with the TOP and the City's various master plans for roadways and sewers, among others.

4. Consistency with the Regional Goals in the RTP/SCS

SCAG's 2020-2045 RTP/SCS was adopted September 3, 2020. The RTP/SCS identifies that land use strategies that focus on new housing and job growth in areas served by high quality transit and other opportunity areas would be consistent with a land use development pattern that supports and complements the proposed transportation network. The overarching strategy in the 2020-2045 RTP/SCS is to provide for a plan that allows the southern California region to grow in more compact communities in existing urban areas; provide neighborhoods with efficient and plentiful public transit and abundant and safe opportunities to walk, bike, and pursue other forms of active transportation; and preserve more of the region's remaining natural lands.

The proposed Project would create an economic engine to drive future growth in Ontario Ranch, spur infrastructure improvements in the area, and would allow for the development of urban uses on currently underutilized land. The implementation of the proposed Project would facilitate the construction of roads and other major infrastructure investments that will ensure that mobility accessibility for people and goods would be maximized. The Specific Plan would expand Ontario's industrial uses in proximity to local airports and regional networks, and the vehicular and pedestrian improvements called for in the Specific Plan would be implemented and maintained to meet the needs of employees and visitors. Additionally, all modes of public and commercial transit throughout the Project area would be required to follow safety standards set by state, regional, and local regulations. The proposed Specific Plan would preserve and ensure access to the local public transportation near the Project site. The proposed project would improve and maintain local and area-serving transportation systems to maximize efficiency and productivity. Moreover, the proposed Project would incorporate energy efficiency and sustainability strategies.

5. Consistency with the City's Community Climate Action Plan

The Project will implement GHG emissions reduction measures specified in the DEIR and will comply with the City's adopted Climate Action Plan, which strives to achieve GHG reductions City-wide that comply with the State's reduction requirements. The primary purpose of the City's Community CAP is to design a feasible strategy to reduce GHG emissions generated by community activities that is consistent with statewide Scoping Plan GHG reduction efforts. The GHG emissions reduction target established under the CAP is 30 percent under year 2020 business-as-usual (BAU) levels. To meet this goal and to supplement statewide initiatives, the City has identified a series of reduction measures to be implemented by the City before 2020. These reduction measures include programs that improve building energy efficiency, increase use of public and active transit and decrease VMT, increase use of alternative-fueled vehicles, increase use of renewable energy, reduce water consumption, and reduce waste.

Table 4.6-8 in the DEIR evaluates the consistency of the proposed Project to the applicable measures of the Community CAP. As discussed in the Table, the proposed Project would be consistent with the applicable measures. Additionally, the Project would be consistent with the CAP Appendix B, Greenhouse Gas Emissions CEQA Thresholds and Screening Tables (CAP Screening Tables), which establishes a points system that assigns values for each GHG emissions mitigation design element or operational program feature incorporated into a given development project. The CAP Screening Tables point

values correspond to the minimum GHG emissions reduction expected from each feature. Projects with features that yield at least 100 Screening Table points are considered consistent with the reduction quantities anticipated in the City's CAP.

6. Remediates On-site Contamination

The Project would remediate existing site conditions, which consist of historic agricultural and dairy-related uses that contributed to on site contamination.

C. Conclusion

The City Council of Ontario has balanced the Project's benefits against the significant unavoidable impacts. The City Council finds that the proposed Project's benefits, which aim to meet the goals and policies of the City of Ontario General Plan (TOP), outweigh the Project's significant unavoidable impacts, and these impacts, therefore, are considered acceptable in the light of the Project's benefits. The City Council finds that each of the benefits described above is an overriding consideration, independent of the other benefits, that warrants approval of the Project notwithstanding the Project's significant unavoidable impact.

SECTION VI. MITIGATION MONITORING AND REPORTING PLAN

Pursuant to Public Resources Code section 21081.6, the City Council hereby adopts the Mitigation Monitoring and Reporting Plan attached to this Resolution as Exhibit A. Implementation of the Mitigation Measures contained in the Mitigation Monitoring and Reporting Program is hereby made a condition of approval of the Project. In the event of any inconsistencies between the mitigation measures as set forth herein and the Mitigation Monitoring and Reporting Plan, the Mitigation Monitoring and Reporting Plan shall control.

SECTION VII. PROJECT APPROVAL

Based upon the entire record before it, including the EIR, Findings of Fact, Statement of Overriding Considerations, and all written and oral evidence presented, City Council hereby approves the proposed Project.

SECTION VIII.STAFF DIRECTION

A Notice of Determination shall be filed with the County of San Bernardino within five (5) working days of final Project approval

PASSED, APPROVED, AND ADOPTED this 1st day of March 2022.

_____
PAUL S. LEON, MAYOR

ATTEST:

_____
SHEILA MAUTZ, CITY CLERK

APPROVED AS TO FORM:

_____
BEST BEST & KRIEGER LLP
CITY ATTORNEY

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

I, SHEILA MAUTZ, City Clerk of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. 2022- was duly passed and adopted by the City Council of the City of Ontario at their regular meeting held March 1, 2022, by the following roll call vote, to wit:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

The foregoing is the original of Resolution No. 2022- duly passed and adopted by the Ontario City Council at their regular meeting held March 1, 2022.

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

EXHIBIT A:

South Ontario Logistics Center Specific Plan Mitigation Monitoring and Reporting Plan

(Mitigation Monitoring and Reporting Program follow this page)

FINAL
ENVIRONMENTAL IMPACT REPORT AND RESPONSE TO COMMENTS

SOUTH ONTARIO LOGISTICS CENTER SPECIFIC PLAN

SCH No. 2021010318

LEAD AGENCY

City of Ontario
ALEXIS VAUGHN, ASSISTANT PLANNER
303 EAST "B" STREET
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CONSULTANT

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February 2022

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1.0 INTRODUCTION

The City of Ontario (City), as the Lead Agency, has prepared this Final Environmental Impact Report (FEIR) in accordance with the California Environmental Quality Act (CEQA) as amended (Public Resources Code [PCR] §§ 21000 et seq.) and CEQA Guidelines (California Code of Regulations [CCR] §§ 15000 et seq.).

According to the CEQA Guidelines Section 15132, the FEIR shall consist of:

(a) The Draft Environmental Impact Report (DEIR) or a revision of the Draft;

(b) Comments and recommendations received on the DEIR either verbatim or in summary;

(c) A list of persons, organizations, and public agencies comments on the DEIR;

(d) The responses of the Lead Agency to significant environmental points raised in the review and consultation process; and

(e) Any other information added by the Lead Agency.

This document contains responses to comments received on the DEIR for the South Ontario Logistics Center Specific Plan (Project) during the public review period, which began November 15, 2021 and closed January 3, 2022. This document has been prepared in accordance with CEQA and the CEQA Guidelines and represents the independent judgment of the Lead Agency. Pursuant to CEQA Guidelines Section 15132, this document, in conjunction with the circulated DEIR, comprise the FEIR.

1.1 ORGANIZATION OF THE FEIR

This document is organized as follows:

- ***Section 1, Introduction***. This section describes CEQA requirements and content of this FEIR.
- ***Section 2, Response to Comments***. This section provides a list of agencies and interested persons commenting on the DEIR; copies of comment letters received during the public review period, and individual responses to written comments. To facilitate review of the responses, each comment letter has been reproduced and assigned a number. Individual comments have been numbered for each letter and the letter is followed by responses with references to the corresponding comment number.
- ***Section 3, Revisions to the Draft EIR***. This section contains revisions to the DEIR text and figures as a result of the comments received by agencies and interested persons as described in Section 2 of this FEIR, and/or errors and omissions discovered subsequent to release of the DEIR for public review.

1.2 CEQA REQUIREMENTS FOR A FEIR

As described in CEQA Guidelines Sections 15088, 15089, 15090 and 15132, the Lead Agency must evaluate comments received on the DEIR and prepare written responses and consider the information contained in a FEIR before approving a project.

CEQA Guidelines Section 15204(a) outlines parameters for submitting comments, and reminds persons and public agencies that the focus of review and comment of DEIRs should be:

> *…on the sufficiency of the document in identifying and analyzing possible impacts on the environment and ways in which significant effects of the project might be avoided or mitigated. Comments are most helpful when they suggest additional specific alternatives or mitigation measures that would provide better ways to avoid or mitigate the significant environmental effects. At the same time, reviewers should be aware that the adequacy of an EIR is determined in terms of what is reasonably feasible. …CEQA does not require a lead agency to conduct every test or perform all research, study, and experimentation recommended or demanded by commenters. When responding to comments, lead agencies need only respond to significant environmental issues and do not need to provide all information requested by reviewers, as long as a good faith effort at full disclosure is made in the EIR.*

CEQA Guidelines Section 15204(c) further advises, "Reviewers should explain the basis for their comments, and should submit data or references offering facts, reasonable assumptions based on facts, or expert opinion supported by facts in support of the comments. Pursuant to Section 15064, an effect shall not be considered significant in the absence of substantial evidence." Section 15204(d) also states, "Each responsible agency and trustee agency shall focus its comments on environmental information germane to that agency's statutory responsibility." Section 15204(e) states, "This section shall not be used to restrict the ability of reviewers to comment on the general adequacy of a document or of the lead agency to reject comments not focused as recommended by this section."

State CEQA Guidelines §15088 recommends that where a response to comment makes important changes in the information contain in the text of the DEIR, that the Lead Agency either revise the text of the DEIR or include marginal notes showing that information. The FEIR for the Project has been prepared in accordance with CEQA. CEQA Guidelines §15132 indicates that the contents of a FEIR shall consist of:

- "The Draft EIR or a revision of the draft;
- Comments and recommendations received on the Draft EIR either verbatim or in summary;
- A list of persons, organizations, and public agencies commenting on the Draft EIR;
- The responses of the Lead Agency to significant environmental points raised in the review and consultation process; and
- Any other information added by the Lead Agency."

The City has evaluated comments on environmental issues from persons who reviewed the DEIR and has prepared a written response, pursuant to CEQA Guidelines §15088(a). Pursuant to CEQA Guidelines §15088(b), the City provided written responses to comments to any public agency that commented on the DEIR, at least ten (10) days prior to the City Council consideration of certifying the EIR as adequate under CEQA. Written responses to comments will also be provided to non-public agency individuals, organizations, and entities that commended on the DEIR. In addition, the FEIR will be made available to the general public at the City's Planning Division office and on the City's website a minimum of 10 days prior to the City Council public hearing.

The FEIR, along with other relevant information and public testimony at the Planning Commission and City Council public hearings, will be considered by the City's Council.

1.3 CLARIFICATIONS, AMPLIFICATIONS AND MODIFICATIONS TO THE DEIR

Section 3.0, Revisions to the Draft EIR, details the proposed changes to the DEIR. In response to public comments, text changes have been made to DEIR sections to clarify and amplify the analysis or mitigation measures, and to make insignificant modifications to the DEIR. This information does not rise to the level of significant new information as the resulting impact analysis and alternatives considered remain essentially unchanged, and no new or more severe impacts have been identified. These changes do not warrant DEIR recirculation pursuant to California Public Resources Code §21092.1 and CEQA Guidelines §15088.5.

CEQA Guidelines §15088.5 describes when an EIR requires recirculation prior to certification, stating in part:

"(a) A lead agency is required to recirculate an EIR when significant new information is added to the EIR after public notice is given of the availability of the Draft EIR for public review under Section 15087 but before certification. As used in this section, the term "information" can include changes in the project or environmental setting as well as additional data or other information. New information added to an EIR is not "significant" unless the EIR is changed in a way that deprives the public of a meaningful opportunity to comment upon a substantial adverse environmental effect of the project or a feasible way to mitigate or avoid such an effect (including a feasible project alternative) that the project's proponents have declined to implement. "Significant new information" requiring recirculation include, for example, a disclosure showing that:

(1) A new significant environmental impact would result from the project or from a new mitigation measure proposed to be implemented.

(2) A substantial increase in the severity of an environmental impact would result unless mitigation measures are adopted that reduce the impact to a level of insignificance.

(3) A feasible project alternative or mitigation measure considerably different from others previously analyzed would clearly lessen the environmental impacts of the project, but the project's proponents decline to apply it.

(4) The Draft EIR was so fundamentally and basically inadequate and conclusory in nature that meaningful public review and comment were precluded (Mountain Lion Coalition v. Fish and Game Com. (1989) 214 Cal.App.3d 1043).

(b) Recirculation is not required where the new information added to the EIR merely clarifies or amplifies or makes insignificant modifications in an adequate EIR."

As discussed herein and as elaborated upon in the respective Response to Comments, none of the clarifications or changes made in the Errata reflect a new significant environmental impact, a "substantial increase" in the severity of an environmental impact for which mitigation is not proposed, or a new

feasible alternative or mitigation measure that would clearly lessen significant environmental impacts but is not adopted, nor do the Errata reflect a "fundamentally flawed" or "conclusory" DEIR. In all cases, as discussed in individual responses to comments, master responses and DEIR Errata, these minor clarifications and modifications do not identify new or substantially more severe environmental impacts that the City has not committed to mitigate. Here, the public has not been deprived of a meaningful opportunity to comment upon a substantial adverse environmental effect of the Project or an unadopted feasible Project alternative or mitigation measure. Instead, the information added supports the existing analysis and conclusions, and responds to inquiries made from commenters. Therefore, this FEIR is not subject to recirculation prior to certification.

2.0 RESPONSE TO COMMENTS

CEQA Guidelines Section 15088(a) states that: "The lead agency shall evaluate comments on environmental issues received from persons who reviewed the Draft EIR and shall prepare a written response. The Lead Agency shall respond to comments that were received during the noticed comment period and any extensions and may respond to late comments." In accordance with these requirements, this section of the FEIR provides the City of Ontario's responses to each of the comments on the DEIR received during the public comment period.

Comment letters and specific comments are given letters and numbers for reference purposes. Where sections of the DEIR are excerpted in this document, the sections are shown indented. Changes to the DEIR text are shown in underlined text for additions and strikeout for deletions.

The following is a list of agencies and persons that submitted comments on the DEIR during the public review period.

2.1 LIST OF DEIR COMMENTS

Comments have been numbered as shown below, with responses to each comment following the respective comment letter.

Lett	Date Received	Organization/Name
State Agencies		
S1	December 23, 2021	California Department of Fish and Wildlife (CDFW)
S2	December 27, 2021	California Department of Transportation (Caltrans)
Local		
L1	November 23, 2021	Riverside County Airport Land Use Commission (ALUC)
L2	December 22, 2021	Ontario Municipal Utilities Company (OMUC)
L3	December 29, 2021	South Coast Air Quality Management District (SCAQMD)
L4	January 3, 2022	City of Chino
Organizations		
O1	December 16, 2021	Golden State Environmental Justice Alliance (GSEJA)[1]
O2	January 3, 2022	Adams Broadwell Joseph & Cardozo c/o CARECA (Californians Allied for a Responsible Economy)

[1] Note that on January 27th, 2022 GSEJA submitted a letter withdrawing its comments and expressing support for the Project.

Response to Comments
State Agency Letters

Comment Letter S1

Comment Letter - S1

State of California – Natural Resources Agency
DEPARTMENT OF FISH AND WILDLIFE
Inland Deserts Region
3602 Inland Empire Boulevard, Suite C-220
Ontario, CA 91764
www.wildlife.ca.gov

GAVIN NEWSOM, Governor
CHARLTON H. BONHAM, Director

December 23, 2021
Sent via email

Ms. Alexis Vaughn
City of Ontario Planning Department
303 East "B" St
Ontario, CA 91761
avaughn@ontarioca.gov

Subject: Draft Environmental Impact Report for the South Ontario Logistics Center Specific Plan Project (PSP19-001/PGPA19-004) - SCH 2021010318

Dear Ms. Vaughn:

The California Department of Fish and Wildlife (CDFW) received the Draft Environmental Impact Report (DEIR) from the City of Ontario (City) for the South Ontario Logistics Center Specific Plan Project (Project) pursuant the California Environmental Quality Act (CEQA) and CEQA Guidelines.[1]

Thank you for the opportunity to provide comments and recommendations regarding those activities involved in the Project that may affect California fish and wildlife. Likewise, we appreciate the opportunity to provide comments regarding those aspects of the Project that CDFW, by law, may be required to carry out or approve through the exercise of its own regulatory authority under the Fish and Game Code. a

CDFW ROLE
CDFW is California's Trustee Agency for fish and wildlife resources, and holds those resources in trust by statute for all the people of the State. (Fish & G. Code, §§ 711.7, subd. (a) & 1802; Pub. Resources Code, § 21070; CEQA Guidelines § 15386, subd. (a).) CDFW, in its trustee capacity, has jurisdiction over the conservation, protection, and management of fish, wildlife, native plants, and habitat necessary for biologically sustainable populations of those species. (*Id.*, § 1802.) Similarly, for purposes of CEQA, CDFW is charged by law to provide, as available, biological expertise during public agency environmental review efforts, focusing specifically on projects and related activities that have the potential to adversely affect fish and wildlife resources.
CDFW is also submitting comments as a Responsible Agency under CEQA. (Pub. Resources Code, § 21069; CEQA Guidelines, § 15381.) CDFW expects that it may need to exercise regulatory authority as provided by the Fish and Game Code. As proposed,

[1] CEQA is codified in the California Public Resources Code in section 21000 et seq. The "CEQA Guidelines" are found in Title 14 of the California Code of Regulations, commencing with section 15000.

Conserving California's Wildlife Since 1870

for example, the Project may be subject to the extent implementation of the Project as proposed may result in "take" as defined by State law of any species protected under the California Endangered Species Act (CESA) (Fish & G. Code, § 2050 et seq.), the Project proponent may seek related take authorization as provided by the Fish and Game Code.

PROJECT DESCRIPTION SUMMARY

The Project includes the development of 23 parcels that currently have various agricultural uses, including a dairy farm, row crops, six owner and worker residents, and vacant land. The Project will consist of the construction of eight warehouse buildings (maximum of 5,333,518 square feet of warehouse and office uses) on 219.39 acres. The location is in the southwest portion of the City of Ontario and is bound by Eucalyptus Avenue to the north, Campus Avenue to the west, Merrill Avenue to the south, and Grove Avenue to the east.

cont'd a

COMMENTS AND RECOMMENDATIONS

CDFW offers the comments and recommendations below to assist the City in adequately identifying and/or mitigating the Project's significant, or potentially significant, impacts on state special-status fish and wildlife (biological) resources.

State Special-Status Reptiles

According to the DEIR, a mitigation measure (MM BIO-1) will be implemented to lessen the impacts to special-status reptile species (western pond turtle) that have the potential to occur within the Project as follows:

> ***MM BIO-1*** *Within 14 days prior to the onset of construction activities, a qualified biologist shall conduct pre-construction surveys for western pond turtle within all areas that fall within 100 feet of any suitable aquatic and upland nesting habitat for this species (stock/retention ponds). If western pond turtles are observed during the pre-construction survey, the CDFW shall be contacted. If no western pond turtles are observed during the preconstruction survey, then construction activities may begin. If construction is delayed or halted for more than 30 days, another pre-construction survey for western pond turtle shall be conducted. Within seven days of the pre-construction survey, a report of findings from the survey shall be submitted to the CDFW.*
>
> *During construction, a qualified biological monitor who has been approved by the CDFW to relocate western pond turtles shall be on-site to ensure that no western pond turtles are harmed. If western pond turtles are observed in the construction area at any time during construction, the on-site biological monitor shall be notified and construction in the vicinity of the sighting shall be halted until such a time as a turtle has been removed from the construction zone and relocated by an*

b

approved biologist. If a sighting occurs during construction, the biologist shall prepare a report of the event and submit it to CDFW.

CDFW agrees that surveys should be performed for western pond turtles; however, it is not clear on what a "preconstruction survey" for nearly 19.0 acres of stock/retention ponds and channels entails (e.g., seining, water withdrawal) and how this will ensure individuals are avoided. Also, CDFW would like to understand more regarding the relocation effort (e.g., location, type of habitat, species baseline data for the proposed relocation site, granted landowner permission). If western pond turtles are present on site, then, as currently designed, the Project would remove habitat for the species and therefore impact the species. Relocation alone may not be sufficient to offset the potentially remaining significant impact. Based on the status of the species and continuing loss of habitat in the vicinity, CDFW considers mitigation appropriate to ensure potentially significant impacts are mitigated to less than significant. CDFW recommends that the City include the following measures within the FEIR prior to certification.

cont'd
b

MM BIO-X (Added) *Within the breeding season (May-July) prior to the onset of construction activities, a CDFW-approved qualified biologist shall conduct pre-construction trapping surveys, following U.S. Geological Survey trapping protocol, for western pond turtle within all areas of any suitable aquatic habitat for this species (e.g., retention and treatment ponds). If western pond turtles are observed or trapped during the pre-construction survey, the Project Proponent shall either avoid impacts to western pond turtle aquatic and terrestrial habitat or shall prepare for CDFW review and approval, a translocation plan identifying proposed protocol for trapping and relocating turtles, including identifying potential, appropriate receiver sites to relocate western pond turtles to. If no western pond turtles are observed during the pre-construction survey, then construction activities may begin. If construction is delayed or halted for more than 30 days, another pre-construction survey for western pond turtle shall be conducted. Within seven days of the pre-construction survey, a report of findings from the survey shall be submitted to the CDFW. During construction, a qualified biological monitor who has been approved by the CDFW to relocate western pond turtles shall be onsite to ensure that no western pond turtles are harmed. If western pond turtles are observed in the construction area at any time during construction, the onsite biological monitor shall be notified and construction in the vicinity of the sighting shall be halted until such a time as a turtle has been removed from the construction zone and relocated by an approved biologist. If a sighting occurs during construction, the biologist shall prepare a report of the event and submit it to CDFW.*

If western pond turtle(s) is/are identified, the Project Proponent shall mitigate impacts to western pond turtle by creating suitable, breeding, and foraging habitat at a

minimum 2:1 replacement to impact ratio a CDFW-approved location within southwest San Bernardino County. Habitat shall be conserved in perpetuity via conveyance of a conservation easement to a CDFW-approved conservation entity and a management fund (endowment) shall be established by the Applicant consisting of an interest-bearing account with the amount of capital necessary to generate sufficient interest and/or income to fund all monitoring, management, and protection of the conservation area(s), including but not limited to, reasonable administrative overhead, biological monitoring, invasive species and trash removal, fencing and signage replacement and repair, law enforcement measures, long-term management reporting (as described below), and other actions designed to maintain and improve the habitat of the conserved land(s), in perpetuity. A Property Analysis Record, or substantially equivalent analysis, shall be conducted to determine the management needs and costs described above, which then will be used to calculate the capital needed for the management of the fund. Except for uses appropriate to a habitat conservation area, the public shall not have access to the mitigation area(s), and no activities shall be permitted within the site, except maintenance of habitat, including the removal of nonnative plant species, trash, and debris, and the installation of native plant materials.

cont'd
b

State Special-Status Avian Species

Within the biological assessment report for the Project, the western boundary was delineated at Bon View Avenue; however, according to the DEIR (3.1 Project Location and Setting), the Project is bound by Campus Avenue to the west (refer to Appendices Figure 1 and Figure 2). Further, the Project is described as consisting of 23 parcels, of which the Assessor Parcel Numbers (APNs) are listed (refer to Table 1 in the Appendices or in the DEIR as Table 3-1*)* along with Figure 3 in the Appendices for more details. CDFW asks that the City review the DEIR and ensure that the western boundary is consistent throughout the entire DEIR and appendices for the FEIR.

c

CDFW also believes that this omitted portion of the Project (e.g., the western portion between Bon View Avenue and Campus Avenue), or 74 acres, may be associated with Proposition 70 funding. The Chino Agricultural Preserve (herein referred to as the Dairy Preserve) was 17,000 acres of dairy and agriculture that encompassed portions of the Cities of Chino and Ontario. The Dairy Preserve was formed in 1968 under the auspices of the California's Williamson Act - a 1965 law that was intended to preserve California farmland. In 1988, voters passed Proposition 70, the California, Wildlife, Coastal, and Park Land Conservation Act (Act) to fund bonds for "the acquistion, development, rehabitation, protection, or restoration of park, wildlife, coastal, and natural lands in California, including **lands supporting unique or endangered plants and animals (emphasis added)**". San Benardino County was awarded a $20 million grant under

Proposition 70, to be applied towards the acquisition of dairy properties for the purpose of preserving agricultural heritage. The County of San Bernardino acquired nine dairy properties with the grant money in the early 1990s that included 366.6 acres, with approximately 201.3 acres within the City of Ontario. By 1997, half of the dairies that had been operating in the Dairy Preserve at its peak had left. In 1999, the City of Ontario annexed nearly 8,200 acres and the City of Chino claimed another 7,000 acres from the remaining acres in the Dairy Preserve.

With the economic downturn of 2007, the County of San Bernardino recognized the shifting markets within the Dairy Preserve and relocated its Proposition 70 land holdings to a more sustainable location through state legislation. SB 1124 authorized the sell or exchange of the originally acquired dairy properties purchased with Proposition 70 grant funds, under the condition that the County of San Bernardino preserve all lands and conservation easements acquired as the replacement properties in perpetuity for agricultural preservation, including agricultural and wildlife education or wildlife habitat, or for open space and conservation. Given the complexity of the funding and legistlation changes, CDFW would like more information and transparency regarding how the funds are being appropriated to their intented purposes (e.g., wildlife/burrowing owl land or open space conservation) included in the FEIR.

cont'd c

The DEIR (Section 4.3.5 Project Impacts and Mitigation Section *Burrowing Owl Survey*) states that burrowing owl surveys were conducted during the breeding season in 2019 (Ecological Sciences, Inc.) by "walking parallel transects (where feasible) through suitable habitat over the entire survey area [i.e., the Project site and within a 150-meter (500 feet) buffer area where feasible or at least by visual means]". No burrowing owl or their sign were detected.

Regardless, a mitigation measure (MM BIO-2) was included to lessen the impacts to burrowing owl as follows:

d

> **MM BIO-2** *The Project Applicant shall complete an initial BUOW take avoidance survey no less than 14 days prior to initiating ground disturbance activities. Implementation of avoidance and minimization measures (e.g., eliminating actions that reduce burrowing owl forage and burrowing surrogates (e.g., ground squirrel), or introduce/ facilitate burrowing owl predators) would be triggered by positive owl presence on the site where Project activities would occur. The development of avoidance and minimization approaches would be evaluated by monitoring burrowing owls (if present on-site). BUOW may re-colonize a site after only a few days. Time lapses between Project activities trigger subsequent take avoidance surveys including but not limited to a final survey conducted within 24 hours prior to ground disturbance.*

In southern California, burrowing owls are partial migrants, with some individuals migrating in winter, while others within the same breeding population remaining relatively sedentary. Conservation of migratory birds requires an understanding of habitat, behavior and threats faced by birds during breeding, wintering, and migration. However, although migratory birds are protected under international treaties, the distribution of stopovers and pathways used by migrating birds is poorly understood.

CDFW believes that burrowing owl(s) may use the Project for breeding, wintering, foraging, and/or migration stopovers. Because burrowing owls detected may be year-round residents, breeding adults, young from the previous breeding season, pre-breeding territorial adults, winter residents, dispersing juveniles, migrants, transients or new colonizers, burrowing owl residency status can be difficult to ascertain. Further, disease, predation, drought, high rainfall or site disturbance may preclude presence of burrowing owls in any given year. Thus, CDFW recommends that additional focused burrowing owl surveys of the Project site and appropriate buffer are warranted given the following: 1) the entire site was not surveyed; 2) it has been over two years since surveys were performed; 3) non-breeding season surveys should be conducted if exclusion methods are contemplated; and 4) the Project contains suitable habitat with known occurrences adjacent or within close proximity. Once more comprehensive and current data is gathered, CDFW recommends it be used to assess not only breeding, but wintering and migratory stopover habitat for burrowing owls within the Project. *cont'd* d

While CDFW appreciates the inclusion of minimization measures specific to burrowing owls that are directly referenced from the suggested buffers contained within the Burrowing Owl 2012 Staff Report (Table 4.3-2 CDFW Recommended Restricted Activity Dates and Setback Distances by Level of Disturbance for burrowing owl), the DEIR should also discuss site-specific and regionally significant and cumulative impacts, as well as mitigation. If habitat on the Project site is occupied by burrowing owls, CDFW considers impact to the habitat to be a substantial adverse and potentially significant impact based on location and species status in the area and limited remaining habitat for burrowing owls. CDFW recommends permanent conservation of occupied burrowing owl habitat that provides for nesting, foraging, wintering, and/or dispersal (i.e., during breeding and non-breeding seasons) comparable to, or better than, that of the Project. e

Finally, CDFW has provided comments to the City on several projects where impacts to burrowing owls have occurred or potentially occurred. Specifically, the City prepared a master plan for the Dairy Preserve that spans over 20 years (was formerly known as the New Model Colony (NMC) and is currently referred to as the Ontario Ranch). The General Plan Amendment and associated Final DEIR for the Sphere of Influence for the NMC (January 1998) assessed the impacts on biological resources of the conversion of the NMC from agricultural uses to develop urban and suburban uses. Subsequent to the f

adoption of the DEIR, a lawsuit was filed against the City by the Endangered Habitats League, Inc. and Sierra Club challenging the City's CEQA compliance and approval of the General Plan Amendment. A settlement agreement was reached and agreed to by all parties that set forth revised mitigation measures for potential impacts in the NMC (referred to as Annexation Area 163). Because state law requires that local jurisdictions update the DEIR General Plans every 10 years, an Ontario Plan Draft DEIR (DEIR SCH # 2008101140) was prepared by the Planning Center (April 2009) and finalized in July 2009. Measures from the settlement agreement were detailed within the Ontario Plan DEIR Section 5 *Environmental Analysis.* To date, CDFW is not aware of any lands that have been set aside, managed, and/or conserved for the benefit of burrowing owls that have been, and continue to be, impacted by development.

While the Project is just adjacent to the NMC boundary, under Section 15355 of the CEQA Guidelines, cumulative effects refers to "two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts". Physical changes caused by a project can contribute incrementally to cumulative effects that are significant, even if individual changes resulting from a project are limited. The City must determine whether the cumulative impact is significant, as well as whether an individual effect is "cumulatively considerable." This means "the incremental effects of an individual project are significant when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects" (Guidelines Section 15064(h)(1)). This is particulaly true when past and continual impacts are not adequately mitigated for. Therefore, CDFW is once again strongly advising the City to maintain an interactive mapping and current inventory of burrowing owl occurrences, ensure adequate land is available and conserved **before** owls are passively relocated, and provide compensation for loss of all aspects of habitat types used (e.g., foraging, wintering, migratory stopovers, and breeding).

cont'd f

CDFW requests that the following mitigation measure be added to the burrowing owl section of the FEIR as follows:

> ***MM BIO-X (Added)*** *The Project Proponent shall conduct surveys for burrowing owls across all suitable breeding, wintering, and foraging habitat with the Project area. If burrowing owls are identified, the Project Proponent shall either avoid all impacts on-site or conserve non-impacted occupied habitat onsite and/or conserve occupied burrowing owl habitat off-site at a minimum total 2:1 ratio of conserved to impacted habitat. Coordination with the California Department of Fish and Wildlife (CDFW) shall occur to mitigate for the loss of habitat through the acquisition, conservation, and management of in-kind habitat. Lands conserved shall include* 1) *sufficiently large acreage with fossorial mammals present; 2) permanent protection through a conservation easement for the purpose of conserving burrowing owl habitat and*

prohibiting activities incompatible with burrowing owl use; 3) development and implementation of a mitigation land management plan to address long-term ecological sustainability and maintenance of the site for burrowing owls; and 4) funding for the maintenance and management of mitigation land through the establishment of a long-term funding mechanism such as an endowment (CDFW, 2012).

cont'd f

For other state special-status avian species that have been identified as having the potential to occur within the Project (tricolored blackbird, grasshopper sparrow, great blue heron, Swainson's hawk, yellow rail, California horned lark, and merlin), CDFW recommends implementation of a mitigation measure (MM BIO-1) to lessen Project related impacts as stated below.

MM BIO-1 *Prior to commencement of ground disturbance, establish the following:*

- *Vegetation removal is recommended to be conducted outside of the nesting season for migratory birds to avoid direct impacts.*
- *If vegetation removal will occur during the migratory bird nesting season, between February 1 and September 15, pre-construction nesting bird surveys shall be performed within three days prior to vegetation removal.*
- *If active nests are found during nesting bird surveys, they shall be flagged. A 250-foot buffer shall be fenced around songbird nests and a 500-foot buffer shall be fenced around raptor nests.*
- *A biological monitor shall visit the site once a week during ground disturbing activities to ensure all fencing is in place and no special-status species are being impacted.*

g

While this avoidance measure may benefit certain special-status species (e.g., horned larks, grasshopper sparrow), many of the other potential special-status species listed are not known to nest within the type of habitat within the Project (Swainson's hawk, great blue heron) and/or are seasonal migrants that because of geographical range or habitat requirements would not be expected to reproduce (e.g., merlin). Conversely, these same species, as well as others (bald eagle, golden eagle, and American peregrine falcon) have the potential to forage within the Project.

h

The Ontario Ranch DEIR concluded that the loss of farmland would only become less than significant with the collection of mitigation fees to fund replacement habitat and must have long-term conservation value for raptors. Similarly, the City of Chino concluded that impacts within the Preserve Specific Plan could not be mitigated for the cumulative loss of agricultural and open space below a level of significance for the direct loss of raptor foraging and migratory habitat (Preserve Specific Plan Statement of Overriding Conditions).

CDFW is concerned that similar projects that have undergone prior environmental review could come to substantially different conclusions regarding the significance of impacts related to the loss of raptor foraging habitat. CDFW believes the loss of these areas for foraging, individually and cumulatively, is significant and should be mitigated. Thus, CDFW recommends the DEIR reassess its findings for the continued loss of raptor habitat and provide appropriate mitigation in the form of habitat acquisition and preservation. CDFW recommends the City integrate into the DEIR the following measure: cont'd h

> ***MM BIO-X (Added)*** *If surveys determine that the Project supports special-status raptors, the Project Proponent shall mitigate the loss through the perpetual conservation and management of foraging habitat, approved by CDFW, at a minimum 1:1 ratio.*

The tricolored blackbird, a state threatened species, has been documented within the vicinity of the Project (ebird, California Natural Diversity Database [CNDDB]). Nesting tricolored blackbirds are known to prefer marsh (emergent cattails [*Typha* spp.] and bulrush [*Scirpus* spp.]) habitat but will also use upland breeding substrates (e.g., milk thistle (*Silybum marianum*), cheeseweed mallow (*Malva parviflora*), mustard (*Brassica* spp.), bull thistle (*Circium vulgare),* prickly lettuce (*Lactuca serriola*), sandbar willow (*Salix exigua*), as well as cultivated fields of triticale and fava beans (*Vicia fava)* (Beedy and Hamilton 1999). Tricolored blackbirds also forage in agricultural landscapes known to support large insect populations, including alfalfa (*Medicago sativa*), sunflowers (*Helianthus* spp.), and rice (*Oryza sativa*). These areas can sustain nearby tricolored blackbird colonies, and individuals have been observed to travel up to 5 km between their nests and suitable foraging substrates even in highly urbanized environments (e.g., a colony in Riverside County in 2014). Further, most tricolored blackbirds forage over a wide area, possibly due to an inability to acquire sufficient resources at one colony site for the entire breeding season, prospecting among colonies to assess availability of nesting and foraging resources or access to mates, and/or the availability of multiple proximate nesting locations allows the species to compensate for early-season nesting failures and variation in habitat and forage conditions over time (Beedy and Hamilton 1997). i

Given the Project and the adjacent lands contains suitable foraging and breeding habitat for tricolored blackbirds, CDFW recommends the DEIR include the following measure to require focused surveys and should tricolored blackbirds be observed nesting or foraging, appropriate mitigation.

> ***MM BIO-X (Added)*** *The Project Proponent shall conduct surveys for tricolored blackbird across all suitable breeding and foraging habitat with the Project area. If tricolored blackbirds are identified, the Project Proponent shall avoid all occupied habitat onsite. If onsite avoidance is infeasible, the Project Proponent shall apply for an incidental take permit (ITP) with California Department of Fish and Wildlife (CDFW) and shall mitigate for the loss of all habitat through the acquisition, conservation, and*

management of in-kind habitat at a minimum 3:1 ratio, or as approved by the final ITP. Habitat shall be conserved in perpetuity via conveyance of a conservation easement to a CDFW-approved conservation entity and a management fund (endowment) shall be established by the Project Proponent consisting of an interest-bearing account with the amount of capital necessary to generate sufficient interest and/or income to fund all monitoring, management, and protection of the conservation area(s), including but not limited to, reasonable administrative overhead, biological monitoring, invasive species and trash removal, fencing and signage replacement and repair, law enforcement measures, long-term management reporting, and other actions designed to maintain and improve the habitat of the conserved land(s), in perpetuity. A Property Analysis Record, or substantially equivalent analysis, shall be conducted to determine the management needs *and costs described above, which then will be used to calculate the capital needed for the management of the fund. Except for uses appropriate to a habitat conservation area, the public shall not have access to the mitigation area(s), and no activities shall be permitted within the site, except maintenance of habitat, including the removal of nonnative plant species, trash, and debris, and the installation of native plant materials.*

cont'd i

California Endangered Species Act

CDFW is responsible for ensuring appropriate conservation of fish and wildlife resources including threatened, endangered, and/or candidate plant and animal species, pursuant to the CESA. CDFW recommends that a CESA ITP be obtained if the Project has the potential to result in "take" (California Fish and Game Code Section 86 defines "take" as "hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture, or kill") of State-listed CESA species, either through construction or over the life of the project. It is the policy of the state to conserve, protect, enhance, and restore State-listed CESA species and their habitats.

CDFW encourages early consultation, as significant modification to the proposed Project and avoidance, minimization, and mitigation measures may be necessary to obtain a CESA ITP. The California Fish and Game Code requires that CDFW comply with CEQA for issuance of a CESA ITP. CDFW therefore recommends that the DEIR addresses all Project impacts to listed species and specifies a mitigation monitoring and reporting program that will meet the requirements of CESA.

j

ENVIRONMENTAL DATA

CEQA requires that information developed in environmental impact reports and negative declarations be incorporated into a database which may be used to make subsequent or supplemental environmental determinations. (Pub. Resources Code, § 21003, subd. (e).) Accordingly, please report any special status species and natural communities detected during Project surveys to the California Natural Diversity Database. Information can be submitted online or via completion of the CNDDB field survey form at the following link:

k

https://wildlife.ca.gov/Data/CNDDB/Submitting-Data. The completed form can be mailed electronically to CNDDB at the following email address: CNDDB@wildlife.ca.gov. The types of information reported to CNDDB can be found at the following link: https://wildlife.ca.gov/Data/CNDDB/Plants-and-Animals. cont'd k

FILING FEES

The Project, as proposed, would have an impact on fish and/or wildlife, and assessment of filing fees is necessary. Fees are payable upon filing of the Notice of Determination by the Lead Agency and serve to help defray the cost of environmental review by CDFW. Payment of the fee is required in order for the underlying project approval to be operative, vested, and final. (Cal. Code Regs, tit. 14, § 753.5; Fish & G. Code, § 711.4; Pub. Resources Code, § 21089.). l

CONCLUSION

CDFW appreciates the opportunity to comment on the DEIR for the South Ontario Logistics Center Specific Plan Project (SCH No. 2021010318) and recommends that the City address the CDFW's comments prior to certifying the DEIR. If you should have any questions pertaining to the comments provided in this letter, please contact Kim Romich, Senior Environmental Scientist, at Kimberly.Romich@wildlife.ca.gov. m

Sincerely,

DocuSigned by:
Scott Wilson
8091B1A9242F49C...

Scott Wilson
Environmental Program Manager

Attachments

ec: Kim Freeburn, Senior Environmental Scientist, Supervisor
Inland Deserts Region
kim.freeburn@wildlife.ca.gov

Office of Planning and Research, State Clearinghouse, Sacramento
state.clearinghouse@opr.ca.gov

REFERENCES

Beedy, E. C. and W. J. Hamilton III. 1997. Tricolored blackbird status update and management guidelines. Jones & Stokes Associates, Inc. (JSA 97-099.) Sacramento, CA. Prepared for U.S. Fish and Wildlife Service, Portland, OR, and California Department of Fish and Game, Sacramento, CA.

——. 1999. Tricolored blackbird (Agelaius tricolor). In The Birds of North America, No. 423 (A. Poole and F. Gill, eds.). The Birds of North America, Inc., Philadelphia, PA.

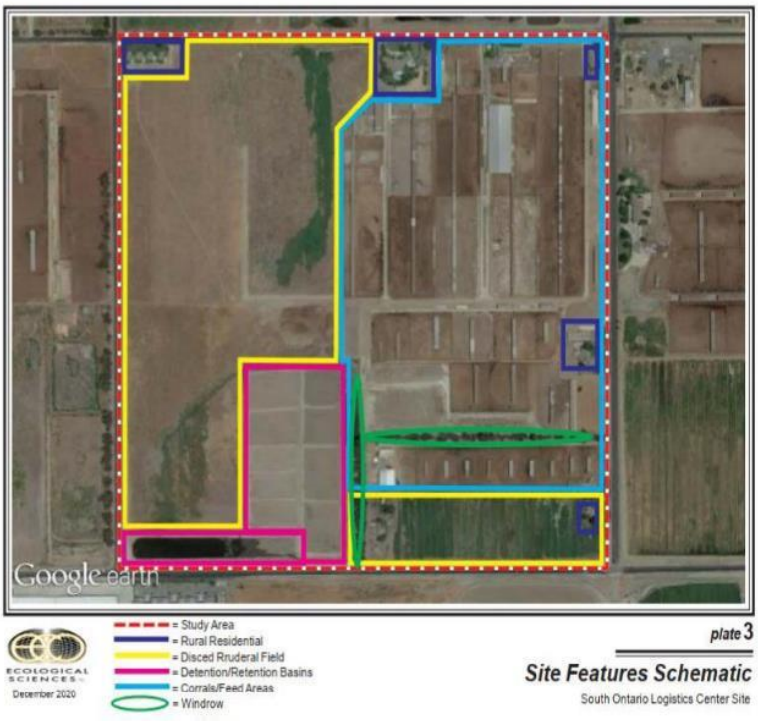
California Department of Fish and Wildlife. 2012. Staff Report on Burrowing Owl Mitigation. Sacramento, CA, USA.

Meese, R.J. and E.C. Beedy. 2015. Managing nesting and foraging habitats to benefit breeding Tricolored Blackbirds. Central Valley Bird Club Bulletin 17:79-96.

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Figure 1

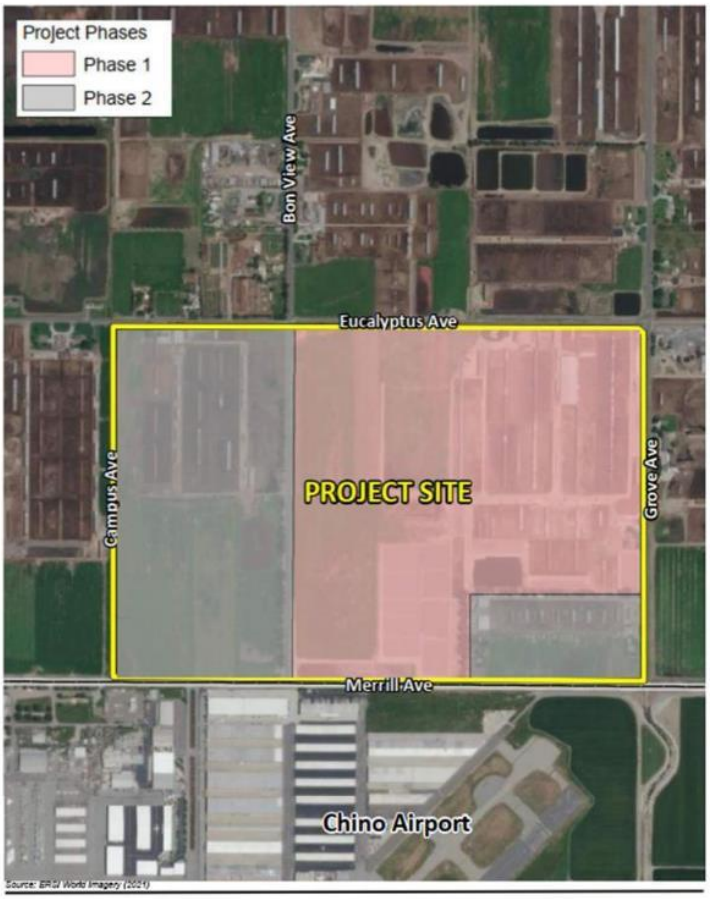
Project Vicinity Map (see DEIR Figure 3-1)



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Figure 2

Aerial Vicinity Map (refer to DEIR Figure 3-2)



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Table 1 (refer to DEIR Table 3-1).

Assessor Parcel Numbers

1054-071-01	1054-071-02	1054-081-03	1054-091-01	1054-091-02
1054-101-01	1054-101-02	1054-231-01	1054-231-02	1054-241-01
1054-241-02	1054-321-01	1054-321-02	1054-311-01	1054-311-02
1054-051-01	1054-051-02	1054-061-01	1054-061-02	1054-251-01
1054-251-02	1054-301-01	1054-301-02		

Figure 3.

A map of the corresponding APNs not included within the DEIR Biological Resources



Letter S1 California Department of Fish and Wildlife

December 23, 2021

Response S1-a

Comment is noted. No response is required.

Response S1-b

The General Biological Assessment (GBA) prepared for the Project included a literature review and field survey of the Project site and surrounding areas. The *Prado Dam* 7.5' USGS topographic quadrangle and eight surrounding quadrangles were used to identify sensitive species in the California Natural Diversity Data Base (CNDDB). According to the CNDDB, the nearest recorded occurrence of western pond turtle lies approximately 3.7 miles to the southeast of the Project area within the Santa Ana River floodplain. Further, the western pond turtle was not observed during the field survey. The onsite stock ponds collect waste from livestock and dairy activities. The stock ponds do not contain water throughout the year and are routinely dredged to remove waste and sediment. The stock ponds are designed to hold water for no more than 72 hours; therefore, the ponds do not provide a permanent source of open water necessary for the species. Although the GBA determined that the onsite stock ponds may potentially provide suitable habitat for western pond turtle, it is unlikely that this species occurs within the project area. The proposed mitigation measure MM BIO-1 was intended to ensure that no impacts to the species occurs in the unlikely event that western pond turtle is found onsite. Based on CDFW's recommendation and as noted in Section 3.0, *Revisions to the DEIR,* of this Final EIR, MM BIO-1 will be revised to the following (indicated in bold underline for additions and strikethrough to deletions):

MM BIO-1 The following measures shall be implemented for the indicated species, prior to commencement of ground disturbance at the Project site:

…

Western pond turtle

Within the breeding season (May-July) prior to the onset of construction activities, a CDFW-approved qualified biologist shall conduct pre-construction trapping surveys, following U.S. Geological Survey trapping protocol, for western pond turtle within all areas of any suitable aquatic habitat for this species (e.g., retention and treatment ponds). If western pond turtles are observed or trapped during the pre-construction survey, the Project Proponent shall either avoid impacts to western pond turtle aquatic and terrestrial habitat or shall prepare for CDFW review and approval, a translocation plan identifying proposed protocol for trapping and relocating turtles, including identifying potential, appropriate receiver sites to relocate western pond turtles to. If no western pond turtles are observed during the pre-construction survey, then construction activities may begin. If construction is delayed or halted for more than 30 days, another pre-construction survey for western pond turtle shall be conducted. Within seven days of the pre-construction survey, a report of findings from the survey shall be submitted to the CDFW. During construction, a qualified biological monitor who has been approved by

the CDFW to relocate western pond turtles shall be onsite to ensure that no western pond turtles are harmed.

If western pond turtles are observed in the construction area at any time during construction, the onsite biological monitor shall be notified and construction in the vicinity of the sighting shall be halted until such a time as a turtle has been removed from the construction zone and relocated by an approved biologist. If a sighting occurs during construction, the biologist shall prepare a report of the event and submit it to CDFW.

~~Within 14 days prior to the onset of construction activities, a qualified biologist shall conduct pre-construction surveys for western pond turtle within all areas that fall within 100 feet of any suitable aquatic and upland nesting habitat for this species (stock/retention ponds). If western pond turtles are observed during the pre-construction survey, the California Department of Fish and Wildlife shall be contacted. If no Western pond turtles are observed during the preconstruction survey, then construction activities may begin. If construction is delayed or halted for more than 30 days, another pre-construction survey for western pond turtle shall be conducted. Within seven days of the pre-construction survey, a report of findings from the survey shall be submitted to the California Department of Fish and Wildlife.~~

~~During construction, a qualified biological monitor who has been approved by the California Department of Fish and Wildlife to relocate western pond turtles shall be on-site to ensure that no western pond turtles are harmed. If western pond turtles are observed in the construction area at any time during construction, the on-site biological monitor shall be notified and construction in the vicinity of the sighting shall be halted until such a time as a turtle has been removed from the construction zone and relocated by an approved biologist. If a sighting occurs during construction, the biologist shall prepare a report of the event and submit it to CDFW.~~

The revised MM BIO-1, as specified above, will ensure that no take of western pond turtle will result from Project implementation. CDFW's recommendation that the Project should create suitable, breeding, and foraging habitat at a minimum 2:1 replacement to impact ratio if western pond turtle are found during pre-construction surveys is not necessary due to the fact that the onsite stock ponds to be impacted by the Project do not provide habitat necessary for the species, as described above. As previously stated, it is unlikely that the species will be found onsite during pre-construction trapping surveys and the proposed mitigation measure is merely precautionary.

Response S1-c

Development is only proposed on the ±130-acre site that is located north of Merrill Avenue, south of Eucalyptus Avenue, east of Bon View Avenue, and west of Grove Avenue (Phase 1). The additional parcels to the west of Bon View Avenue are associated with Phase 2 of Project development, and there is no specific development proposed at this time on those parcels. As stated on page 3-3 of Section 3.0, *Project Description,* of the Draft EIR, there is an active Williamson Contract (Contract #72-392) on APN 1054-051-01, 02 and 1054-061-01, 02. As there is no development proposed on the Phase 2 parcels,

the surveys were not completed west of Bon View Avenue. See Response S1-d below regarding revisions to MM BIO-2.

Regarding the funding and legislation changes, the Draft EIR is not required, under the CEQA Guidelines, to provide information regarding funding for conservation as the funds would not result in an environmental impact. The Project would implement the stated mitigation measures to ensure that there would be no direct impacts to the sensitive species. Additional information related to the agricultural lands and preservation through the Williamson Contract are provided in Section 4.1, *Agriculture and Forestry*, of the Draft EIR.

Response S1-d

A reliance letter was prepared by Ecological Sciences, Inc. on January 14, 2022 confirming there is no change in the existing site conditions compared to the time of the initial burrowing owl surveys prepared in 2019 (see Attachment S1). Therefore, the conditions as analyzed in the Draft EIR are accurate.

Response S1-e

The City disagrees with the assertion in that the Draft EIR does address site-specific and regionally significant and cumulative impacts, as well as providing mitigation where necessary to reduce impacts to a less than significant level. As stated on page 4.3-19 of the Draft EIR, the site-specific analysis states that the observations during the BUOW surveys indicated there were no direct BUOW identifications, and none of the potential burrows inspected were determined to be occupied. However, the Project would implement Mitigation Measure BIO-2 to require an avoidance survey, and avoidance and minimization approaches would be evaluated by monitoring the burrowing owls if they are present on-site. Therefore, as there were no indications of burrowing owls, and with implementation of MM BIO-2, the Draft EIR is not required to address permanent conservation of occupied burrowing owl habitat. Regarding regionally significant and cumulative impacts, as stated on page 4.3-27 of the Draft EIR, the cumulative study area for biological resources includes the southwestern San Bernardino County region. As further stated therein, the Project would implement mitigation measures to reduce impacts to the identified species, including the BUOW, to less than significant levels. Therefore, the Project would result in a less than significant contribution to cumulative impacts to these resources, and impacts would be less than cumulatively significant. Therefore, the Draft EIR adequately analyzes site-specific and regionally significant and cumulative impacts, as well as mitigation.

Response S1-f

See Response S1-e. As impacts to burrowing owl habitat have been reduced to less than significant levels, no additional mitigation measures are required. However, MM BIO-2 has been revised for clarification and to include the commenter's requested mitigation language (indicated in bold underline for additions and strikethrough to deletions):

MM BIO-2. Burrowing Owl Surveys. Phase 1: Prior to issuance of a demolition or grading permit for any ground disturbing activity, a qualified biologist shall conduct a pre-construction presence/absence survey for burrowing owls within ~~The Project Applicant shall complete~~

~~an initial BUOW take avoidance survey no less than~~ 14 days prior to initiating ground disturbance activities. Surveys shall be conducted consistent with the procedures in outlined in the "California Department of Fish and Wildlife (CDFW) 2012 Staff Report on Burrowing Owl Mitigation." If the species is absent, no additional mitigation will be required. ~~Implementation of avoidance and minimization measures (e.g., eliminating actions that reduce burrowing owl forage and burrowing surrogates (e.g., ground squirrel), or introduce/facilitate burrowing owl predators) would be triggered by positive owl presence on the site where Project activities would occur. The development of avoidance and minimization approaches would be evaluated by monitoring burrowing owls (if present on-site). BUOW may re-colonize a site after only a few days. Time lapses between Project activities trigger subsequent take avoidance surveys including but not limited to a final survey conducted within 24 hours prior to ground disturbance.~~

If burrowing owl(s) are observed onsite during the pre-construction clearance survey;

- Prior to disturbance of the occupied burrows, suitable and unoccupied replacement burrows shall be provided at a ratio of 2:1 within designated off-site conserved lands to be identified through coordination with CDFW and the City in which the burrowing owl(s) is(are) detected. A qualified biologist shall confirm that the artificial burrows are currently unoccupied and suitable for use by owls.
- Until suitable replacement burrows have been provided/confirmed within the off-site conserved lands to be identified through coordination with CDFW and the City of Ontario, no disturbance shall occur within 50 meters (approximately 160 feet) of occupied burrows during the nonbreeding season (September 1 through January 31) or within 75 meters (approximately 250 feet) during the breeding season (February 1 through August 31).
- Occupied burrows should not be disturbed during the nesting season (February 1 through August 31) unless a qualified biologist approved by CDFW verifies through non-invasive methods that either: 1) the birds have not begun egg-laying and incubation; or 2) that juveniles from the occupied burrows are foraging independently and are capable of independent survival.
- If burrowing owls are present at the time that the occupied burrows are to be disturbed, then the owls shall be excluded from the site following the 2012 CDFG Staff Report.

Phase 2 and SB 330 Replacement Site: Prior to any site-specific development, potential future residential development would be required to conduct site-specific biological resource surveys, including an arborist report, as part of the City's standard discretionary review process, including compliance with CEQA and applicable local, state, and federal regulations.

Furthermore, subsequent to the adoption in 1998 of the Sphere of Influence (SOI) General Plan and EIR, a lawsuit was filed against the City of Ontario (City) by the Endangered Habitats League, Inc., and the

Sierra Club, challenging the City's CEQA compliance and approval of the SOI General Plan Amendment. A Settlement Agreement was reached and agreed to by all parties that set forth revised mitigation measures for potential impacts in the New Model Colony (referred to as Annexation Area 163 in the agreement) to the burrowing owl, the DSFLF, raptor foraging and wildlife habitat, loss of open space, actual and potential habitat and agricultural land, and sensitive (listed and nonlisted) species. These measures will be in effect until all the developable acres in the New Model Colony (Ontario Ranch) reach full buildout, as determined by the City.

Since the Settlement Agreement, the City has established a habitat mitigation fee to cover potential environmental impacts to the Burrowing Owl, the Delhi Sands Flower-loving Fly, raptor foraging, loss of open space, and agricultural lands. Mitigation fees have been collected by the City and have been deposited into a trust fund to be used for the acquisition, restoration, rehabilitation, and maintenance of lands deemed to have long-term conservation value. In 2010, the Ontario City Council approved the selection of the Riverside Land Conservancy (today known as River and Land Conservancy) as the administrator of the habitat mitigation fees and to create a habitat program pursuant to the requirements of the Settlement Agreement between the City of Ontario, the Endangered Habitats League, Inc., and the Sierra Club. However, due to the economic downturn shortly after 2010, the contract between the City and the Riverside Land Conservancy was never ratified. It was anticipated that once development in Ontario Ranch began to commence, the City would ratify the contract.

In 2022, the City will be going out with a Request for Proposals (RFP) to select a non-profit land trusts and/or organization specializing in habitat conservation. The selected non-profit and/or organization will be responsible for the administration of the habitat mitigation fees and create a habitat program pursuant to the requirements of the Settlement Agreement between the City of Ontario, the Endangered Habitats League, Inc., and the Sierra Club. In partnership with the California Department of Fish and Wildlife, the City will work with the selected non-profit and/or organization to maintain an interactive mapping and current inventory of the burrowing owl occurrences and in the selection of adequate lands for passive relocation.

Response S1-g

The Draft EIR includes MM BIO-1 to reduce Project impacts to State special-status avian species (tricolored blackbird, grasshopper sparrow, great blue heron, Swainson's hawk, yellow rail, California horned lark, and merlin) to a less than significant level. The Draft EIR's MM BIO-1 already contains the CDFW's recommended measures.

Response S1-h

The Project site consists of an active dairy farm and agricultural fields. Ongoing dairy and agricultural operations include implementation of rodent control programs, which include the removal of rodent burrows and use of rodenticides. Based upon the level of ongoing disturbance and implementation of rodent control programs, the site would be considered low-quality foraging habitat for raptors; therefore, impacts to raptor foraging habitat would be considered less than significant. The measures included in MM BIO-1 are intended to reduce potential impacts to foraging raptors to a less than significant level.

Although the agriculture fields and stock/retention ponds may provide foraging habitat for special-status raptors, it is not expected to be valuable, as the lands are actively maintained and in use. This loss of potential foraging habitat would not make a cumulatively considerable contribution to the regional decline of raptors; therefore, replacement of foraging habitat would not be required.

Response S1-i

According to the California Natural Diversity Data Base (CNDDB), tricolored blackbird colonies have been recorded within the vicinity of the Project site. Tricolored blackbirds require open accessible water, a secure substrate in which to place their nests, and suitable nearby foraging areas that provide adequate food sources for breeding. If any one of these required elements is missing, the species will not breed in that location. Although the GBA prepared for the Project found that suitable habitat for this species occurs on the Project site; breeding habitat is contingent upon the onsite waste filled stock ponds. However, the onsite stock ponds do not contain water throughout the year; therefore, the ponds do not provide a reliable source of open water necessary for breeding/nesting habitat. The species' preferred foraging habitats include agricultural crops such as rice, alfalfa, irrigated pastures, and ripening or cut grain fields, as well as annual grasslands, cattle feedlots, and dairies. Therefore, the site does provide potentially suitable foraging habitat for tricolored blackbird.

The site was not occupied by tricolored blackbird individuals or colonies at the time of the GBA. Further, suitable breeding/nesting habitat does not occur on the site. As such, protocol surveys are not warranted. Furthermore, the tricolored blackbird is not a federally listed species. Tricolored blackbird is a State-listed species, and a California Endangered Species Act (CESA) incidental Take Permit (ITP) is only required to be obtained from CDFW for potential "take" of the species. "Take" is defined by Fish and Game Code Section 86 as "hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture, or kill." There is no occupied tricolored blackbird habitat on the site. Therefore, the Project is not expected to result in "take" of tricolored blackbird.

Measures included in MM BIO-1 are intended to avoid permanent direct impacts to nesting birds, which includes tricolored blackbird, year-round. Therefore, no further mitigation is required.

Response S1-j

See Response S1-i related to the CDFW's proposed mitigation measure. See also Response S1-I regarding the tricolored blackbird.

MM BIO-1 in the Draft EIR requires vegetation removal conducted outside of the nesting season and to ensure no sensitive species are impacted, thereby avoiding permanent direct impacts to nesting birds, which includes tricolored blackbird, year-round. Therefore, no further mitigation is required.

Response S1-k

Comment is noted. No further response is required.

Response S1-l

Comment is noted. No further response is required.

Response S1-m

Comment is noted. No further response is required.

Attachment S1– CDFW Reliance Letter for Burrowing Owl

ECOLOGICAL SCIENCES, inc.

January 14, 2022

Norah Jaffan
EPD Solutions
2355 Main Street, Suite 100
Irvine CA 92614

SUBJECT: Results of Updated Biological Information Review and Site Reconnaissance, ±130-acre South Ontario Logistics Center, City of Ontario, San Bernardino County, California

Dear Norah:

This summary letter presents findings of an updated biological information review and site reconnaissance completed by Ecological Sciences, Inc. on a ±130-acre site located north of Merrill Avenue, south of Eucalyptus Avenue, east of Bon View Avenue, and west of Grove Avenue. The site occurs on the "Prado Dam" California USGS 7.5-minute quadrangle map, Township 2 South, Range 7 West. Results of this updated biological analysis are intended to provide the applicant with supplementary biological information as it relates to potential habitat to support the special-status burrowing owl (*Athene cunicularia*) for use in further evaluating environmental compliance and permitting decisions in support of the proposed project.

Ecological Sciences biologists conducted a reconnaissance-level survey to characterize current on-site conditions and to generally evaluate their potential to support BUOW on January 9, 2022. The purpose of the present survey was to generally assess current site conditions in 2022 relative to those present in 2019. No additional focused BUOW surveys were conducted as a part of this general biological update primarily due to seasonal timing (i.e., outside breeding season). Ecological Sciences initially conducted focused BUOW breeding season surveys in April-July 2019 (report titled *Results of a Focused Burrowing Owl Surveys, ±130-acre South Ontario Logistics Center Site, City of Ontario, San Bernardino County, California, October 16, 2019*). No direct BUOW observations were recorded in 2019. In addition, no burrows inspected during the surveys were determined to be currently occupied by BUOW based on absence of BUOW observations and sign (feathers, pellets, fecal material, prey remains, etc.) at or near potential burrow entrances/aprons.

In 2019, the subject site was characterized primarily as an active dairy operation. The site contained several single-family residences, multiple dairy-related structures (sheds, corrals, etc.), feeding preparation areas, numerous waste ponds/basins, cultivated/disced areas, manure spreading areas, and debris dumping areas. The ruderal/disturbed areas supported mostly invasive, non-native annual species. Manure, associated with the ongoing dairy operation, was present throughout most of the site. Cattle feeding areas were barren ground covered in manure and mud. Weather conditions during the January 2022 reconnaissance-level survey included 1-6 mph breeze, 20% cloud cover, and air temperatures of approximately 59-68° F.

Based on habitat survey results in January 2022, existing site conditions are entirely consistent with those present in 2019 and have not significantly changed since the 2019 focused BUOW surveys.

ϕ

24307 MAGIC MOUNTAIN PARKWAY, #538 ♦ VALENCIA, CA 91355 ♦ TEL 805.415.9595
email: scameron@ecosciencesinc.com

I hereby certify that the statements furnished above present the data and information required for this biological survey, and that the facts, statements, and information presented herein are true and correct to the best of my knowledge and belief.

Sincerely,

Ecological Sciences, Inc.

Scott D. Cameron
Principal Biologist

Comment Letter S2

Comment Letter - S2

From: MATHEW, JACOB K@DOT
To: Alexis Vaughn
Cc: Clark, Rosa F@DOT
Subject: South Ontario Logistics Center Specific Plan
Date: Monday, December 27, 2021 3:07:44 PM

Hi Alexis,
Thank you for providing us the Draft EIR for the South Ontario Logistic Center Specific Plan (Project), located north of Merrill Avenue, south of Eucalyptus Avenue and west of Grove Avenue in the City of Ontario. As we've requested earlier, in order to accurately evaluate the extent of potential impacts of the project to the operational characteristics of the existing State facilities by the project area, we offer the following comments:

1. Provide Traffic Impact Study for this location. The Traffic Impact Analysis shall be prepared in accordance to the local jurisdiction's Traffic Impact Study guidelines and the Highway Capacity Manual (HCM).
2. Provide traffic safety reviews as a stand-alone report for proposed land use projects and plans affecting the State Highway System.

a

These recommendations are preliminary and summarize our review of materials provided for our evaluation. If you have any questions regarding this email, please contact me.

Thanks,
JACOB K MATHEW
D-8, IGR – Planning
464 W. 4TH Street
San Bernardino, CA 92401
Ph: 909-963-9255

Letter S2 Jacob K. Mathew, Department of Transportation (Caltrans)
January 4, 2022

Response S2-a

Comment noted. The Traffic Impact Analyses (TIA) and associated appendices were provided to Caltrans for review on November 15, 2021. Additionally, the TIA was posted to the City's website on November 15, 2021, at the following URL:

https://www.ontarioca.gov/Planning/Reports/EnvironmentalImpact.

As such, all requested documents have been provided to Caltrans for review.

A TIA (Appendix I1 of the Draft EIR) was prepared for the Project in accordance with the City's most recent Traffic and Transportation Guidelines (adopted June 2020), which documents the City's traffic analysis methodology, traffic safety, and impact thresholds. The TIA has been prepared in accordance with the 6th Edition Highway Capacity Manual (HCM) and the San Bernardino County Congestion Management Program (CMP) Guidelines for CMP Traffic Impact Analysis Reports, and through consultation with City of Ontario staff during the TIA scoping process. Additionally, the TIA is based on Southern California Association of Governments (SCAG) 2020 Regional Transportation Plan (RTP) Model. The Project's vehicle miles traveled (VMT) analysis (Appendix I2 of the EIR) is based on the San Bernardino County Transportation Authority (SBCTA) Guidelines, which include a Countywide Senate Bill (SB) 743 VMT Implementation Study. Trips generated by the Project's proposed land uses have been estimated based on trip generation rates collected by the Institution of Transportation Engineers (ITE) Trip Generation Manual, 10th Edition (2017) and the High-Cube Warehouse Trip Generation Study.

The TIA was prepared in accordance with Caltrans endeavors to maintain a target Level of Service (LOS) at the transition between LOS C and LOS D on State Highway System (SHS) facilities. The TIA addresses traffic safety reviews for the proposed land uses for the Project and the surrounding projects and plans affecting the nearby SHS. The Project will be consistent with all program plans, ordinances, or policies, addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities, as described in Impact 4.13-1 of the Draft EIR.

Response to Comments
Local Agency Letters

Comment Letter L1

Comment Letter - L1

From: Vega, Jaqueline <JaVega@RIVCO.ORG>
Sent: Tuesday, November 23, 2021 10:33 AM
To: Alexis Vaughn <AVaughn@ontarioca.gov>
Cc: Rull, Paul <PRull@RIVCO.ORG>
Subject: PSP19-001/ PGPA19-004

Hello Alexis,

Thank you for transmitting the above reference project to ALUC for review.

While the project is located outside the jurisdictions of the Riverside County ALUC, it is important to note that the ALUC has prepared an airport land use compatibility plan for the Chino Airport, which includes properties on both sides of the Riverside County and San Bernardino County sides of the boundary line. This plan identifies the City property located within Zones A, B1, D, and E of the Chino Municipal Airport Land Use Compatibility Plan. You can find the plan criteria at the following website http://www.rcaluc.org/Plans/New-Compatibility-Plan [rcaluc.org].

a

The inevitable corollary of continued encroachment of urbanization in the vicinity of an airport, unless open areas are planned in advance, is a continual reduction in the number and size of open areas where an aircraft may safely land without endangering the populace.

If you have any questions, please feel free to contact me.

Jackie Vega
Student Intern
cid:image001.png@01D7E055.79656890

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County of Riverside California [countyofriverside.us]

Letter L1 Riverside County Airport Land Use Commission

November 23, 2021

Response L1

Comment Noted. Page 4.9-11 of Section 4.9, *Land Use and Planning*, of the Draft EIR acknowledges the Project site's location within the Chino Airport Influence Area. The Project's compliance with the Airport Land Use Compatibility Plan for the Chino Airport is discussed in Chapter 2, Section 2.2, Airport Influence Areas of the Project's Specific Plan.

Comment Letter L2

Comment Letter - L2

From: Benjamin Mayorga <BMayorga@ontarioca.gov>
Sent: Wednesday, December 22, 2021 1:16 PM

- The Planning Department counter is open for appointments. Click here to book your appointment.
- Contact us by phone at (909) 395-2036 or by email at PlanningCounterMail@ontarioca.gov for general Planning-related information.
- Face coverings and social distancing are required inside City facilities.
- We appreciate your business and your patience.

To: Alexis Vaughn <AVaughn@ontarioca.gov>
Subject: RE: [REVIEW REQUIRED] Admin Draft EIR for ORBP II

Hi Alexis,

I don't see anything in regards to the trash services. The should have a section demonstrating how the project will meet recycling and organics regulations AB 341, AB 1826. And SB 1383. a

Ben

Letter L2 City of Ontario, Integrated Waste Department, Municipal Utilities Company
December 22, 2021

Response L2-a

The Draft EIR addresses solid waste and the Project's compliance with applicable regulations related to solid waste in Section 4.15, Utilities and Service Systems. Specifically, PPP SW-2 of page 4.15-26 states that the Project will store and collect recyclable materials in compliance with AB 341. As stated on page 4.15-28, the Project would also implement the requirements of the City's Integrated waste Department's Refuse & Recycling Planning Manual on refuse and recycling storage and access for service. The Project would comply with Chapter 3 of the Ontario Municipal Code, which requires that the Project comply with all applicable State and federal laws. AB 1826 requires businesses to recycle their organic waste, and that local jurisdictions must implement an organic waste recycling program to divert organic waste generated by businesses. SB 1383 requires counties to take the lead on planning for necessary organic waste recycling and food recovery capacity to divert organic waste from landfills into recycling activities and food recovery organizations. The City's Solid Waste Department offers the Food waste Recycling Program to provide food waste collection services to assist businesses in complying with AB 1826 and SB 1383. Therefore, the Draft EIR does include a section demonstrating how the Project would meet the recycling and organics regulations listed in the comment.

Comment Letter L3

Comment Letter - L3

South Coast
Air Quality Management District
21865 Copley Drive, Diamond Bar, CA 91765-4178
(909) 396-2000 • www.aqmd.gov

SENT VIA E-MAIL:
avaughn@ontarioca.gov
Alexis Vaughn, Assistant Planner
City of Ontario, Planning Department
303 East B Street
Ontario, California 91764

December 29, 2021

Draft Environmental Impact Environmental Impact Report (EIR) for the Proposed South Ontario Logistics Center Specific Plan Project (Proposed Project) (SCH No.: 2021010318)

South Coast Air Quality Management District (South Coast AQMD) staff appreciates the opportunity to comment on the above-mentioned document. The City of Ontario is the California Environmental Quality Act (CEQA) Lead Agency for the Proposed Project. The following comments on the Draft EIR include recommended revisions to the CEQA regional construction air quality analysis for impacts from cleanup activities, CEQA air quality impacts analysis for overlapping construction and operational activities, air dispersion modeling parameters, new air quality mitigation measures, and a discussion of South Coast AQMD permits that the Lead Agency should include in the Final EIR.

Based on the Draft EIR, the Proposed Project consists of construction and operation of 5,333,518 square feet of industrial and business park uses on a 219-acre site that is located on southwest corner of Eucalyptus Avenue and South Grove Avenue within the City of Ontario. The Proposed Project site is currently used for agricultural/diary operations and developed with croplands, barns, storage structures, retention ponds, and two above ground fuel storage tanks[1]. The Proposed Project is surrounded by agricultural uses to the north, east, and west, and the Chino Airport to the south. Based on the Draft EIR, existing sensitive receptors are located 150 feet east of proposed Phase 1 development and 85 feet north of proposed Phase 2 development[2]. a

The Proposed Project will be implemented in two phases. Phase 1 will allow for the development of up to 3,172,780 square feet of industrial uses in Planning Areas 1 and 2[3] and is analyzed at the project level in the Draft EIR. Phase 2 would allow for the future potential development of Planning Areas 3 through 5 and would result in additional 2,160,738 square feet of industrial uses; Phase 2 is analyzed at the programmatic level in the Draft EIR[4]. Construction of Phase 1 is anticipated to begin in 2022 and will be completed 2023[5]. Phase 2 construction will follow, beginning in 2023 with completion by 2024[6]. For analyses purposes, the Lead Agency assumed both phases would be built out by 2024. Once operational, the Proposed Project at buildout is

[1] Draft EIR. Project Description. Page 3-4.
[2] *Ibid.* Page 4.2-5.
[3] *Ibid*. Executive Summary. Page 1-4.
[4] *Ibid*.
[5] *Ibid*. Appendix B1 Air Quality Emissions Model Data. CalEEMod Output Files PDF pages 327 and 407.
[6] *Ibid*.

anticipated to generate 12,446 trip-ends per day, 2,438 of which would be made by light-, medium-and heavy-heavy-duty trucks[7]. Planning Areas 2, 4, and 5 are anticipated to include refrigerated logistics uses[8]. As such, the Lead Agency assumed a total of 230 trucks with transportation refrigeration units (TRUs)[9]. cont'd a

Based on a review of the Draft EIR and supporting technical documents, South Coast AQMD staff has five main comments. A summary of these comments is provided as follows with additional details provided in the attachment. b

1. CEQA Regional Construction Air Quality Impacts Analysis: In the Draft EIR, the Lead Agency discussed a need to excavate and dispose contaminated soil at the Proposed Project but did not quantify emissions from soil removal and hauling activities. The Lead Agency should quantify those emissions in the Final EIR.

2. CEQA Air Quality Impacts Analysis for Overlapping Construction and Operational Activities: In the Draft EIR, the Lead Agency discussed the possibility that Phase 1 and Phase 2 may be built out sequentially, but sequential development is not a condition for the Proposed Project. It is possible that Phase 1 and Phase 2 may be built out concurrently. Therefore, air quality impacts from overlapping operational activities in Phase 1 and construction activities in Phase 2 should be evaluated in the Final EIR. c

3. Air Dispersion Modeling Parameters: The air dispersion modeling performed in the Draft EIR did not use a uniform Cartesian grid and instead placed 458 discrete receptors within the modeling domain. The Lead Agency should provide additional information to justify this modeling parameter in the Draft EIR. Additionally, the Lead Agency found idling emission rates for trucks, but utilized a lower idling emission rate for modeling purposes within AERMOD. This may have underestimated the concentrations; therefore, the Lead Agency should use the higher idling emission rate in the Final EIR or provide additional information to justify a lower emission rate is appropriate to use. d

4. Additional Recommended Air Quality Mitigation Measures: In the Draft EIR, operation of the Proposed Project is found to have significant and unavoidable air quality impacts from VOC, NOx, PM10, and PM2.5 emissions. The Lead Agency should include additional mitigation measures to identify clean operational trucks that are already available and in-use, require their uses by the opening date for Phase 1 in 2023, include considerations of potential cleaner technologies that will become feasible and available during the lifetime of the Proposed Project (buildout year 2024 or later), develop a process for periodic technology assessment with performance standards, ensure future buildout at the Proposed Project does not exceed what was previously evaluated in the Draft EIR, and clearly mark truck routes with trailblazer signs to ensure truck travel avoids traversing by existing sensitive receptors. e

[7] Draft EIR. Appendix I1 Traffic Analysis. PDF pages 3160 to 3162.
[8] *Ibid*. Technical Air Quality Files. "SOL_HRA Emission Calcs".
[9] *Ibid*.

5. Responsible Agency and South Coast AQMD Permits: If the Proposed Project will require the use of stationary equipment such as emergency generator(s) and fire pump(s), permit(s) from South Coast AQMD will be required. Removal or change in location of existing stationary source equipment may also require permit modifications. The Final EIR should include a discussion of stationary equipment that will require South Coast AQMD permits and identify South Coast AQMD as a CEQA Responsible Agency for the Proposed Project. f

Pursuant to California Public Resources Code Section 21092.5(a) and CEQA Guidelines Section 15088(b), South Coast AQMD staff requests that the Lead Agency provide South Coast AQMD staff with written responses to all comments contained herein prior to the certification of the Final EIR. In addition, issues raised in the comments should be addressed in detail giving reasons why specific comments and suggestions are not accepted. There should be good faith, reasoned analysis in response. Conclusory statements unsupported by factual information will not suffice (CEQA Guidelines Section 15088(c)). Conclusory statements do not facilitate the purpose and goal of CEQA on public disclosure and are not meaningful, informative, or useful to decision makers and to the public who are interested in the Proposed Project. Further, if the Lead Agency makes the finding that the recommended new air quality mitigation measures are not feasible, the Lead Agency should describe the specific reasons supported by substantial evidence for rejecting them in the Final EIR (CEQA Guidelines Section 15091). g

South Coast AQMD staff is available to work with the Lead Agency to address any air quality questions that may arise from this comment letter. Please contact Alina Mullins, Air Quality Specialist, at amullins@aqmd.gov, should you have any questions or wish to discuss the comments.

Sincerely,

Lijin Sun

Lijin Sun
Program Supervisor, CEQA IGR
Planning, Rule Development & Area Sources

Attachment
LS:AM
SBC211116-07
Control Number

Alexis Vaughn December 29, 2021

ATTACHMENT

South Coast AQMD Staff's Summary of Air Quality Analysis and Health Risk Assessment in the Draft EIR

In the Air Quality Analysis Section of the Draft EIR, the Lead Agency quantified the Proposed Project's maximum daily construction emissions. The Lead Agency considered two different construction phases: Phase 1 and Phase 2. The Lead Agency compared the Proposed Project's construction emissions to South Coast AQMD's recommended regional air quality CEQA significance thresholds. Based on the analysis, the Lead Agency found that emissions from both Phase 1 and Phase 2 construction activities would be less than significant with implementation of mitigation measures (MM) AQ-1, which requires use of low VOC architectural coatings with no more than 10g/L of VOC[10].

The Lead Agency also considered three different operational phases: Phase 1 operations, Phase 2 operations, and Project Buildout (combined operations from Phases 1 and 2). Based on the analysis, the Lead Agency found that all three operational phases would result in significant regional operational air quality impacts from VOC and NOx emissions[11]. Project Buildout would also result in significant air quality impacts from PM10 and PM2.5 emissions[12]. MMs AQ-2 through AQ-5 require the following: contractual specifications to use electric-powered off-road equipment during operations (e.g. forklifts and yard trucks); electric plug-ins at truck bays for cold storage warehousing; preparation and implementation of a transportation demand management program; and postage of idling restriction signage[13]. However, the Lead Agency found that air quality impacts from the Proposed Project's three operational phases would remain significant and unavoidable for VOC and NOx emissions during Phases 1, 2, and Project Buildout, and for PM10 and PM2.5 at Project Buildout[14]. h

In the Draft EIR, the Lead Agency also quantified the Proposed Project's localized construction and operational emissions and compared them to the applicable South Coast AQMD's localized significance thresholds for both Phases 1 and 2. Based on the analysis, the Lead Agency found that the Proposed Project's localized construction air quality impacts would be less than significant for Phases 1 and 2[15]. Localized operational air quality impacts during Phases 1 and 2 would also be less than significant with implementation of MM AQ-2, which requires all off-road operational equipment be electric or zero-emission[16]. Additionally, the Lead Agency calculated cancer risks from Proposed Project's construction and operational activities in Phase 1 and found that the maximum cancer inhalation risk would be of 8.8 in one million and 1.39 in one[17], respectively, both of which would be below South Coast AQMD's CEQA significance threshold of 10 in one million for cancer risk[18]. Phase 2 construction and operational activities

[10] Draft EIR. Pages 4.2-21 to 4.2-24.
[11] *Ibid*. Pages 4.2-22 to 4.2-26.
[12] *Ibid*. Pages 4.2-26 to 4.2-27.
[13] *Ibid*. Pages 4.2-28 to 4.2-30.
[14] *Ibid*. Page 4.2-28.
[15] *Ibid*. Pages 4.2-30 to 4.2-40.
[16] *Ibid*.
[17] *Ibid*. Pages 4.2-35 to 4.2-41.
[18] South Coast AQMD's CEQA significance threshold of 10 in one million for cancer risk is based on the most current methodology recommended by the California Office of Environmental Health Hazard assessment.

4

were found to result in the same cancer risk of 8.8 in one million and 1.39 in one million, respectively[19]. Finally, the Draft EIR discussed South Coast AQMD Rules 2305 and 316[20]. cont'd h

South Coast AQMD staff's detailed comments on the Draft EIR are provided as follows.

1. **CEQA Regional Construction Air Quality Impacts Analysis**

Based on a review of the Air Quality Section of the Draft EIR, South Coast AQMD staff found that the Lead Agency quantified the Proposed Project's regional construction emissions from demolition and building activities but did not quantify emissions from soil removal and hauling activities[21].

In the Hazards and Hazardous Materials Section of the Draft EIR, the Lead Agency explained that based on historical site usage (i.e. agriculture and dairy farming), the Proposed Project site may have soil contamination[22]. According to Mitigation Measure (MM) HAZ-2 and -3, the Proposed Project will be required to conduct a Phase II subsurface soil assessment and develop a Soil Management Plan (SMP) prior to receiving a grading permit, which will include procedures for soil excavation, handling, monitoring, and disposal protocols[23]. i

Soil removal and hauling activities will likely involve the use of heavy-duty, diesel-fueled trucks and generate mobile source emissions. The Lead Agency should use good faith, best efforts to provide information on the scope, types, and duration of any reasonably foreseeable soil removal and hauling activities. Therefore, South Coast AQMD staff recommends that the Lead Agency quantify emissions from removing and hauling contaminated soil and include those emissions in the Proposed Project's regional construction emissions profile to be compared to South Coast AQMD's regional air quality CEQA significance thresholds for construction to determine the level of significance in the Final EIR. If those emissions are not included in the Final EIR, the Lead Agency should provide reasons for not including them supported by substantial evidence in the record. If the reason for not including them in the Final EIR is because soil removal and disposal measures in the SMP have not been fully developed or approved prior to the certification of the Final EIR, the Lead Agency should commit to evaluating the air quality impacts from soil removal and hauling activities through a CEQA process when the measures become known and prior to allowing the commencement of any soil removal and hauling activities at the Proposed Project.

2. **CEQA Air Quality Impacts Analysis for Overlapping Construction and Operational Activities**

Based on a review of the Air Quality Analysis in the Draft EIR, South Coast AQMD staff found that Phase 1 and Phase 2 may be developed sequentially[24]. However, the Lead Agency did not include a condition requiring sequential development. This could lead to a possible development scenario where construction activities in Phase 2 overlap with operational activities from Phase 1 (e.g., some components of the Phase 1 will be operational in year 2023 while components of j

[19] Draft EIR. *Ibid*. Pages 4.2-35 to 4.2-41.
[20] *Ibid*. Page 4.2-10.
[21] Draft EIR. Appendices. CalEEMod Summer and Winter Runs. Trips and VMT
[22] *Ibid*. Section 4.7 Hazards and Hazardous Materials. Pages 4.7-20 to 4.7-24.
[23] *Ibid.*
[24] *Ibid*. Page 3-28.

5

Phase 2 are under construction until year 2024). Since the air quality analysis conservatively assumes that construction of the Proposed Project will occur over three years from 2022 to 2024, it is reasonably foreseeable that construction and operation may overlap[25]. If an overlapping construction and operation scenario is reasonably foreseeable at the time the Draft EIR was prepared, to conservatively analyze a worst-case impact scenario, South Coast AQMD staff recommends that the Lead Agency use its best efforts to identify the overlapping construction and operational years and development components, combine construction emissions (including emissions from demolition) with operational emissions, and compare the combined emissions to South Coast AQMD's air quality CEQA *operational* thresholds of significance to determine the level of significance in the Final EIR. If the air quality analysis from overlapping construction and operational activities is not included in the Final EIR, the Lead Agency should provide reasons for not including the analysis supported by substantial evidence in the record. cont'd j

3. Air Dispersion Modeling Parameters

To analyze the Proposed Project's localized air quality impacts during operation, the Lead Agency performed project-specific air dispersion modeling in the Draft EIR. South Coast AQMD staff recommends that the Lead Agency revise the modeling parameters based on the following comments.

Receptor Grid

a) Upon review of the air dispersion modeling files, South Coast AQMD staff found that the Lead Agency did not use a uniform Cartesian grid and instead placed 458 discrete receptors within the modeling domain. This placement may not have identified the maximum impacted receptors. Therefore, South Coast AQMD staff recommends that the Lead Agency use a uniform Cartesian grid with a spacing of 100 meters or less for all distances less than 1,000 feet or provide additional information to demonstrate that the maximum off-site concentrations are identified with placement of discrete receptors in the Final EIR. k

Emission Rates from Idling

b) Upon review of the technical air quality modeling files, South Coast AQMD staff found that the Lead Agency quantified the emission rates anticipated from trucks that will be idling at the Proposed Project[26]. However, the truck idling emission rates identified by the Lead Agency were not consistent with those used to model the Proposed Project's concentrations in AERMOD; the idling emission rates utilized in AERMOD were much lower. For example, for the volume source "Idle - Building 1 Loading Docks - East" the truck idling emission rate that the Lead Agency identified in the technical air quality analysis was "8.34E-07"[27], but the truck idling emission rate used in AERMOD for the same volume source was "9.23E-15"[28]. This could have underestimated concentrations from truck idling during the Proposed Project's operations and the associated health risks. Therefore, South Coast AQMD staff recommends that the Lead Agency revise the truck l

[25] Draft EIR. Project Description. Page 3-27.
[26] *Ibid.* Appendix B2 Health Risk Assessment.
[27] *Ibid*. PDF page 663.
[28] *Ibid.* AERMOD Input. SOL Operations Rev2.ADI. PDF page 940.

idling emission rates in the air dispersion model or provide additional information to support that the use of the lower idling emission rates is appropriate in the Final EIR. cont'd l

4. Additional Recommended Air Quality Mitigation Measures

In the Draft EIR, the Lead Agency found that the Proposed Project would result in significant and unavoidable air quality impacts from VOC, NOx, PM10, and PM2.5 emissions during operation. CEQA requires that the Lead Agency consider mitigation measures to minimize significant adverse impacts (CEQA Guidelines Section 15126.4) and that all feasible mitigation measures that go beyond what is required by law be utilized to minimize or eliminate any significant adverse impacts. South Coast AQMD staff recommends that the Lead Agency consider including the following operational air quality mitigation measures in the Final EIR to further reduce the Proposed Project's significant and unavoidable air quality impacts during operation.

Technology is transforming the goods transport and movement sector at a rapid pace. Zero-emissions (ZE) or near-zero emissions (NZE) cargo handling equipment and trucks are already commercially available and in-use. Therefore, the Lead Agency should use good-faith efforts to identify the available types of ZE or NZE trucks in the Final EIR and require their uses by the opening date for Phase 1 in 2023.

Clean trucks will become increasingly more feasible and commercially available as technology advances. If using ZE or NZE technologies is not feasible today, it could become feasible in a reasonable period of time during the Proposed Project's buildout schedule which was conservatively analyzed to begin in 2024 but may extend beyond 2024 (CEQA Guidelines Section 15364). Therefore, it is recommended that the Lead Agency include considerations of potential cleaner technologies that will become feasible and available during the lifetime of the Proposed Project and develop a process with performance standards to require and/or accelerate the deployment of the lowest emission technologies and the utilization of ZE or NZE heavy-duty trucks during operation (CEQA Guidelines Section 15126.4(a)). The Lead Agency can and should develop the following performance standards or any other comparable standards in the Final EIR. m

- Develop a minimum amount of ZE or NZE heavy-duty trucks that the Proposed Project must use each year during operation to ensure adequate progress. Include this requirement in the Proposed Project's business development agreement(s), and contracts with operator(s).
- Establish a warehouse contractor(s), tenant(s), or operator(s) selection policy that prefers contractor(s), tenant(s), or operator(s) who can supply and use ZE or NZE heavy-duty trucks during operation. Include this policy in the Request for Proposal, procurement documents, and purchase order(s) for selecting contractor(s), tenant(s), or operator(s).
- Establish a policy to select and use warehouse-servicing vendors that use ZE or NZE heavy-duty trucks. Include this policy in the vendor contracts and business agreements.
- Establish a purchasing policy to purchase and receive materials from warehouse-servicing vendors that use ZE or NZE heavy-duty trucks to deliver materials. Include this policy in the procurement documents and purchase orders with vendors.

- Develop a target-focused and performance-based process and timeline to implement the use of ZE heavy-duty trucks during operation that is consistent with the timeline and requirement for warehouse activities under South Coast AQMD Rule 2305.
- Develop a project-specific process and criteria for periodically assessing progress in implementing the use of ZE heavy-duty trucks during operation.

Additional air quality mitigation measures to further reduce the Proposed Project's operational air quality impacts from mobile sources and design considerations that the Lead Agency should consider in the Final EIR may include the followings:

- The Lead Agency should limit the daily number of trucks allowed at the Proposed Project to levels that were analyzed in the Final EIR (2,438 daily truck tips). If higher daily truck volumes are anticipated to visit the site, especially as the Proposed Project is continued to be built out to 2024 and beyond, the Lead Agency should commit to re-evaluating the increase in daily truck trips from the Proposed Project through CEQA to determine if a higher number daily truck volumes would result a more severe air quality and health risk impacts than previously analyzed in the Final EIR prior to allowing a higher activity level.

- In the Draft EIR, the Lead Agency explains that the Proposed Project's truck routes will be limited to Merrill Avenue, Euclid Avenue, and Archibald Avenue[29]. These routes were used to model the Proposed Project's diesel particulate matter concentrations from trucks during operation[30]. South Coast AQMD staff recommends that the Lead Agency clearly mark truck routes with trailblazer signs to ensure truck travel utilizes these routes analyzed in the Draft EIR and avoids traversing past existing sensitive receptors (e.g. residents).

cont'd m

5. Responsible Agency and South Coast AQMD Permits

If implementation of the Proposed Project requires the use of stationary equipment, including but is not limited to, emergency generator(s) and emergency fire pump(s), permits from South Coast AQMD are required. The Final EIR should include a discussion on stationary equipment that will require South Coast AQMD permits and identify South Coast AQMD as a Responsible Agency for the Proposed Project. Additionally, the Proposed Project is currently developed with two above-ground storage tanks. The Lead Agency should consult with South Coast AQMD Engineering and Permitting staff to see if removal or relocation of these tanks will require modifications to permits for the tanks from South Coast AQMD. Any assumptions used in the Final EIR will be used as the basis for permit conditions and limits for the Proposed Project. The 2015 revised Office of Environmental Health Hazard Assessment (OEHHA) methodology is being used by South Coast AQMD for determining operational health risks for permitting applications and also for all CEQA projects where South Coast AQMD is the Lead Agency. Please contact South Coast AQMD's Engineering and Permitting staff at (909) 396-3385 for questions on permits. For more general information on permits, please visit South Coast AQMD's webpage at: http://www.aqmd.gov/home/permits.

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[29] Draft EIR. Project Description. Page 3-11.
[30] *Ibid*. Technical Air Quality Files. AERMOD Run "SOL_operations_rev2".

Letter L3 South Coast Air Quality Management District

December 29, 2021

Response L3-a

Comment is introductory and general in nature. No further action needed.

Response L3-b

Excavated materials will be transported off-site. See additional discussion under response to comment L3-i.

Response L3-c

The Draft EIR evaluated impacts based on, amongst other data, the assumption, as stated on page 4.2-15 of the Draft EIR, "…that construction of Phase 1 would occur from mid-2022 to mid-2023 and the construction of Phase 2 would occur from mid-2023 to mid-2024". Thus, the City has analyzed sequential construction of Phase 1 with Phase 2 in the EIR.

The commenter's recommendation to combine overlapping construction emissions with operational emissions is not consistent with other SCAQMD guidance documents, recommendations, and impact analyses. For example, neither the SCAQMD's CEQA Air Quality Handbook, Guidance Document for Addressing Air Quality Issues in General Plans and Local Planning, or Air Quality Significance Thresholds imply or explicitly recommend combining emissions from distinct construction and operational activities into a single lump sum emissions total. Rather, each of these documents discusses potential sources, mitigation measures, and thresholds of significance for construction and operational emissions separately.

It should be noted that specific details regarding development of the parcels in Phase 2 are not known at this time. The DEIR's air quality analysis assumed construction of Phase 2 would begin in 2023. In addition, the analysis assumed all Phase 2 parcels would be developed at the same time, and that construction activities associated with all Phase 2 parcels would overlap. Actual development would be subject to market conditions. It is possible that only one of the parcels in Phase 2 could be developed beginning in 2023, or that construction could start later than 2023, which would affect emissions estimates. It is not possible to know the specific timing and characteristics of potential future projects occurring in the planning area and, therefore, evaluating potential combined emissions scenarios would be speculative and would not provide meaningful information or analyses.

Nonetheless, the Final EIR will include the following discussion on impacts from the potential overlapping of Phase 1 operational activities with Phase 2 construction activities:

Table 4.2-12a - Emissions from Overlapping Phase 1 Operation and Phase 2 Construction

Sources	Pollutants (pounds per day)					
	VOC	NOX	CO	SO_2	PM_{10}	$PM_{2.5}$
Unmitigated Emissions						
Phase 1 Operations[1]	100.47	386.27	390.69	2.10	132.86	42.19
Phase 2 Construction (2024)[2]	130.58	75.54	107.97	0.42	24.86	7.96
Total Unmitigated Overlapping Emissions	**231.05**	**461.81**	**498.66**	**2.52**	**157.72**	**50.15**
SCAQMD Operational Threshold	55	55	550	150	150	55
Exceeds Threshold	**Yes**	**Yes**	No	No	**Yes**	No
Mitigated Emissions						
Phase 1 Operations[1]	82.28	295.28	272.12	1.91	125.83	36.37
Phase 2 Construction (2024) [2]	36.66	75.54	107.97	0.42	24.86	7.96
Total Mitigated Overlapping Emissions	**118.94**	**370.82**	**380.09**	**2.33**	**150.69**	**44.33**
SCAQMD Operational Threshold	55	55	550	150	150	55
Exceeds Threshold	**Yes**	**Yes**	No	No	**Yes**	No

1. Refer to Draft EIR Table 4.2-9 (Phase 1 – Maximum Daily Operation Emissions).
2. Refer to Draft EIR Table 4.2-10 (Phase 2 – Maximum Daily Construction-Related Emissions). Note that Phase 2 construction would occur in 2023 and 2024. This table provides the maximum daily emissions, which would occur in 2024.

As shown in **Table 4.2-12a - Emissions from Overlapping Phase 1 Operation and Phase 2 Construction** of the Final EIR, project emissions from the operation of Phase 1 combined with concurrent construction of Phase 2 could result in maximum worst-case daily emissions of VOC, NOx, and PM10 in excess of applicable SCAQMD thresholds. Overlapping emissions of CO, SOx, and PM2.5 would not exceed. Even with implementation of applicable mitigation measures described in the Draft EIR, mitigated emissions of VOC, NOx, and PM10 would remain in excess of applicable thresholds.

Comparing the results summarized on Table 4.2-12a of the Final EIR, with the total Project buildout emissions as reported in DEIR Table 4.2-12 demonstrates that emissions for all six criteria pollutants studied are less during the overlapping scenario than at Project buildout. PM2.5 impacts from the overlapping scenario are less than significant, while long-term operational impacts exceed thresholds. Therefore, the temporary impacts from the overlapping Phase 1 operations / Phase 2 construction are less than those predicted to occur with Project buildout. As such, DEIR Table 4.2-12 presents the worst-case maximum daily emissions from the Project (i.e., exceedances of the ROG, NO_X, PM_{10}, and PM_{25} regional daily mass emissions thresholds). The DEIR identifies all feasible mitigation to reduce construction and operational impacts. Combining Phase 2 construction with Phase 1 operations (i.e., the phases that would potentially overlap) would not result in a new threshold exceedance, would not make additional mitigation feasible, and a new impact would not occur.

Response L3-d

The commenter is correct that the air dispersion modeling performed in support of the Draft EIR used discrete receptors, and a discrepancy in idling emission rates from trucks in the EIR documentation. As discussed in detail below (see responses to comments L3-k and L3-l below). As discussed therein, the City contends the use of discrete receptors is justified and disagrees with the assertion that the modeling underestimated project emissions from idling.

Response L3-e

See detailed response to comment L3-m below.

Response L3-f

Comment is general in nature. See related response to comment L3-n below.

Response L3-g

Comment is general in nature. No further action needed.

Response L3-h

Comment is general in nature. No further action needed.

Response L3-i

The comment summarizes statements in the Draft EIR regarding the potential for soil contamination to be present on the Project site. The comment also summarizes Mitigation Measures (MM) HAZ-2 and -3 requiring the performance of a Phase II subsurface soil assessment and development of a Soil Management Plan (SMP) prior to receiving a grading permit. Because the presence of impacted soils is speculative at this time, the Draft EIR could not reasonably contain detailed data regarding the potential compound(s) of concern, the lateral or vertical extent of any impacted material, and the need for removal and disposal. Therefore, specific soil removal and disposal measures cannot reasonably be known at this time, and the City mandated that the SMP developed after certification of the Final EIR, pursuant to MM HAZ-2, include disposal protocols.

The City agrees to include a commitment to require the evaluation of the air quality impacts from soil removal and hauling activities when the protocols become known and prior to allowing the commencement of any soil removal and hauling activities at the Proposed Project. See revisions to MM HAZ-2 in Chapter 3 of the Final EIR and reproduced below.

MM HAZ-2 Following drainage of the on-site ponds, the Project Applicant shall conduct a limited Phase II subsurface assessment of sediments to evaluate the sediments for chemical risks to human health and the environment. If contamination from dairy and animal-related wastes is encountered at a level above Environmental Screening Levels (ESLs) for non-residential uses, the appropriate environmental agency (Regional Water Quality control Board, Department of Toxic Substance Control, South Coast Air Quality Management District) shall be notified. Any contamination identified as a result of such testing/sampling shall be investigated, and removed or remediated to the satisfaction of the environmental agency with evidence provided to the City, such that there are no residual significant impacts following mitigation. Prior to allowing the commencement of any soil removal or hauling activities at the Proposed Project, the City will review and/or evaluate potential air quality impacts (criteria pollutants and toxic air contaminants from equipment

exhaust, earthmoving, and other on-site remedial activities, as applicable) to verify that impacts are properly assessed and disclosed in accordance with CEQA.

Response L3-j

See detailed response to comment L3-c above.

Response L3-k

The City agrees with the comment summary that the modeling performed to analyze impacts from the proposed Project did not use a uniform Cartesian grid and instead placed 458 discrete receptors within the modeling domain. The City disagrees with the assertion this method may not have identified the maximum impacted receptor(s) and that the analyses be revised. The choice to use discrete receptors was simply to increase the efficiency of the computer modeling and includes discrete receptors at 50-meter intervals (more refined than the suggested 100 meter spacing) covering a 1,000-meter by 1,000-meter area.

Response L3-l

The City acknowledges the discrepancy noted in the comment. Copies of the AERMOD modeling files contained in the Appendix to the Draft EIR do not accurately reflect those upon which the City relied in determining impacts. The results in the Draft EIR are from AERMOD modeling runs that match the emission rates identified by the City, which were inadvertently omitted from the Draft EIR Appendix. Therefore, dispersion modeling results used to calculate impacts disclosed in the Draft EIR are consistent and accurate and do not underestimate impacts. Replacement pages are identified in the Errata section of the Final EIR.

Response L3-m

The Draft EIR identifies potentially significant levels of emissions during construction and operation of the proposed Project. The Draft EIR also includes a number of Plans, Programs, and Policies, standard conditions, and Mitigation Measures to reduce impacts from the proposed Project. The City disagrees that the suggested performance standards must be adopted in the Final EIR

The City designed the five air quality mitigation measures to require strategies which can reasonably be seen as feasible at the time Project operations are expected to begin. Especially, MM AQ-2 through MM AQ-5 have been identified to reduce operational emissions from mobile sources. MM AQ-2 requires the use of electrical off-road equipment such as forklifts and hostlers/yard trucks. MM AQ-3 requires electrical hookups at loading bays for cold storage. MM AQ-4 requires the implementation of a Transportation Demand Management (TDM) program to reduce single-occupant vehicle trips and encourage public transit. Additionally, MM AQ-5 prohibits idling when engines are not in use.

The six suggested measures contained in the comment related to ZE or NZE vehicles are not feasible to implement, because the availability of vehicles equipped with such technology in 2024 is speculative. Even with adoption of CARB's Advanced Clean Truck Rule, CARB acknowledges that it will take time for zero- and near-zero emission (ZE and NZE) vehicles to become commercially available and to penetrate

the market. For example, CARB's EMission FACtor (EMFAC) 2021 model provides detailed vehicle registration information and estimates the official emissions inventories of on-road mobile sources, vehicle population, and vehicle miles traveled (VMT) in California. The EMFAC2021 data for South Coast portion of San Bernardino County shows that in 2024 (the Project's opening year), approximately 85 percent of heavy trucks would still be powered by diesel and 91 percent of the VMT would occur from diesel trucks. Electric vehicles would make up approximately 0.29 percent of the heavy-duty fleet and 0.25 percent of the heavy truck VMT. The EMFAC data shows that penetration of ZE and NZE vehicles into commercial fleets will be slow. For example, for 2030, the model predicts that 81 percent of heavy trucks would be diesel-powered and that 88 percent of the heavy truck VMT would be from diesel trucks. Therefore, as CARB data anticipates that the vast majority of trucks of trucks to be diesel-powered in the Project opening year and in 2030, it would not be feasible to develop numeric targets, to establish preferential occupancy policies, or require purchasing policies applicable to future, unknown tenants.

The Final EIR does not need to specify the technology choices by which emissions reductions from the operations of future, unknown tenants will be achieved. South Coast AQMD Rule 2305 establishes performance standards applicable to future tenants and offers flexible compliance options, allowing each future operator at the proposed Project site to adopt the feasible strategies applicable to their operations. Although compliance with proposed Rule 2305 could reduce emissions below what is currently analyzed, conservatively, the EIR did not take credit for these potential additional reductions.

The City disagrees with the suggestion that the Final EIR should include a limit on the daily number of trucks allowed at the Proposed Project to levels that were analyzed in the Final EIR (2,438 daily truck tips) and require re-evaluating impacts through CEQA should daily truck trips from the Proposed Project be anticipated to exceed those levels. The EIR is based on a set of realistic, but conservative, set of assumptions regarding the magnitude of potential activities resulting from the proposed Project, including truck trip estimates. As stated on page 4.13-12 of the Draft EIR, "From a trip generation perspective, these land use assumptions are conservative in that trip generation would likely be overstated as opposed to understated." Therefore, the City does not anticipate truck trips to exceed those, and future re-evaluation is not necessary.

The City agrees to include a commitment to require Project operators to "…mark truck routes with trailblazer signs to ensure truck travel utilizes these routes analyzed in the Draft EIR….". See revisions to MM AQ-5 in Chapter 3 of the Final EIR and reproduced below:

MM AQ-5. All truck access gates and loading docks within the Project site shall have a sign posted that states:

- Truck drivers shall turn off engines when not in use.
- Truck drivers shall shut down the engine after five minutes of continuous idling operation, once the vehicle is stopped, the transmission is set to "neutral" or "park," and the parking brake is engaged.
- Telephone numbers of the building facilities manager and CARB to report Violations.
- <u>Truck travel is restricted to identified truck routes only.</u>

In addition, signage shall be installed to direct trucks to the appropriate designated truck routes.

Response L3-n

Refer to Response O2-f for Comment Letter O2. The proposed Project is being developed for as-of-yet unknown future tenants, to fulfill their specific, but speculative business needs. As such, and in accordance with CEQA guidelines, the Draft EIR did not anticipate the installation and operation of diesel emergency generators, fire pumps, or other equipment needing permits from the SCAQMD. Thus, the City disagrees that the SCAQMD should be listed as a responsible agency.

Comment Letter L4

Comment Letter - L4

EUNICE M. ULLOA
Mayor

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Mayor Pro Tem

KAREN C. COMSTOCK
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Council Members

MATTHEW C. BALLANTYNE
City Manager

CITY of CHINO

January 3, 2022

Alexis Vaughn, Assistant Planner
City of Ontario Planning Department
303 East "B" Street
Ontario, CA 91764

Re: Notice of Availability of a Draft EIR: South Ontario Logistics Center Specific Plan (State Clearinghouse #2021010318)

Dear Ms. Vaughn:

This letter is in response to the Notice of Availability of a draft EIR for the South Ontario Logistics Center Specific Plan, made available on November 15, 2021. The City's comments are outlined below:

Planning — a

1) The project description for the EIR references a DA which has not been included. Additional information should be provided, that shows how the DA effects the timing, design, conditions, fees (entitlement, DIF and construction) and/or mitigation of the project. Is the DA available for review along with the EIR, or at least the deal points so we have understanding of the DA's impact to the project and adjacent jurisdictions? The EIR needs to address this issue.

2) On page 3-41 or another page, Figure 3-6, or another figure, should be revised to clearly display existing land uses adjacent to the Project Area and located in the City of Chino. — b

3) On page 4-5, Table 4-1, City of Chino –The project listed below should be added to the EIR so that the documents projections/analyses have greater accuracy. — c

   a. Eagle's Nest V and VI airport hangar project proposed to be developed on the Chino Airport along the southern portion of Merrill Avenue, west of the Grove/Merrill intersection. The project currently proposes 155,299-square feet of hangar space with 7,528-square feet of office mezzanine.

Land Development/Engineering — d

4) The City would like to collaborate and review infrastructure-related improvements (WQMP, drainage, potable water demand, sewer, etc.) that have downstream and potential off-site impacts to the City of Chino. Additionally, mitigation items may already exist on other EIR's for other Ontario projects, and a clear matrix showing overlap and methods to construct should be implemented.

Traffic / Transportation — e

5) **Continue Cooperation of Transportation Circulation Related Efforts**
The Cities of Chino and Ontario routinely meet to discuss transportation and other infrastructure related interests that have impacts to both agencies. While this TIA does analyze appropriate

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intersections for the project, the City of Chino will continue to collaborate with the City of Ontario on the ultimate design and construction of roadways, traffic controls and infrastructure to accommodate both the local traffic impacts and the regional traffic impacts as this region continues to develop. A high priority for the City of Chino is the management of commercial traffic as industrial development continues in the region. The City of Chino would like to continue our collaboration on the established truck routes and look for opportunities to strengthen those routes ensuring trucks stay on route and can effectively use them. *cont'd* e

6) **Merrill Avenue**
The TIA recommends the construction of the half width section along the project frontage. While this is a standard practice and often a requirement for most developments, with the south side of the project frontage located along the Chino Airport controlled by San Bernardino County, it is recommended that the full ultimate width of Merrill Avenue along the project frontage be built as part of this project as it is unlikely that San Bernardino County will have a project in the near term that will facilitate such improvements which will be advantageous for future circulation in the area as identified in the TIA. The City of Chino would like to continue our collaboration efforts with the City of Ontario on accomplishing this goal. f

7) **Intersection #52 Vineyard/Hellman/Merrill**
In reference to Exhibit 3-20, this intersection's traffic inaccurately shows no traffic in the existing condition inbound or outbound on the south leg. In 2019, this may have been the case during the traffic count collection as the segment was under construction. However, now that construction has finished, this segment is open and has traffic, the 0 trips shown in Exhibit 3-20 are inaccurate and need to be updated to more accurately reflect current conditions. g

8) **Intersection #47 Grove/Merrill**
In Table 3-1, the traffic control at this intersection inaccurately states it is AWS controlled. Earlier in 2021, the intersection was improved with a traffic signal and has 2-EB lanes and 1-WB lane with EB left turn pockets. The SB movement is a single combo left-right lane. These existing traffic controls should be updated which may impact the LOS analysis of the existing and future analysis scenarios. h

9) **Intersection #54 Carpenter/Merrill**
Similarly, this intersection was recently improved to be traffic signal controlled which is inaccurately identified in the various analysis scenarios of the TIA. This improvement should be updated in the TIA to accurately show current and future conditions. i

If you have any questions, please contact me by email at mhitz@cityofchino.org, or you can call me at 909-334-3448.

Sincerely,

Michael Hitz
Principal Planner

cc: Ryan Murphy, Assistant Planner
Warren Morelion, AICP, City Planner
Dennis Ralls, Transportation Manager

Letter L4 City of Chino

January 4, 2022

Response L4-a

The Development Agreement (DA) prepared for the Draft EIR is discussed within Section 3.0, *Project Description* of the Draft EIR. The DA follows the improvements identified within the Specific Plan and will not include any new physical construction or any new significant impact that was not already analyzed and addressed within the Draft EIR.

Response L4-b

Figure 4.9-1, *Surrounding Land Uses Map*, of the Draft EIR, identifies existing surrounding land uses adjacent to the Project site and existing surrounding land uses located in the City of Chino.

Response L4-c

As stated on page 112 of the Traffic Impact Analysis (TIA), provided in Appendix I of the Draft EIR, the cumulative project list was prepared through consultation with planning and engineering staff from the City of Ontario. The cumulative projects listed are those that would generate traffic and would contribute traffic to Project area intersections. The neighboring jurisdictions such as the City of Chino were contacted to include key projects in their respective cities that would generate traffic and would contribute traffic to Project area intersections. Additionally, page 122 of the TIA describes the model growth for the Project. Through a conservative analysis approach and in conjunction with the addition of cumulative projects that are not consistent with the General Plan, additional growth has also been applied on a movement-by-movement basis, where applicable, to estimate reasonable traffic volume forecasts. Therefore, the additional growth would account for any potential cumulative projects that are not located on the project list. Furthermore, according to the Initial Study prepared for the City of Chino's Eagle's Nest V and VI airport hangar project, buildout of the hangar project would result in a less than significant to no impact to traffic and transportation.[2] Therefore, buildout of the Eagle's Nest V and VI airport hangar project would not result generate increased traffic volumes, nor contribute traffic to its area's intersections. Based on the reasons above, cumulative impacts from nearby cumulative projects, including those either planned, under environmental review, approved, or under construction, as well as an applied growth factor, were accounted for in the cumulative analyses for the Draft EIR.

Response L4-d

Section 4.8, *Hydrology and Water Quality*, of the Draft EIR, analyzes and discusses infrastructure related improvements relating to drainage, potable water demand, sewer, etc., for the Project and surrounding area and includes. The Draft EIR identifies plans, programs, and policies which will be implemented upon buildout of the Project to further reduce runoff to the surrounding area. As discussed on page 4.8-17 through 4.8-18 of the Draft EIR, an extensive drainage plan would be in place which includes on-site storm drains, culverts, catch basins and detention basins. The basins would be designed to lessen the flow of

[2] City of Chino, Initial Study for the Eagle's Nest V and VI Aviation Business Park Project. September 2020. Retrieved from: http://p1cdn4static.civiclive.com/UserFiles/Servers/Server_10382578/File/City%20Hall/Departments/Community%20Development/Environmental%20Documents/Eagle's%20Nest%20Project/Eagles%20Nest%20V%20and%20VI%20IS_MND%20with%20Attachments.pdf

post-development runoff to pre-development conditions, and would be designed to treat runoff for pollutants, pursuant to SWRCB regulations. Furthermore, a preliminary Water Quality Management Plan (WQMP), provided in Appendix G2 of the Draft EIR, has been created for this Project. The preliminary WQMP has incorporated combined Low Impact Development (LID) treatment, source control Best Management Practices (BMPs), and treatment control BMPs. Through implementation of these BMPs, mitigation volume will be contained, thus, operational water quality impacts would be less than significant. Furthermore, the Project would comply with all State, county, and local regulations regarding stormwater runoff during construction and operational phases of the Project. Therefore, water quality standards and waste discharge requirements would not be exceeded, and surface water and groundwater quality would not be degraded. Downstream and potential off-site impacts to the City of Chino would be less than significant, and no mitigation is required.

Response L4-e

Comment noted. No further response required.

Response L4-f

In accordance with the City of Ontario's Master Plan of Streets and Highways, the City plans on building Merrill Avenue the full width, including the Chino (south) side, but only to the curb and gutter. The City will not build sidewalks or landscape the south side or put other Chino utilities under the street. The City only intends on paving so there is a full drivable width for two lanes in each direction.

Response L4-g

As stated on page 70 of the TIA, traffic counts were collected in January 2019. Due to the closures associated with COVID-19, a growth rate per year for movements were utilized to conservatively reflect 2021 conditions. Pursuant to CEQA Guidelines Section 15125(a)(3), the existing conditions baseline shall not include hypothetical conditions. Therefore, as the counts were taken prior to the completion of the inbound and outbound on the south leg, the traffic count once the improvement was completed is speculative. Furthermore, the TIA's future and cumulative scenarios correctly account for planned roadway improvements. Lastly, under SB 743, level of service (LOS) is no longer utilized for determining significance for transportation impacts under CEQA. Therefore, no update is required. However, the City of Ontario will continue to coordinate improvements and projects with the City of Chino.

Response L4-h

See Response L4-g as it applies to traffic counts and LOS.

Response L4-i

See Response L4-g as it applies to traffic counts and LOS.

Response to Comments
Organization Letters

Comment Letter O1

Comment Letter - O1

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VIA EMAIL TO :
AVaughn@ontarioca.gov

Subject: Comments on South Ontario Logistics Center Specific Plan EIR (SCH NO. 2021010318)

Dear Ms. Vaughn,

Thank you for the opportunity to comment on the Environmental Impact Report (EIR) for the proposed South Ontario Logistics Center Specific Plan. Please accept and consider these comments on behalf of Golden State Environmental Justice Alliance (GSEJA). Also, GSEJA formally requests to be added to the public interest list regarding any subsequent environmental documents, public notices, public hearings, and notices of determination for this project. Send all communications to Golden State Environmental Justice Alliance P.O. Box 79222 Corona, CA 92877. a

1.0 Summary

The project proposes the construction and operation of an industrial Specific Plan area and the upzoning of a replacement residential site in accordance with requirements of SB 330. Buildout of the Specific Plan would result in 5,333,518 square feet (sf) of business park and industrial uses on approximately 219 acres. Pursuant to SB330 requirements, the project proposes to create an Overlay District on an "SB330 Replacement Site" to increase the residential zoning capacity by 1,352 units, which will offset the "loss" of residential zoning capacity within the Project site. In order for this Overlay District to be approved, a Zone Change and General Plan Amendment are required.

2.1 Project Piecemealing

The EIR does not accurately or adequately describe the project, meaning "the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment" (CEQA § 15378). The project proposed by the South Ontario Logistics Center Specific Plan is a piecemealed portion of a larger overall project to be developed within the larger REDA Industrial Center in the project vicinity.

CEQA § 15165 - Multiple and Phased Projects requires that "Where individual projects are, or a phased project is, to be undertaken and where the total undertaking comprises a project with significant environmental effect, the Lead Agency shall prepare a single program EIR for the ultimate project as described in Section 15168." The EIR misleads the public and decision makers by circumventing adequate and accurate environmental analysis for the whole of the action - construction and operation of all REDA Industrial Center buildings as a whole. A program EIR must be prepared which accurately represents the whole of the action without piecemealing the project into separate, smaller development projects or development areas to present unduly low environmental impacts. The Notice of Completion/Availability for the Ontario Ranch Business Park Specific Plan (proposed 1,905,027 sf of warehouse and office uses) located adjacent to the east of the proposed SOLC SP area was published on February 13, 2020 also submitted by the project applicant/sponsor REDA for the proposed SOLC SP. Additionally, the Notice of Completion/Availability for the West Ontario Commerce Center Specific Plan (development of 555,505 square feet of Business Park use and 2,350,005 square feet of Industrial use with a total development of 2,905,510 square feet) located to the west of the proposed SOLC SP area was published in March 2018 also submitted by the project applicant/sponsor REDA for the proposed SOLC SP. Other new, proposed, or existing industrial development on sites adjacent to the north, east, and south of the proposed project site and within the vicinity of the site are also under control of the proposed project applicant.

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It must be noted that this is especially vital as the Ontario Ranch Business Park Specific Plan area is located adjacent to the east of the proposed South Ontario Logistics Center Specific Plan area, which was determined to result in significant and unavoidable impacts to Air Quality, Greenhouse Gas Emissions, Transportation/Traffic, and Agricultural and Forestry Resources[1]. Additionally, the West Ontario Commerce Center SP was determined to result in cumulatively considerable significant impacts to Air Quality, Greenhouse Gas Emissions, Transportation/Traffic, Cultural

[1] Ontario Ranch Business Park SP EIR https://files.ceqanet.opr.ca.gov/251693-3/attachment/A_hDeg6ojeL8TfpJf-2RP2u6jLb1XkwYyMq-TwO3y2NdMvOO7ArB1g4kpj_IAWLA2MiuvrzvIKSrKrJD0

Resources, and Agricultural Resources[2]. The EIRs for Ontario Ranch Business Park SP, West Ontario Commerce Center SP, and South Ontario Logistics Center SP exclude a meaningful analysis that includes all proposed development. The EIR must be revised to comply with CEQA § 15165 by preparing a Program EIR pursuant to CEQA § 15168. It is especially clear that the overall larger Industrial Center in the project vicinity is already planned and piecemealed as the Project Description states that "all off-site improvements identified for this Project have already been addressed in prior CEQA documents (such as the Ontario Ranch Business Park Final EIR (approved October 2020) and Merrill Commerce Center Specific Plan Final EIR (approved November 2020)) or are part of the City's planned regional infrastructure system, for which the Project will participate in funding. Off-site improvements for these prior CEQA documents consisted of asphalt demolition, fine grading, utility trenching, asphalt paving, finishing and landscaping."

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3.0 Project Description

The EIR does not include the proposed South Ontario Logistics Center Specific Plan (SOLC SP) document as an attachment for public review. The SOLC SP would include permitted uses and development standards such as maximum height, floor area ratio, parking requirements, and other items that contribute directly to the analysis of environmental impacts. The EIR must be revised and recirculated to include the SOLC SP document for public review in order to comply with CEQA's requirements for adequate informational documents and meaningful disclosure (CEQA § 15121 and 21003(b)). It is clear that the SOLC SP exists because Figure 3-5: Airport Influence Areas states the source is Figure 2.2: Airport Influence Areas of the SOLC SP. The SOLC SP is utilized as a reference in the EIR. Incorporation by reference (CEQA § 15150 (f)) is not appropriate as the SOLC SP contributes directly to analysis of the problem at hand.

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The EIR does not provide meaningful information or analysis regarding the proposed SB330 Replacement Site. Figure 3-3: SB 330 Replacement Site depicts what the public and decision makers can only assume are the existing onsite land uses at the proposed site. The site is described to have The Ontario Plan/Zoning designation of low-medium residential density throughout the EIR. However, Figure 3-3 depicts a large number of parcels that have designations of Low Density Residential, Low-Medium Density Residential, Medium Density Residential, General Commercial, Neighborhood Commercial, and Open Space - Non Recreation. The EIR does not provide the APN(s) of the proposed SB330 Replacement Site, so the public and decision makers are unable to determine which of the depicted sites are included as part of the proposed The Ontario Plan/Zoning changes. The EIR must be revised to clearly and accurately depict the existing and

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[2] West Ontario Commerce Center SP EIR https://www.ontarioca.gov/sites/default/files/Ontario-Files/Planning/Reports/environmental-reports/wocc_specific_plan_eir.pdf

proposed The Ontario Plan/Zoning changes to the SB330 Replacement Site. The EIR labels the proposed site as a singular "Site" instead "Sites," which is misleading as Figure 3-3 depicts a large number of proposed parcels that comprise the proposed 473 acre SB330 Replacement Site.

Additionally, the Project Description states that the SB330 Replacement Site is "also being evaluated for substantial additional density (beyond what is required for this Project's SB330 compliance) as part of the City's The Ontario Plan (TOP) 2050 Update EIR and also as part of the City's Housing Element Update EIR." However, review of the City's Housing Element Update and EIR indicate that the SB330 Replacement Site is not included as part of the housing strategy or proposed for rezoning. The EIR is misleading to the public and decision makers and must be recirculated with this statement removed.

Further, the EIR is internally inconsistent and utilizes conflicting language in varying sections of analysis when discussing the proposed The Ontario Plan/Zoning changes. Some sections label the changes as a "rezoning" while the Project Description states the project requires approval of the SB330 Replacement Site Overlay District (General Plan Amendment and Zone Change). Typical application of an Overlay District does not make changes to the underlying General Plan land use and Zoning designations. An Overlay District will necessitate additional changes to The Ontario Plan/Zoning designations to implement the increased densities. Applying an Overlay District does not meet the "no net loss" requirements of SB 330. Further, the EIR is inadequate as an informational document since it does not give a description or details of the Overlay District, such as permitted density. The EIR does not state whether an existing Overlay District will be applied or a new Overlay District will be created. The EIR must be revised to include this information and meet requirements of SB 330 by changing the The Ontario Plan/Zoning designations to accommodate "no net loss" of housing capacity instead of applying an Overlay District that will require additional changes to The Ontario Plan/Zoning designations to implement the increased densities in order to comply with CEQA's requirements for adequate informational documents and meaningful disclosure (CEQA § 15121 and 21003(b)).

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Further, it is also notable that the EIR does not include a floor plan, grading plan, or elevations for any of the buildings. The basic components of a Planning Application include a site plan, floor plan, conceptual grading plan, and elevations. The site plan provided in Figure 3-12 does not provide any detailed information such as the earthwork quantity notes. The EIR has excluded the proposed floor plans, details from the grading plan, and elevations from public review, which does not comply with CEQA's requirements for adequate informational documents and meaningful disclosure (CEQA § 15121 and 21003(b)). Incorporation by reference (CEQA § 15150 (f)) is not appropriate as the floor plan, grading plan, building elevations, and detailed site plan contribute

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directly to analysis of the problem at hand. The EIR must be revised to include all application items for review, analysis, and comment by the public and decision makers. cont'd e

4.2 Air Quality

The CalEEMod modeling includes unsubstantiated manual changes to the default individual construction phase lengths. For Phase 1, the demolition phase was reduced 80%, from the default value of 200 to 40 days; the site preparation phase was reduced 58%, from the default value of 120 to 50 days; the grading phase was reduced 74%, from the default value of 310 to 80 days; the building construction phase was reduced by 96%, from the default value of 3,100 to 113 days. The CalEEMod User s Guide requires any changes to model defaults be justified[3]. According to the User Entered Comments & Non-Default Data" table, the justification response is: "Anticipated Construction Schedule. Building Construction, Paving, and Architectural Coating sub-phases are anticipated to overlap. Demolition - includes demo of both phase 1 and phase 2 areas, estimated using GIS and aerial imagery Grading - Site Balanced, no import/export of soil." f

For Phase 2, the site preparation phase was reduced 16%, from the default value of 60 to 50 days; the grading phase was reduced 48%, from the default value of 155 to 80 days; the building construction phase was reduced by 91%, from the default value of 1,550 to 128 days; and the paving phase and architectural coating phase were both reduced 18%, from the default value of 110 to 90 days. The CalEEMod User s Guide requires any changes to model defaults be justified. According to the User Entered Comments & Non-Default Data" table, the justification response is: "Anticipated Construction Schedule. Building Construction, Paving, and Architectural Coating sub-phases are anticipated to overlap. Demo occurs during phase 1 Grading - Site Balanced, No import/export of soil."

The EIR does not provide any supporting evidence, such as information from a licensed Engineer on a grading plan that this grading schedule is possible. Additionally, the EIR states that "Earthwork will include approximately 425,912 cubic yards (CY) of cut and 425,912 CY of fill with 272,777 CY of over- excavation," which indicates that 272,777 CY of over-excavated materials will be transported off-site and necessitate increased hauling trips during the grading phase. The EIR does not specify if 272,777 CY is the total required export/import material for both phases or if this number only applies to one phase. There is no meaningful supporting evidence given for changes to the construction phases for both Phase 1 and Phase 2, or that the anticipated construction schedule is possible. As a result, the revised individual construction phase lengths are unsubstantiated. g

[3] CalEEMod User Guide http://www.caleemod.com/

While the EIR states the overall length of project construction would be approximately 12 months, the EIR does not disclose the revised individual construction phase lengths, which does not comply with CEQA's requirements for meaningful disclosure. These unsubstantiated changes are an issue as changes to individual construction phase lengths improperly reduce the amount of construction emissions. Thus, by including unsubstantiated reductions to the default individual construction phase lengths, the model underestimates the project's construction-related emissions and should not be relied upon to determine the significance of the project's air quality impacts. h

The CalEEMod modeling also includes unsubstantiated manual changes to the default operational off-road equipment hours the equipment is used per day. The hours per day of equipment use was reduced from 8 hours per day to 4 hours per day. There is no justification given for this manual reduction. The model underestimates the project's emissions and should not be relied upon to determine the significance of the project's Air Quality impacts. i

The EIR does not include for analysis relevant environmental justice issues in reviewing potential impacts, including cumulative impacts from the proposed project. This is especially significant as the surrounding community is highly burdened by pollution. According to CalEnviroScreen 4.0[4], CalEPA's screening tool that ranks each census tract in the state for pollution and socioeconomic vulnerability, the industrial Specific Plan census tract (6071001903) ranks worse than 99% of the rest of the state overall in pollution burden. The surrounding community, including Lyle High School, bears the impact of multiple sources of pollution and is more polluted than average on every pollution indicator measured by CalEnviroScreen. For example, the project census tract ranks in the 77th percentile for ozone burden, the 93rd percentile for PM 2.5 burden, and the 57th percentile for diesel particulate matter; all of these environmental factors are typically attributed to heavy truck activity in the area. The census tract ranks in the 100th percentile for drinking water, which indicates that it ranks with the worst quality drinking water in the state. The census tract also bears more impacts from cleanup sites than 80% of the state and more solid waste impacts than 99% of the state. j

Further, the census tract is a diverse community including 37% Asian-American, 29% Hispanic, and 4.9% African-American residents, which are especially vulnerable to the impacts of pollution. The community has a high rate of low educational attainment, meaning 53% of the census tract over age 25 has not attained a high school diploma, which is an indication that they may lack health insurance or access to medical care. Medical care is vital for this census tract as it ranks in the 29th percentile for incidence of cardiovascular disease and 49th percentile for babies k

[4] CalEnviroScreen 4.0 https://oehha.ca.gov/calenviroscreen/report/calenviroscreen-40

born at a low birth weight. The community also has a high rate of linguistic isolation, meaning 69% of the census tract speaks little to no English.

The SB330 Replacement Site census tract (6071001905) ranks worse than 95% of the rest of the state overall in pollution burden. The surrounding community, including sensitive receptors such as Dickey Elementary School, Liberty Elementary School, Woodcrest Junior High School, and residences, bears the impact of multiple sources of pollution and is more polluted than average on every pollution indicator measured by CalEnviroScreen. For example, the census tract ranks in the 80th percentile for ozone burden, the 96th percentile for PM 2.5 burden, and the 61st percentile for diesel particulate matter; all of these environmental factors are typically attributed to heavy truck activity in the area. Additionally, the SB330 Replacement Site census tract is a diverse community including 55% Hispanic, 17% Asian-American, and 3% African-American residents, which are especially vulnerable to the impacts of pollution. The community has a high rate of low educational attainment, meaning 52% of the census tract over age 25 has not attained a high school diploma, which is an indication that they may lack health insurance or access to medical care. Medical care is vital for this census tract as it ranks in the 68th percentile for incidence of cardiovascular disease, 43rd percentile for asthma, and 46th percentile for low birth weight babies. The community also has a high rate of linguistic isolation, meaning 76% of the census tract speaks little to no English. cont'd k

The EIR sources OEHHA Guidelines as the methodology for the construction and operational health risk assessments (HRA). The HRA is misleading as it does not provide detailed modeling scenario input factors required by the OEHHA Guidance Manual for Preparation of Health Risk Assessments[5]. For example, there is no information given regarding residential, school child, or worker age bins, if a 30 year or 70 year risk analysis was utilized, inhalation/breathing rates, etc. Notably, OEHHA's 2015 Guidance Manual for Preparation of Health Risk Assessments state that, "together, the 9-, 30-, and 70-year cancer risk calculations provide a useful presentation of cancer risk and the relationship to duration of residency and, thus, exposure to a facility's emissions." The EIR must be revised to include modeling scenarios for all residential, school child, and worker cancer risk calculations in order to provide a useful presentation of cancer risk in accordance with the OEHHA guidelines.

4.3 Biological Resources

According to Appendix C, burrowing owl focused surveys were conducted on April 15, May 11, June 16, and July 6, 2019. The surveys occurred more than two years prior to the EIR's analysis l

[5] OEHHA 2015 Guidance Manual for Preparation of Health Risk Assessments
https://oehha.ca.gov/media/downloads/crnr/2015guidancemanual.pdf

and will be further outdated during project construction. The industrial SP site must be surveyed again in order to present an accurate, current environmental setting in accordance with the other portions of the EIR.

Appendix C sources the Department of Fish and Game's 2012 Staff Report on Burrowing Owl Mitigation [6] as the methodology. The 2012 Report provides further instructions regarding burrowing owls. For example, it requires to "Conduct at least one visit covering the entire potential project/activity area including areas that will be directly or indirectly impacted by the project." Figure 4: Project and Buffer Areas within Appendix C depict that only the southeastern portion of Phase 2 was surveyed. The western portion of Phase 2 that extends from Bon View Avenue to Campus Avenue was not surveyed. The 500 ft buffer survey area should also be taken from the furthest western limits of the Phase 2 area. The EIR must be recirculated to include a revised and updated burrowing owl survey that complies with DFG's 2012 Staff Report on Burrowing Owl Mitigation.

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4.7 Hazards and Hazardous Materials

The Chino ALUCP prepared by Riverside County (RC Chino ALUCP) is used as basis of the Chino Airport Overlay created by The Ontario Plan[7]. The EIR utilizes the 1991 San Bernardino County ALUCP, which is not useful and does not reflect the updated Chino Airport Master Plan according to The Ontario Plan. The Ontario Plan bases the Chino Airport Overlay on the Riverside County Chino ALUCP, which "requires coordination with the Chino Airport authority to determine appropriate land uses, maximum population density, maximum site coverage, and height restrictions until such time as an updated ALUCP is adopted by San Bernardino County and accepted by the City." The EIR must be revised to utilize the latest available data and the same standard of background data used by The Ontario Plan.

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According to the RC Chino ALUCP[8], the industrial SP area is within Safety Zones C, D, and E and Aircraft Departure Accident Risk Intensity Contours for takeoffs to the West and Northwest. The RC Chino ALUCP requires "the following usage intensity criteria shall apply within Compatibility Zone D: An average of 150 people per acre shall be allowed on a site and up to 450 people shall be allowed to occupy any single acre of the site." The EIR must be revised to demonstrate compliance with this requirement and all requirements of the RC Chino ALUCP in order to be consistent with The Ontario Plan and Chino Airport Overlay.

[6] Department of Fish and Game Staff Report on Burrowing Owl Mitigation
https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=83843
[7] The Ontario Plan https://www.ontarioplan.org/chino-airport/
[8] Riverside County Chino Airport ALUCP Volumes 1:
https://www.rcaluc.org/Portals/13/PDFGeneral/plan/newplan/09-%20Vol.%201%20Chino.pdf and 2:
https://www.rcaluc.org/Portals/13/PDFGeneral/plan/newplan/36-%20Vol.%202%20Chino.pdf

4.9 Land Use and Planning

The EIR does not provide meaningful information or analysis regarding the proposed SB330 Replacement Site. Figure 3-3: SB 330 Replacement Site depicts what the public and decision makers can only assume are the existing onsite land uses at the proposed site. The site is described to have The Ontario Plan/Zoning designation of low-medium residential density throughout the EIR. However, Figure 3-3 depicts a large number of parcels that have designations of Low Density Residential, Low-Medium Density Residential, Medium Density Residential, General Commercial, Neighborhood Commercial, and Open Space - Non Recreation. The EIR does not provide the APN(s) of the proposed SB330 Replacement Site, so the public and decision makers are unable to determine which of the depicted sites are included as part of the proposed The Ontario Plan/Zoning changes. The EIR must be revised to clearly and accurately depict the existing and proposed The Ontario Plan/Zoning changes to the SB330 Replacement Site. The EIR labels the proposed site as a singular "Site" instead "Sites," which is misleading as Figure 3-3 depicts a large number of proposed parcels that comprise the proposed 473 acre SB330 Replacement Site. n

Table 4.9-3: Consistency with SCAG's 2020-2045 RTP/SCS Goals finds that the project is consistent with all goals of Connect SoCal, resulting in less than significant impacts. However, the EIR does not provide any meaningful supporting evidence within SCAG's 2020-2045 Connect SoCal RTP/SCS to support this conclusion, in violation of CEQA's requirements for meaningful disclosure (CEQA § 21003(b)). Due to errors in modeling and modeling without supporting evidence, as noted throughout this comment letter, and the EIR's determination that the project will have significant and unavoidable impacts to Air Quality, Greenhouse Gas Emissions, and VMT, the proposed project is directly inconsistent with Goal 5 to reduce greenhouse gas emissions and improve air quality, Goal 6 to support healthy and equitable communities, and Goal 7 to adapt to a changing climate. The EIR must be revised to include finding of significance due to inconsistency with the 2020-2045 RTP/SCS Connect SoCal document. o

Table 4.9-4: Consistency with the City of Ontario General Plan (TOP) does not provide a consistency analysis for all applicable TOP goals and policies. The EIR must be revised to include a consistency analysis with all TOP goals and policies, including the following:

Policy LU5-7 *ALUCP Consistency with Land Use Regulations.* We comply with state law that requires general plans, specific plans and all new development be consistent with the policies and criteria set forth within an Airport Land Use Compatibility Plan for any public use airport. p

Policy ER4-1 *Land Use.* We reduce GHG and other local pollutant emissions through compact, mixed use, and transit-oriented development and development that improves the regional jobs-housing balance.

Policy ER4-6 *Particulate Matter*. We support efforts to reduce particulate matter to meet State and Federal Clean Air Standards.

Policy CE2-4 *Protection of Investment*. We require that new development and redevelopment protect existing investment by providing architecture and urban design of equal or greater quality.

Policy CE3-1 *Fiscal Impact Disclosure*. We require requests for City Council action to disclose the full fiscal impacts, including direct and indirect costs.

Policy CE3-2 *General Plan Amendments*. We require those proposing General Plan amendments to disclose reasonably foreseeable impacts through a fiscal analysis.

Policy ER5-1 *Habitat Conservation Areas.* We support the protection of biological resources through the establishment, restoration and conservation of high quality habitat areas.

Policy ER5-2 *Entitlement and Permitting Process.* We comply with state and federal regulations regarding protected species.

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Additionally, the EIR improperly finds consistency with several policies. Policy LU1-7 requires "future amendments to our Land Use Plan to be accompanied by analyses of fiscal impacts." The EIR concludes the project is consistent with the policy because "An Economic/Fiscal Impact Analysis has been prepared for the Project and is available for review at the City of Ontario Planning Department." However, the report is not included as an attachment for public review, which does not comply with CEQA's requirements for meaningful disclosure and incorporation by reference. Incorporation by reference (CEQA § 15150 (f)) is not appropriate as the report contributes directly to analysis of the problem at hand and determines consistency with The Ontario Plan. The EIR must be revised to include the report as an attachment for public review.

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Further, the EIR concludes the project is consistent with Policy LU1-2 and CE2-2 based upon specific provisions (Design Guidelines and Land Use Plan) within the SOLC SP document. However, the SOLC SP document is not included as an attachment for public review, which does not comply with CEQA's requirements for meaningful disclosure and incorporation by reference. Incorporation by reference (CEQA § 15150 (f)) is not appropriate as the SOLC SP document contributes directly to analysis of the problem at hand and determines consistency with The Ontario Plan. The EIR must be revised to include the SOLC SP document as an attachment for public review.

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The EIR concludes the project is consistent with Policy M1-2, which requires "development to mitigate its traffic impacts" and ER4-3, which reduces "GHG emissions in accordance with regional, state and federal regulations." These findings of consistency are improper and misleading as the project will result in significant and unavoidable impacts to Traffic and

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Greenhouse Gas Emissions. The EIR must be revised to state this in its consistency analysis and make a finding of inconsistency. cont'd s

The EIR concludes the project is consistent with Policy M1-1, which requires roadways to "Maintain a peak hour Level of Service (LOS) E or better at all intersections." Appendix I - Traffic Analysis finds that the 2040 horizon year with project traffic scenario will result in LOS E or F at 45 intersections analyzed as part of the study area. It must be noted that only 18 of the affected intersections are located wholly within the City of Ontario. The remaining 27 intersections are located under jurisdiction of Chino Hills, Chino, Caltrans, and Eastvale. Appendix I recommends mitigation requiring "fair share" payments to mitigate impacts to less than significant levels. An assessment of fees is appropriate when linked to a specific mitigation program. (*Anderson First Coalition v. City of Anderson* (2005) 130 Cal.App.4th 1173, *Save our Peninsula Comm. v. Monterey County Bd. Of Supers.* (2001) 87 Cal.App.4th 99, 141.) Payment of fees is not sufficient where there is no evidence mitigation will actually result. (*Gray v. County of Madera* (2008) 167 Cal.App.4th 1099,1122.) The assessment of fees here is not adequate as there is no evidence mitigation will actually result. The improvements required are not part of an existing DIF/TUMF program and therefore are not planned to occur at all or by any certain date. Additionally, 27 intersections with deficient LOS are located outside of the City of Ontario. They are under the control of Chino Hills, Chino, Caltrans, and Eastvale. Any roadway improvements recommended or fees paid to mitigate impacts for these locations are beyond the control of the lead agency and evidence that these improvements will be completed or approved by the other jurisdictions has not been provided. Notably, Appendix I concludes that after the proposed mitigation, insufficient LOS will still occur at six intersections and one within the City of Ontario and one within Ontario and Eastvale: t

1. Grove Av. & Schaefer Av. LOS E (AM)
2. Grove Av. & Edison Av LOS E (PM)
3. Vineyard Av. & Edison Av. LOS E (PM)
4. Archibald Av. & Riverside Dr. LOS E (AM and PM)
5. Archibald Av. & Ontario Ranch Rd. LOS E (AM and PM)
6. Archibald Av. & Merrill Av. LOS E (AM and PM)
7. Hamner Av. & Ontario Ranch Rd. LOS E (PM) Ontario and Eastvale

The EIR has not demonstrated compliance with Policy M1-1. The EIR must be revised and recirculated for public review to state the significant impacts to LOS, which are not consistent with The Ontario Plan, and make a finding of inconsistency.

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4.11 Population and Housing

The EIR calculates the industrial SP area's operational employment generation by utilizing a calculation from Appendix J of the The Ontario Plan EIR[9]. The EIR concludes the industrial SP area will generate 5,459 employees during project operations. However, the EIR utilizes the default assumptions in square footage of land uses from Appendix J rather than project-specific square footage of warehousing, office, etc within the industrial SP. The EIR must be revised to utilize project-specific square footage for each land use category in order to accurately and adequately analyze the employment generated by the industrial SP. This is vital as the VMT analysis relies upon this calculation because it also utilizes this methodology but finds the project will generate 5,664 employees, rendering the EIR internally inconsistent. u

SCAG's 2020-2045 RTP/SCS Connect SoCal Demographics and Growth Forecast[10] notes that Ontario will add 55,400 jobs between 2016 - 2045. The industrial SP project represents 9.8% of Ontario's employment growth from 2016 - 2045. SCAG's Growth Forecast notes that Ontario's population will increase by 96,900 residents between 2016 - 2045. The industrial SP project represents 5.6% of Ontario's population growth from 2016 - 2045. A single project accounting for nearly 10% of the projected employment and over 5% of projected population within Ontario over 29 years represents a significant amount of growth. The EIR must be revised to include this analysis, and also provide a cumulative analysis discussion of projects approved since 2016 and projects "in the pipeline" to determine if the industrial SP project will exceed SCAG's employment and/or population growth forecast. This is vital as the industrial SP project requires Land Use and Zoning amendments to proceed and by nature the project's growth exceeds any established projections and represents unplanned growth. As noted, a cumulative analysis is also necessary as the project is part of the overall larger REDA industrial center within the project vicinity. v

Additionally, the EIR must provide demographic and geographic information on the location of qualified workers to fill these positions in order to provide an accurate environmental analysis. The EIR must also be revised to provide a detailed construction worker population and employment analysis. w

4.13 Transportation and Traffic

The project's VMT impacts are misrepresented by the SBTAM model. The industrial Specific Plan area TAZ (53653401) is bound by Eucalyptus Avenue to the north, Grove Avenue to the east, x

[9] The Ontario Plan Appendix J https://www.ontarioplan.org/wp-content/uploads/sites/4/2016/05/32253.pdf
[10] SCAG Connect SoCal Demographics and Growth Forecast adopted September 3, 2020 https://scag.ca.gov/sites/main/files/file-attachments/0903fconnectsocal_demographics-and-growth-forecast.pdf?1606001579

Merrill Avenue to the south, and Campus Avenue to the west. The TAZ is comprised entirely of vacant or agricultural land. The proposed industrial Specific Plan area is unique in that TAZ 53653401 contains no warehouse or industrial buildings. As noted in the Project Description, agricultural worker housing is provided onsite, resulting in an even lower existing TAZ VMT. The VMT analysis does not adequately or accurately represent the VMT impacts of the proposed project and the EIR must be revised to reflect this. The operational nature of industrial/warehouse uses involves high rates of truck/trailer VMT due to traveling from large regional distribution centers to smaller industrial parks and then to their final delivery destinations. Table 4.2 Trip Summary of the Air Quality Appendix CalEEMod output sheets indicates that Phase 1 will generate approximately 7,232 average daily trips and 55,168,411 annual VMT (55,168,411 / 365 days = 151,146 daily total VMT) and Phase 2 will generate approximately 5,214 average daily trips and 36,257,668 annual VMT (36,257,668 / 365 days = 99,336 daily total VMT). This results in a combined 12,446 average daily trips; 91,426,079 annual VMT; and 250,482 daily VMT. These are exponentially higher than the VMTs reported for each analysis group in the TAZ. The project's truck/trailer activity is unable to utilize public transit or active transportation and it is misleading to the public and decision makers to exclude the truck/trailer activity from VMT analysis. The EIR must be revised to reflect a quantified VMT analysis that includes truck/trailer activity to adequately and accurately analyze the potentially significant project transportation impacts. The EIR also does not account for cumulative impacts to VMT or transportation due to project piecemealing in the project vicinity of the greater REDA Logistics Center.

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5.0 Alternatives

The EIR is required to evaluate a reasonable range of alternatives to the proposed project which will avoid or substantially lessen any of the significant effects of the project (CEQA § 15126.6.) The three alternatives chosen for analysis include the CEQA required "No Project" alternative and only two other alternatives - Existing General Plan Project and Reduced Intensity Project. The EIR does not evaluate a reasonable range of alternatives as only two alternatives beyond the required No Project alternative are analyzed. The EIR does not include an alternative that meets the project objectives and also eliminates all of the project's significant and unavoidable impacts. The EIR must be revised to include analysis of a reasonable range of alternatives and foster informed decision making (CEQA § 15126.6). This could include alternatives such as development of the project site with a project that has reduced the intensity to a degree that will result in avoidance of all the proposed project's significant and unavoidable impacts while also meeting the project objectives.

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6.0 Additional CEQA Considerations

The EIR concludes that the project will not encourage or facilitate economic effects that could result in other activities that could significantly affect the environment. However, the EIR does not provide the project's objectives for analysis with regard to growth-inducing impacts. One of the project's objectives is to "Create an economic engine to drive future growth in the Project area, spur infrastructure improvements in the area, and implement the Project vision." The Connect SoCal analysis within the Land Use and Planning section clarifies the project seeks to drive future growth in the "project area" to be defined as driving future growth " in the City and also the County." The EIR must be revised to include these statements for analysis in order for the EIR to be internally consistent and provide an adequate, accurate analysis. This is vital as other development projects within the larger overall REDA industrial area were approved by the lead agency even though they were also determined to result in significant and unavoidable environmental impacts. Based on this, it is clear that prior piecemealed projects and the proposed SOLC SP project have encouraged and facilitated economic effects that resulted in other activities that have significantly affected the environment. z

7.0 Effects Found Not to be Significant

7.2 Energy

The State of California lists three approved compliance modeling softwares[11] for non-residential buildings: CBECC-Com, EnergyPro, and IES VE. Appendix B4 provides a spreadsheet-based modeling analysis of energy impacts, which is not one of the listed approved softwares. The modeling provided in the EIR does not comply with the 2019 Building Energy Efficiency Standards and under reports the project's potentially significant GHG and Energy impacts to the public and decision makers. Since the EIR did not accurately or adequately model the Energy impacts in compliance with Title 24, a finding of significance must be made. A revised EIR with modeling in one of the approved software types must be prepared and circulated for public review in order to adequately analyze the project's potentially significant environmental impacts. aa

Conclusion

For the foregoing reasons, GSEJA believes the EIR is flawed and an amended EIR must be prepared for the proposed project and recirculated for public review. Golden State Environmental Justice Alliance requests to be added to the public interest list regarding any subsequent environmental documents, public notices, public hearings, and notices of determination for this bb

[11] 2019 Building Energy Efficiency Standards Approved Computer Compliance Programs, California Energy Commission. https://www.energy.ca.gov/programs-and-topics/programs/building-energy-efficiency-standards/2019-building-energy-efficiency-2

project. Send all communications to Golden State Environmental Justice Alliance P.O. Box 79222 Corona, CA 92877.

cont'd
bb

Sincerely,



Gary Ho
Blum Collins & Ho, LLP

Letter O1 Golden State Environmental Justice Alliance

December 22, 2021

Response O1-a

Comment noted. No response is required.

Response O1-b

The City disagrees with the assertion that the proposed South Ontario Logistics Center Specific Plan (Project) "is a piecemealed portion of a larger overall project," which the commenter incorrectly calls the "REDA Industrial Center." The Project was never a reasonably foreseeable result of any prior-approved development, and the Project's use, financing, and entitlement processing are independent from any other development. Thus, the Project does not constitute a piecemealed portion of a larger development.

An EIR can only analyze possible future actions that are a reasonably foreseeable consequence of the project that the EIR studies. Here, the Project was never a reasonably foreseeable consequence of any previous project, including the projects referenced by the commenter, i.e., the West Ontario Commerce Center Specific Plan (WOCC); the Ontario Ranch Business Park Specific Plan (ORBP); and the Merrill Commerce Center Specific Plan (MCC), the latter of which was a project developed by Prologis (an entity with no connection or association with the Applicant). The City approved the WOCC in July 2018 and the ORBP in October 2020. The City issued this Project's Notice of Preparation in December 2020.

A project is not a piecemealed portion of a larger development if the project has independent utility or serves an independent purpose, and it is not dependent on or compelled by the completion of another development. The SOLC Project has been designed and is being processed by the City as an independent project, and can move forward independent of any other project in Ontario.

As the commenter notes, the Draft EIR states that "all off-site improvements identified for this Project have already been addressed in prior CEQA documents . . . or are part of the City's planned regional infrastructure system, for which the Project will participate in funding." (Draft EIR, p. 3-8.) These offsite improvements include "asphalt demolition, fine grading, utility trenching, asphalt paving, finishing and landscaping." (Ibid.) That the Project will utilize these offsite improvements does not make it dependent upon any other development because: (1) the Project's conditions of approval require the Project to bear the independent, fair-share cost of these improvements; and (2) these improvements would be constructed by the Project to the extent needed even if no other development were built because the Project has independent utility.

Finally, it should be noted that the Draft EIR specifically includes the WOCC, the ORBP, and the MCC developments in its cumulative impact analysis. (Draft EIR, pp. 4-2, 4-4 to 4-5; Appendix I [Traffic Impact Analysis Report].) The cumulative impacts analysis ensures that all applicable past, present, and probable future developments are appropriately analyzed for environmental impacts that may not be individually significant but may be cumulatively significant. In summary, no analysis was "piecemealed." No additional analysis beyond that provided in the Draft EIR and this Final EIR is required.

Response O1-c

Comment noted. The City disagrees with this assertion, in that the Draft EIR provides adequate analysis of the contents within the Specific Plan and directly analyzes all potential impacts from implementation of the Specific Plan. Specific assertions are addressed in the responses below.

Response O1-d.1

The City disagrees with the assertion that the Draft EIR fails to "provide meaningful information and analysis regarding the proposed SB 330 Replacement Site." No discrepancy exists as the text of the Draft EIR consistently describes the SB 330 Replacement Site as having six land use designations, the same six designations that are shown in Figure 3-3. (Draft EIR, pp. 3-35, 4.1-5, 4.9-5, 4.9-13, 4.11-1.)

Second, the City disagrees with the assertion that the public and decision-makers cannot determine from the Draft EIR what parcels in the SB 330 Replacement Site will be subject to a residential density increase. Under CEQA, an adequate project description need only include an aerial and regional map of the project location. (Guidelines, §15124(a).) Figure 3-3 of the Draft EIR satisfies CEQA by depicting the boundaries of the SB 330 Replacement Site, which will be subject to the Overlay District. Section 4.9, *Land Use and Planning*, of the Draft EIR further describes the boundaries of the SB 330 Replacement Site as being "bound by Cucamonga Avenue to the west, East Riverside Drive to the north, Comet Avenue to the east, and Edison Avenue to the south." (Draft EIR, p. 4.9-1.) The Draft EIR's description of the SB 330 Replacement Site is therefore adequate. In response to this comment, two additional maps have been added to the Final EIR: *Figure 3-4, Regional Map*, depicting both the Project Site and SB 330 Replacement Site, and *Figure 3-5, SB330 Replacement Site Aerial Vicinity Map*, map of the SB 330 Replacement Site showing APNs. Recirculation of the Draft EIR is not required because these additions merely clarify information already provided and does not constitute new information. (Guidelines, § 15088.5(b).)

Response O1-d.2

The City disagrees with the assertion that the SB 330 Replacement Site is "also being evaluated for substantial additional density (beyond what is required for this Project's SB 330 compliance) as part of the City's The Ontario Plan (TOP) 2050 Update EIR and also as part of the City's Housing Element Update EIR." (Draft EIR, p. 3-1.) In fact, the City's Draft Housing Element Update clearly shows multiple land use designation changes throughout the SB 330 Replacement Site, all of which significantly increase residential density above and beyond what is proposed as part of this Project. The land use changes are shown in the City's Proposed Housing Strategy and Land Use Scenario – Draft interactive map (Housing Strategy Map), which is available on the City's website.[3] The Draft EIR's reference to the City's proposed land use changes for the SB 330 Replacement Site is adequate. In response to this comment, an excerpt of the City's Housing Strategy Map showing the SB 330 Replacement Site has been added to the Final EIR as *Figure 3-6, City of Ontario Housing Strategy Map*.

[3] City of Ontario. Proposed Housing Strategy and Land Use Scenario Map Draft. (2022). Retrieved from: https://www.arcgis.com/apps/webappviewer/index.html?id=0208aaa14e5f4d71b0bcde77c1deda57.

Response O1-d.3

The City disagrees with the assertion that the Draft EIR "utilizes conflicting language" in its discussion of how the Overlay District will be applied to the SB 330 Replacement Site. The only way to apply the Overlay District to the SB 330 Replacement Site is through a rezoning, which is stated in the Draft EIR: "The Project also includes rezoning of the SB 330 Replacement Site through use of an Overlay District." (Draft EIR, p. 3-6.)

Response O1-d.4

The City disagrees with the assertion that the Draft EIR fails to acknowledge that application of the Overlay District to the SB 330 Replacement Site will also require changes to TOP and Zoning Code. In fact, the Draft EIR explicitly and consistently addresses this issue: "In order for this Overlay District to be approved, a Zone Change and [General Plan Amendment] will be implemented by the City in order to effectively rezone the site to accommodate increased residential density to ensure compliance with SB 330." (Draft EIR, pp. 1-5, 3-1, 3-3, 3-6.)

Response O1-d.5

The City disagrees with the assertion that the Draft EIR does not adequately describe the Overlay District. Contrary to these claims, the Draft EIR clearly states that "the Project will create an Overlay District" (Draft EIR, pp. 3-1, 4.1-5; emphasis added), and it also states that the Overlay District will increase the residential zoning capacity of the SB 330 Replacement Site "by 1,352 dwelling units or an overall increase of approximately 37% in dwelling units for this 473-acre area." (Id., pp, 3-3.) In response to the comment, additional information is added to Section 3.0, *Revisions to the Draft EIR*, of this Final EIR and replicated below. Recirculation of the Draft EIR is not required because these additions merely clarify information already provided and does not constitute new information. (Guidelines, § 15088.5(b).)

In order to demonstrate "no net loss of residential capacity," the Project will be required to demonstrate increased residential zoning capacity on a "SB330 Replacement Site" by 1,352 units to off-set the Project site loss of zoning capacity (Low Medium Density, 5.1 to 11 du/ac). In tandem with the City's adoption of the 6th Cycle Housing Element, scheduled to go before the City Council for its consideration in February 2022, the City is also adopting an Affordable Housing Overlay zone and applying this zone to all parcels in the sites inventory that are south of Riverside Drive or are zoned MU-2 along Holt Boulevard. Relevant to the Project, the Affordable Housing Overlay zone will establish a minimum density of 20 dwelling units per acre for all development (regardless of Policy Plan designation or underlying zoning district), and increase the maximum density from 25 to 30 units per acre for parcels that are designated in the Policy Plan for Medium Density Residential ("MDR") when an affordable housing project is proposed with at least 25 percent of proposed units are restricted for lower-income households. The creation of the Affordable Housing Overlay zone and increased maximum density of 5 dwelling units per acre will increase residential capacity on 473.7 acres of such parcels currently designated MDR, by 2,368 dwelling units. On December 20, 2021, the Planning Commission reviewed and recommended to the February 15, 2022, City Council hearing for approval a General Plan Amendment (File No. PGPA21-004) for the Housing Element update to the Policy Plan (General Plan) component of The Ontario Plan, to address State mandates regarding the Regional Housing Needs Allocation ("RHNA"), as well as to modify the Policy Plan

Land Use Plan (Exhibit LU-01) to establish a Zone Change (File No. PZC21-002). The Project EIR addresses the potential impacts associated with relocating residential density from the Project site to the SB330 Replacement Sites located north of the Project site, along Grove Avenue, pursuant to SB330. With the City adoption of the 6th Cycle Housing Element and associated Affordable Housing Overlay zone, no net loss of residential capacity will occur as a result of the Project. The SB 330 Replacement Site is located approximately 0.3 miles north of the Project site and is generally bound by Cucamonga Avenue to the west, East Riverside Drive to the north, Walker Avenue to the east, and Edison Avenue to the south. Existing land uses surrounding the approximate 473-acre SB330 Replacement Site boundary include agricultural uses, nurseries, truck/trailer storage, and single-family residential. According to the City's Land Use Plan, Land use within the SB330 Replacement Site includes residential, general commercial, and neighborhood commercial, as well as open space park land.

Response O1-e

Comment noted. The City disagrees with this assertion in that the Draft EIR provides inadequate analysis of the contents within the Specific Plan as it relates to floor plan, grading plan, or elevations for the proposed buildings. The intent of the Draft EIR is to provide sufficient information on the potential environmental impacts of the Project to allow the City to make an informed decision regarding approval of the Project. The intent and purpose of the Project is to provide zoning regulations for development of the Project site by establishing permitted land use, development standards, infrastructure requirements, and implementation requirements for development. A comprehensive set of design guidelines and development regulations are included to guide and regulate site planning, architectural character, and landscape within the community, ensuring that excellence in community design is achieved during project development.

Because the purpose of a specific plan is to provide development regulations and serve as design guidelines for an entire project site, floor plans and building elevations are not typically included as part of a specific plan. As such, the Draft EIR, as an informational document evaluating the potential environmental impacts of the Project, does not include floor plans or building elevations. The Specific Plan establishes the procedures and requirements to approve new development within the Project site and does not serve as land entitlement approval for each development project on-site. The Project is considered under a Legislative Action Application by the City of Ontario. Any new development within the Specific Plan area would be required to submit a discretionary permit/action application and obtain approval from the City.

Section 3.0, *Project Description*, of the Draft EIR discusses the conceptual grading plan and earthwork analysis (see pages 3-16 and 3-17). The information provided in Section 3.0 regarding grading plan and earthwork analysis are adequate analysis of the contents within the Specific Plan, and no revisions or recirculation of the EIR is required.

Response O1-f

Comment noted. The use of non-default values is common practice, and the comments provided through the CalEEMod outputs in Appendix B of the Draft EIR substantiate the uses of non-default values. Further,

as noted in the CalEEMod User's Guide, CalEEMod provides default data if site-specific information is not available and encourages the use of site-specific data if it is provided.[4]

Response O1-g

The City disagrees with the assertion that information from a licensed Engineer is necessary to support the grading plan as presented in the Draft EIR or to verify that the grading schedule is possible. Grading estimates were provided by Thienes Engineering, licensed engineers, who prepared the Concept Plan and are preparing the Development Plan. Furthermore, the term over-excavation was chosen by the project engineer, to describe excavation that goes beyond the depth required, which may be necessary if the site-specific soil conditions at the desired level do not have sufficient stability or load-bearing capacity to support the proposed structures. Once any stability concerns are addressed, the soil removed during over-excavation is returned and recompacted to meet the final design depth. Therefore, the City disagrees with the assertion that over-excavated materials will be transported off-site.

Response O1-h

The City disagrees with the commenter's assertion that "…the EIR states the overall length of project construction would be approximately 12 months….". The Draft EIR clearly states "The duration of construction activities associated with Phase 1 of the Project is estimated to last approximately twelve months" and "The duration of construction activities associated with Phase 2 of the Project were modeled to last approximately twelve months." [Draft EIR, pages 4.2-20 and 4.2-22]. And as stated on page 4.2-15 of the Draft EIR, "It is assumed that construction of Phase 1 would occur from mid-2022 to mid-2023 and the construction of Phase 2 would occur from mid-2023 to mid-2024", meaning construction would last total 24 months. Furthermore, construction phase (e.g., demolition, site preparation, etc.) lengths are provided within the CalEEMod outputs provided in Appendix B of the Draft EIR. Thus, the comment is incorrect.

As shown in the Draft EIR [page 4.2-12], the applicable significance thresholds for criteria pollutant analyses in the South Coast Air Basin are based on the maximum daily emissions. Thus, the length of construction does not directly impact the determination of significance of a project's air quality impacts, and the City disagrees with the assertion that reductions to the default construction phase lengths underestimates the Project's emissions.

Response O1-i

The off-road equipment included in the operational emissions inventory are eight "yard trucks," used intermittently to move trailers around the yard. Given that moving trailers is not a continuous task, the City believes four hours per day per yard truck is a reasonable and appropriately conservative assumption. This estimate was provided by the project engineer, Thienes Engineering, and verified by the applicant, both of whom have extensive experience in site grading and construction. The City disagrees with the assertion that the model underestimates Project emissions from these sources of air pollutants.

[4] CalEEMod User Guide. (2021). Retrieved from: http://www.aqmd.gov/docs/default-source/caleemod/user-guide-2021/01_user-39-s-guide2020-4-0.pdf?sfvrsn=6, page 1.

Response O1-j

The City disagrees that the EIR must include analysis of potential environmental justice issues, as Environmental Justice is not listed amongst the "Environmental Factors Potentially Affected" in Appendix G, Environmental Checklist Form, to the CEQA Guidelines.[5] The remainder of the comment presents data from CalEPA's CalEnviroScreen which the City does not dispute. The City disagrees with the assertion that additional risk analyses are needed. Given the short-term construction schedule of approximately one year, Project construction would not result in a long-term (e.g., 30 or 70 years) source of toxic air contaminant (TAC) emissions. The SCAQMD CEQA Air Quality Handbook does not recommend analysis of TACs from short-term construction activities associated with land use development projects. A construction health risk assessment (HRA) is not required by SCAQMD and no guidance for HRAs for construction has been adopted by SCAQMD or the City. Although SCAQMD's CEQA guidance does not require an HRA for short-term construction emissions, a construction HRA was conservatively prepared for the Project and provided in the Draft EIR. As analyzed in Draft EIR pages 4.2-35 and 4.2-36, Project construction activities, including TACs from equipment exhaust would not expose sensitive receptors to substantial pollutant concentrations. Project-related TAC impacts during construction would be less than significant, and no mitigation measures would be required.

The operational HRA results contained in the Draft EIR are calculated for the recommended 30-year residential exposure, in accordance with OEHHA's 2015 Air Toxics Hot Spots Program *Guidance Manual for Preparation of Health Risk Assessments* (Guidance Manual) which states "…the 30-year exposure duration is recommended for use as the basis for estimating cancer risk at the MEIR [Maximally Exposed Individual Resident] in all HRAs. Population-wide impacts should use the 70-year exposure duration."[6] The 30-year exposure used in the Draft EIR for operations is consistent with OEHHA guidance because it "…assume[s] exposure begins in the last trimester of pregnancy and progresses through the exposure duration of interest…"[7] Assessment of risk in the Project-specific HRA for each of the age bins was based on OEHHA's recommended assumptions for exposure variables such as age sensitivity factor (ASF), breathing rate, and body mass. According to OEHHA, HRAs performed for 30 years in accordance with these assumptions "…are thus protective of children."[8] Therefore, the HRA appropriately assesses and reports lifetime risk for the 30-year exposure scenario at the MEIR, which includes ASFs and other child-specific factors known to increase operational risk values as compared to adult exposure parameters. Adult worker and school child exposure scenarios, which are defined as experiencing fewer exposure hours per day and fewer total years of exposure than a 30-year residential scenario, would result in lower lifetime cancer risk values.

Response O1-k

The OEHHA guidelines state "The intent in developing this Guidance Manual is to provide HRA procedures for use in the Air Toxics Hot Spots Program or for the permitting of existing, new, or modified stationary

[5] Title 14. Natural Resources. (2018). Retrieved from: http://files.resources.ca.gov/ceqa/docs/2018_CEQA_FINAL_TEXT_122818.pdf.
[6] Air Toxics Hot Spots Program. (2015). Pages 2-4 and 2-5. Retrieved from: https://oehha.ca.gov/media/downloads/crnr/2015guidancemanual.pdf.
[7] Ibid
[8] Ibid.

sources."[9] The HRA contained in the Draft EIR is not intended to meet the prescribed requirements of the Air Toxics Hot Spots Program or for the permitting of existing, new, or modified stationary sources (since, for example, emissions studied in the Draft EIR are primarily from mobile sources, which are not stationary sources subject to permitting). Thus, the City disagrees that the EIR must be revised in strict accordance with the Guidance Manual to be used as a meaningful measure of potential impacts under CEQA. As stated above, the 30-year residential exposure scenario is recommended by OEHHA, and the methodology upon which the HRA is based produces analyses that are protective of children. Therefore, no revisions are warranted.

Response O1-l

Development is only proposed on the ±130-acre site that is located north of Merrill Avenue, south of Eucalyptus Avenue, east of Bon View Avenue, and west of Grove Avenue (Phase 1). A reliance letter has been prepared by Ecological Sciences, Inc. confirming there is no change in the existing site conditions compared to the time of the initial burrowing owl surveys prepared in 2019.

The remaining portion of the Specific Plan (Phase 2) as well as the SB 330 Replacement Site, are only programmatically analyzed in the Draft EIR, and future development located outside of the proposed development on Phase 1 would have to conduct biological surveys and burrowing owl surveys prior to site-specific development. MM BIO-2 of the Draft EIR has revised for clarification based on a comment received on the Draft EIR from the California Department of Fish and Wildlife (see Comment S1 of this Final EIR). Changes to MM BIO-2 are provided in Section 3.0, *Revisions to the Draft EIR* of this Final EIR and are replicated below. Changes are indicated in bold underline for additions and strikethrough to deletions:

MM BIO-2. **Burrowing Owl Surveys. Phase 1:** Prior to issuance of a demolition or grading permit for any ground disturbing activity, a qualified biologist shall conduct a pre-construction presence/absence survey for burrowing owls within ~~The Project Applicant shall complete an initial BUOW take avoidance survey no less than~~ 14 days prior to initiating ground disturbance activities. Surveys shall be conducted consistent with the procedures in outlined in the "California Department of Fish and Wildlife (CDFW) 2012 Staff Report on Burrowing Owl Mitigation." If the species is absent, no additional mitigation will be required. ~~Implementation of avoidance and minimization measures (e.g., eliminating actions that reduce burrowing owl forage and burrowing surrogates (e.g., ground squirrel), or introduce/facilitate burrowing owl predators) would be triggered by positive owl presence on the site where Project activities would occur. The development of avoidance and minimization approaches would be evaluated by monitoring burrowing owls (if present on-site). BUOW may re-colonize a site after only a few days. Time lapses between Project activities trigger subsequent take avoidance surveys including but not limited to a final survey conducted within 24 hours prior to ground disturbance.~~

[9] Air Toxics Hot Spots Program. (2015). Page 1-2;Retrieved from: https://oehha.ca.gov/media/downloads/crnr/2015guidancemanual.pdf;

If burrowing owl(s) are observed onsite during the pre-construction clearance survey;

- Prior to disturbance of the occupied burrows, suitable and unoccupied replacement burrows shall be provided at a ratio of 2:1 within designated off-site conserved lands to be identified through coordination with CDFW and the City in which the burrowing owl(s) is(are) detected. A qualified biologist shall confirm that the artificial burrows are currently unoccupied and suitable for use by owls.
- Until suitable replacement burrows have been provided/confirmed within the off-site conserved lands to be identified through coordination with CDFW and the City of Ontario, no disturbance shall occur within 50 meters (approximately 160 feet) of occupied burrows during the nonbreeding season (September 1 through January 31) or within 75 meters (approximately 250 feet) during the breeding season (February 1 through August 31).
- Occupied burrows should not be disturbed during the nesting season (February 1 through August 31) unless a qualified biologist approved by CDFW verifies through non-invasive methods that either: 1) the birds have not begun egg-laying and incubation; or 2) that juveniles from the occupied burrows are foraging independently and are capable of independent survival.
- If burrowing owls are present at the time that the occupied burrows are to be disturbed, then the owls shall be excluded from the site following the 2012 CDFG Staff Report.

Phase 2 and SB 330 Replacement Site: Prior to any site-specific development, potential future residential development would be required to conduct site-specific biological resource surveys, including an arborist report, as part of the City's standard discretionary review process, including compliance with CEQA and applicable local, state, and federal regulations.

Response O1-m

The Project site is located within the Airport Influence area of Chino Airport and was reviewed to be consistent with policies and criteria set forth within the 2011 California Airport Land Use Planning Handbook published by the California Department of Transportation, Division of Aeronautics per City of Ontario requirements.

Prior to Final Project Plan approvals (including but not limited to: Site Plans, Building Plans, Landscape Plans, Utility Plans, and Roadway Plans), the Applicant or successor(s) in interest shall document compliance with applicable provisions of the City of Ontario's Airport Land Use Compatibility Plan for Chino Airport and correlating provisions of the South Ontario Logistics Specific Plan.[10] Overflight Deed Notices will be provided for any properties identified in the Compatibility Plan as subject routine aircraft

[10] City of Ontario. Airport Land Use Compatibility Plan. (2011). Retrieved from: https://www.ontarioplan.org/wp-content/uploads/sites/4/pdfs/ALUCP_FULL.pdf.

overflight(s), as part of the TTM conditions of approval and as part of the City's standard development review process.[11] Therefore, no revisions are warranted.

Response O1-n

Refer to Response O1-d.

Response O1-o

Comment noted. The City disagrees with this assertion in that the EIR provides adequate consistency analysis that focuses on the broad policy-oriented goals of the 2020-2045 RTP/SCS. The consistency analysis serves to determine the Project's consistency with the 2020-2045 RTP/SCS. The Project is consistent with the 2020-2045 RTP/SCS Goals 5, 6, and 7.

2020-2045 RTP/SCS Goal 5 aims to reduce greenhouse gas (GHG) emissions and improve air quality. The Project is consistent with Goal 5because the reduction of energy use, improvement of air quality, and promotion of more environmentally sustainable development would be encouraged through the existing and proposed alternative transportation modes, sustainable building and landscaping design techniques, and other best management practices for structures and non-structures. Further, the Specific Plan area is within walking distance of the Eucalyptus and Euclid Omnitrans Bus Route 83. Omnitrans Bus Route 83 directly connects the site to the cities of Chino and Upland and to several stops in the City of Ontario, as well as the Chino Transit Center and Ontario Civic Center Transfer Station.

2020-2045 RTP/SCS Goal 6 aims to support healthy and equitable communities. The Project is consistent with Goal 6 as it would be constructed to comply with the current building codes, State and federal requirements, including Green Building Standards.

2020-2045 RTP/SCS Goal 7 to adapt to a changing climate and support an integrated regional development pattern and transportation network. The Project is consistent with Goal 7 as it would construct new roads, infrastructure, and buildings to support uses consistent with the 2020-2045 RTP/SCS and consistent with current building codes, State and federal requirements including Green Building Standards. In addition, as discussed in Goal 5, the Project would be located within walking distance of public transit, thereby reducing the potential use of vehicles.

Response O1-p

Per CEQA Guidelines Sections 15131 and 15384, CEQA analysis addresses a project's potential impacts on the physical environment; economic or social issues of a project are not treated as significant effects on the environment, or as substantial evidence if they do not contribute to or are not caused by physical impacts on the environment. Therefore, General Plan Policies CE3-1 and CE3-2 are not necessary to be addressed as part of this EIR. These policies may be considered by the City Council as part of Project deliberations.

[11] California Airport Land Use Planning Handbook. (2011). Page 4-14. Retrieved from: https://dot.ca.gov/-/media/dot-media/programs/aeronautics/documents/californiaairportlanduseplanninghandbook-a11y.pdf.

The consistency analysis in the Draft EIR will be expanded to show consistency with the following goals and policies:

ER5-1 Habitat Conservation Areas. We support the protection of biological resources through the establishment, restoration and conservation of high-quality habitat areas.

> **Consistent:** The Specific Plan would be implemented in compliance with federal, State, and regional regulations related to protected species and biological resources. Therefore, the Project is consistent with Policy ER5-1.

LU5-7: ALUCP Consistency with Land Use Regulations. We comply with state law that requires general plans, specific plans and all new development be consistent with the policies and criteria set forth within an Airport Land Use Compatibility Plan for any public use airport.

> **Consistent:** The Specific Plan area is within the Ontario International Airport Influence Area and the Chino Airport Influence Area. As mentioned above, both Chino and Ontario International Airports have established Airport Land Use Compatibility Plans promoting compatibility with surrounding land uses. As the Project would be required to be compliant with the plans, the Project would be consistent with Policy LU5-7.

ER4-1: Land Use. We reduce GHG and other local pollutant emissions through compact, mixed use, and transit-oriented development and development that improves the regional jobs-housing balance.

> **Consistent:** As stated in Section 4.11, *Population and Housing,* of the Draft EIR, the Project would provide an increase in employment-generating uses on the Project site, which would assist in the jobs to housing regional balance. Therefore, the Specific Plan is consistent with General Plan Policy ER4-1.

ER4-6: Particulate Matter. We support efforts to reduce particulate matter to meet State and Federal Clean Air Standards.

> **Consistent:** As stated in Section 4.2, *Air Quality,* of the Draft EIR, the Project would be implemented in compliance with all SCAQMD rules related to the reduction of particulate matter, and would meet both State and federal clean air standards. Therefore, the Project is consistent with General Plan Policy ER4-6.

CE2-4: Protection of Investment. We require that new development and redevelopment protect existing investment by providing architecture and urban design of equal or greater quality.

> **Consistent:** The Specific Plan design guidelines and development standards ensure high quality, cohesive, attractive, and appropriately-scaled development that complements and integrates into the Ontario Ranch community and adds value to the City. Therefore, the Project is consistent with Policy CE2-4.

ER5-2: Entitlement and Permitting Process. We comply with state and federal regulations regarding protected species.

> **Consistent:** The Specific Plan would be implemented in compliance with federal, State, and regional regulations related to protected species. Therefore, the Specific Plan is consistent with General Plan Policy ER5-2.

Response O1-q

Refer to Attachment O1, Ontario Ranch Economic Benefit Analysis and Key Fiscal Revenue Summary, as it addresses the entire industrial corridor and not just the Project.

Response O1-r

See Response O1-c.

Response O1-s

The City disagrees with this assertion in that the EIR provides adequate findings of consistency with respect to traffic and GHG emissions impacts.

General Plan Policy M1-2: Mitigation of Impacts requires development to mitigate its traffic impacts. The Project is consistent with General Plan Policy M1-2 as it would comply with all mitigation measures, conditions, and project design features identified in the Draft EIR. As stated in 4.13, Transportation and Traffic, of the Draft EIR, the Project would exceed the City's adopted vehicle miles traveled (VMT) threshold and would result in a significant and unavoidable impact. MM TRANS-1 requires the incorporation of reasonable and feasible VMT reduction measures as part of future Certificates of Occupancy of future tenants of the Specific Plan area. Implementation of MM TRANS-1 would ensure the Project is consistent with General Plan Policy M1-2.

General Plan Policy ER4-3 aims to reduce GHG emissions in accordance with regional, State, and federal regulations. The Project is consistent with General Plan Policy ER4-3 as it would be constructed in accordance with California Green Building Standards Code; including but not limited to, using energy-efficient LED products, choosing roof and paving materials that possess a high level of solar reflectivity, and employing high-performance dual-pane window glazing in office storefronts. As such, the Project would help reduce GHG emissions in accordance with regional, State, and federal regulations and be consistent with General Plan Policy ER4-3.

Response O1-t

The City disagrees with this assertion, in that the EIR provides adequate analysis of the application of the City's Development Impact Fee (DIF) program to mitigate deficient level of service (LOS) intersections.

One of the General Plan Policy M1-2 Roadway Design and Maintenance requirements requires roadways to maintain a peak hour Level of Service (LOS) E or better at all intersections. The Project would comply with the Functional Roadway Classification Plan of the Mobility Element which aims to comply with federal, State, and local design and safety standards, meet the needs of multiple transportation modes and users, and maintain a LOS of E or better at all intersections addressed in the Draft EIR. The Project would be required to comply with the City's DIF program, which helps fund transportation improvements. The City's DIF includes regional improvements to comply with Measure I. If roadway improvements are not included in the DIF program, the Project would be required to provide funding on a fair share basis where appropriate, as determined by the City. These fees shall be collected by the City, with the proceeds solely used as part of a funding mechanism aimed at ensuring that regional highways and arterial

expansions keep pace with the projected population increases. Therefore, the Project is consistent with General Plan Policy M1-2.

Response O1-u

The default assumption in square footages of land uses from the TOP EIR (which would result in 5,664 employees) were used rather than the Project-specific square footages (which would result in 5,459 employees) to allow for Project flexibility due to the speculative nature of the future tenants. The analysis conservatively assumed a mix of non-office and office uses to generate a higher employment number and VMT analysis.

Response O1-v

Comment noted. The City disagrees with this assertion, in that the EIR provides adequate analysis of unplanned population growth resulting from the Project implementation. The EIR determines that the Project would not introduce new population or housing to the Project site as the development would include business park and industrial uses, which would result in jobs for residents in the surrounding area. As stated in Section 4.11, *Population and Housing*, of the Draft EIR, the Project's construction and operations will result in up to 5,333,518 square feet of industrial/warehouse, business park, and ancillary office space, which has the potential to result in 5,459 jobs.

The construction phase of the development would generate temporary employment opportunities, including short-term design, engineering, and construction jobs. Construction related jobs would not result in a significant population increase because they are expected to be filled by persons within the local economy. Further, the forecast increase in Project employment is well within SCAG's forecast employment increase for the City of 55,400 and the forecast employment increase for the County of 273,000 by 2045. Implementation of the Project would increase jobs in the City, which would have the potential to increase the demand for housing in the City and surrounding areas. As previously stated, the proposed increase in 5,333,518 square feet of business park and industrial uses has the potential to result in 5,459 jobs. The San Bernardino Council of Governments (SBCOG) region is housing-rich. The Project would produce more jobs and therefore would support the improvements designated by SCAG in pursuit of an improved jobs-housing-balance for the County. Because the region is housing-rich, it is expected that jobs at the Project site would be drawn from the local and regional labor force. However, even if the Project increase in employees added equivalent population to the Project site, growth of 5,459 residents would be well within the growth projections assumed for the City and the region, specifically, 96,900 by 2045 in the City and 674,000 by 2045 in the County (see Table 4.11-2, SCAG Projections – City of Ontario and County of San Bernardino County) and not result in unplanned population growth.

Cumulative impacts are analyzed using General Plan projections in SCAG's 2020-2045 RTP/SCS Growth Forecast. Development of the Project in conjunction with the related cumulative project list in Table 4-1, Related Approved and Pending Projects in Section 4.0 of the EIR, would not result in cumulative citywide population and/or housing impacts, as business park projects would further improve the jobs-housing balance in the region. This would encourage alignment with objectives set by SCAG's RTP/SCS as it would increase job opportunity in an area that is predominantly residential.

Response O1-w

See Response O1-v. CEQA does not require that an EIR provide demographic and geographic on qualified workers. As discussed on page 4.11-10 of the Draft EIR, construction phase of the development would generate temporary employment opportunities, including short-term design, engineering, and construction jobs. Construction related jobs would not result in a significant population increase because they are expected to be filled by persons within the local economy. Because many of the employment opportunities are expected to be filled by persons within the local economy and the unemployment rate is approximately 7.2 percent within the jurisdictions in the Project vicinity of the Riverside-San Bernardino-Ontario Metropolitan Area as of May 2021. Therefore, future occupancy and qualified workers are not part of the SOLC SP's intent and purpose and cannot be determined.

Response O1-x

The City disagrees with the assertion that the VMT impacts are misrepresented by the SBTAM model. The VMT analysis was prepared consistent with the City of Ontario's adopted VMT guidelines and thresholds as adopted by City Council in June 2020 (File No.: SB 743 VMT Thresholds). The City's resolution states that SBTAM is the appropriate tool to use when preparing a VMT analysis. As SBTAM was utilized to formulate and establish the City's adopted VMT impact threshold it is appropriate for land use projects follow the methodologies used to establish these thresholds.[12]

In addition, the City disagrees with the assertion that the VMT analysis does not adequately or accurately represent the VMT impacts of the Project. As part of the preparation of the VMT analysis, 5,664 new industrial/warehouse employees were added to the Project's TAZ to ensure the inclusion of the Project's industrial warehouse uses; therefore, the analysis includes the additional traffic from both passenger cars and trucks associated with the Project's proposed land uses. Furthermore, as noted in the VMT analysis, the City's VMT analysis guidelines require the calculation of total VMT as derived from the SBTAM model's origin/destination (OD) trip matrices. These matrices include internal to internal (II), internal to external (IX), and external to internal (XI) vehicle trips for all vehicle types (i.e., passenger car and commercial vehicles).

Lastly, the City disagrees with the assertion that the VMT results reported in the Project's air quality analysis is exponentially higher than the VMT reported for each analysis group in the TAZ. The VMT analysis reported an average daily VMT of 221,751, which is very similar to the average daily VMT of 250,482 reported by the Project's air quality analysis. In addition, it is not uncommon for there to be differences between the VMT values calculated for a project from the SBTAM model compared to those estimated by CalEEMod. For example, CalEEMod typically utilizes rates published by the Institute of Transportation Engineers (ITE) as a method of estimating vehicle trip generation. Although a reasonable approximation of vehicle trips for purposes of emissions estimation, a regional travel demand model such as SBTAM utilizes a different set of factors to estimate vehicle trips, mode split, internal interaction between other uses within the same TAZ, interaction with other land uses in nearby TAZ's, etc. Therefore, the SBTAM model does not look at an individual project's trip generation in a vacuum. As such, the total

[12] Technical Advisory on Evaluating Transportation Impacts in CEQA. 2018. Page 30-31. Retrieved from: https://opr.ca.gov/docs/20180416-743_Technical_Advisory_4.16.18.pdf

number of trips assigned to a single development project may be slightly different when comparing between the SBTAM model and CalEEMod. In addition, the trip lengths for each vehicle type from the SBTAM model are derived through a number of factors that cannot be accounted for in CalEEMod. Conversely, CalEEMod applies various estimated "average" trip lengths that may not be reflective of the geographic context and proximity to transportation features and complementary land uses. Therefore, overall, some differences between the two modeling tools should be expected. In terms of the VMT analysis, it is important to note that consistent with OPR's recommendations in the Technical Advisory, the VMT analysis should be prepared utilizing the same methods and tools used by the lead agency to establish its VMT impact threshold. In this case, the City of Ontario used SBTAM to establish its impact threshold, therefore, SBTAM is the appropriate tool to estimate the Project-generated VMT for purposes of capering to the City's adopted impact threshold. Therefore, the analysis does not need to be revised. The VMT analysis, consistent with the City Guidelines, does analyze the Project's cumulative effect on VMT and the results of this analysis does state that there is an increase in total VMT in the "With Project" condition as compared to the "No Project" condition.

Response O1-y

The City disagrees with this assertion, in that the EIR provides adequate analysis of alternatives that meets the project objectives. These alternatives are analyzed in Section 5.0, *Alternatives*, and include analyses of the no project/no build alternative, no project/existing general plan alternative, and reduced intensity alternative. Therefore, the Draft EIR analyzes a reasonable range of alternatives.

Response O1-z

The City disagrees with this assertion, in that the EIR provides adequate analysis of growth-inducing impacts, pursuant to Sections 15126(d) and 15126.2(d) of the CEQA Guidelines, under the EIR Section 6.2 Growth-Inducing Impacts of the Proposed Project. Furthermore, the Draft EIR addresses growth in Section 4.11, *Population and Housing*, of the Draft EIR. See Response O1-b regarding piecemealing.

Response O1-aa

The City disagrees with the assertion that the Draft EIR must use one of three approved compliance modeling software for non-residential buildings and that the EIR does not comply with the 2019 Building Energy Efficiency Standards. The software listed by the California Energy Commission (CEC) are to be utilized for performance approach (energy budget) method of compliance for the 2019 Energy Standards and are to be used for demonstrating performance compliance. As stated in the CalEEMod User's Guide, CalEEMod utilizes widely accepted methodologies for estimating emissions combined with default data. The sources for the methodologies include studies commissioned by the California Energy Commission (CEC) and also utilize energy conservation standards subject to Title 24.[13] The energy analysis and associated thresholds are provided on Draft EIR pages 7-4 through 7-6. The analysis specifically responds to the guidance for energy analysis in the State CEQA Guidelines Appendix F, which requires a determination on if a project would increase the need for new energy supplies. The analysis is used to

[13] CalEEMod User's Guide. (2021). Retrieved from: http://www.aqmd.gov/docs/default-source/caleemod/user-guide-2021/01_user-39-s-guide2020-4-0.pdf?sfvrsn=6.

disclose the amount of energy that the Project would require, and is not utilized to demonstrate compliance for performance. Additionally, the Draft EIR discloses the Project's electricity consumption, natural gas consumption, and transportation fuel consumption and determined that the Project's energy consumption would not be inefficient or wasteful as the Project will be required by the CALGreen Code to comply with the Title 24 Building Energy Efficiency Standards (Nonresidential) published by the CEC, which contain stringent mandatory standards for mechanical systems, lighting (indoor and outdoor), and appliances to minimize energy use. Therefore, the Project used the appropriate model to calculate and disclose the Project's energy use, and also demonstrated that the Project would be required to comply with the CALGreen Code and Title 24.

Response O1-bb

This comment concludes the letter. No response is required.

Attachment O1 - REDA-Ontario Ranch Economic Benefit Analysis and Key Fiscal Revenue Summary

Real Estate Development Associates
Ontario Ranch - City of Ontario
Economic Benefit Analysis and Key Fiscal Revenue Summary
Table of Contents
June 10, 2020

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C		**18**	**DPFG's Statement of Qualification**

DPFG
DEVELOPMENT PLANNING & FINANCING GROUP, INC.

Memorandum

To:	City of Ontario
From:	DPFG
Project:	Ontario Ranch
Date:	June 10, 2020
Subject:	Economic Benefit Analysis and Key Fiscal Revenue Summary

Real Estate Development Associates ("REDA") along with Cap Rock, Prologis and San Bernardino County (collectively referred to as "Developers") have developed/are in the process of developing 21.6 million square feet of industrial space and business park ("Project") covering an area of approximately 1,100 acres within the New Model Colony ("NMC") area in the City of Ontario ("City"). In order to support discussions with the City, REDA has requested Development Planning and Financing Group, Inc. ("DPFG") to prepare this Memo, Economic Benefit Analysis and the Key Fiscal Revenue Summary.

Below is a summary of the proposed land uses for the Project which is estimated to be constructed over a period of eight years.

Land Use: Non-Residential	**SF**
Industrial Space (Various Developers)	18,777,342
Business Park (Various Developers)	2,913,139
Total	**21,690,481**

On an average annual basis over the eight-year construction period, it is estimated that the Project will generate:

- 2,051 total jobs (direct, indirect and induced jobs).
- $123.5 million in labor income.
- $317.7 million of economic output.

Over the eight-year construction period, it is estimated the Project will generate:

- $988.4 million in cumulative labor income.
- $2.54 billion of cumulative economic output.

Upon completion, on an annual ongoing basis, it is estimated that the Project will generate:

- 33,946 total jobs (direct, indirect and induced jobs).
- $1.74 billion in labor income.
- $3.6 billion of economic output.

At build-out, the Project will generate the following recurring annual income to the City's General Fund.

Recurring Revenues:	At Build-out
▪ Property Taxes	$ 4,890,973
▪ Property Tax in Lieu of MVLF	1,770,249
▪ On-site Sales and Use Tax (Uline)	5,000,000
▪ On-site Sales and Use Tax (Other)	12,769,097
▪ Off-site Sales and Use Tax	593,043
▪ Public Safety Tax Prop 172	106,994
▪ Business License Tax	391,502
▪ Franchise Fees	152,577
Total Recurring Revenues	**$ 25,674,435**

The report is organized as follows:

- Exhibit A – Economic Benefit Analysis and supporting exhibits
- Exhibit B – Key Fiscal Revenue Summary and supporting exhibits
- Exhibit C – DPFG's Statement of Qualification

Exhibit A

REAL ESTATE DEVELOPMENT ASSOCIATES
ONTARIO RANCH
EECONOMIC BENEFIT ANALYSIS SUMMARY
June 10, 2020

Average Annual Construction Period Impacts
8-Year Construction Period

Jobs	Labor Income	Output
Direct Effect 1,476	Direct Effect $ 94,736,000	Direct Effect $ 227,750,000
Indirect Effect 226	Indirect Effect $ 13,180,000	Indirect Effect $ 40,365,000
Induced Effect 349	Induced Effect $ 15,636,000	Induced Effect $ 49,586,000
Average Annual Number of Jobs **2,051**	Average Annual Labor Income **$ 123,552,000**	Average Annual Output **$ 317,701,000**

8-Year Cumulative Construction Period Impacts

8-Year Cumulative Labor Income	8-Year Cumulative Output
$ 988,415,000	**$ 2,541,605,000**

Permanent Ongoing Annual Impacts

Jobs	Labor Income	Output
Direct Effect 22,981	Direct Effect $ 1,253,201,904	Direct Effect $ 2,105,470,449
Indirect Effect 6,288	Indirect Effect $ 276,826,467	Indirect Effect $ 859,646,982
Induced Effect 4,677	Induced Effect $ 209,915,400	Induced Effect $ 665,881,190
Total Number of Annual Jobs **33,946**	Total Annual Labor Income **$ 1,739,943,771**	Total Annual Output **$ 3,630,998,621**

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Exhibit A

Real Estate Development Associates
Ontario Ranch
Table 1 - Construction Period Impacts
June 10, 2020

Average Annual Jobs Created During Construction Period (a)

Employment Impact	Jobs	Description
Direct Effect	**1,476**	Represents direct onsite construction-related jobs.
Indirect Effect	**226**	Represents jobs created as a result of new business to business spending in the local economy.
Induced Effect	**349**	Represents jobs created as a result of spending by new direct and indirect employees in the local economy.
Total	**2,051**	

Footnotes:
(a) Calculated using IMPLAN, a nationally recognized economic modeling system. San Bernardino County is the study area. Jobs are reported as all jobs (full-time, part-time, and seasonal).

Average Annual Labor Income Generated During Construction Period (a)

Labor Income Impact	Labor Income	Description
Direct Effect	**$ 94,736,000**	Represents direct onsite construction labor income.
Indirect Effect	**13,180,000**	Represents labor income generated as a result of new business to business spending in the local economy.
Induced Effect	**15,636,000**	Represents labor income generated as a result of spending by new direct and indirect employees in the local economy.
Total	**$ 123,552,000**	

Footnotes:
(a) Calculated using IMPLAN, a nationally recognized economic modeling system. San Bernardino County is the study area. Jobs are reported as all jobs (full-time, part-time, and seasonal).

Exhibit A

Real Estate Development Associates
Ontario Ranch
Table 1 - Construction Period Impacts
June 10, 2020

Average Annual Output Generated During Construction Period (a) (b)

Output Impact	Output	Description
Direct Effect	$ 227,750,000	Represents direct output generated by onsite construction-related activity.
Indirect Effect	40,365,000	Represents output generated as a result of new business to business spending in the local economy.
Induced Effect	49,586,000	Represents output generated as a result of spending by new direct and indirect employees in the local economy.
Total	**$ 317,701,000**	

Footnotes:

(a) Calculated using IMPLAN, a nationally recognized economic modeling system. San Bernardino County is the study area. Jobs are reported as all jobs (full-time, part-time, and seasonal).

(b) In IMPLAN, Total Industry Output is the value of production by industry in a calendar year. Output can also be described as annual revenues plus net inventory change. Output for wholesale and retail sectors represents the wholesale or retail margin only; it does not represent revenues (sales).

Cumulative Labor Income Generated During Construction Period (a)

Labor Income Impact	Labor Income	Description
Direct Effect	$ 757,885,000	Represents direct onsite construction labor income.
Indirect Effect	$ 105,441,000	Represents labor income generated as a result of new business to business spending in the local economy.
Induced Effect	$ 125,089,000	Represents labor income generated as a result of spending by new direct and indirect employees in the local economy.
Total	**$ 988,415,000**	

Footnotes:

(a) Calculated using IMPLAN, a nationally recognized economic modeling system. San Bernardino County is the study area. Jobs are reported as all jobs (full-time, part-time, and seasonal).

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Exhibit A

Real Estate Development Associates
Ontario Ranch
Table 1 - Construction Period Impacts
June 10, 2020

Cumulative Output Generated During Construction Period (a) (b)

Output Impact	Output	Description
Direct Effect	$ 1,822,000,000	Represents direct output generated by onsite construction-related activity.
Indirect Effect	322,920,000	Represents output generated as a result of new business to business spending in the local economy.
Induced Effect	396,685,000	Represents output generated as a result of spending by new direct and indirect employees in the local economy.
Total	**$ 2,541,605,000**	

Footnotes:
(a) Calculated using IMPLAN, a nationally recognized economic modeling system. San Bernardino County is the

(b) In IMPLAN, Total Industry Output is the value of production by industry in a calendar year. Output can also be described as annual revenues plus net inventory change. Output for wholesale and retail sectors represents the wholesale or retail margin only; it does not represent revenues (sales).

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Exhibit A

Real Estate Development Associates
Ontario Ranch
Table 2 - Ongoing Annual Impacts
June 10, 2020

Total Ongoing Annual Number of Jobs Created (a)

Employment Impact	Total Jobs	Description
Direct Effect (b)	**22,981**	Represents direct onsite jobs created by the operations of the new facilities.
Indirect Effect	**6,288**	Represents jobs created as a result of new business to business spending in the local economy.
Induced Effect	**4,677**	Represents jobs created as a result of spending by new direct and indirect employees in the local economy.
Total	**33,946**	

Footnotes:
(a) Calculated using IMPLAN, a nationally recognized economic modeling system. San Bernardino County is the study area. Jobs are reported as all jobs (full-time, part-time, and seasonal).
(b) 21,468 full-time equivalent direct jobs were converted to total direct effect jobs using IMPLAN industry sector conversion factors.

Total Ongoing Annual Labor Income Generated (a)

Labor Income Impact	Total Labor Income	Description
Direct Effect	**$ 1,253,201,904**	Represents labor income generated by the operations of the new facilities
Indirect Effect	**276,826,467**	Represents labor income generated from new business to business spending in the local economy.
Induced Effect	**209,915,400**	Represents labor income generated by spending of new direct and indirect employees in the local economy.
Total	**$ 1,739,943,771**	

Footnotes:
(a) Calculated using IMPLAN, a nationally recognized economic modeling system. San Bernardino County is the study area. Jobs are reported as all jobs (full-time, part-time, and seasonal).

Exhibit A

Real Estate Development Associates
Ontario Ranch
Table 2 - Ongoing Annual Impacts
June 10, 2020

Total Ongoing Annual Output Generated (a) (b)

Output Impact	Total Output	Description
Direct Effect	$ 2,105,470,449	Represents output generated by the operations of the new facilities.
Indirect Effect	859,646,982	Represents output generated from new business to business spending in the local economy.
Induced Effect	665,881,190	Represent output generated by spending of new direct and indirect employees in the local economy.
Total	$ 3,630,998,621	

Footnotes:
(a) Calculated using IMPLAN, a nationally recognized economic modeling system. San Bernardino County is the study area. Jobs are reported as all jobs (full-time, part-time, and seasonal).
(b) In IMPLAN, Total Industry Output is the value of production by industry in a calendar year. Output can also be described as annual revenues plus net inventory change. Output for wholesale and retail sectors represents the wholesale or retail margin only; it does not represent revenues (sales).

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Exhibit A

Real Estate Development Associates
Ontario Ranch
Table 3 - Top 10 Industries Affected
June 10, 2020

Total Ongoing Annual Top 10 Industries Affected (a) (b)

Rank	Industry	Jobs
1	Warehousing and storage	13,995
2	Office Administrative services	10,511
3	Other Real Estate	1,228
4	Employment services	832
5	Limited-service restaurants	387
6	Full-service restaurants	371
7	All other food and drinking places	335
8	Services to Buildings	332
9	Hospitals	225
10	Individual and family services	211

Footnotes:

(a) Calculated using IMPLAN, a nationally recognized economic modeling system. San Bernardino County is the study area. Jobs are reported as all jobs (full-time, part-time, and seasonal).

(b) Jobs by Top Ten industries affected by the new commercial activity and local spending by the new households.

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Exhibit B

Real Estate Development Associates
Ontario Ranch - City of Ontario
Key Fiscal Revenue Summary
June 10, 2020

Recurring Revenues:	Table Ref.	Buildout	% of Total
Property Tax	4	$ 4,890,973	19.0%
Property Tax in Lieu of MVLF	5	1,770,249	6.9%
Onsite Sales and Use Tax (Uline)	6	5,000,000	19.5%
Onsite Sales and Use Tax (Other)	6	12,769,097	49.7%
Off-site Sales and Use Tax	6	593,043	2.3%
Public Safety Tax Prop 172	7	106,994	0.4%
Development Related	7	-	0.0%
Business Related	7	-	0.0%
Business License Tax	7	391,502	1.5%
Occupancy Tax	7	-	0.0%
Parking Tax	7	-	0.0%
Franchise Fees	7	152,577	0.6%
Interest and Rentals	7	-	0.0%
Other	7	-	0.0%
Motor Vehicle License Fees	7	-	0.0%
Recreation Program	7	-	0.0%
Miscellaneous Revenue	7	-	0.0%
Reimburseables	7	-	0.0%
Total Recurring Revenue		**$ 25,674,435**	**100.00%**

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Exhibit B

Real Estate Development Associates
Ontario Ranch - City of Ontario
Table 1 - Post ERAF Share of 1%
June 10, 2020

Agency	TRA 4-073	TRA 4-074	TRA 4-079	TRA 4-089	Wt. Avg. TRA (a)
County General Fund	15.02573%	14.94357%	15.01930%	15.08288%	15.02198%
Education Revenue Augmentation Fund	22.75251%	22.62810%	22.74278%	22.83905%	22.74683%
Flood Control Zone 1	2.64428%	2.62985%	2.64312%	2.65436%	2.64363%
Flood Control Admin 1 & 2	0.18756%	0.18654%	0.18748%	0.18828%	0.18752%
Superintendent of Schools	0.51558%	0.51276%	0.51536%	0.51754%	0.51545%
Superintendent of Schools	0.05316%	0.20169%	0.05314%	0.05337%	0.09220%
Superintendent of Schools	0.16284%	0.16195%	0.16277%	0.16346%	0.16280%
Superintendent of Schools	0.20281%	0.05287%	0.20271%	0.20358%	0.16370%
City of Ontario	**17.37933%**	**17.28424%**	**17.37152%**	**17.44551%**	**17.37499%**
Chaffey Community College	4.34592%	4.32211%	4.34399%	4.36245%	4.34482%
Chino Valley Unified School Dist.	31.46632%	31.29433%	31.45226%	0.00000%	21.49382%
Mountain View Elementary Sch Dist	0.00000%	0.00000%	0.00000%	15.11323%	4.76787%
Chaffey Joint Union High Sch Dist	0.00000%	0.00000%	0.00000%	15.91285%	5.02013%
Inland Empire JT Resource Cons Dist.	0.10809%	0.16542%	0.09305%	0.13449%	0.13095%
Chino Basin War Conservation Dist.	0.63846%	0.97709%	0.54962%	0.79436%	0.77348%
Inland Empire Utilities Agency	1.55940%	1.69764%	1.70622%	1.56533%	1.60255%
Inland Empire Utilities Agency	2.95800%	2.94182%	2.95669%	2.96927%	2.95726%
Total	**100.0000%**	**100.0000%**	**100.0000%**	**100.0000%**	**100.0000%**
Project Acres	413.48	279.62	36.28	336.15	1,065.53
% of Total	38.81%	26.24%	3.40%	31.55%	100.00%

Footnotes:

Source: San Bernardino County Auditor-Controller's Office.

(a) The weighted average of TRAs was calculated by the distribution of acreage among the TRAs within the Project.

(b) In addition to other ad valorem charges imposed by various local agencies, land owners in California are required to pay annual property taxes of 1% on the assessed value of their property pursuant to Proposition 13.

Each County in California is divided into tax rate areas ("TRA"). After the basic 1% property tax is collected by the county, the tax is allocated to various local agencies based on each agency's share of the basic tax within the property's applicable TRA. This exhibit shows the share of the basic tax applicable to the Project's TRA.

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Exhibit B

Real Estate Development Associates
Ontario Ranch - City of Ontario
Table 2 - Land Use Assumptions
June 10, 2020

	Total Assessed Value (a)
Proposed Land Use Plan	
I. Land	
Colony Commerce Center - East (PA 1)	$ 91,762,000
Colony Commerce Center - West (PA 2)	118,440,000
West Ontario Commerce Center (PA 3)	126,579,000
Future Specific Plan (PA 4)	65,340,000
Future Specific Plan (PA 5)	301,546,000
Future Specific Plan (PA 6)	130,445,000
Future Specific Plan (PA 7)	-
Future Specific Plan (PA 8)	74,580,000
Ontario Ranch Specific Plan (PA 9)	84,258,000
Total Land	**$ 992,950,000**

	Developer	Total Bldg. SF (a)	Assessed Value per SF (a)	Total Assessed Value
II. Improvements				
Colony Commerce Center - East (PA 1)	Cap Rock			
Business Park		576,640	$ 84	$ 48,437,760
Industrial		999,040	84	83,919,360
Colony Commerce Center - West (PA 2)	Cap Rock/ Prologis			
Business Park		-	84	-
Industrial		2,489,292	84	209,100,528
West Ontario Commerce Center (PA 3)	REDA			
Business Park		110,000	84	9,240,000
Industrial (Uline Corp.)		1,250,000	84	105,000,000
Industrial (Kimberly Clark)		1,180,908	84	99,196,272
Future Specific Plan (PA 4)	Prologis			
Business Park		152,120	84	12,778,080
Industrial		1,111,713	84	93,383,892
Future Specific Plan (PA 5)	Prologis			
Business Park		721,318	84	60,590,712
Industrial		5,268,007	84	442,512,588
Future Specific Plan (PA 6)	REDA			
Business Park		464,820	84	39,044,880
Industrial		2,462,135	84	206,819,340
Future Specific Plan (PA 7)	County			
Business Park		218,140	84	18,323,760
Industrial		1,282,100	84	107,696,400
Future Specific Plan (PA 8)	REDA			
Business Park		218,140	84	18,323,760
Industrial		1,282,100	84	107,696,400
Ontario Ranch Specific Plan (PA 9)	REDA			
Business Park		451,961	84	37,964,724
Industrial		1,452,047	84	121,971,948
Total Improvements		**21,690,481**		**1,822,000,404**
Total Non-Residential Assessed Value				**$ 2,814,950,404**

Footnotes:
(a) Per Real Estate Development Associates as of 5/18/2020.

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Exhibit B

Real Estate Development Associates
Ontario Ranch - City of Ontario
Table 3 - Employee Summary
June 10, 2020

	Developer	Total Bldg. SF (a)	Description (b)	SF/Use	Employee per 1,000 SF (b)	Total Employees
Employee Summary						
Colony Commerce Center - East (PA 1)						
Business Park	Cap Rock	576,640	Non-Office (50%)	288,320	0.650	187
			Office (50%)	288,320	2.860	825
Industrial		999,040	Non-Office (90%)	899,136	0.650	584
			Office (10%)	99,904	2.860	286
Colony Commerce Center - West (PA 2)						
Business Park	Cap Rock	-	Non-Office (50%)	-	0.650	-
			Office (50%)	-	2.860	-
Industrial	Prologis	2,489,292	Non-Office (90%)	2,240,363	0.650	1,456
			Office (10%)	248,929	2.860	712
West Ontario Commerce Center (PA 3)						
Business Park	REDA	110,000	Non-Office (50%)	55,000	0.650	36
			Office (50%)	55,000	2.860	157
Industrial (Uline Corp.)		1,250,000	Non-Office (90%)	1,125,000	0.650	731
			Office (10%)	125,000	2.860	358
Industrial (Kimberly Clark)		1,180,908	Non-Office (90%)	1,062,817	0.650	691
			Office (10%)	118,091	2.860	338
Future Specific Plan (PA 4)						
Business Park	Prologis	152,120	Non-Office (50%)	76,060	0.650	49
			Office (50%)	76,060	2.860	218
Industrial		1,111,713	Non-Office (90%)	1,000,542	0.650	650
			Office (10%)	111,171	2.860	318
Future Specific Plan (PA 5)						
Business Park	Prologis	721,318	Non-Office (50%)	360,659	0.650	234
			Office (50%)	360,659	2.860	1,031
Industrial		5,268,007	Non-Office (90%)	4,741,206	0.650	3,082
			Office (10%)	526,801	2.860	1,507
Future Specific Plan (PA 6)						
Business Park	REDA	464,820	Non-Office (50%)	232,410	0.650	151
			Office (50%)	232,410	2.860	665
Industrial		2,462,135	Non-Office (90%)	2,215,922	0.650	1,440
			Office (10%)	246,214	2.860	704
Future Specific Plan (PA 7)						
Business Park	County	218,140	Non-Office (50%)	109,070	0.650	71
			Office (50%)	109,070	2.860	312
Industrial		1,282,100	Non-Office (90%)	1,153,890	0.650	750
			Office (10%)	128,210	2.860	367
Future Specific Plan (PA 8)						
Business Park	REDA	218,140	Non-Office (50%)	109,070	0.650	71
			Office (50%)	109,070	2.860	312
Industrial		1,282,100	Non-Office (90%)	1,153,890	0.650	750
			Office (10%)	128,210	2.860	367
Ontario Ranch Specific Plan (PA 9)						
Business Park	REDA	451,961	Non-Office (50%)	225,981	0.650	147
			Office (50%)	225,981	2.860	646
Industrial		1,452,047	Non-Office (90%)	1,306,842	0.650	849
			Office (10%)	145,205	2.860	415
Total Estimated Employees			**[1]**			**21,468**
Total Equivalent Residents			**[2]=[1]x50%**			**10,734**

Footnotes:
(a) Per Real Estate Development Associates as of 5/18/2020.
(b) Per Draft Environmental Impact Report for Ontario Ranch Business Park Specific Plan dated January 2020.

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Exhibit B

Real Estate Development Associates
Ontario Ranch - City of Ontario
Table 4 - Property Tax Summary
June 10, 2020

Property Tax		Table Ref.	
Assessed Value (a)			
Land		2	$ 992,950,000
Improvements			1,822,000,404
Total Assessed Value			**$ 2,814,950,404**
Basic Rate			1.00%
Basic Tax Paid	[1]		$ 28,149,504
City General Fund Share of Basic Tax (b)	[2]	1	17.374990%
Total Annual Property Taxes to City	**[3]=[1]x[2]**		**$ 4,890,973**

Footnotes:

(a) See Table 2 - Land Use Assumption.
(b) See Table 1 - Post ERAF share of 1%.

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Exhibit B

Real Estate Development Associates
Ontario Ranch - City of Ontario
Table 5 - Property Tax in lieu of MVLF
June 10, 2020

I. MOTOR VEHICLE LICENSE FEE ("MVLF")

Nominal Dollars:			FY 2019-20
City Assessed Valuation (a)	[1]	$	27,445,429,682
Property Tax Vehicle License Fees (VLF) (b)	[2]		19,450,000
VLF Increase per $1,000 increase in AV	[3]=[2]/[1]*1000	$	0.7087
Property Tax in Lieu of MVLF:			
Total Assessed Value (c)	[4]	$	2,814,950,404
Less: Existing Assessed Value (d)	[5]		316,994,835
Net (New) Assessed Value	[6]=[4]-[5]	$	2,497,955,569
Project Assessed Valuation / 1,000	[7]=[6]/1000	$	2,497,955.57
VLF Increase per $1,000 increase in AV	=[3]		0.7087
Property Tax in Lieu of MVLF	=[3]*[7]	**$**	**1,770,249**

Footnotes:

(a) Per County of San Bernardino Assessor's Office 2019 Assessment Roll.
(b) Per City of Ontario Annual Budget for Fiscal Year 2019-20, page 43.
(c) See Table 2 - Land Use Assumptions.
(d) Per property tax bill for subject APNs for fiscal year 2019-20.

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Exhibit B

Real Estate Development Associates
Ontario Ranch - City of Ontario
Table 6 - Sales Tax Calculation
June 10, 2020

Sales Tax I. On-site Sales and Use Tax Revenue	Table Ref.	Factor	Proposed Project
A. Sales Tax Generated by Uline			
Total Sales and Use Tax (a)			**$ 5,000,000**
B. Sales Tax Generated by rest of the Project			
Total Project Sq. Ft.	2		21,690,481
Less: Project Sq. Ft. with no sales tax (Kimberly Clark)			1,180,908
Less: Project SF already accounted for (Uline)			1,250,000
Net Project Sq. Ft.			19,259,573
Portion of the Project Generating Sales Tax (b)			10%
Total Sq. Ft. generating taxable sales			1,925,957
Taxable sales per Sq. Ft. (c)			$ 600
Total Taxable Sales			$ 1,155,574,380
Sales Tax @1% of taxable sales		1.00%	$ 11,555,744
Use Tax @10.50% of sales tax		10.50%	1,213,353
Total On-site Sales and Use Tax Revenue			**$ 12,769,097**
II. Off-site Sales and Use Tax Revenue			
New Estimated Employees	3		21,468
Avg. daily taxable sales per new employee (d)			$ 10
Workdays per year			250
Total Taxable Sales			$ 53,669,060
Sales Tax @1% of taxable sales		1.00%	$ 536,691
Use Tax @10.50% of sales tax		10.50%	56,353
Total Sales and Use Tax reveune			**$ 593,043**

Footnotes:

(a) Uline has rececently leased 1.25M SF warehouse sapce in West Ontario Commence Center Specific Plan.Uline currently is operational from a different location within the City and per information provided by the City of Ontario ("City") to Real Estate Development Associates ("REDA"), Uline generates $5,000,000 in sales and use tax to the City. DPFG has not verified this information independently.

(b) Estimate per Real Estate Development Associates.

(c) Per Analysis of Market Absorption Potentials and Related Socioeconomic Impacts prepared by The Natelson Dale Group, Inc. for Meredith International Center Specific Plan dated January 26, 2015.

(d) Estimates Per DPFG database of prior projects.

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Exhibit B

Real Estate Development Associates
Ontario Ranch - City of Ontario
Table 7 - General Fund Revenue
June 10, 2020

DRAFT

	[1]	[2]	[3]=[1]*[2]		[4]	[3]/[4]=[5]	[6]	[5]X[6]
	Annual Budget	Marginal	Net General		City Equivalent		Project Equivalent	
Recurring Items: Revenues	2019-20 (a)	Increase (b)	Fund	Measure (c)	Units (c)	Factor	Units	Amount
General Funds								
Property Tax	$ 45,875,000	-----		See Table 4	-----			$ 4,890,973
Property Tax in Lieu of MVLF	19,450,000	-----		See Table 5	-----			1,770,249
Sales and Use Tax	93,911,000	-----		See Table 6	-----			18,362,140
Public Safety Tax Prop 172	2,244,000	100.00%	2,244,000	PER	225,121	9.97	10,734	106,994
Development Related	9,275,000	0.00%	-	PER	225,121	-	10,734	-
Business Related								
Business License Tax	8,211,000	100.00%	8,211,000	PER	225,121	36.47	10,734	391,502
Occupancy Tax	15,500,000	0.00%	-	PER	225,121	-	10,734	-
Parking Tax	3,350,000	0.00%	-	PER	225,121	-	10,734	-
Franchise Fees	3,200,000	100.00%	3,200,000	PER	225,121	14.21	10,734	152,577
Interest and Rentals	2,864,185	0.00%	-	PER	225,121	-	10,734	-
Other								
Motor Vehicle License Fees	78,000	0.00%	-	PER	225,121	-	10,734	-
Recreation Program	914,000	0.00%	-	PER	225,121	-	10,734	-
Miscellaneous Revenue	28,906,854	0.00%	-	PER	225,121	-	10,734	-
Reimburseables	2,775,620	0.00%	-	PER	225,121	-	10,734	-
TOTAL REVENUES	**$ 236,554,659**		**$ 13,655,000**			**$ 60.66**		**$ 25,674,435**

Footnotes:
(a) Per City of Ontario Annual Operating Budget for Fiscal Year 2019-20.
(b) The marginal increase percentage represents impacts to City revenue due to the nature of the revenue relative to the Project.
(c) Based on (1) 182,871, City of Ontario residents, California Department of Finance, January 1, 2020, (2) 84,500, total City of Palmdale employees, California Employment Development Department, April 2020 and (3) City employment reduced by 50% to account for the estimated less frequent use of City public services by employees than residents)

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DPFG
DEVELOPMENT PLANNING & FINANCING GROUP, INC.

Exhibit C

DPFG is a national real estate consulting firm that represents land developers and builders on many land use related matters. The firm specializes in providing land development and financing solutions in the local market for its clients which include, but are not limited to, to the following areas:

Consulting Milestones:

- Completed over 275 Fiscal Impact Analysis Reviews and Reports.
- Completed over 2,500 Land Secured Public Financings with over $16 billion in bonds.
- Negotiated over 350 School Mitigation Agreements.
- Completed over 70 Public Facilities Financing Reports.
- Completed over 600 Project Cash Flows, Valuation and Feasibility Analysis.
- Completed over 4,000 Disclosure Analysis Reviews and Reports.
- Completed over 100 Redevelopment projects.
- Restructured over 100 Land Secured Public Financing Districts.
- Completed over 4,000 Property Tax Appeals nationwide.
- Look Back Diagnostic findings reached over $125 million.

The Senior Management Team at DPFG has over **306 years** of combined real estate experience in performing the firm's core services and other general real estate consulting services as follows:

John Foreman – President and CEO	37 Years Experience
Chris Austin – Managing Principal	18 Years Experience
Chris Cole – Managing Principal	16 Years Experience
Chris Lightburne – Managing Principal	30 Years Experience
Peter Piller – Managing Principal	33 Years Experience
Maik Aagaard – Managing Principal	14 Years Experience
Lucy Gallo – Managing Principal	18 Years Experience
Rick Rosenberg – Managing Principal	38 Years Experience
Sunit Patel – Principal	14 Years Experience
Chris Hall – Director	11 Years Experience
Kelly Restelli – Senior Manager	10 Years Experience
Mary Lu - Senior Manager	12 Years Experience
Eric Quinlan – Manager	14 Years Experience
Joey Lujan – Manager	8 Years Experience
Marc Santos – Manager	12 Years Experience

DPFG has over 60 other professionals that are at work with the Senior Management Team to help process and solve their client's jobs and problems.

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Comment Letter O2

Comment Letter - O2

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Not admitted in California. Licensed in Colorado.

January 3, 2022

Via Email and Overnight Mail
Alexis Vaughn, Assistant Planner
City of Ontario Planning Department
303 East "B" Street
Ontario, CA 91764
(909) 395-2036
Email: avaughn@ontarioca.gov

Re: Comments on the Draft Environmental Impact Report for the South Ontario Logistics Center Specific Plan (SCH No. 2021010318)

Dear Ms. Vaughn:

We are writing on behalf of Californians Allied for a Responsible Economy ("CARECA"), to provide comments on the Draft Environmental Impact Report ("DEIR") prepared by the City of Ontario ("City") for the South Ontario Logistics Center Specific Plan (SCH No. 2021010318) ("Project"). The proposed Project site is on a total of 219.39-acre site bound by Eucalyptus Avenue to the north, Campus Avenue to the west, Merrill Avenue to the south, and Grove Avenue to the east. a

The proposed Project consists of a General Plan Amendment, Specific Plan, Development Plan Review, Tentative Parcel Maps, and a Development Agreement to allow for the development of an industrial and business park encompassing 23 parcels totaling 219.39 acres in the City of Ontario, San Bernardino County, California. The Project is proposed in two phases. Phase 1, comprised of Planning Areas ("PAs") 1 and 2, would allow approximately 3,174,518 sf of industrial and business park uses. Phase 1 consists of the construction of Buildings 1 through 8 and includes the Development Plan for PAs 1 and 2. The EIR also evaluates, at a programmatic level, potential future development of Phase 2, comprised of three future planning areas (no specific development proposals have been identified for the Phase 2 area). Furthermore, pursuant to the Housing Accountably Act, or

5826-004j

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Senate Bill 330 (SB330), the Project will create an Overlay District on an "SB330 Replacement Site" to increase the residential zoning capacity by 1,352 units, which will offset the loss of residential zoning capacity within the Project site. In order for this Overlay District to be approved, a Zone Change and General Plan Amendment are required.

cont'd a

We reviewed the DEIR and its technical appendices with the assistance of air quality and health risk experts Matt Hagemann, P.G, C.Hg. and Paul E. Rosenfeld, PhD from Soil / Water / Air Protection Enterprise ("SWAPE").[1] We also received technical assistance from biological resources expert Scott Cashen,[2] and transportation expert Dan Smith.[3] The City must separately respond to these technical comments.

Based upon our review of the DEIR and supporting documentation, we conclude that the DEIR fails to comply with the requirements of CEQA. As explained more fully below, the DEIR fails to provide an accurate environmental baseline upon which to measure the Project's reasonably foreseeable impacts on biological resources. The consequences of these defects are far-reaching and require the City to revise the DEIR. The DEIR does not accurately disclose potentially significant air quality, public health, GHG, energy, transportation, and biological resources impacts. As a result of its shortcomings, the DEIR lacks substantial evidence to support its conclusions and fails to properly mitigate the Project's significant environmental impacts. The City also fails to adopt all feasible mitigation to lessen the effect of impacts deemed significant and unavoidable. The City cannot approve the Project until the errors and omissions in the DEIR are remedied, and a revised DEIR is recirculated for public review and comment which fully discloses and mitigates the Project's potentially significant environmental and public health impacts.

b

I. STATEMENT OF INTEREST

CARECA is an unincorporated association of individuals and labor organizations that may be adversely affected by the potential public and worker health and safety hazards, and the environmental impacts of the Project. The

c

[1] Mr. Hagemann's and Dr. Rosenfeld's technical comments and curricula vitae are attached hereto as **Exhibit A**.
[2] Mr. Cashen's technical comments and curricula vitae are attached hereto as **Exhibit B**.
[3] Mr. Smith's technical comments and curricula vitae are attached hereto as **Exhibit C**.
5826-004j

coalition includes Ontario residents Ricardo Cuevas, Irvin Cruise, Luis Garcia, Jaime Paredes, John Fierro, the District Council of Ironworkers, and Southern California Pipe Trades District Council 16, along with their members, their families, and other individuals who live and work in the City of Ontario.

CARECA advocates for protecting the environment and the health of their communities' workforces. CARECA seeks to ensure a sustainable construction industry over the long-term by supporting projects that offer genuine economic and employment benefits, and which minimize adverse environmental and other impacts on local communities. CARECA members live, work, recreate, and raise their families in the City of Ontario and surrounding communities. Accordingly, they would be directly affected by the Project's environmental and health and safety impacts. Individual members may also work on the Project itself. They will be first in line to be exposed to any health and safety hazards that exist onsite.

In addition, CARECA has an interest in enforcing environmental laws that encourage sustainable development and ensure a safe working environment for its members. Environmentally detrimental projects can jeopardize future jobs by making it more difficult and more expensive for business and industry to expand in the region, and by making the area less desirable for new businesses and new residents. Indeed, continued environmental degradation can, and has, caused construction moratoriums and other restrictions on growth that, in turn, reduce future employment opportunities.

cont'd c

II. LEGAL BACKGROUND

CEQA has two basic purposes, neither of which the DEIR satisfies. First, CEQA is designed to inform decision makers and the public about the potential, significant environmental effects of a project.[4] CEQA requires that an agency analyze potentially significant environmental impacts in an EIR.[5] The EIR should not rely on scientifically outdated information to assess the significance of impacts, and should result from "extensive research and information gathering," including consultation with state and federal agencies, local officials, and the interested public.[6] To be adequate, the EIR should evidence the lead agency's good faith effort

d

[4] CEQA Guidelines, § 15002, subd. (a)(1).
[5] *See* Pub. Resources Code, § 21000; CEQA Guidelines, § 15002.
[6] *Berkeley Keep Jets Over the Bay Comm. v. Board of Port Comm.* ("*Berkeley Jets*") (2001) 91 Cal.App.4th 1344, 1367.; *Schaeffer Land Trust v. San Jose City Council* (1989) 215 Cal.App.3d 612, 620.
5826-004j

at full disclosure.[7] The EIR has been described as "an environmental 'alarm bell' whose purpose it is to alert the public and its responsible officials to environmental changes before they have reached ecological points of no return."[8] "Thus, the EIR protects not only the environment but also informed self-government."[9]

Second, CEQA directs public agencies to avoid or reduce environmental damage when possible by requiring alternatives or mitigation measures.[10] The EIR serves to provide public agencies and the public in general with information about the effect that a proposed project is likely to have on the environment and to "identify ways that environmental damage can be avoided or significantly reduced."[11] If a project has a significant effect on the environment, the agency may approve the project only upon a finding that it has "eliminated or substantially lessened all significant effects on the environment where feasible," and that any unavoidable significant effects on the environment are "acceptable due to overriding concerns" specified in CEQA section 21081.[12]

cont'd
d

As these comments will demonstrate, the DEIR fails to comply with the requirements of CEQA and may not be used as the basis for approving the Project. It fails in significant aspects to perform its function as an informational document that is meant "to provide public agencies and the public in general with detailed information about the effect which a proposed project is likely to have on the environment" and "to list ways in which the significant effects of such a project might be minimized."[13] The DEIR also lacks substantial evidence to support the City's proposed findings that the Project's significant impacts are mitigated to the fullest extent feasible.

III. THE PROJECT DESCRIPTION IS INADEQUATE

e

The DEIR does not meet CEQA's requirements because it fails to include an accurate and complete Project description, rendering the entire analysis inadequate.

[7] CEQA Guidelines, § 15151; *see also Laurel Heights Improvement Assn. v. Regents of University of California* ("*Laurel Heights I*") (1988) 47 Cal.3d 376, 406.
[8] *County of Inyo v. Yorty* (1973) 32 Cal.App.3d 795, 810.
[9] *Citizens of Goleta Valley v. Bd. of Supervisors* (1990) 52 Cal.3d 553, 564 (citations omitted).
[10] CEQA Guidelines, § 15002, subd. (a)(2)-(3); *Berkeley Keep Jets Over the Bay Com. v. Bd. of Port Comrs.,* 91 Cal.App.4th at 1354.
[11] CEQA Guidelines, § 15002, subd. (a)(2).
[12] *Id.*, subd. (b)(2)(A)-(B).
[13] *Laurel Heights I, supra,* 47 Cal.3d at pg. 391.
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California courts have repeatedly held that "an accurate, stable and finite project description is the *sine qua non* of an informative and legally sufficient EIR."[14] CEQA requires that a project be described with enough particularity that its impacts can be assessed.[15] Without a complete project description, the environmental analysis under CEQA is impermissibly limited, thus minimizing the project's impacts and undermining meaningful public review.[16] Accordingly, a lead agency may not hide behind its failure to obtain a complete and accurate project description.[17]

CEQA Guidelines section 15378 defines "project" to mean "the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment."[18] "The term 'project' refers to the activity which is being approved and which may be subject to several discretionary approvals by governmental agencies. The term project does not mean each separate governmental approval."[19] Courts have explained that a complete description of a project must "address not only the immediate environmental consequences of going forward with the project, but also all "*reasonably foreseeable* consequence[s] of the initial project."[20] "If a[n]…EIR…does not adequately apprise all interested parties of the true scope of the project for intelligent weighing of the environmental consequences of the project, informed decisionmaking cannot occur under CEQA and the final EIR is inadequate as a matter of law."[21]

cont'd e

A. The DEIR Fails to Disclose Whether the Project Will Require Backup Generators

f

An EIR must include an analysis of the environmental effects of a proposed future expansion or other future action at a project site if: (1) it is a reasonably foreseeable consequence of the initial project; and (2) the future expansion or action

[14] *Stopthemillenniumhollywood.com v. City of Los Angeles* (2019) 39 Cal.App.5th 1, 17; *Communities for a Better Environment v. City of Richmond* ("*CBE v. Richmond*") (2010) 184 Cal.App.4th 70, 85–89; *County of Inyo v. City of Los Angeles* (3d Dist. 1977) 71 Cal.App.3d 185, 193.
[15] 14 CCR § 15124; *see, Laurel Heights I, supra,* 47 Cal.3d 376, 192-193.
[16] *Id.*
[17] *Sundstrom v. County of Mendocino* ("*Sundstrom*") (1988) 202 Cal.App.3d 296, 311.
[18] CEQA Guidelines § 15378.
[19] *Id.*, § 15378(c).
[20] *Laurel Heights I,* 47 Cal. 3d 376, 398 (emphasis added); *see also Vineyard Area Citizens for Responsible Growth, Inc. v. City of Rancho Cordova* (2007) 40 Cal. 4th 412, 449-50.
[21] *Riverwatch v. Olivenhain Municipal Water Dist*. (2009) 170 Cal. App. 4th 1186, 1201.
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will be significant in that it will likely change the scope or nature of the initial project or its environmental effects.[22]

The DEIR states that the Project includes refrigerated storage.[23] A cold storage warehouse has the ability to keep temperature sensitive items in a temperature-controlled environment, which requires a constant energy supply to power refrigeration. Cold storage warehouses thus commonly utilize backup generators.[24] Backup generators commonly rely on fuels such as natural gas or diesel,[25] and thus can significantly impact air quality, GHG emissions, and public health through toxic diesel particulate ("DPM") emissions.[26] Since the Project will include cold storage, it is reasonably foreseeable that the Project would require on-site backup generators. Therefore, the DEIR must disclose whether the Project will use generators, and, if so, analyze the effects of the Project's use of generators. The DEIR's failure to provide any information about the use of generators causes the DEIR to fail as an informational document.

cont'd
f

[22] *Id.*
[23] DEIR, pg. 4.2-15.
[24] California Air Resources Board, Comments re: Notice of Preparation (NOP) for the United States Cold Storage Hesperia Project (Project) Draft Environmental Impact Report (DEIR), State Clearinghouse No. 2020069036 (July 24, 2020), available at https://ww2.arb.ca.gov/sites/default/files/classic//toxics/ttdceqalist/uscoldstorage.pdf (stating that the HRA prepared for the Project should account for all potential health risks from Project-related diesel PM emission sources such as backup generators, TRUs, and heavy-duty truck traffic).
[25] SCAQMD, Fact Sheet on Emergency Backup Generators, http://www.aqmd.gov/home/permits/emergency-generators ("Most of the existing emergency backup generators use diesel as fuel").
[26] California Air Resources Board, Emission Impact: Additional Generator Usage Associated with Power Outage (January 30, 2020), available at https://ww2.arb.ca.gov/resources/documents/emissions-impact-generator-usage-during-psps (showing that generators commonly rely on gasoline or diesel, and that use of generators during power outages results in excess emissions); California Air Resources Board, Use of Back-up Engines for Electricity Generation During Public Safety Power Shutoff Events (October 25, 2019), available at https://ww2.arb.ca.gov/resources/documents/use-back-engines-electricity-generation-during-public-safety-power-shutoff ("When electric utilities de-energize their electric lines, the demand for back-up power increases. This demand for reliable back-up power has health impacts of its own. Of particular concern are health effects related to emissions from diesel back-up engines. Diesel particulate matter (DPM) has been identified as a toxic air contaminant, composed of carbon particles and numerous organic compounds, including over forty known cancer-causing organic substances. The majority of DPM is small enough to be inhaled deep into the lungs and make them more susceptible to injury. Much of the back-up power produced during PSPS events is expected to come from engines regulated by CARB and California's 35 air pollution control and air quality management districts (air districts)").
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IV. THE DEIR FAILS TO ADEQUATELY ANALYZE, QUANTIFY, AND MITIGATE THE PROJECT'S POTENTIALLY SIGNIFICANT IMPACTS

An EIR must fully disclose all potentially significant impacts of a project, and implement all feasible mitigation to reduce those impacts to less than significant levels. The lead agency's significance determination with regard to each impact must be supported by accurate scientific and factual data.[27] An agency cannot conclude that an impact is less than significant unless it produces rigorous analysis and concrete substantial evidence justifying the finding.[28]

Moreover, the failure to provide information required by CEQA is a failure to proceed in the manner required by law.[29] Challenges to an agency's failure to proceed in the manner required by CEQA, such as the failure to address a subject required to be covered in an EIR or to disclose information about a project's environmental effects or alternatives, are subject to a less deferential standard than challenges to an agency's factual conclusions.[30] In reviewing challenges to an agency's approval of an EIR based on a lack of substantial evidence, the court will "determine de novo whether the agency has employed the correct procedures, scrupulously enforcing all legislatively mandated CEQA requirements."[31] g

Even when the substantial evidence standard is applicable to agency decisions to certify an EIR and approve a project, reviewing courts will not 'uncritically rely on every study or analysis presented by a project proponent in support of its position. A clearly inadequate or unsupported study is entitled to no judicial deference.'"[32]

[27] 14 CCR § 15064(b).
[28] *Kings Cty. Farm Bur. v. Hanford* (1990) 221 Cal.App.3d 692, 732.
[29] *Sierra Club v. State Bd. Of Forestry* (1994) 7 Cal.4th 1215, 1236.
[30] *Vineyard Area Citizens for Responsible Growth, Inc. v. City of Rancho Cordova* (2007) 40 Cal.4th 412, 435.
[31] *Id.*; *Madera Oversight Coal., Inc. v. County of Madera* (2011) 199 Cal. App. 4th 48, 102.
[32] *Berkeley Jets*, 91 Cal.App.4th at 1355.
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A. The DEIR Fails to Adequately Analyze and Mitigate Air Quality Impacts

i. The DEIR Fails to Require All Feasible Air Quality Mitigation

The DEIR concludes that the Project's operational emissions associated with Phase 1, Phase 2, and Project Buildout would be significant and unavoidable.[33] But while there is substantial evidence demonstrating that the Project's criteria air pollutant emissions would result in a significant air quality impact, the DEIR's conclusion that these impacts are "significant and unavoidable" is unsupported. CEQA prohibits public agencies from approving a project as proposed if there are any feasible alternative or feasible mitigation measures that would substantially lessen or avoid any significant effect the project would have on the environment.[34] h

Here, while the DEIR includes Mitigation Measures AQ-1 through AQ-5, as well as GHG-1, the DEIR fails to implement *all* feasible mitigation to reduce air quality and GHG impacts to the greatest extent feasible, as required by CEQA. SWAPE reviewed the Project and proposes numerous feasible air quality mitigation measures not considered by the DEIR.[35]

For instance, MM AQ-2 requires the lease agreements with future warehouse/business tenants to use only electric-powered/zero emissions off-road equipment. This lease requirement can be expanded to require use of fuel-efficient mobile sources, which cause the bulk of the Project's emissions. SWAPE suggests requiring on-road heavy-duty haul trucks to be model year 2010 or newer if diesel-fueled. Or the lease agreement can require all heavy-duty vehicles entering or operated on the project site to be zero-emission beginning in 2030. A lease agreement can require tenants to use zero-emission light- and medium-duty vehicles as part of business operations. Requiring provisions like these in lease agreements are within the agency's and Applicant's powers, and would help reduce mobile source emissions. The City must consider the feasibility of these proposed mitigation measures in a revised DEIR. i

[33] DEIR, pg. pg. 4.2-22.
[34] Pub. Res. Code § 21002.
[35] SWAPE, pp. 9-11.
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The Project includes refrigerated storage, which has higher air quality impacts than unrefrigerated storage.[36] Cold storage warehouses commonly utilize backup generators.[37] Backup generators commonly rely on fuels such as natural gas or diesel,[38] and thus can significantly impact air quality, GHG emissions, and public health through toxic diesel particulate ("DPM") emissions.[39] As mitigation for these impacts, SWAPE proposes requiring all stand-by emergency generators to be powered by a non-diesel fuel. This measure would substantially reduce DPM emissions. j

In addition to backup generators, cold storage involves the use of transport refrigeration units, and consumes more electricity than unrefrigerated storage. The DEIR thus must consider a mitigation measure limiting how much of the Project can be used for cold storage, which would reduce the Project's significant air quality impacts.

The DEIR did not evaluate these mitigation measures and others listed in SWAPE's comments. Therefore, the DEIR's conclusion that the Project's air quality impacts are significant and unavoidable is unsubstantiated. To comply with CEQA, the City must adopt these measures to the extent feasible, or provide evidence that the measures are not feasible. k

[36] DEIR, pg. 4.2-15
[37] California Air Resources Board, Comments re: Notice of Preparation (NOP) for the United States Cold Storage Hesperia Project (Project) Draft Environmental Impact Report (DEIR), State Clearinghouse No. 2020069036 (July 24, 2020), available at https://ww2.arb.ca.gov/sites/default/files/classic//toxics/ttdceqalist/uscoldstorage.pdf (stating that the HRA prepared for the Project should account for all potential health risks from Project-related diesel PM emission sources such as backup generators, TRUs, and heavy-duty truck traffic).
[38] SCAQMD, Fact Sheet on Emergency Backup Generators, http://www.aqmd.gov/home/permits/emergency-generators ("Most of the existing emergency backup generators use diesel as fuel").
[39] California Air Resources Board, Emission Impact: Additional Generator Usage Associated with Power Outage (January 30, 2020), available at https://ww2.arb.ca.gov/resources/documents/emissions-impact-generator-usage-during-psps; California Air Resources Board, Use of Back-up Engines for Electricity Generation During Public Safety Power Shutoff Events (October 25, 2019), available at https://ww2.arb.ca.gov/resources/documents/use-back-engines-electricity-generation-during-public-safety-power-shutoff.
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B. The DEIR Fails to Adequately Analyze and Mitigate Greenhouse Gas Impacts

i. The Greenhouse Gas Analysis Relies on Inapplicable Thresholds, in Violation of CEQA

Under the CEQA Guidelines, a lead agency must analyze a project's impacts on GHG emissions.[40] The Guidelines provide that "[i]n determining the significance of impacts, the lead agency may consider a project's consistency with the State's long-term climate goals or strategies, **provided that substantial evidence supports the agency's analysis** of how those goals or strategies address the project's incremental contribution to climate change and its conclusion that the project's incremental contribution is not cumulatively considerable."[41] The Guidelines explicitly mandate that the "analysis should consider a timeframe that is appropriate for the project… The agency's analysis also must reasonably reflect evolving scientific knowledge and state regulatory schemes."[42] Here, the City's analysis does not consider the appropriate timeframe and updated regulatory scheme, and thus lacks substantial evidence to support its conclusions. l

In 2006, California passed Assembly Bill 32, the California Global Warming Solutions Act of 2006. AB 32 instructed the California Air Resources Board ("CARB") to develop and enforce regulations for the reporting and verification of statewide GHG emissions. AB 32 also directed CARB to set a GHG emissions limit based on 1990 levels, to be achieved by 2020. It set a timeline for adopting a scoping plan for achieving GHG reductions in a technologically and economically feasible manner. CARB's 2008 Scoping Plan, developed to implement AB 32, set a GHG reduction target of 15 percent below "current" (2005-2008) levels to local communities by the year 2020. m

To meet this 2020 emissions reduction goal, the City adopted the Community Climate Action Plan ("CAP") in November 2014. The primary purpose of the City's CAP was to achieve consistency with the 2008 Scoping Plan's 2020 GHG reduction target.[43] As part of the CAP, the City published a guidance document titled "Greenhouse Gas Emissions, CEQA Thresholds and Screening Tables" ("Screening

[40] 14 C.C.R §15064.4
[41] 14 CCR § 15064.4 (b)(3). [emphasis added]
[42] 14 C.C.R §15064.4(b)
[43] DEIR, pg. 4.6-12
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Tables"). As part of this guidance, the City determined that, if GHG emissions of a given project exceed 3,000 MTCO2e/yr, then project emissions would need to be reduced by 25 percent when compared to year 2008 emissions levels. Alternatively, the Project would need to achieve a minimum of 100 points pursuant to measures identified in the Screening Tables. The Screening Tables include a variety of measures to choose from, including building energy efficiency, water conservation, and VMT reduction.

In 2016, the Legislature passed Senate Bill 32, which codifies a 2030 GHG emissions reduction target of 40 percent below 1990 levels. On December 14, 2017, CARB adopted a second update to the Scoping Plan. The 2017 Scoping Plan details how the State will reduce GHG emissions to meet the 2030 target codified by SB 32. The 2017 Scoping Plan explains that CAPs that meet emission reduction goals for 2020 must be updated in order to meet the state's 2030 climate goals:

> Numerous local governments in California have already adopted GHG emissions reduction goals for year 2020 consistent with AB 32. CARB advises that local governments also develop community-wide GHG emissions reduction goals necessary to reach 2030 and 2050 climate goals. […] The recommendation for a community-wide goal expands upon the reduction of 15 percent from "current" (2005-2008) levels by 2020 as recommended in the 2008 Scoping Plan.[44]

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For this Project, the DEIR claims that it is consistent with all applicable plans, including the 2017 Scoping Plan.[45] The DEIR specifically states that due to compliance with the CAP, the Project would not impede Scoping Plan's statewide GHG reduction goals for 2030 and 2050:

> The Project's long-term operational GHG emissions would exceed City's threshold of 3,000 MTCO2e per year despite the implementation of MM AQ-2 through MM AQ-5 (refer to Section 4.2, Air Quality), as well as MM GHG-1, which requires the Project to achieve a minimum of 100 points on the CAP

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[44] CARB, California's 2017 Climate Change Scoping Plan (November 2017), pg. 100, available at https://ww2.arb.ca.gov/sites/default/files/classic/cc/scopingplan/scoping_plan_2017.pdf.
[45] DEIR, pg. 4.6-32 ("impacts related to consistency with the Scoping Plan would be less than significant"), 4.6-35 ("the Project would be consistent with applicable plan goals")
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Screening Threshold Checklist. Achieving 100 points ensures that the Project would not impede California's statewide GHG reduction goals for 2030 and 2050, but the potential Project GHG emissions remain a significant and unavoidable impact.[46]

The DEIR lacks substantial evidence to support its reliance on consistency with the 2017 Scoping Plan as a relevant GHG threshold, as the CAP was only designed to achieve GHG reduction goals for 2020, not 2030 or 2050. As excerpted above, the 2017 Scoping Plan states that CAPs that meet the 2020 goals should be updated to meet the more stringent 2030 goals. Thus, meeting the CAP's threshold of 3,000 MTCO2e per year does not demonstrate consistency with the 2017 Scoping Plan. Nor does achieving 100 points on the CAP Screening Threshold Checklist. cont'd n

As a result, the DEIR lacks a meaningful threshold against which to measure the significance of the Project's GHG impacts. The City must formulate, in a revised EIR, updated significance thresholds that meet the 2030 and 2050 GHG reduction targets, and assess the significance of the Project's GHG emissions against those thresholds. Mitigation measures should then be required to ensure impacts do not exceed these more stringent thresholds. The revised DEIR must support the revised thresholds and mitigation with substantial evidence. o

ii. The DEIR's Greenhouse Gas Mitigation is Inadequate

EIRs must mitigate significant impacts through measures that are "fully enforceable through permit conditions, agreements, or other legally binding instruments."[47] Deferring formulation of mitigation measures is generally impermissible.[48] If identification of specific mitigation measures is impractical until a later stage in the Project, specific performance criteria must be articulated and further approvals must be made contingent upon meeting these performance criteria.[49] Mitigation that does no more than allow approval by a county department without setting enforceable standards is inadequate.[50] p

[46] *Id.*, pg. 4.6-36.
[47] CEQA Guidelines, § 15126.4, subd. (a)(2).
[48] *Sundstrom v. County of Mendocino* (1988) 202 Cal.App.3d 296, 308-309; Pub. Resources Code, § 21061.
[49] *Gentry v. City of Murrieta* (1995) 36 Cal.App.4th 1359, 1393; *Quail Botanical*, *supra*, 29 Cal.App.4th at pg. 1604, fn. 5.
[50] *Endangered Habitats League, Inc. v. County of Orange,* (2005) 131 Cal.App.4th 777, 794.
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Here, the Project's greenhouse gas mitigation measure, MM GHG-1, would require that "Project development proposals with building permit applications on file with the City prior to approval and adoption of updates to the December 16, 2014 CAP shall implement Screening Table Measures that achieve at least 100 points per the Screening Tables."[51] It is not explained in the DEIR why this mitigation measure only applies to components of the Project with permit applications preceding the adoption of the 2014 CAP. And it is not apparent that any of the Project would be governed by MM GHG-1, as the Project application is only dated June 12, 2019, and development proposals for Phase 2 and the SB330 Replacement Site are not likely already on file with the City.[52] Therefore, MM GHG-1 is not binding, enforceable mitigation that would mitigate the Project's greenhouse gas impacts. q

MM GHG-1 also improperly defers mitigation. In *Golden Door Properties, LLC v. County of San Diego* ("*Golden Door II*")[53], the court concluded the GHG emission mitigation measure contained in a CAP violates CEQA because it "lacks objective criteria to ensure the [agency]'s exercise of that discretion will result in GHG reduction that is real, permanent, quantifiable, verifiable, enforceable, and additional." The court also held the measure violated CEQA because it improperly deferred mitigation. The court discusses the flawed mitigation in the following passage:

> Here, the final EIR merely proposes a generalized goal of no net increase in greenhouse gas emissions and then sets out a handful of cursorily described mitigation measures for future consideration that might serve to mitigate the 898,000 metric tons of emissions resulting from the Project. No effort is made to calculate what, if any, reductions in the Project's anticipated greenhouse gas emissions would result from each of these vaguely described future mitigation measures. Indeed, the perfunctory listing of possible mitigation measures set out in Mitigation Measure 4.3-5e are nonexclusive, undefined, untested and of unknown efficacy. The only criteria for "success" of the ultimate mitigation plan adopted is the subjective judgment of the City Council, which presumably will make its decision outside of any public process a year after the Project has been approved. r

[51] DEIR, pg. 4.6-23.
[52] Legislative Action Application Form, File No. PSP19-001, PGPA19-004.
[53] (2020) 50 Cal.App.5th 467, 525.
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The instant Project's greenhouse gas measure, MM GHG-1, is similarly flawed, providing:

> Project development proposals with building permit applications on file with the City prior to approval and adoption of updates to the December 16, 2014, CAP shall implement Screening Table Measures that achieve at least 100 points per the Screening Tables. […] **Multiple development proposals may, at the discretion of the City, be allowed to collectively demonstrate achievement of at least 100 points per the Screening Tables**. [emphasis added]

MM GHG-1 defers development of specific mitigation measures until after project approval. This practice is legally adequate when these future mitigation measures are held to enforceable standards. However, the bolded text in the excerpt above makes this mitigation effectively nonbinding: if the City has discretion as to how many projects can collectively demonstrate 100 points of mitigation, nothing stops the City from distributing these points across a large number of projects which do not collectively reduce their GHG impacts. As in *Golden Door II*, the success of this mitigation relies too heavily on the subjective judgment of the City.

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The court in *Golden Door II* also criticized the agency's failure to calculate what reductions would result from the city's vaguely described future mitigation measures. The vague measures included "Add/improve heat exchangers" and "Initiate carbon sequestration, capture and export." Another mitigation measure proposes "Replac[ing] stationary, non-emergency diesel internal combustion engines."[54] MM GHG-1 is similarly flawed: the CAP's Screening Table measures are also vaguely described. For instance, "using moderate water using plants" is worth 3 points, and "using low water using plants" is worth 4 points.[55] The difference between moderate- and low-water using plants is undefined, and thus left to the discretion of the City. *Golden Door II* determined such mitigation is impermissibly deferred mitigation.

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[54] 184 Cal.App.4th 92
[55] City of Ontario, Greenhouse Gas Emissions CEQA Thresholds and Screening Tables, pg. 18, available at https://www.ontarioca.gov/sites/default/files/Ontario-Files/Planning/Applications/Community%20Climate%20Action%20Plan%20-%20Appendix%20B.pdf.
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Additionally, although each mitigation measure on the CAP Screening Tables is given a point value, this point value does not correspond to the actual reduction in emissions for a specific project. For instance, although "water efficient landscaping" can be worth up to 8 points for commercial/industrial developments, the actual GHG reduction from water efficient landscaping would vary depending on how much land a project would otherwise require for landscaping. The actual emissions reduction of MM GHG-1 is thus undefined, violating the holding of *Golden Door II*. As a result, the DEIR fails as an informational document, and lacks substantial evidence to conclude that the Project's significant GHG impacts will be actually mitigated. MM GHG-1 must be revised to quantify emissions reductions, demonstrate efficacy, and be fully enforceable. t

iii. The DEIR Fails to Require All Feasible Greenhouse Gas Mitigation

The DEIR concludes that the Project's net annual GHG emissions associated with Phase 1, Phase 2, and Project Buildout would be significant and unavoidable.[56] CEQA prohibits public agencies from approving a project as proposed if there are any feasible alternative or feasible mitigation measures that would substantially lessen or avoid any significant effect the project would have on the environment.[57]

The DEIR fails to adopt all feasible mitigation for GHG emissions, in violation of CEQA. The DEIR adopts MM GHG-1, which would require that the Project incorporate project design features to achieve a minimum score of 100 points on the City's Community CAP Screening Tables.[58] The City acknowledges that this mitigation would not reduce the Project's impacts to a less-than-significant level: u

> [A]t the time of this analysis, the City's CAP update is underway and the potential timeframes for approval and adoption of the City CAP update are unknown. Once approved, the CAP may implement performance standards and GHG emissions reduction targets differing from the current CAP. There is the potential that even after achieving more than 100 points on the current Screening Tables, the Project may conflict with as-yet-unknown performance standards and GHG emissions reduction targets implemented under the anticipated CAP updates, and thereby result in GHG emissions that would be

[56] DEIR, pp. 4.6-18, 4.6-20, 4.6-22.
[57] Pub. Res. Code § 21002.
[58] DEIR, pg. 4.6-22.
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considered to represent a significant impact on the environment. Therefore, even with the implementation of MM AQ-2 through MM AQ-5 and MM GHG-1, this Project impact is conservatively considered significant and unavoidable.[59]

The City is correct that achieving more than 100 points on the Screening Tables will not likely reduce impacts to a less-than-significant level. However, the City does not make clear that, not only does the Project conflict with "as-yet-unknown performance standards and GHG emissions reduction targets," but it conflicts with current GHG emissions reduction targets. As discussed earlier, the City's CAP was not designed to meet the 2030 emissions reduction goals. As a result, merely achieving 100 points on the Screening Tables does not represent the full extent of feasible mitigation measures available to reduce GHG impacts. Therefore, the City must adopt more stringent mitigation requirements in a revised EIR. In addition to the mitigation measures listed in the Screening Tables, SWAPE's comments provide a list of mitigation measures the City should consider when revising the DEIR.[60]

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C. The DEIR Fails to Adequately Disclose, Analyze, and Mitigate Potentially Significant Health Risk Impacts from DPM Emissions

A lead agency's significance determination must be supported by accurate scientific and factual data.[61] An agency cannot conclude that an impact is less than significant unless it produces rigorous analysis and concrete substantial evidence justifying the finding.[62]

These standards apply to an EIR's analysis of public health impacts of a Project. In *Sierra Club v. County of Fresno*, the California Supreme Court affirmed CEQA's mandate to protect public health and safety by holding that an EIR fails as an informational document when it fails to disclose the public health impacts from air pollutants that would be generated by a development project.[63] In *Sierra Club*, the Supreme Court held that the EIR for the Friant Ranch Project—a 942-acre master-planned, mixed-use development with 2,500 senior residential units, 250,000 square feet of commercial space, and open space on former agricultural

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[59] *Id.*
[60] SWAPE, pg. 9-11.
[61] 14 C.C.R. § 15064(b).
[62] *Kings County Farm Bureau*, 221 Cal.App.3d at 732.
[63] *Sierra Club,* 6 Cal.5th at 518–522.
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land in north central Fresno County—was deficient as a matter of law in its informational discussion of air quality impacts as they connect to adverse human health effects.[64] As the Court explained, "a sufficient discussion of significant impacts requires not merely a determination of whether an impact is significant, but some effort to explain the nature and magnitude of the impact."[65] The Court concluded that the County's EIR was inadequate for failing to disclose the nature and extent of public health impacts caused by the project's air pollution. As the Court explained, the EIR failed to comply with CEQA because after reading the EIR, "the public would have no idea of the health consequences that result when more pollutants are added to a nonattainment basin."[66] CEQA mandates discussion, supported by substantial evidence, of the nature and magnitude of impacts of air pollution on public health.[67]

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Furthermore, in *Berkeley Keep Jets Over the Bay Com. v. Bd. of Port Comrs.* ("*Berkeley Jets*"), the Court of Appeal held that an EIR must analyze the impacts from human exposure to toxic substances.[68] In that case, the Port of Oakland approved a development plan for the Oakland International Airport.[69] The EIR admitted that the Project would result in an increase in the release of TACs and adopted mitigation measures to reduce TAC emissions, but failed to quantify the severity of the Project's impacts on human health.[70] The Court held that mitigation alone was insufficient, and that the Port had a duty to analyze the health risks associated with exposure to TACs.[71] As the CEQA Guidelines explain, "[t]he EIR serves not only to protect the environment but also to demonstrate to the public that it is being protected."[72]

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[64] *Id.* at 507–508, 518–522.
[65] *Id.* at 519, citing *Cleveland National Forest Foundation v. San Diego Assn. of Governments* (2017) 3 Cal.5th 497, 514–515.
[66] *Id.* at 518. CEQA's statutory scheme and legislative intent also include an express mandate that agencies analyze human health impacts and determine whether the "***environmental effects of a project will cause substantial adverse effects on human beings, either directly or indirectly***." (Public Resources Code § 21083(b)(3) (emphasis added).) Moreover, CEQA directs agencies to "take immediate steps to identify any critical thresholds for the ***health and safety of the people*** of the state and take all coordinated actions necessary to prevent such thresholds being reached." (Public Resources Code § 21000(d) (emphasis added).)
[67] *Sierra Club*, 6 Cal.5th at 518–522.
[68] 91 Cal.App.4th at 1369–1371.
[69] *Id.* at 1349–1350.
[70] *Id.* at 1364–1371.
[71] *Id.*
[72] 14 C.C.R. § 15003(b).
5826-004j

The failure to provide information required by CEQA makes meaningful assessment of potentially significant impacts impossible and is presumed to be prejudicial.[73] Challenges to an agency's failure to proceed in the manner required by CEQA, such as the failure to address a subject required to be covered in an EIR or to disclose information about a project's environmental effects or alternatives, are subject to a less deferential standard than challenges to an agency's factual conclusions.[74]

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Here, the DEIR determines that the proposed Project would result in a less-than-significant health risk impact based on quantified construction-related and mobile-source health risk assessments ("HRAs").[75] The DEIR estimates that the Project would result in construction-related and mobile-source operational cancer risks of 8.80- and 1.39-in one million, respectively.[76] The DEIR concludes these impacts are below the South Coast Air Quality Management District ("SCAQMD") threshold of 10 in one million.[77]

The DEIR's approach masks the true health risks of this Project by failing to evaluate the *cumulative* lifetime cancer risk as a result of Project construction and operational emissions together. Since the Project's construction and operational emissions will be felt by sensitive receptors cumulatively, disclosing the cumulative lifetime cancer risk is necessary to comply with CEQA's informational requirements. As in *Sierra Club*, the City's disclosure of the Project's health risk impacts is deficient as a matter of law because it fails to adequately connect emissions to the adverse human health effects.[78] Furthermore, in as in *Berkeley Jets*, the DEIR fails to adequately quantify the impacts from human exposure to toxic substances.[79]

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The importance of analyzing the *cumulative* cancer risk, in order to adequately illustrate the health impacts of a project, is explained in guidance from the Office of Environmental Health Hazard Assessment ("OEHHA"), the

[73] *Sierra Club v. State Bd. Of Forestry* (1994) 7 Cal.4th 1215, 1236–1237.
[74] *Vineyard Area Citizens for Responsible Growth, Inc. v. City of Rancho Cordova* (2007) 40 Cal.4th 412, 435.
[75] DEIR, pp. 4.2-35 - 4.2-38
[76] DEIR, pp. 4.2-36, 4.2-3
[77] DEIR, pg. 4.2-36
[78] *Id.* at 507–508, 518–522.
[79] 91 Cal.App.4th at 1369–1371.
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organization responsible for providing guidance on conducting HRAs in California.[80] OEHHA guidance provides, "the excess cancer risk is calculated separately for each age grouping and then summed to yield cancer risk at the receptor location."[81] Here, the DEIR's HRAs fail to sum each age bin to evaluate the total cancer risk over the course of the Project's total construction and operation. As a result, the DEIR fails to evaluate the cumulative lifetime cancer risk from Project construction and operation together.

The City's failure to discuss the Project's cumulative cancer risk results in a failure to identify a potentially significant health risk impact. SWAPE's comments shows that when the construction and operational cancer risks are combined, the SCAQMD significance threshold is exceeded.

DEIR Cumulative Cancer Risk	
HRA	**Cancer Risk** (in one million)
Construction	8.80
Mobile-Source Operation	1.39
Total	10.19
SCAQMD Threshold	**10**
Exceeds?	**Yes**

SWAPE Comments, pg.4.

As a result of this analytical error, the DEIR's significance finding is not supported by substantial evidence. And the failure to disclose a potentially significant impact makes the DEIR deficient as an informational document. The City must implement all feasible mitigation to reduce health risk impacts to a less-than-significant level.[82]

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[80] SWAPE, pg. 4.
[81] OEHHA, "Guidance Manual for Preparation of Health Risk Assessments" (February 2015), pg. 8-4.
[82] CEQA Guidelines § 15096(g)(2)
5826-004j

D. The DEIR Fails to Adequately Establish the Environmental Setting for Biological Resources and Fails to Adequately Disclose, Analyze, and Mitigate Potentially Significant Impacts on Biological Resources

i. The DEIR Fails to Address Consistency with All Applicable Plans, Programs, and Policies

Appendix G of the CEQA Guidelines requires disclosure of conflicts with local policies or ordinances protecting biological resources, and provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. In Section 4.3.2, the DEIR lists the various regulations the Project must comply with. However, the DEIR fails to disclose that the Project site is subject to a settlement agreement ("the Settlement Agreement") that contains goals and policies which pertain to protecting biological resources on the Project site.[83] y

In 2001, the City, Endangered Habitats League, and Sierra Club signed a settlement agreement related to the City's adoption of the Final EIR for the Ontario Sphere of Influence (aka "SOI," "New Model Colony" or "NMC") General Plan Amendment. The New Model Colony area encompasses the Project site.[84] The General Plan Amendment prepared the NMC area for a range of urban and suburban uses, including residential, commercial, business park, industrial, and open space. Most of the NMC was then, and still is, in agricultural use.[85] The Ontario Plan (the City's general plan) DEIR explains:

> A Settlement Agreement was reached and agreed to by all parties that set forth revised mitigation measures for potential impacts in the NMC (referred to as Annexation Area 163 in the agreement) to the burrowing owl, the DSFLF, raptor foraging and wildlife habitat, loss of open space, actual and potential habitat and agricultural land, and sensitive (listed and nonlisted)

[83] Endangered Habitats League, Inc. v. City of Ontario et al. Settlement and General Release Agreement (November 28, 2001), attached hereto as **Exhibit D**.
[84] DEIR, pg. 3-4 ("The Project area is located within the City's Ontario Ranch area (formerly known as New Model Colony)").
[85] Ontario Plan DEIR, pg. 5.4-4.
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species. These measures will be in effect until all of the developable acres in the NMC reach full buildout, as determined by the City. Further, a land trust, conservancy, or nonprofit corporation or nonprofit entity will be created or selected to carry out the responsibilities, goals, and objectives of the mitigation as set forth in the settlement agreement.[86]

The terms of the Settlement Agreement, which will be discussed in more detail throughout these comments, apply to this Project because the DEIR acknowledges that the NMC area encompasses the Project site, and the NMC area has not been fully built out. By failing to disclose the Settlement's applicability to this Project, the DEIR fails to meet CEQA's informational requirements. And without analyzing consistency with these requirements, the DEIR lacks substantial evidence to conclude impacts to biological resources are less than significant. And as will be discussed below, the DEIR's mitigation fails to comply with the terms of the Settlement Agreement. As a result, the DEIR must be revised.

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ii. The DEIR Fails to Adequately Establish the Biological Resources Baseline

CEQA requires that a lead agency include a description of the physical environmental conditions in the vicinity of the Project as they exist at the time environmental review commences.[87] As numerous courts have held, the impacts of a project must be measured against the "real conditions on the ground."[88] The description of the environmental setting constitutes the baseline physical conditions by which a lead agency may assess the significance of a project's impacts.[89] Use of the proper baseline is critical to a meaningful assessment of a project's environmental impacts.[90] An agency's failure to adequately describe the existing setting contravenes the fundamental purpose of the environmental review process, which is to determine whether there is a potentially substantial, adverse change compared to the existing setting.

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[86] *Id.* [emphasis added]
[87] CEQA Guidelines, § 15125, subd. (a).
[88] *Save Our Peninsula Com. v. Monterey Bd. of Supervisors* (2001) 87 Cal.App.4th 99, 121-22; *City of Carmel-by-the Sea v. Bd. of Supervisors* (1986) 183 Cal.App.3d 229, 246.
[89] CEQA Guidelines, § 15125, subd. (a).
[90] *Communities for a Better Environment v. South Coast Air Quality Management District* (2010) 48 Ca.4th 310, 320.
5826-004j

Baseline information on which a lead agency relies must be supported by substantial evidence.[91] The CEQA Guidelines define "substantial evidence" as "enough relevant information and reasonable inferences from this information that a fair argument can be made to support a conclusion."[92] "Substantial evidence shall include facts, reasonable assumptions predicated upon facts, and expert opinion supported by facts ... [U]nsubstantiated opinion or narrative [and] evidence which is clearly inaccurate or erroneous ... is not substantial evidence."[93]

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a. The City's 2001 Settlement with Endangered Habitats League and Sierra Club Requires Protocol Surveys

The Settlement Agreement requires biological surveys conducted for proposed development projects in the NMC area. These surveys must be conducted pursuant to formally adopted protocols:

> For every residential, commercial, industrial or other development project in Annexation Area 163 requiring discretionary approval or permitting, Ontario shall require the real property owner or developer to **conduct a biological habitat assessment and when appropriate, biological surveys pursuant to formally adopted protocols**, by qualified biologists or pursuant to any subsequently adopted Habitat Conservation Plan or a similar planning mechanism as part of a subsequent CEQA environmental review process.[94]

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The Settlement Agreement imposes a binding requirement for projects in the NMC area to undertake protocol-level surveys. The Settlement Agreement states that protocol surveys must be conducted under certain circumstances. The Ontario Plan Draft EIR, in its discussion of the Settlement Agreement, clarifies that focused protocol surveys are required "if a [habitat] assessment determines that there is potential habitat for sensitive species."[95] Specifically, the Ontario Plan states:

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[91] *Id.* at 321 (stating "an agency enjoys the discretion to decide [...] exactly how the existing physical conditions without the project can most realistically be measured, subject to review, as with all CEQA factual determinations, for support by substantial evidence"); *see Vineyard Area Citizens for Responsible Growth, Inc. v. City of Rancho Cordova* (2007) 40 Cal.4th 412, 435.
[92] CEQA Guidelines §15384.
[93] Pub. Resources Code § 21082.2(c).
[94] Settlement Agreement, pg. 7.
[95] Ontario Plan EIR, pg. 5.4-7.
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> [C]urrent City procedure is to require a habitat assessment to determine existing habitat and biological resources on proposed development sites. If the assessment determines that there is potential habitat for sensitive species, focused protocol surveys are required. If potential DSFLF habitat is present, two-year (consecutive) protocol surveys per the USFWS Interim General Survey Guidelines for the Delhi Sands flower-loving fly are required.[96]

cont'd aa

Here, the City conducted a biological habitat assessment, but failed to conduct focused, protocol surveys for each present or potentially present species, despite meeting the standard for protocol surveys described in the settlement agreement. The City conducted protocol surveys for burrowing owls, but failed to conduct protocol surveys for the other species the DEIR determined have potential habitat on the Project site. And as will be discussed below, there are more species with potential habitat on the Project site than the DEIR discloses. As a result, the City's failure to conduct protocol surveys for all applicable species violates the terms of the Settlement Agreement.

b. The DEIR Fails to Adequately Describe Burrowing Owl Use of the Site

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California Department of Fish and Wildlife ("CDFW") guidance provides that "essential habitat" for burrowing owls includes nesting, foraging, wintering, and dispersal habitat.[97] Thus, CDFW commented on the Project's Notice of Preparation ("NOP") that "[b]urrowing owl surveys should be conducted at various times in the year and the data used to access the cumulative loss to not only breeding, but wintering and migratory stopover habitat."[98] Mr. Cashen similarly explains that an accurate assessment of Project-level and cumulative impacts to burrowing owls requires baseline data on burrowing owl use of the Project site during both the

[96] *Id.*
[97] California Department of Fish and Game. 2012. Staff Report on Burrowing Owl Mitigation, p. 24.
[98] CDFW, Comments re: Notice of Preparation of a Draft Environmental Impact Report South Ontario Logistics Center Specific Project State Clearinghouse No. 2021010318 (February 22, 2021) pg. 4.
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breeding and non-breeding seasons.[99] However, the City failed to conduct surveys during the non-breeding season (i.e., during migration and winter).[100] Therefore, the City fails to adequately describe the biological baseline regarding burrowing owls.

The City might argue that this failure is inconsequential because MM BIO-2 calls for take avoidance surveys 14 days before initiating ground disturbance activities. But these surveys would not evaluate the cumulative loss of wintering and migratory stopover habitat because they are focused on take avoidance. Thus, MM BIO-2 does not remedy the failure to describe the biological baseline.

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The DEIR's failure to describe the environmental setting is even greater for the Project's *future development areas*. The DEIR claims that "BUOW Focused surveys were conducted for the entire Project site which includes both Phase I and future development areas."[101] This claim is contradicted by the DEIR's burrowing owl survey report, which clearly states that the surveys were limited to the 130 acres that would be developed during Phase 1 of the Project, and that "the additional acreage [within the specific plan boundary] was not included in this focused BUOW study."[102] As a result, the DEIR fails to adequately evaluate any aspect of essential habitat for burrowing owls (nesting, foraging, wintering, and dispersal habitat) on the future development areas.[103]

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The City's approach also conflicts with the Settlement Agreement, which requires protocol surveys "if a [habitat] assessment determines that there is potential habitat for sensitive species."[104] The DEIR states that there is potential habitat for this species to be present on the fallow agricultural fields on the Project site.[105] Therefore, the Settlement Agreement requires protocol surveys on the whole site.

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[99] Cashen, pg. 2.
[100] DEIR, Appendix C3, pg. 7.
[101] *Id.*, pg. 4.3-20.
[102] *Id.*, Appendix C3, pg. 3.
[103] California Department of Fish and Game. 2012. Staff Report on Burrowing Owl Mitigation, p. 24.
[104] Ontario Plan EIR, pg. 5.4-7.
[105] DEIR, pg. 4.3-6.
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c. The DEIR Fails to Adequately Survey for Swainson's Hawk

The DEIR's biological assessment determines that the Project site provides potential habitat for the Swainson's hawk (a threatened species), and that Swainson's hawks may be present at the Project site.[106] As discussed above, the Settlement Agreement requires a protocol survey when there is potential habitat. However, a protocol-level survey was not conducted for this species: the City only conducted a reconnaissance visit, and requires a pre-construction survey in MM BIO-1.

The City might argue that MM BIO-1 provides for a protocol study: "If vegetation removal will occur during the migratory bird nesting season, between February 1 and September 15, pre-construction nesting bird surveys shall be performed within three days prior to vegetation removal." But this mitigation measure lacks any requirement these surveys follow the necessary protocols recommended by scientific authorities, thereby failing to ensure their effectiveness.

Mr. Cashen explains that Swainson's hawk nests are especially difficult to survey, and thus are only effective if they closely follow certain protocols.[107] He and CDFW recommend project proponents implement the Swainson's hawk survey protocol developed by the Swainson's Hawk Technical Advisory Committee.[108] Without this protocol survey, the DEIR fails to describe baseline physical conditions by which the City can assess the significance of the Project's impacts.[109] Without an accurate baseline, the City's analysis and mitigation regarding Swainson's hawk are not based on substantial evidence. The DEIR must conduct protocol level surveys for Swainson's hawk, and disclose the findings in a revised EIR that is recirculated for public review.

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d. The DEIR Fails to Accurately Characterize Potential for Western Spadefoot Habitat

The City's biological resources report provides the following assessment of the potential for the western spadefoot to occur at the Project site: "[v]ernal pools are

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[106] DEIR, Appendix C1 (General Biological Assessment), pg. 10.
[107] Cashen, pg. 2.
[108] *Id.*
[109] CEQA Guidelines, § 15125, subd. (a).
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essential for breeding and egg laying. No habitat for this species present. Not present."[110] Mr. Cashen explains that this information is inconsistent with the biology of the species.[111] Western spadefoots are not limited to vernal pools for breeding and egg laying: they breed and lay their eggs in a variety of permanent and temporary pools, including pools that occur in highly disturbed environments (e.g., roadside ditches and stock ponds).[112] The Project site contains at least 19 acres of stock/retention ponds and channels.[113] As a result, western spadefoots have the potential to occur at the Project site. The City's conclusion thus lacks evidentiary support. Also, because western spadefoots have potential habitat on the Project site, protocol surveys are required by the Settlement Agreement. And because the DEIR does not incorporate mitigation for impacts on this species, the Project's impacts remain potentially significant. Due to the far-reaching consequences of this inadequate environmental setting, the DEIR must be revised and recirculated.

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e. The City Failed to Consult All Available Biological Resources Databases to Establish the Environmental Setting

The City relied on California Natural Diversity Data Base ("CNDDB") for determining occurrence likelihoods of special-status species. The City failed to consult other major databases such as eBird and iNaturalist. Mr. Cashen reviewed these databases, and found that the DEIR fails to address all the special-status bird species that have been detected at, or that have the potential to occur at, the Project site. These include the long-billed curlew, mountain plover, white-faced ibis, northern harrier, ferruginous hawk, white-tailed kite, and loggerhead shrike.[114]

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[110] DEIR, Appendix B to Appendix C1 (General Biological Assessment).
[111] Cashen, pg. 6.
[112] United States Fish and Wildlife Service. 2005. Recovery Plan for Vernal Pool Ecosystems of California and Southern Oregon. Portland, Oregon. pp. II-226 through -232. *See also* Thomson RC, Wright AN, Shaffer HB. 2016. California Amphibian and Reptile Species of Special Concern. University of California Press, Oakland, California. pg. 133.
[113] DEIR, pg. 4.3-23.
[114] eBird. 2021. eBird: An online database of bird distribution and abundance [web application]. eBird, Ithaca, New York. Available at: <http://www.ebird.org>. (Accessed 23 Dec 2021). *See also* City of Ontario. 2009. The Ontario Plan Draft EIR, Section 5.4.
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Sole reliance on CNDDB is not supported by substantial evidence. The California Department of Fish and Wildlife cautions that sole reliance on CNDDB is inappropriate as a basis for narrowing a list of potentially occurring species:

> "We work very hard to keep the CNDDB and the Spotted Owl Database as current and up-to-date as possible given our capabilities and resources. However, we cannot and do not portray the CNDDB as an exhaustive and comprehensive inventory of all rare species and natural communities statewide. Field verification for the presence or absence of sensitive species will always be an important obligation of our customers…"[115]

The Ontario Plan EIR identified additional species that are potentially present on the Project site:

> The following sensitive species have been observed in the City of Ontario, and suitable habitat for each of these species is present in the City: **great egret (Ardea alba), great blue heron (Ardea Herodias), snowy egret (Egretta thula), sharp-shinned hawk (Accipiter striatus), tricolored blackbird (Agelaius tricolor), doublecrested cormorant (Phalacrocorax auritus), Cooper's hawk (Accipiter cooperi), burrowing owl, Loggerhead shrike (Lanius ludovicianus), and long-billed curlew (Numenius americanus**). Several additional species have been observed for which there is suitable foraging habitat in the City, but there is limited or no suitable nesting habitat: **ferruginous hawk, mountain plover (Charadrius montanus), northern harrier (Circus cyaneus), white-tailed kite (Elanus leucurus), merlin (Falco columbarius), prairie falcon (Falco mexicanus), Peregrine falcon, and white-faced ibis**. Several sensitive bat species are considered to have possible roosting opportunities in the City, and are listed above in Table 5.4-2.[116] [emphasis added]

cont'd gg

This passage shows that there are several species present in the area that are not discussed or analyzed in the DEIR. And as discussed above, reliance on CNDDB is not substantial evidence for concluding these species are not present. Therefore, the

[115] California Department of Fish and Wildlife, About the CNDDB – Disclaimer, https://wildlife.ca.gov/Data/CNDDB/About.
[116] Ontario Plan EIR, Section 5.4, pg. 5.4-26.
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DEIR should have disclosed the potential for these species to be present, and analyzed the Project's impacts on them. As it stands, the DEIR's environmental baseline – and the conclusions relying on that baseline – are incomplete.

cont'd gg

f. The DEIR Fails to Accurately Describe Ponded Water on the Project Site

According to the DEIR, the Project site contains approximately 19 acres of stock/retention ponds and channels, but "the ponds are dry."[117] Whether the ponds are dry implicates the presence of potential habitat. However, the DEIR's claim is not supported by substantial evidence. Two of the site photographs in the biological resources report show ponded water in a stock pond and stock pond channel.[118] And Mr. Cashen's comments contain time lapse imagery from Google Earth showing ponded water at various locations throughout the Project site during every year between 2002 and 2021. An accurate, consistent characterization of the ponded water on the Project site is necessary to evaluate impacts on wildlife habitat, as well meet jurisdictional requirements.

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g. The DEIR Fails to Identify Potential Jurisdictional Waters

The DEIR states that the Project site contains approximately 19 acres of stock/retention ponds and channels.[119] The DEIR states that they are not considered Waters of the United States, nor considered jurisdictional under the CDFW Lake and Streambed Alteration Program. But Mr. Cashen's comments demonstrate that in addition to the 19 acres of stock/retention ponds and channels identified by the DEIR, there are several areas within the Project site that periodically contain ponded water.[120] Figures 1 and 2 below show that these aquatic features are distinct from the stock/retention ponds and channels discussed in the DEIR. As a result, the DEIR's environmental setting is inaccurate.

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[117] DEIR, p. 4.3-2.
[118] *Id.*, Appendix C (photographs) to Appendix C1 (General Biological Assessment).
[119] *Id.*, pg. 4.3-23.
[120] Cashen, pg. 4, 5.
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Figure 1. Ponded water (blue arrows) at the Project site on January 31, 2009. Yellow polygons depict approximate boundaries of the stock/retention ponds mapped in the Applicant's biological resources report.

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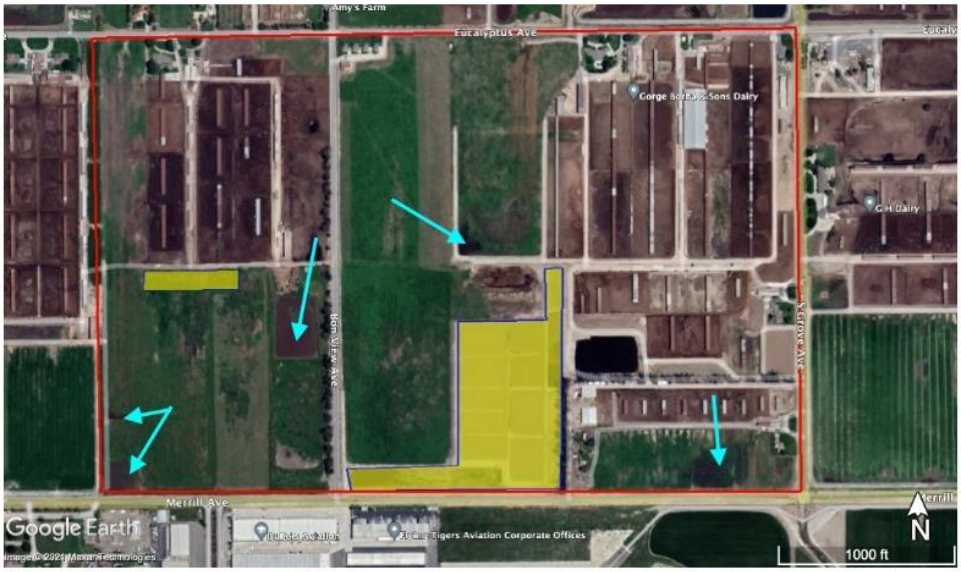


Figure 2. Ponded water (blue arrows) at the Project site on April 15, 2020. Yellow polygons depict approximate boundaries of the stock/retention ponds mapped in the Applicant's biological resources report.

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These aquatic features occur on hydric soils and therefore may qualify as wetlands.[121] The Ontario Plan EIR also states that such features (dairy manure water retention basins, irrigation ponds, livestock watering, and man-made lakes) might be jurisdictional.[122] Because the City has not conducted a wetland delineation, there is no substantial evidence supporting the City's determination that the Project would have no adverse effects on State protected wetlands. The DEIR should be revised to provide a more complete survey of wetland conditions in the project area.

[121] Soil Survey Staff, Natural Resources Conservation Service, United States Department of Agriculture. Web Soil Survey. Available at: <http://websoilsurvey.sc.egov.usda.gov/>. (Accessed 20 Dec 2021).
[122] Ontario Plan EIR, pg. 5.4-25.
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iii. The DEIR Fails to Adequately Analyze the Project's Impacts on Biological Resources

The DEIR acknowledges that "[t]he Tricolored blackbird, Grasshopper sparrow, Great blue heron, Swainson's hawk, California glossy snake, Western Pond Turtle, Western mastiff bat, Yellow rail, California horned lark, and Merlin have the potential to be on-site due to suitable habitat for foraging and nesting purposes."[123] But the DEIR fails to actually describe how these species might be impacted by the Project (e.g., direct mortality during construction, habitat loss, disturbance caused by noise and human activity, etc.).[124] The DEIR thus fails to satisfy the basic purpose of an EIR, which is to inform decision makers and the public about the potential, significant environmental effects of a project.[125]

As a result, the DEIR does not provide the necessary information to evaluate the Project against significance thresholds listed in the DEIR. These thresholds are: jj

> A substantial adverse effect to special-status species would occur if the Project would:
>
> 1) Reduce the population size or reduce the area of occupied habitat of a rare, threatened, or endangered species; or
> 2) Reduce the population size or reduce the area of occupied habitat of a locally uncommon species.
>
> A substantial adverse effect on a special-status wildlife species occurs if the Project would:
>
> 1) Increase predation of a species, leading to population reduction;
> 2) Reduce habitat availability sufficiently to affect potential reproduction; or
> 3) Reduce habitat availability sufficiently to constrain the distribution of a species and not allow for natural changes in distributional patterns over time.[126]

The DEIR's approach of merely stating how probable it is for a particular species to be present on the Project site does not address all of these thresholds. This approach precludes understanding of the Project's potentially significant

[123] DEIR, pg. 4.3-18.
[124] Cashen, pg. 6.
[125] CEQA Guidelines, § 15002, subd. (a)(1).
[126] DEIR, pg. 4.3-17.
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impacts and whether the DEIR's mitigation would sufficiently mitigate those (unspecified) impacts to less-than significant levels. Currently, the City lacks substantial evidence that impacts on special-status species are less than significant. The DEIR must be revised. cont'd jj

a. The DEIR Fails to Disclose Impacts on Waterfowl kk

The Project site provides habitat for numerous waterfowl (and waterbird) species.[127] The Final EIR for the Ontario Sphere of Influence General Plan Amendment concluded that impacts to waterfowl habitat in the NMC would be significant before mitigation measures were implemented. Impacts were determined to be less than significant after implementation of Mitigation Measures BR-1 and BR-2.[128] Mitigation Measure BR-1 modified the General Plan to require the creation of new waterfowl habitat and specified a mitigation ratio of 2:1 for each acre of such habitat lost. Mitigation Measure BR-2 stipulated that the City shall create a Waterfowl and Raptor Conservation Area ("WRCA"), and included requirements and definitions for it.[129] The City prepared the NMC Final EIR as a program-level EIR with the intent that later environmental analysis of specific plans and individual development projects would be tiered from this document.[130]

Here, the DEIR fails to analyze impacts on waterfowl. And the DEIR does not require implementation of either of the above mitigation measures. As a result, the Project would have significant, unmitigated impacts on habitat for waterfowl.

iv. The DEIR Fails to Mitigate Habitat Loss ll

The DEIR does not incorporate mitigation for habitat loss, which is the primary threat to the special-status species that may occur at the Project site.[131] The NOP comment letter issued by CDFW states: "[f]or unavoidable impacts, onsite habitat restoration and/or enhancement, and preservation should be evaluated and discussed in detail. Where habitat preservation is not available onsite, offsite land

[127] Cashen, pg. 8.
[128] *See* City of Ontario. 2009. The Ontario Plan Draft EIR. pg. 5.4-29.
[129] *Id.*, pg. 5.4-4.
[130] NMC Final EIR, pg. 1-1, 1-4; CDFW Comments re: Notice of Preparation of a Draft Supplemental Environmental Impact Report Ontario Plan (TOP) 2050 Project (August 19, 2021), available at https://files.ceqanet.opr.ca.gov/271618-1/attachment/z-71n4BI_-fGcSaU0zSQWOnkMqakfB0KGOrcWLPkFsMdTHc8q_PiFxU4LcuTu5X0JfaWkqxRBFPQ6oeW0.
[131] Cashen, pg. 7.
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acquisition, management, and preservation should be evaluated and discussed in detail."[132] But the DEIR does not provide this evaluation and discussion, nor it does provide analysis demonstrating that the Project's impacts on habitat would be less than significant. Regarding burrowing owls, CDFW's NOP comment letter states that compensatory mitigation should be provided if burrowing owl habitat is impacted by the Project.[133] But MM BIO-1 and 2 do not require any compensatory mitigation for burrowing owls.

Should the City argue that development of compensatory mitigation is not feasible at this time, the City should note that CDFW has previously provided examples of compensatory mitigation measures in comments on previous Specific Plans in the City of Ontario. For instance, CDFW's comments on the Merrill Commerce Center Specific Plan, which also is located in the NMC, recommended feasible compensatory mitigation measures tricolored blackbirds,[134] burrowing owls,[135] raptors,[136] bats,[137] and western pond turtle habitat, and other species.[138] In response to these comments, the City actually revised some of its mitigation to include compensatory mitigation. This demonstrates that compensatory mitigation is necessary and feasible to mitigate habitat loss impacts in the NMC.

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For these reasons, the DEIR does not adequately mitigate the Project's potentially significant impacts on special-status species.

v. The DEIR Fails to Mitigate the Project's Impacts in Accordance with the Settlement Agreement and General Plan

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As summarized by the Ontario Plan DEIR, the Settlement for the Ontario Plan Amendment requires the following:

[132] DEIR, Appendix A, CDFW NOP comments, pg. 8.
[133] DEIR, Appendix A, CDFW NOP comments.
[134] Merrill Commerce Center Specific Plan Project Final EIR - SCH No. 2019049079, Comments and Responses, pg. 3-32, available at https://www.ontarioca.gov/sites/default/files/Ontario-Files/Planning/Documents/CEQA/Merrill%20Commerce%20Center/Merrill%20Commerce%20Center%20Specific%20Plan%20Final%20EIR%2001.2021.pdf.
[135] *Id.*, pg. 3-41 to 3-44.
[136] *Id.*, pg. 3-52.
[137] *Id.*, pg. 3-36.
[138] *Id.*, pg. 3-28, 3-29.
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- Prior to issuance of grading permits, Ontario shall impose a $4,320 per net acre mitigation fee on proposed developments in Annexation Area 163 that require discretionary approval or permitting from the City.
- Ontario, in consultation with CDFG, will identify, through CEQA review, lands occupied by burrowing owl and suitable as long-term habitat. The City will require avoidance of those lands to maintain a viable territory and require long-term maintenance through dedication in fee or grant of easement to the Land Trust. If the site is not viable long-term habitat, the developer shall pay the mitigation fee and make provisions for relocation of the owls.
- Since habitat that benefits DSFLF can be expected to benefit burrowing owl, up to 25 percent of the mitigation fee maybe used by the City for DSFLF recovery.
- All mitigation fees collected shall be used for the above-described purposes and may be used to purchase property, conservation easements, or other land with long-term conservation value for the environmental impacts; enhance/restore lands with such values; maintain and operates these lands; and pay for related administrative costs (not to exceed 10 percent of the total fees).
- Land/easements dedicated, conveyed, or purchased to benefit wildlife, waterfowl, raptors, and/or burrowing owl must have long-term conservation value for those species and must be managed by the Land Trust. The parcels must be in the habitat area designated as part of the settlement agreement. Unacceptable properties are those that would otherwise be purchased by another entity or group as open space mitigation for environmental impacts.[139]

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As previously discussed, these mitigation measures are supposed to remain in effect until all of the developable acres in the NMC reach full buildout.[140] But the DEIR's environmental analysis and mitigation make no reference to these requirements. The DEIR fails to require payment of the $4,320 mitigation fee, and fails to include any of the compensatory mitigation measures listed above. The DEIR's mitigation measures do not require protocol surveys for all species with potentially present habitat. As a result, the DEIR fails to mitigate the impacts identified in the DEIR and the New Model Colony Program EIR.

[139] Ontario Plan EIR, pg. 5.4-7.
[140] City of Ontario. 2009. The Ontario Plan Draft EIR. p. 5.4-4.
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vi. MM BIO-1 is Ineffective Mitigation

MM BIO-1 provides that vegetation removal is recommended to be conducted outside of the nesting season for migratory birds to avoid direct impacts. Mr. Cashen explains that removal of vegetation during the "off-season" would minimize direct impacts on nesting birds, but it would not mitigate the permanent loss of nesting habitat, nor would it mitigate impacts to birds that use the Project site for "foraging purposes." Furthermore, it would not mitigate impacts to the western pond turtle, western mastiff bat, or California glossy snake. These are unmitigated significant impacts, requiring the DEIR to be revised and recirculated. nn oo

MM BIO-1 requires pre-construction nesting bird surveys within three days prior to vegetation removal, if vegetation removal will occur during the migratory bird nesting season. This measure lacks the specificity needed to ensure bird nests are actually detected. Specifically, MM BIO-1 fails to establish standards for (a) the nest searching techniques, (b) minimum level of effort (i.e., survey hours per unit area), and (c) qualifications of the individual conducting the surveys. As explained in Mr. Cashen's comments, the ability to successfully locate nests in the Project area is dependent on these three variables.[141] This mitigation measure is thus impermissibly vague, as a mitigation plan is only sufficient if it identifies methods that will be used to mitigate the impact and sets out standards that the agency commits to meet.[142] pp

MM BIO-1 does not require protocol-level surveys for Swainson's hawk nests prior to vegetation removal. Mr. Cashen's comments show it would not be possible for the surveyor to implement the survey protocol within the 3-day timeframe established in MM BIO-1.[143] As a result, MM BIO-1 does not ensure Swainson's hawk nests would be detected, and thus, that Project impacts on the Swainson's hawk would be reduced to less-than-significant levels. This provision is legally flawed because it does not comply with the terms of the Settlement, and its effectiveness is remote and speculative.[144] qq

[141] Cashen, pg. 12.
[142] *Sierra Club v. County of Fresno* (2018) 6 CA5th 502, 524; *Preserve Wild Santee v. City of Santee* (2012) 210 CA4th 260, 281 (plan for active habitat management did not describe anticipated management actions or include standards or guidelines for actions that might be taken).
[143] Cashen, pg. 13.
[144] *Federation of Hillside & Canyon Ass'n v. City of Los Angeles* (2000) 83 CA4th 1252, 1260.
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MM BIO-1 states that a 250-foot buffer shall be fenced around songbird nests and a 500-foot buffer shall be fenced around raptor nests. The DEIR fails to provide evidence that these buffers would be sufficient to prevent indirect impacts to nesting birds. Mr. Cashen explains that scientific authorities recommend a buffer of at least one kilometer (3,281 feet) or 1/2 mile.[145] Thus, the City's mitigation is legally flawed because its efficacy is not apparent and there is no evidence in the record showing it will be effective in remedying the identified environmental problem.[146] MM BIO-1's buffer zones must be expanded, or the DEIR must be revised to include facts and analysis supporting the effectiveness of the 250- and 500- foot buffers.[147] rr

MM BIO-1 states "[a] biological monitor shall visit the site once a week during ground disturbing activities to ensure all fencing is in place and no sensitive species are being impacted." But Mr. Cashen explains that MM BIO-1 fails to identify minimum qualifications for the monitor and the variables that would be monitored to determine whether sensitive species are being impacted by construction activities. This mitigation measure is thus impermissibly vague, as it fails to identify methods that will be used to mitigate the impact, and identify standards that the agency commits to meet.[148] Mr. Cashen also explains that there is no scientific basis to support the weekly monitoring frequency.[149] The DEIR thus fails to support this mitigation with substantial evidence or fulfill CEQA's informational requirements. ss

MM BIO-1 purports to mitigate impacts on California glossy snake:

> "Three days prior to any ground disturbing activities or vegetation removal, a qualified biological monitor should conduct a preconstruction survey to identify any sensitive biological resources. Any sensitive reptilian species that may be present within the Project area shall be relocated outside of the impact areas." tt

[145] Cashen, pg. 13.
[146] *King v. Gardiner Farms, LLC v. County of Kern* (2020) 45 CA5th 814, 866 (EIR discussion of mitigation measure that has uncertain effect must identify and explain the uncertainty in measure's effectiveness and the reasons for that uncertainty).
[147] *Sierra Club v. County of Fresno* (2018) 6 CA5th 502, 522.
[148] *Id.* at 524; *Preserve Wild Santee v. City of Santee* (2012) 210 CA4th 260, 281 (plan for active habitat management did not describe anticipated management actions or include standards or guidelines for actions that might be taken).
[149] Cashen, pg. 13.
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But relocation of snakes outside of the impact areas does not mitigate the Project's potentially significant impact on habitat for the California glossy snake. And BIO-1 cannot claim, with substantial evidence, to mitigate direct impacts on individual snakes because most reptile translocation projects are unsuccessful.[150] Also, because the California glossy snake is active only at night and hides underground in daytime,[151] a standard visual survey would be unsuccessful in locating California glossy snakes that could be impacted by construction activities. Thus, MM BIO-1's measures are ineffective. Mr. Cashen explains that the ineffectiveness of this type of mitigation is exacerbated by the DEIR's failure to establish: (a) the survey methods, (b) potential receptor sites, and (c) procedures for handling and releasing snakes to maximize survivorship. This mitigation measure is thus impermissibly vague, as it fails to identify methods that will be used to mitigate the impact and set out standards that the agency commits to meet.[152] Additional details are necessary to substantiate the effectiveness of this mitigation.

cont'd tt

MM BIO-1 states that a preconstruction survey will be conducted to detect roosting bats in the Project site's agricultural buildings. But Mr. Cashen explains that reliable detection of western mastiff bat roosts requires acoustic monitoring.[153] Because MM BIO-1 does not require acoustic monitoring, and because it fails to establish standards (minimum qualifications) for the "qualified biologist" conducting the survey, MM BIO-1 does not ensure that bat roosts would be successfully located prior to demolition of the agriculture buildings. Thus, the effects of this mitigation measure are not supported by substantial evidence.

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MM BIO-1 incorporates the following mitigation for the removal of bat roosts from the Project site:

> "The removal of the roosting sites shall occur during the time of day when the roost is unoccupied. The loss of each roost will be compensated for by the construction and installation of two bat boxes suitable to the bat species and colony size excluded from the original roosting site. The bat boxes shall be installed in the vicinity prior to removal of the original day/maternity roost

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[150] Cashen, pg. 13.
[151] Cashen, pg. 14.
[152] *Sierra Club v. County of Fresno* (2018) 6 CA5th 502, 524.
[153] Cashen, pg. 14; Merrill Commerce Center Specific Plan FEIR, pg. 3-35 (recommending acoustic monitoring).
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> sites… Performance standards will be developed based on the results of the bat survey consistent with CDFW recommendations such that no residual significant impacts would remain."

Mr. Cashen's comments show that because MM BIO-1 does not (1) identify methods for confirming roosts are unoccupied, (2) require installation of exclusion devices for at least 7 days prior to removal of the roosts (3) identify how bat boxes would be located, monitored, and maintained, (4) adopt performance standards, or (5) require contingency measures should the bat boxes fail, Project impacts to bat roosts remain potentially significant. As a result, this mitigation is too undefined for the City to conclude it is effective.[154] cont'd VV

Also, the DEIR provides no evidence that western mastiff bats (the species potentially present on the Project site) use artificial roosts (e.g., bat boxes). Mr. Cashen explains that very few bat species have been documented to use artificial roosts.[155] His comments demonstrate that the ability of artificial roosts to mitigate impacts to occupied roosts has had limited success. Because a reviewing court will not defer to a lead agency's determination that mitigation measures will work when their efficacy is not apparent and there is no evidence in the record showing they will be effective in remedying the identified environmental problem, this mitigation is legally inadequate.[156] WW

In addition, the bat mitigation improperly defers performance standards for the mitigation. As a result, there are no assurances that MM BIO-1 would mitigate significant impacts to the western mastiff bat.[157] In *Preserve Wild Santee v. City of Santee* ("*Preserve Wild Santee*"), the city impermissibly deferred mitigation where the EIR did not state why specifying performance standards for mitigation measures "was impractical or infeasible at the time the EIR was certified."[158] This XX

[154] *Preserve Wild Santee v. City of Santee* (2012) 210 CA4th 260, 281 (plan for active habitat management did not describe anticipated management actions or include standards or guidelines for actions that might be taken).
[155] Cashen, pg. 14-15.
[156] *King v. Gardiner Farms, supra*, 45 CA5th at 866 (EIR discussion of mitigation measure that has uncertain effect must identify and explain the uncertainty in measure's effectiveness and the reasons for that uncertainty).
[157] Cashen, pg. 15.
[158] 210 Cal.App.4th 260, 281.
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constitutes both a lack of substantial evidence and an informational defect. Here, the DEIR is legally inadequate because it does not explain why it cannot specify performance standards for mastiff bat mitigation. cont'd xx

MM BIO-1 provides: "[w]ithin 14 days prior to the onset of construction activities, a qualified biologist shall conduct pre-construction surveys for western pond turtle within all areas that fall within 100 feet of any suitable aquatic and upland nesting habitat for this species (stock/retention ponds)." Mr. Cashen's comments show that western pond turtles travel as far as *500 meters* from a watercourse to find suitable nesting or over-wintering habitat.[159] As a result, a survey that is confined to areas within 100 feet of "suitable aquatic and upland nesting habitat" does not ensure reliable detection of pond turtles that may be impacted by the Project. Thus, the DEIR's mitigation is not supported by substantial evidence. yy

MM BIO-1 provides: "[i]f western pond turtles are observed in the construction area at any time during construction, the on-site biological monitor shall be notified and construction in the vicinity of the sighting shall be halted until such a time as a turtle has been removed from the construction zone and relocated by an approved biologist." Mr. Cashen's comments demonstrate that the success of this mitigation is heavily dependent on the procedures and performance standards governing the mitigation – the feasibility of relocating turtles and turtle nests is highly uncertain. But MM BIO-1 fails to specify any such procedures and standards, in violation of CEQA.[160] Additionally, even if turtles are successfully moved out of the construction zone, MM BIO-1 would not mitigate the Project's significant impact on pond turtle habitat. zz

vii. MM BIO-2 is Ineffective Mitigation

MM BIO-2 states:

"The Project Applicant shall complete an initial BUOW take avoidance survey no less than 14 days prior to initiating ground disturbance activities. Implementation of avoidance and minimization measures (e.g., eliminating actions that reduce burrowing owl forage and burrowing surrogates (e.g., ground squirrel), or introduce/ facilitate burrowing owl predators) would be aaa

[159] Cashen, pg. 15.
[160] *King v. Gardiner Farms, supra*, 45 CA5th at 866; *Preserve Wild Santee*, 210 Cal.App.4th 260, 281.
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> triggered by positive owl presence on the site where Project activities would occur. The development of avoidance and minimization approaches would be evaluated by monitoring burrowing owls (if present on-site)."

This mitigation measure is impermissibly vague. Mr. Cashen observes that the DEIR fails to identify the specific avoidance and minimization measures that the Applicant would need to implement if burrowing owls are present on the site.[161] In addition, the DEIR fails to identify: (a) the monitoring requirements, (b) how monitoring would dictate the avoidance and minimization approaches, and (c) the parties responsible for selecting the appropriate avoidance and minimization measures. As in *Preserve Wild Santee,* the City impermissibly defers mitigation because the DEIR does not state why specifying these details is impractical or infeasible.[162] The DEIR is inadequate because "'[t]he success or failure of mitigation efforts ... may largely depend upon management plans that have not yet been formulated, and have not been subject to analysis and review within the EIR.'"[163]

cont'd aaa

As mentioned earlier, MM BIO-2 is inconsistent with the terms of the Settlement Agreement. Per the terms of the Agreement, if burrowing owls occur at a development site that is not viable long-term habitat for burrowing owls, the developer must make provisions for the relocation of the owls in a manner that is consistent with CDFW guidelines and protocols.[164] Because MM BIO-2 fails to require relocation in a manner consistent with CDFW guidelines, it violates the Settlement Agreement.

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MM BIO-2 also fails to discuss how impacts to burrowing owls would be avoided or minimized if owls at the site are year-round residents. If burrowing owls would be evicted from their burrows to enable construction activities, MM BIO-2 must require implementation of a Burrowing Owl Exclusion Plan that is approved by CDFW.[165]

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[161] Cashen, pg. 16.
[162] 210 Cal.App.4th 260, 281.
[163] 210 Cal.App.4th 260, quoting *Communities for a Better Environment v. City of Richmond* (2010) 184 Cal.App.4th 70, 92, quoting *San Joaquin Raptor Rescue Center v. County of Merced* (2007) 149 Cal.App.4th 645 670.
[164] Settlement Agreement, pp. 3 and 4.
[165] California Department of Fish and Game. 2012. Staff Report on Burrowing Owl Mitigation. Appendix E.
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Mr. Cashen explains that CDFW and the scientific community have concluded that compensatory habitat (with an equivalent or greater habitat area) is needed to mitigate for permanent habitat loss.[166] But the DEIR does not require compensatory habitat – even if burrowing owls are detected during the preconstruction survey. Consequently, MM BIO-2 does not ensure Project impacts on the burrowing owl would be mitigated to less-than-significant levels. The DEIR must be revised and recirculated. *cont'd* ccc

viii. The DEIR Fails to Adequately Evaluate Cumulative Impacts on Biological Resources

The DEIR's analysis of cumulative impacts fails to comply with CEQA Guidelines § 15130(b)(4) (which requires a summary of the expected environmental effects to be produced by cumulative projects) and CEQA Guidelines § 15130(b)(5) (which requires a reasonable analysis of the cumulative impacts of the relevant projects). The DEIR concludes that due to implementation of mitigation measures MM BIO-1 and -2, cumulative impacts would be less than significant.[167] But this conclusion is not supported by substantial evidence.[168] ddd

First, the mitigation measures in the DEIR are limited to actions designed to avoid or minimize direct take of individual animals. The measures do not mitigate the Project's residual impacts or its contribution to habitat loss. Mr. Cashen's review of scientific literature shows that habitat loss is a primary threat to the special-status species analyzed in the DEIR.[169] Because the DEIR does not incorporate compensatory habitat as a required mitigation measure, the Project's contribution to significant cumulative impacts remains cumulatively considerable.

Second, substantial evidence shows that cumulative impacts to habitat are potentially significant, especially given the scarcity of habitat for the special-status species that may occur at the Project site. Indeed, the Agriculture and Forestry Resources section of the DEIR concludes that the Project would result in a cumulatively considerable impact to agricultural resources, and that the impact eee

[166] California Department of Fish and Game. 2012. Staff Report on Burrowing Owl Mitigation, pg. 8. *See also* DEIR, Appendix A, CDFW NOP comments.
[167] DEIR, p. 4.3-27.
[168] *Id.*
[169] Cashen, pg. 11.
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would be significant and unavoidable. If the cumulative impact to agricultural resources would be significant and unavoidable, the cumulative impact to agricultural *habitat* also would be significant and unavoidable.

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Third, the DEIR fails to disclose that the Project site contains raptor foraging habitat:

> "The Project would remove potential raptor foraging habitat through development of the warehousing and business park structures. Although the existing agriculture may provide foraging habitat for raptors, it is not expected to be valuable, as the lands are actively maintained to minimize use by small mammals (prey for raptors) and active ground squirrel management programs are continually implemented. This loss of potential raptor foraging habitat would not make a cumulatively considerable contribution to the regional decline of raptors."[170]

This determination conflicts with the Final EIR for the NMC General Plan Amendment. The NMC FEIR explains that windrows and open fields are valuable foraging habitat for raptors. And because windrows and open fields are associated with agricultural operations, preservation of those areas would provide mitigation for the loss of raptor habitat.[171] Conversely, the NMC FEIR concludes, conversion of the NMC from agricultural uses to developed urban and suburban uses would have a significant impact on raptor habitat.[172]

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This determination also conflicts with the Ontario Plan EIR, which explains that agricultural fields in the NMC are valuable foraging habitat for raptors:

> "The open water areas of dairy runoff retention ponds, reservoirs, drainages, and low areas subject to flooding are the preferred locations for migratory birds in the NMC…The 1996 Envicom surveys found 49 species in the NMC areas. Nearly half (21 species) were found in open water and wet areas. Numerous raptor species are attracted to windrows, including red-tailed hawk (*Buteo jamaicensis*), American kestrel (*Falco spaverius*), and white-tailed kite (*Elanus leucurus*) (EIP 1999). **Raptors use agricultural fields**

[170] DEIR, pg. 4.3-27.
[171] NMC Final DEIR, pg. 5.8-14.
[172] *See* City of Ontario. 2009. The Ontario Plan Draft EIR. p. 5.4-4; NMC Final EIR, pg. 5.8-13 to 5.8-15.
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> **as foraging habitat**, where small rodents or birds are most likely to be visible. The raptors may perch on trees in windrows, and on utilities poles and transmission lines overlooking open fields or may soar over the fields to forage. In open fields, ferruginous hawks (*Buteo regalis*) may roost on the ground where vegetation is low."[173] [emphasis added]

The Project site contains all of the features (i.e., open water areas, windrows, and utility poles and transmission lines overlooking open fields) that attract raptors. And although the DEIR claims the Project site is managed to minimize small mammals, the Project site in fact continues to provide prey for raptors. According to the Applicant's burrowing owl survey report: "[m]ammal species directly observed, or of which sign was detected, included California ground squirrel (*Spermophilus beecheyi*), desert cottontail (*Sylvilagus auduboni*), and pocket gopher (*Thomomys bottae*)."[174] Thus, loss of the Project site would result in loss of valuable foraging habitat for raptors.

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Fourth, CDFW's comments on the Merrill Commerce Center Specific Plan state that CDFW believes the loss of NMC agricultural lands for foraging, individually and cumulatively, is significant and should be mitigated:

> CDFW is concerned that similar projects that have undergone prior environmental review (i.e., Ontario Ranch [aka the NMC Final EIR] and PSP) could come to substantially different conclusions regarding the significance of impacts related to the loss of raptor foraging habitat. CDFW believes the loss of these areas for foraging, individually and cumulatively, is significant and should be mitigated. Thus, the Project DEIR should reassess its findings for the continued loss of raptor habitat within the Dairy Preserve, and provide appropriate mitigation in the form of habitat acquisition and preservation. Therefore, CDFW advises the City to integrate into the DEIR the following measure:
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> 4.8.9 If surveys determine that the Project supports special-status raptors, the Applicant shall mitigate the loss through the perpetual conservation

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[173] Ontario Plan Draft EIR, pg. 5.4-13.
[174] DEIR, Appendix C3, p. 11.
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> and management of foraging habitat, approved by CDFW, at a minimum 1:1 ratio.[175]

Since the circumstances of this Project are the same to those of the Merrill Commerce Center Specific Plan, the City should revise its significance finding, and adopt the recommended mitigation.

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Overall, the City's cumulative impacts discussion fails to meet CEQA's informational standards, and is not supported by substantial evidence.

E. The DEIR Fails to Adequately Analyze and Mitigate the Project's Transportation Impacts

i. The DEIR's Mitigation of VMT Impacts is Nonbinding and Improperly Deferred

The DEIR determines that the Project's VMT impacts will be significant and unavoidable. Reductions in commute VMT through feasible TDM measures would be implemented as part of future Certificates of Occupancy for future tenants, as noted in MM TRANS-1. However, the DEIR states that as future Project design features and building tenants are not yet known, reductions in VMT from implementation of MM TRANS-1 cannot be accurately estimated or guaranteed.[176] MM TRANS-1 provides:

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> At the time of Certificate of Occupancy for future tenants, the future tenant shall demonstrate implementation of reasonable and feasible VMT reduction measures to the satisfaction of the City of Ontario Planning Director. Measures to be considered include, but are not limited to VMT measures 1, 6 and 7 as described in EIR Appendix I2.[177]

MM TRANS-1 is nonbinding and improperly deferred.

[175] Merrill Commerce Center Specific Plan Project Final EIR - SCH No. 2019049079, Comments and Responses, pg. 3-52.
[176] DEIR, pg. 4.13-30.
[177] *Id.*, pg. 1-28.
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In *City of Hayward v. Board of Trustees of the California State University*,[178] the court considered whether a project's TDM program constituted improperly deferred mitigation. The project was a master plan to guide development of a college campus for the next 20–30 years. The master plan anticipated a significant increase in traffic and parking demand. Because the master plan covered a long-range development program and was based on projections of growth that may or may not occur, the lead agency fashioned mitigation that would allow it to retain the flexibility to select specific mitigation measures in the future. The EIR consequently designated, as mitigation measure "TRANS 1a," the requirement that the lead agency "prepare a comprehensive TDM Implementation Plan that includes steps necessary to plan for, fund, implement, and monitor the effectiveness of the measures outlined in the Master Plan TDM section." The TDM incorporated in the EIR detailed a range of sustainable transit policies that can be utilized to reduce single-occupancy. The TDM set minimum performance goals of reducing the percentage of single driver vehicle trips onto campus from the existing 79 percent to 64 percent, and increasing present transit use by 50 percent. The TDM also included a detailed monitoring program. The EIR concluded that while implementation of these mitigation measures will reduce the level of significance, the traffic and parking impacts will remain significant and unavoidable. iii

The court held that the TDM program was not improperly deferred, because the lead agency committed to perform the feasible mitigation measures included in the TDM:

> While the Trustees have not committed to implementation of any particular measure that is specified in the TDM plan, the TDM is not illusory. The plan enumerates specific measures to be evaluated, it incorporates quantitative criteria and it sets specific deadlines for completion of the parking and traffic study and timelines for reporting to the city on the implementation and effectiveness of the measures that will be studied. The monitoring program which is an integral part of the plan ensures that the public will have access to the information necessary to evaluate compliance with the Trustees' obligations.

The instant Project is similar to the project in *Hayward* in that (1) it is an EIR for a long-term development, (2) the mitigation measure allows for flexibility in selecting TDM measures due to the uncertainty of future development, and (3) the

[178] (2012) 207 Cal.App.4th 446.
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EIRs conclude impacts will remain significant and unavoidable. However, this Project's mitigation, MM TRANS-1, lacks the quantitative criteria and monitoring program of the project in *Hayward*. As a result, this mitigation is nonbinding, and improperly defers mitigation.

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ii. The DEIR Fails to Adopt All Feasible Mitigation for VMT Impacts

CEQA prohibits public agencies from approving a project as proposed if there are any feasible alternative or feasible mitigation measures that would substantially lessen or avoid any significant effect the project would have on the environment.[179] The DEIR's VMT mitigation, MM TRANS-1, does not include all feasible mitigation measures.

Transportation expert Dan Smith discusses VMT mitigation approaches not considered in the DEIR. One approach he recommends would be to impose annual excess VMT penalty fees, with the proceeds going to fund increased transit services in the existing or new route corridors that appear likely to be most productive in attracting new riders, and thereby reduce overall VMT in the City. Another approach would be using excess VMT penalty fees to create and maintain Park-and-Ride facilities near major interchanges or major transit stops. These are feasible mitigation measures that would help reduce the Project's significant VMT impacts. Therefore, the DEIR must be revised to include consideration of these measures.

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iii. The Project Fails to Comply with Local Land Use Policies in Violation of CEQA

Public Resources Code § 21099, enacted by SB 743, provides that Level of Service ("LOS") impacts are not considered significant environmental impacts under CEQA. However, the statute specifies in Sections 21099(b)(4) that "[t]his subdivision does not preclude the application of local general plan policies, zoning codes, conditions of approval, thresholds, or any other planning requirements pursuant to the police power or any other authority." Further, § 21099(e) provides: "[t]his section does not affect the authority of a public agency to establish or adopt thresholds of significance that are more protective of the environment."

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[179] Pub. Res. Code § 21002.
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The City's General Plan ("TOP") includes a Mobility Element. The Mobility Element states that LOS E or better must be maintained at all road intersections in peak hours. San Bernardino County also has a Congestion Management Plan ("CMP") applicable to some City and surrounding area roadways. The CMP also requires meeting certain LOS standards. The adjacent City of Chino and Caltrans also have adopted LOS standards.

Appendix G of the CEQA Guidelines provides that a project would normally have a significant effect on the environment if the project would "[c]onflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities."[180] Since CEQA does not preclude local land use plans from using LOS as a significance threshold, and Appendix G requires that inconsistency with local plans constitutes a significant effect on the environment, the City must analyze and mitigate the Project's LOS.

The DEIR's Transportation Impact Study in Appendix I includes a conventional traffic LOS study. But the DEIR narrative states that this material is provided for information purposes, implying that it is not subject to comment under CEQA. However, given the foregoing, this statement is incorrect. In order to substantiate the DEIR's determination that the Project would not conflict with a program, plan, ordinance, or policy addressing the circulation system, the Appendix I LOS analysis and mitigation must be subject to CEQA review.

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a. Mitigation Measures to Comply with the TOP Mobility Element May Not be Implemented in a Timely Manner, Hence Constituting a Failure to Mitigate Under CEQA

The DEIR's Appendix I study identifies locations where, without mitigation, the Project would significantly impact intersection LOS and hence not conform to the Mobility Element or other relevant transportation plans and policies. In the Existing + Project Condition, a total of 15 intersections impacted by the Project are identified. In the 2024 cumulative scenario with build-out of both phases of the Project, 21 impacted intersections are identified. By the 2040 cumulative scenario, 41 intersections are impacted by the Project.

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[180] DEIR, pg. 4.13-8.
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Mr. Smith explains that while the Appendix I study purports to mitigate these impacts, the study lacks evidence substantiating that these road improvements can or will be implemented in a timely manner.[181] He explains that although some improvements can be made by direct Project action, some improvements are funded by payment of Development Impact Fees ("DIF") to the City. But since the City has discretion when to implement specific local improvements covered by DIF fees, there is no guarantee that the improvements will be made in time to mitigate the Project's impacts. Clear, enforceable criteria for spending Development Impact Fees on the Project's improvements is required for mitigation of the Project's traffic impacts to be considered effective.

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Further, Mr. Smith states that because funding depends in part on streams of DIF paid by other projects, there is no guarantee whether enough other anticipated DIF funds will be realized.[182] The DEIR must substantiate whether this funding will be sufficient to implement the necessary mitigation measures.[183]

As a result, the City lacks substantial evidence to conclude that the Project would not conflict with a program, plan, ordinance, or policy addressing the circulation system. The City must, in a revised EIR, commit to enforceable standards and scheduling for the implementation of improvements.

F. The DEIR Fails to Analyze Energy Impacts

The DEIR states that the Project's energy impact is not significant. Pursuant to CEQA Guidelines § 15128, the DEIR only briefly explains why in-depth discussion of this impact was not provided.[184] Although the Project is estimated to consume 267,476 gallons of gasoline and 349,054 gallons of diesel fuel over the entire construction period, the DEIR reasons that this impact is insignificant because "the construction fuel demands would account for 0.04% of the San Bernardino County annual gasoline consumption and 0.14% of San Bernardino County annual diesel fuel consumption."[185] Consumption would not be wasteful because "[c]onstruction equipment would comply with the latest United States

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[181] Smith, pg. 4.
[182] *Id.*, pg. 5.
[183] *Napa Citizens for Honest Government v. Board of Supervisors* (2001) 91 Cal.App.4th 342 (the court of appeal found that a pre-existing traffic fee program failed to provide the "mitigation cover" to avoid a determination that a project impact may be cumulatively significant).
[184] DEIR, pg. 7-1.
[185] *Id.*, pg. 7-5.
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Environmental Protection Agency and California Air Resources Board engine emission standards designed to reduce pollutants and minimize unnecessary fuel consumption." And while operations would consume approximately 24,111,453 kWh/year of electricity and 21,637,730 kBTU/year of natural gas, the operational demand only "would result in an 0.16% increase in electricity consumption and 0.04% increase in natural gas consumption for the County of San Bernardino."[186] Consumption would not be wasteful because the "Project [when operational] would be required to comply with California Building Energy Efficiency Standards (Title 24)."

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CEQA provides that when the basis for an EIR's finding that an impact is less than significant is not apparent from the facts and circumstances, the EIR must explain the reasons for the finding. An unsubstantiated conclusion that an impact is not significant, without supporting information or explanatory analysis, is insufficient; the reasoning supporting the determination of insignificance must be disclosed.[187] The caselaw provides that the key factor is not the length of the EIR's analysis, but whether the analysis provides enough detail for the public to discern the analytic basis for the agency's determination.[188]

Here, the DEIR does not provide enough detail for the public to discern the basis for the City's conclusion. To begin with, the DEIR's analysis, summarized above, does not address the significance thresholds in Appendix G of the California Environmental Quality Act (CEQA) Guidelines. According to the Guidelines, a project will normally have a significant adverse environmental impact on energy if it will:

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- Result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation.
- Conflict with or obstruct a State or local plan for renewable energy or energy efficiency.

[186] *Id.*
[187] *City of Maywood v. Los Angeles Unif. Sch. Dist.* (2012) 208 CA4th 362, 393; *Protect the Historic Amador Waterways b. Amador Water Agency* (2004) 116 CA4th 1099, 1111.
[188] *Id.,* 116 CA4th 1099.
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The City's analysis does not contain enough information for the public to discern whether the Project's energy consumption would be wasteful. The City states that Project would be required to comply with Title 24 Efficiency Standards. But caselaw provides that an EIR should not rely solely on compliance with Title 24 standards to mitigate operational and construction energy impacts, and should not assume that mitigation for greenhouse gas emissions will serve as a substitute for an analysis of energy use impacts.[189] Even if compliance with Title 24 standards was sufficient evidence to conclude a project would not be wasteful, caselaw provides that a finding of compliance with Title 24 must be supported by substantial evidence.[190] Therefore, the City's bare conclusion that the Project will not be wasteful is unsupported by substantial evidence. Also, since the City does not discuss features of the Project that would avoid energy waste, the DEIR fails as an informational document.

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The City's analysis does not contain enough information for the public to discern whether the Project would conflict with or obstruct a state or local plan for renewable energy or energy efficiency. The Project would include eight concrete tilt-up buildings totaling up to 5,333,518 SF of business park, warehouse and ancillary office space, consuming approximately 24,111,453 kWh/year of electricity. The construction and operations of the Project thus implicate numerous state plans for renewable energy or energy efficiency. These include the Integrated Energy Policy Report ("IEPR"), the State of California Energy Plan, Title 24, Part 6, Energy Efficiency Standards and California Green Building Standards, AB 1493 Pavley Regulations and Fuel Efficiency Standards, California's Renewable Portfolio Standard ("RPS"), Clean Energy and Pollution Reduction Act of 2015 (SB 350). The DEIR fails to evaluate the Project's consistency with any of these plans. The DEIR does not disclose any facts showing why consistency with these plans is guaranteed. The DEIR's conclusion thus lacks substantial evidence, and the DEIR fails as an informational document.

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[189] *Ukiah Citizens for Safety First v. City of Ukiah* (2016) 248 CA4th 256, 264; *Cal. Clean Energy Comm. v. City of Woodland* (2014) 225 CA4th 173, 208.
[190] *Spring Valley Lake Ass'n v. City of Victorville* (2016) 248 CA4th 91, 103.
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The construction and operations of the Project also implicate local plans for renewable energy or energy efficiency. The TOP includes the following energy policies:

- ER3-1 *Conservation Strategy.* We require conservation as the first strategy to be employed to meet applicable energy-saving standards.
- ER3-2 *Green Development– Communities.* We require the use of best practices identified in green community rating systems to guide the planning and development of all new communities.
- ER3-3 *Building and Site Design.* We require new construction to incorporate energy efficient building and site design strategies, which could include appropriate solar orientation, maximum use of natural daylight, passive solar and natural ventilation.
- ER3-4 *Green Development– Public Buildings.* We require all new and substantially renovated City buildings in excess of 10,000 square feet achieve a LEED Silver Certification standard, as determined by the U.S. Green Building Council.
- ER3-5 *Fuel Efficient and Alternative Energy Vehicles and Equipment.* We purchase and use vehicles and equipment that are fuel efficient and meet or surpass state emissions requirements and/or use renewable sources of energy.
- ER3-6 *Generation- Renewable Sources.* We promote the use of renewable energy sources to serve public and private sector development.

The DEIR briefly discusses the Project's consistency with these policies in its Land Use and Planning section. However, the DEIR's discussion is conclusory, and simply mirrors the language of the policies. For instance, the DEIR claims the Project is consistent with ER3-3 because "the Project's Sustainable Design Strategies include the use of passive design to improve building energy performance through skylights, building orientation, landscaping, and use of select colors." This conclusory discussion provides no information to the public about whether and how the Project will actually comply with ER3-3. The DEIR fails as an informational document and fails to substantiate its conclusions with substantial evidence.

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In addition, Appendix F of the CEQA Guidelines states that the means of achieving the goal of energy conservation include the following:

- Decreasing overall per capita energy consumption;
- Decreasing reliance on fossil fuels such as coal, natural gas, and oil; and
- Increasing reliance on renewable energy sources.

The DEIR fails to explain how the Project, which consumes large amounts of energy during construction and operation, would assist in decreasing per capita energy consumption, decreasing reliance on fossil fuels, and increasing reliance on renewable energy. The City's analysis does not provide enough detail for the public to discern the analytic basis for the agency's determination.[191]

Overall, due to the large amount of energy the Project's operation and construction will require, and due to the DEIR's failure to show energy impacts will be less than significant, the DEIR must be revised to include a full energy analysis.

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G. The DEIR Fails to Require Mitigation for the Project's Significant Agricultural Impacts

The DEIR states that the Project's conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance is a significant and unavoidable impact.[192] The DEIR also states that the Project would conflict with existing zoning for agricultural use or a Williamson Act contract. And the Project would involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to nonagricultural use or conversion of forest land to non-forest use.

The DEIR claims that no feasible mitigation measures have been identified to substantially lessen the Project's significant impacts related to the loss of Prime Farmland and conversion of farmland to non-agricultural use. The DEIR discusses

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[191] *Ukiah Citizens for Safety First v. City of Ukiah* ("*Ukiah Citizens*") (2016) 248 Cal.App.4th 256, 264-65 (energy impact analysis requires clarification and technical information regarding project-related energy usage and conservation features); *Spring Valley Lake Association v. City of Victorville* ("*Spring Valley*") (2016) 248 Cal.App.4th 91, 103 (CEQA doc must show factual basis of its assumptions that both energy use and greenhouse gas emissions will be reduced).
[192] DEIR, pg. 1-11.
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six types of mitigation measures, and concludes that none of them are feasible.[193] These measures include deed disclosure, retention of on-site agricultural uses, replacement of agricultural uses offsite, relocation of prime farmland topsoil, establishment of conservation easement or preserves, and payment in lieu or transfer of development rights. However, the DEIR generally fails to actually address the technical feasibility of these mitigation measures. Instead, the DEIR reasons that because agriculture in the City is declining and is becoming economically unsustainable, mitigating impacts to agriculture is undesirable. "Ontario's future development emphasizes mixed-use, commercial, industrial, and residential projects rather than supporting the continuation of agricultural uses, which are becoming less economically viable."[194]

For example, the DEIR states that establishment of conservation easements is infeasible because it is contrary to the City's policies and vision providing for transition of agricultural uses to urban uses.[195] The DEIR states relocation of prime farmland topsoil is infeasible because it "would promote creation of new or additional Farmland status properties in the City, rather than provide for their transition to urban uses."[196]

The City's approach is to claim that because local policy discourages mitigation of a certain type of environmental impact (agricultural impacts), mitigation of that impact is infeasible. This approach violates basic principles of CEQA – that an EIR propose and describe mitigation measures to minimize the significant environmental effects identified in the EIR.[197] And when it approves a project, the agency must adopt any feasible mitigation measures identified in the EIR that would mitigate or avoid the project's significant environmental impacts.[198]

The City's refusal to consider mitigation of agricultural impacts also conflicts with Appendix G of the CEQA Guidelines, which provides that agricultural impacts are significant environmental impacts, and that such impacts must be mitigated. The City's approach also undermines state policy of preserving agricultural land.[199]

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[193] *Id.*, pg. 4.1-12.
[194] DEIR, pg. 4.1-3.
[195] *Id.*, pg. 4.1-14.
[196] *Id.*
[197] Pub. Resources Code §§21002(a), 21061, 21100(b)(3); 14 Cal Code Regs § 15126.4(a)(1).
[198] Pub. Resources Code §§21002.1(b), 21081(a)(1); 14 Cal Code Regs § 15021(a)(2), (3).
[199] *See*, e.g., California Land Conservation Act of 1965 ("Williamson Act"), Gov. Code 51200 et seq.; California Farmland Conservancy Program Act, Pub. Res. Code, § 10201 et seq.; Farmland
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For instance, Civil Code § 815 is a legislative declaration that preservation of agricultural lands "is among the most important environmental assets of California." cont'd sss

The City's approach also violates CEQA's informational requirements by failing to determine whether mitigation measures are actually technically feasible. The DEIR does not provide decisionmakers with sufficient information to determine whether, regardless of a mitigation measure's consistency with local policy, mitigation of agricultural impacts can be achieved. ttt

Overall, the City must revise its discussion of agricultural mitigation measures. Because these measures were incorrectly analyzed for their consistency with the City's policy preferences, the DEIR fails as an informational document, and the City's conclusion that mitigation is infeasible is not supported by substantial evidence. As a result, the City's conclusion that agricultural impacts are significant and unavoidable is also not supported by substantial evidence. uuu

H. The Statement of Overriding Consideration Must Consider Whether the Project Provides Employment Opportunities for Highly Trained Workers

The City concluded in the DEIR that the Project will have significant and unavoidable environmental impacts on agriculture, air quality, greenhouse gas emissions, and transportation.[200] Therefore, in order to approve the Project, CEQA requires the City to adopt a statement of overriding considerations, providing that the Project's overriding benefits outweigh its environmental harm.[201] An agency's determination that a project's benefits outweigh its significant, unavoidable impacts "lies at the core of the lead agency's discretionary responsibility under CEQA."[202] vvv

Protection Policy Act, 7 U.S.C., § 4201, et seq.; *see also* Gov. Code, § 815 et seq. (encouraging preservation of agricultural land through conservation easements).
[200] DEIR, pg. 5-3.
[201] CEQA Guidelines, § 15043.
[202] *Laurel Heights Improvement Assn. v. Regents of University of California* (1988) 47 Cal.3d 376, 392.
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The City must set forth the reasons for its action, pointing to supporting substantial evidence in the administrative record.[203] This requirement reflects the policy that public agencies must weigh a project's benefits against its unavoidable environmental impacts, and may find the adverse impacts acceptable only if the benefits outweigh the impacts.[204] Importantly, a statement of overriding considerations is legally inadequate if it fails to accurately characterize the relative harms and benefits of a project.[205]

In this case, the City must find that the Project's significant, unavoidable impacts outweigh the Project's benefits to the community. CEQA specifically references employment opportunities for highly trained workers as a factor to be considered in making the determination of overriding benefits.[206] Currently, there is not substantial evidence in the record showing that the Project's significant, unavoidable impacts are outweighed by benefits to the community. For example, there is no evidence in the record that the Applicant has made any commitments to employ graduates of state approved apprenticeship programs or taken other steps to ensure employment of highly trained and skilled craft workers on Project construction, an action contemplated by CEQA Section 21081. Absent substantial evidence in the record demonstrating that the Project's benefits outweigh its environmental costs, the City would not fulfill its obligations under CEQA if it adopted a statement of overriding considerations and approved the Project.

cont'd
VVV

We urge the City to prepare and circulate a revised DEIR which identifies the Project's potentially significant impacts, requires all feasible mitigation measures and analyzes all feasible alternatives to reduce impacts to a less than significant level. If a Statement of Overriding Considerations is adopted for the Project, we urge the City to consider whether the Project will result in employment opportunities for highly trained workers.

WWW

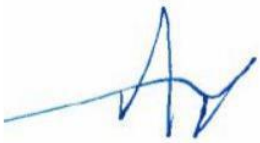
[203] Pub. Resources Code, § 21081, subd. (b); CEQA Guidelines, § 15093, subds. (a) and (b); *Cherry Valley Pass Acres & Neighbors v. City of Beaumont* (2010) 190 Cal.App.4th 316, 357.
[204] Pub. Resources Code, § 21081(b); CEQA Guidelines, § 15093, subds. (a) and (b)
[205] *Woodward Park Homeowners Association v. City of Fresno* (2007) 150 Cal.App.4th 683, 717.
[206] Pub. Resources Code, § 21081, subds. (a)(3) and (b).
5826-004j

V. CONCLUSION

The DEIR is inadequate and must be withdrawn. We urge the City to prepare and circulate a revised DEIR which accurately sets for the existing environmental setting, discloses all of the Project's potentially significant impacts, and requires all feasible mitigation measures to reduce the Project's significant environmental and public health impacts. We thank you for the opportunity to provide these comments on the DEIR.

xxx

Sincerely,



Aidan P. Marshall

APM:ljl

Exhibits

5826-004j

EXHIBIT A

SWAPE Technical Consultation, Data Analysis and Litigation Support for the Environment

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December 16, 2021

Christina Caro
Adams Broadwell Joseph & Cardozo
601 Gateway Blvd #1000
South San Francisco, CA 9408

Subject: Comments on the South Ontario Logistics Center Specific Plan (SCH No. 2021010318)

Dear Ms. Caro,

We have reviewed the November 2021 Draft Environmental Impact Report ("DEIR") for the South Ontario Logistics Center Specific Plan ("Project") located in the City of Ontario ("City"). The Project proposes to construct up to 3,172,780-SF of industrial and business park uses, as well as allow for the potential future development of 2,160,738-SF of industrial and business park uses, totaling a maximum allowable development area of 5,333,518-SF on the approximately 200-acre site.

Our review concludes that the DEIR fails to adequately evaluate the Project's air quality, health risk, and greenhouse gas impacts. As a result, emissions and health risk impacts associated with construction and operation of the proposed Project are underestimated and inadequately addressed. An updated EIR should be prepared to adequately assess and mitigate the potential air quality, health risk, and greenhouse gas impacts that the project may have on the surrounding environment.

Air Quality

Failure to Implement All Feasible Mitigation to Reduce Emissions

The DEIR concludes that the Project's operational emissions associated with Phase 1, Phase 2, and Project Buildout would be significant-and-unavoidable (p. 4.2-22, Table 4.2-9; p. 4.2-25, Table 4.2-11; p. 4.2-27, Table 4.2-12). Specifically, the DEIR concludes that the operational VOC and NO_X emissions associated with Phase 1 of the Project would exceed the applicable SCAQMD thresholds (see excerpt below) (p. 4.2-22, Table 4.2-9).

Table 4.2-9: Phase 1 - Maximum Daily Operation Emissions

Sources	Pollutants (pounds per day)[1, 2]					
	VOC	NOX	CO	SO_2	PM_{10}	$PM_{2.5}$
Unmitigated Emissions						
Area	**71.77**	<0.01	0.52	<0.01	<0.01	<0.01
Energy	0.71	6.43	5.40	0.04	0.49	0.49
Mobile	15.49	**262.87**	251.09	1.89	125.89	35.74
Transport Refrigeration Units[2,3]	1.77	16.55	17.79	0.0	0.49	0.45
Off-Road Equipment	10.73	**100.42**	115.89	0.17	5.99	5.51
Maximum Daily Emissions	**100.47**	**386.27**	390.69	2.10	132.86	42.19
SCAQMD Threshold	55	55	550	150	150	55
Exceeds Threshold	**Yes**	**Yes**	No	No	No	No
Mitigated Emissions						
Area	**64.40**	<0.01	0.52	<0.01	<0.01	<0.01
Energy	0.64	5.81	4.88	0.03	0.44	0.44
Mobile	15.47	**272.92**	248.93	1.88	124.90	35.48
Transport Refrigeration Units[2,3]	1.77	16.55	17.79	0.0	0.49	0.45
Off-Road Equipment	0.0	0.0	0.0	0.0	0.0	0.0
Maximum Daily Emissions	**82.28**	**295.28**	272.12	1.91	125.83	36.37
SCAQMD Threshold	55	55	550	150	150	55
Exceeds Threshold	**Yes**	**Yes**	No	No	No	No

Source: CalEEMod, Version 2016.3.2. Based on trip generation information provided by Urban Crossroads (Appendix I).
Notes: Highest winter or summer. Emissions totals may not equal 100 percent due to rounding. **Bold** = Exceedance.
[1] Based on calendar year 2023 aggregated emission rates derived EMFAC2017 Version 1.0.2 and CalEEMod methodology.
[2] Based on calendar year 2023 aggregated Instate Trailer TRU emission rates obtained from OFFROAD2017 Version 1.0.1.
[3] Based on 125 trucks with TRUs per day.

Furthermore, the DEIR concludes that the operational VOC and NO_X emissions associated with Phase 2 of the Project would exceed the applicable SCAQMD thresholds (see excerpt below) (p. 4.2-25, Table 4.2-11).

Table 4.2-11: Phase 2 - Maximum Daily Operation Emissions

Sources	Pollutants (pounds per day)[1, 2]					
	VOC	NOX	CO	SO_2	PM_{10}	$PM_{2.5}$
Unmitigated Emissions						
Area	47.77	<0.01	0.36	<0.01	<0.01	<0.01
Energy	0.44	4.03	3.39	0.02	0.31	0.31
Mobile	10.63	**195.18**	175.10	1.37	91.34	25.94
Transport Refrigeration Units[2,3]	1.82	16.77	18.23	0.0	0.49	0.45
Off-Road Equipment	10.83	**100.75**	121.89	0.20	5.49	5.05
Maximum Daily Emissions	**71.49**	**316.73**	318.97	1.59	92.69	31.75
SCAQMD Threshold	55	55	550	150	150	55
Exceeds Threshold	**Yes**	**Yes**	No	No	No	No
Mitigated Emissions						
Area	45.45	<0.01	0.36	<0.01	<0.01	<0.01
Energy	0.44	4.03	3.39	0.02	0.31	0.31
Mobile	9.72	**133.60**	164.71	1.05	79.82	22.34
Transport Refrigeration Units[2,3]	1.82	16.77	18.23	0.0	0.49	0.45
Off-Road Equipment	0.0	0.0	0.0	0.0	0.0	0.0
Maximum Daily Emissions	**57.43**	**154.4**	186.69	1.07	80.62	23.1
SCAQMD Threshold	55	55	550	150	150	55
Exceeds Threshold	**Yes**	**Yes**	No	No	No	No

Source: CalEEMod, Version 2016.3.2. Based on trip generation information provided by Urban Crossroads (Appendix I).
Notes: Highest winter or summer. Emissions totals may not equal 100 percent due to rounding. **Bold** = Exceedance.
[1] Based on calendar year 2024 aggregated emission rates derived EMFAC2017 Version 1.0.2 and CalEEMod methodology.
[2] Based on calendar year 2024 aggregated Instate Trailer TRU emission rates obtained from OFFROAD2017 Version 1.0.1.
[3] Based on 86 trucks with TRUs per day.

2

Finally, the DEIR concludes that operational VOC, NO_x, PM_{10}, and $PM_{2.5}$ emissions associated with Project Buildout would exceed the applicable SCAQMD thresholds (see excerpts below) (p. 4.2-27, Table 4.2-12).

Table 4.2-12: Project Buildout – Total Maximum Daily Operation Emissions

Sources	Pollutants (pounds per day)					
	VOC	NOX	CO	SO_2	PM_{10}	$PM_{2.5}$
Unmitigated Emissions						
Maximum Daily Emissions for Phase 1 Only	**100.47**	**386.27**	390.69	2.10	132.86	42.19
Maximum Daily Emissions for Phase 2 Only	**71.49**	**316.73**	318.97	1.59	100.63	31.75
Total Maximum Daily Emissions (Phase 1 + Phase 2)	**171.96**	**703.00**	**709.66**	3.69	**233.49**	**73.94**
SCAQMD Threshold	55	55	550	150	150	55
Exceeds Threshold	**Yes**	**Yes**	No	No	**Yes**	**Yes**
Mitigated Emissions						
Maximum Daily Emissions for Phase 1 Only	**82.28**	**295.28**	272.12	1.91	125.83	36.37
Maximum Daily Emissions for Phase 2 Only	**57.43**	**154.4**	186.69	1.07	80.62	23.1
Total Maximum Daily Emissions (Phase 1 + Phase 2)	**139.71**	**449.68**	458.81	2.98	**206.45**	**60.47**
SCAQMD Threshold	55	55	550	150	150	55
Exceeds Threshold	**Yes**	**Yes**	No	No	**Yes**	**Yes**

Source: CalEEMod, Version 2016.3.2. Based on trip generation information provided by Urban Crossroads (Appendix I).
Notes: Highest winter or summer. Emissions totals may not equal 100 percent due to rounding. **Bold** = Exceedance.

As a result, the DEIR concludes that the Project's operational criteria air pollutant emissions would be significant-and-unavoidable (p. 4.2-27). However, while we agree that the Project's criteria air pollutant emissions would result in a significant air quality impact, the DEIR's conclusion that these impacts are "significant and unavoidable" is incorrect. According to CEQA Guidelines § 15096(g)(2):

> "When an EIR has been prepared for a project, the Responsible Agency shall not approve the project as proposed if the agency finds any feasible alternative or feasible mitigation measures within its powers that would substantially lessen or avoid any significant effect the project would have on the environment."

As you can see, an impact can only be labeled as significant and unavoidable after all available, feasible mitigation is considered. Here, while the DEIR includes Mitigation Measures ("MM(s)") AQ-1 through AQ-5, as well as GHG-1, the DEIR fails to implement *all* feasible mitigation (p. 4.2-28 – 4.2-30, 4.6-23). Therefore, the DEIR's conclusion that the Project's air quality impacts are significant-and-unavoidable is unsubstantiated. To reduce the Project's air quality impacts to the maximum extent possible, additional feasible mitigation measures should be incorporated, such as those suggested in the section of this letter titled "Feasible Mitigation Measures Available to Reduce Emissions." Thus, the Project should not be approved until an updated EIR is prepared, incorporating all feasible mitigation to reduce emissions to less-than-significant levels.

Diesel Particulate Matter Health Risk Emissions Inadequately Evaluated

The DEIR concludes that the proposed Project would result in a less-than-significant health risk impact based on quantified construction-related and mobile-source health risk analyses ("HRA(s)") (p. 4.2-35 - 4.2-38). Specifically, the DEIR estimates that the Project would result in construction-related and mobile-source operational cancer risks of 8.80- and 1.39-in one million, respectively (p. 4.2-36, 4.2-38).

However, the DEIR's evaluation of the Project's potential health risk impacts, as well as the subsequent less-than-significant impact conclusion, is incorrect. The State of California Department of Justice recommends the preparation of a quantitative HRA pursuant to the Office of Environmental Health Hazard Assessment ("OEHHA"), the organization responsible for providing guidance on conducting HRAs in California, as well as local air district guidelines. [1] OEHHA released its most recent *Risk Assessment Guidelines: Guidance Manual for Preparation of Health Risk Assessments* in February 2015. According to OEHHA guidance, "the excess cancer risk is calculated separately for each age grouping and then summed to yield cancer risk at the receptor location." [2] However, while the DEIR includes two HRAs evaluating the health risk impacts to nearby, existing receptors as a result of Project construction and operation, the DEIR fails to evaluate the *cumulative* lifetime cancer risk as a result of Project construction and operation together. Thus, the DEIR's HRAs fail to sum each age bin to evaluate the total cancer risk over the course of the Project's total construction and operation. This is incorrect and, as such, an updated analysis should quantify the entirety of the Project's construction and operational health risks and then sum them to compare to the SCAQMD threshold of 10 in one million, as referenced by the DEIR (p. 4.2-36).

Failure to Identify a Potentially Significant Health Risk Impact

As previously described, the DEIR estimates that the maximum incremental cancer risk posed to nearby, existing sensitive receptors as a result of Project construction and operation would be 8.80 and 1.39 in one million, respectively, neither of which individually exceed the SCAQMD significance threshold of 10 in one million (p. 4.2-36). However, as previously discussed, the DEIR should have evaluated the *cumulative* cancer risk of Project construction and operational. In order to correctly evaluate the Project's health risk impact, we summed the DEIR's construction-related and operational cancer risk estimates and found that the resulting cancer risk exceeds the SCAQMD threshold of 10 in one million (see table below).

DEIR Cumulative Cancer Risk

HRA	Cancer Risk (in one million)
Construction	8.80
Mobile-Source Operation	1.39
Total	10.19
SCAQMD Threshold	**10**
Exceeds?	**Yes**

As demonstrated in the table above, the resulting cumulative cancer risk estimate exceeds the SCAQMD threshold of 10 in one million, thus indicating a potentially significant health risk impact not previously identified or addressed by the DEIR. As such, the DEIR is required under CEQA to implement all feasible

[1] "Warehouse Projects: Best Practices and Mitigation Measures to Comply with the California Environmental Quality Act." State of California Department of Justice, *available at*: https://oag.ca.gov/sites/all/files/agweb/pdfs/environment/warehouse-best-practices.pdf, p. 6.
[2] "Guidance Manual for preparation of Health Risk Assessments." OEHHA, February 2015, *available at:* https://oehha.ca.gov/media/downloads/crnr/2015guidancemanual.pdf p. 8-4

mitigation to reduce impacts to a less-than-significant level. According to CEQA Guidelines § 15096(g)(2):

> "When an EIR has been prepared for a project, the Responsible Agency shall not approve the project as proposed if the agency finds any feasible alternative or feasible mitigation measures within its powers that would substantially lessen or avoid any significant effect the project would have on the environment."

As you can see, the proposed Project should not be approved until all feasible mitigation has been considered and incorporated where feasible, such as those suggested in the section of this letter titled "Feasible Mitigation Measures Available to Reduce Emissions." As such, the DEIR fails to identify and adequately mitigate the Project's significant health risk impact, and the less-than-significant impact conclusion should not be relied upon.

Greenhouse Gas

Failure to Adequately Evaluate Greenhouse Gas Impacts

The DEIR concludes that the Project's net annual greenhouse ("GHG") emissions associated with Phase 1, Phase 2, and Project Buildout would be significant-and-unavoidable (p. 4.6-18, 4.6-20, 4.6-22). Specifically, the DEIR concludes that Phase 1 of the Project would result in net annual unmitigated and mitigated GHG emissions of 46,341.29- and 44,526.34-metric tons of carbon dioxide equivalents per year ("MT CO_2e/year"), which exceeds the City's CAP threshold of 3,000 MT CO_2e/year (see excerpt below) (p. 4.6-11, Table 4.6-3).

Table 4.6-3: Phase 1 - Operational GHG Emissions

Source	MTCO$_2$e Per Year
Unmitigated	
Area	0.13
Energy	**6,771.58**
Mobile	**33,818.23**
Transport Refrigeration Units	59.80
Off-Road Equipment[1]	1,981.06
Solid Waste	795.59
Water	2,805.04
Construction-Amortized	109.86
Total Emissions	**46,341.29**
Ontario CAP Threshold	3,000.00
Exceeds Threshold?	**Yes**
Mitigated	
Area	0.13
Energy	**6,771.58**
Mobile	32,784.44
Transport Refrigeration Units	59.80
Off-Road Equipment[2]	1,200.10
Solid Waste	795.59
Water	2,805.04
Construction-Amortized	109.86
Total Emissions	**44,526.34**
Ontario CAP Threshold	3,000.00
Exceeds Threshold?	**Yes**

Source: CalEEMod, Version 2016.3.2.
Notes: Totals may not equal 100 percent due to rounding.
[1] Unmitigated off-road equipment includes emissions from diesel powered forklifts and yard trucks/hostlers
[2] Mitigated off-road equipment includes the energy emissions necessary to power electric forklifts and yard trucks/hostlers as required by mitigation measure AQ-2

Furthermore, the DEIR concludes that Phase 2 of the Project would result in net annual unmitigated and mitigated GHG emissions of 33,405.92- and 26,561.74-MT CO_2e/year, which also exceeds the City's CAP threshold of 3,000 MT CO_2e/year (see excerpt below) (p. 4.6-19, Table 4.6-5).

Table 4.6-5: Phase 2 - Operational GHG Emissions

Source	$MTCO_2e$ Per Year
Unmitigated	
Area	0.09
Energy	**4,782.17**
Mobile	**23,783.41**
Transport Refrigeration Units	60.63
Off-Road Equipment[1]	2,278.90
Solid Waste	565.39
Water	1,848.57
Construction-Amortized	86.76
Total Emissions	**33,405.92**
Ontario CAP Threshold	3,000.00
Exceeds Threshold?	**Yes**
Mitigated	
Area	0.09
Energy	**4,782.71**
Mobile	**18,017.49**
Transport Refrigeration Units	60.63
Off-Road Equipment[2]	1,200.10
Solid Waste	565.39
Water	1,848.57
Construction-Amortized	86.76
Total Emissions	**26,561.74**
Ontario CAP Threshold	3,000.00
Exceeds Threshold?	**Yes**

Source: CalEEMod, Version 2016.3.2.
Notes: Totals may not equal 100 percent due to rounding.
[1] Unmitigated off-road equipment includes emissions from diesel powered forklifts and yard trucks/hostlers
[2] Mitigated off-road equipment includes the energy emissions necessary to power electric forklifts and yard trucks/hostlers as required by mitigation measure AQ-2

Finally, the DEIR concludes that Project Buildout would result in net annual unmitigated and mitigated GHG emissions of 79,747.21- and 71,088.28-MT CO_2e/year, respectively, which also exceeds the City's CAP threshold of 3,000 MT CO_2e/year (see excerpt below) (p. 4.6-21, Table 4.6-7).

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Table 4.6-7: Project Buildout Operational GHG Emissions

Source	$MTCO_2e$ Per Year
Unmitigated	
Area	0.22
Energy	**11,553.75**
Mobile	**57,601.64**
Transport Refrigeration Units	120.43
Off-Road Equipment[1]	**4,259.96**
Solid Waste	1,360.98
Water	**4,653.61**
Construction-Amortized	196.62
Total Emissions	**79,747.21**
Ontario CAP Threshold	3,000.00
Exceeds Threshold?	**Yes**
Mitigated	
Area	0.22
Energy	11,554.29
Mobile	50,801.93
Transport Refrigeration Units	120.43
Off-Road Equipment[2]	2,400.20
Solid Waste	1,360.98
Water	4,653.61
Construction-Amortized	196.62
Total Emissions	71,088.28
Ontario CAP Threshold	3,000.00
Exceeds Threshold?	**Yes**

Source: CalEEMod, Version 2016.3.2.
Notes: Totals may not equal 100 percent due to rounding.
[1] Unmitigated off-road equipment includes emissions from diesel powered forklifts and yard trucks/hostlers
[2] Mitigated off-road equipment includes the energy emissions necessary to power electric forklifts and yard trucks/hostlers as required by mitigation measure AQ- 2

After the implementation of MM AQ-2 through MM AQ-5, as well as MM GHG-1, the DEIR concludes that the Project's GHG emissions would be significant-and-unavoidable, stating:

> "Since the majority (71 percent) of emissions are from mobile sources and neither the Project Applicant nor the City have regulatory authority to control tailpipe emissions, no feasible mitigation measures exist that would reduce the Project's impacts with respect to mobile operational emissions to less than significant levels. While the Project has some control over GHG emissions (refer to MM AQ-2 through MM AQ-5), the majority of emissions are beyond the Project's control. MM GHG-1 would require that the Project incorporate project design features to achieve a minimum score of 100 points on the Screening Tables. As stated in the Community CAP, projects that achieve a minimum score of 100 points or provide additional mitigation that achieves a 25 percent reduction are considered less than significant. However, at the time of this analysis, the City's CAP update is underway and the potential timeframes for approval and adoption of the City CAP update are unknown. Once approved, the CAP may implement performance standards and GHG emissions reduction targets differing from the current CAP. There is the potential that even after achieving more than 100 points on the current Screening Tables, the Project may conflict with as-yet-unknown performance standards and GHG emissions reduction targets implemented under the anticipated CAP updates, and thereby result in GHG emissions that would be considered to represent a significant impact on the environment. Therefore, even with the implementation of MM AQ-2 through MM AQ-5 and

> MM GHG-1, this Project impact is conservatively considered significant and unavoidable" (p. 4.6-22).

However, the DEIR's GHG analysis, as well as the subsequent significant-and-unavoidable impact conclusion, is incorrect for two reasons.

First, while we acknowledge that the Project includes implementing a minimum of 100 points per the City's CAP Screening Tables as a formal mitigation measure, we recommend that individual design features be included as formal mitigation measures. According to the Association of Environmental Professionals' ("AEP") *CEQA Portal Topic Paper* on Mitigation Measures:

> "While not 'mitigation', a good practice is to include those project design feature(s) that address environmental impacts in the mitigation monitoring and reporting program (MMRP). Often the MMRP is all that accompanies building and construction plans through the permit process. If the design features are not listed as important to addressing an environmental impact, it is easy for someone not involved in the original environmental process to approve a change to the project that could eliminate one or more of the design features without understanding the resulting environmental impact."[3]

As demonstrated above, design features that are not formally included as mitigation measures may be eliminated from the Project's design altogether. Thus, as the specific reduction features are not formally included as mitigation measures in the DEIR, we cannot guarantee that they would be implemented, monitored, and enforced on the Project site. As such, until the specific reduction measures are included as mitigation measures, the Project's GHG analysis should not be relied upon to determine Project significance.

Second, as discussed above, the DEIR concludes that the proposed Project's GHG emissions would be significant-and-unavoidable (p. 4.6-22). However, while we agree that the Project would result in a significant GHG impact, the DEIR's conclusion that this impact is "significant and unavoidable" is incorrect. As previously stated, according to CEQA Guidelines § 15096(g)(2):

> "When an EIR has been prepared for a project, the Responsible Agency shall not approve the project as proposed if the agency finds any feasible alternative or feasible mitigation measures within its powers that would substantially lessen or avoid any significant effect the project would have on the environment."

As you can see, an impact can only be labeled as significant-and-unavoidable after all available, feasible mitigation is considered. Here, while the DEIR implements MM GHG-1, as well as AQ-1 through AQ-5, the DEIR fails to implement *all* feasible mitigation (p. 4.2-28 – 4.2-30, 4.6-23). Therefore, the DEIR's conclusion that Project's GHG emissions would be significant-and-unavoidable is unsubstantiated. To reduce the Project's GHG impacts to the maximum extent possible, additional feasible mitigation

[3] "CEQA Portal Topic Paper Mitigation Measures." AEP, February 2020, *available at:* https://ceqaportal.org/tp/CEQA%20Mitigation%202020.pdf, p. 6.

measures should be incorporated, such as those suggested in the section of this letter titled "Feasible Mitigation Measures Available to Reduce Emissions." Thus, the Project should not be approved until an updated EIR is prepared, incorporating all feasible mitigation to reduce emissions to less-than-significant levels.

Feasible Mitigation Measures Available to Reduce Emissions

The DEIR's analysis demonstrates that the Project would result in significant air quality and GHG impacts that should be mitigated further. Furthermore, our updated analysis indicates that the Project would result in a significant health risk impact. In an effort to reduce the Project's emissions, we identified several mitigation measures that are applicable to the proposed Project. Feasible mitigation measures can be found in the Department of Justice Warehouse Project Best Practices document.[4] Therefore, to reduce the Project's emissions, consideration of the following measures should be made:

- Requiring off-road construction equipment to be zero-emission, where available, and all diesel-fueled off-road construction equipment, to be equipped with CARB Tier IV-compliant engines or better, and including this requirement in applicable bid documents, purchase orders, and contracts, with successful contractors demonstrating the ability to supply the compliant construction equipment for use prior to any ground-disturbing and construction activities.
- Prohibiting off-road diesel-powered equipment from being in the "on" position for more than 10 hours per day.
- Requiring on-road heavy-duty haul trucks to be model year 2010 or newer if diesel-fueled.
- Providing electrical hook ups to the power grid, rather than use of diesel-fueled generators, for electric construction tools, such as saws, drills and compressors, and using electric tools whenever feasible.
- Limiting the amount of daily grading disturbance area.
- Prohibiting grading on days with an Air Quality Index forecast of greater than 100 for particulates or ozone for the project area.
- Forbidding idling of heavy equipment for more than two minutes.
- Keeping onsite and furnishing to the lead agency or other regulators upon request, all equipment maintenance records and data sheets, including design specifications and emission control tier classifications.
- Conducting an on-site inspection to verify compliance with construction mitigation and to identify other opportunities to further reduce construction impacts.
- Using paints, architectural coatings, and industrial maintenance coatings that have volatile organic compound levels of less than 10 g/L.
- Providing information on transit and ridesharing programs and services to construction employees.
- Providing meal options onsite or shuttles between the facility and nearby meal destinations for construction employees.

[4] "Warehouse Projects: Best Practices and Mitigation Measures to Comply with the California Environmental Quality Act." State of California Department of Justice.

- Requiring that all facility-owned and operated fleet equipment with a gross vehicle weight rating greater than 14,000 pounds accessing the site meet or exceed 2010 model-year emissions equivalent engine standards as currently defined in California Code of Regulations Title 13, Division 3, Chapter 1, Article 4.5, Section 2025. Facility operators shall maintain records on-site demonstrating compliance with this requirement and shall make records available for inspection by the local jurisdiction, air district, and state upon request.
- Requiring all heavy-duty vehicles entering or operated on the project site to be zero-emission beginning in 2030.
- Requiring on-site equipment, such as forklifts and yard trucks, to be electric with the necessary electrical charging stations provided.
- Requiring tenants to use zero-emission light- and medium-duty vehicles as part of business operations.
- Forbidding trucks from idling for more than two minutes and requiring operators to turn off engines when not in use.
- Posting both interior- and exterior-facing signs, including signs directed at all dock and delivery areas, identifying idling restrictions and contact information to report violations to CARB, the air district, and the building manager.
- Installing and maintaining, at the manufacturer's recommended maintenance intervals, air filtration systems at sensitive receptors within a certain radius of facility for the life of the project.
- Installing and maintaining, at the manufacturer's recommended maintenance intervals, an air monitoring station proximate to sensitive receptors and the facility for the life of the project, and making the resulting data publicly available in real time. While air monitoring does not mitigate the air quality or greenhouse gas impacts of a facility, it nonetheless benefits the affected community by providing information that can be used to improve air quality or avoid exposure to unhealthy air.
- Constructing electric truck charging stations proportional to the number of dock doors at the project.
- Constructing electric plugs for electric transport refrigeration units at every dock door, if the warehouse use could include refrigeration.
- Constructing electric light-duty vehicle charging stations proportional to the number of parking spaces at the project.
- Installing solar photovoltaic systems on the project site of a specified electrical generation capacity, such as equal to the building's projected energy needs.
- Requiring all stand-by emergency generators to be powered by a non-diesel fuel.
- Requiring facility operators to train managers and employees on efficient scheduling and load management to eliminate unnecessary queuing and idling of trucks.
- Requiring operators to establish and promote a rideshare program that discourages single-occupancy vehicle trips and provides financial incentives for alternate modes of transportation, including carpooling, public transit, and biking.

- Meeting CalGreen Tier 2 green building standards, including all provisions related to designated parking for clean air vehicles, electric vehicle charging, and bicycle parking.
- Achieving certification of compliance with LEED green building standards.
- Providing meal options onsite or shuttles between the facility and nearby meal destinations.
- Posting signs at every truck exit driveway providing directional information to the truck route.
- Improving and maintaining vegetation and tree canopy for residents in and around the project area.
- Requiring that every tenant train its staff in charge of keeping vehicle records in diesel technologies and compliance with CARB regulations, by attending CARB approved courses. Also require facility operators to maintain records on-site demonstrating compliance and make records available for inspection by the local jurisdiction, air district, and state upon request.
- Requiring tenants to enroll in the United States Environmental Protection Agency's SmartWay program, and requiring tenants to use carriers that are SmartWay carriers.
- Providing tenants with information on incentive programs, such as the Carl Moyer Program and Voucher Incentive Program, to upgrade their fleets.

These measures offer a cost-effective, feasible way to incorporate lower-emitting design features into the proposed Project, which subsequently, reduce emissions released during Project construction and operation. Furthermore, as discussed above, we recommend incorporating the GHG reduction measures from the City's Screening Tables for industrial and commercial developments as formal mitigation measures.[5] An updated EIR should be prepared to include all feasible mitigation measures, as well as include updated air quality, health risk, and GHG analyses to ensure that the necessary mitigation measures are implemented to reduce emissions to below thresholds. The updated EIR should also demonstrate a commitment to the implementation of these measures prior to Project approval, to ensure that the Project's significant emissions are reduced to the maximum extent possible.

Disclaimer

SWAPE has received limited discovery regarding this project. Additional information may become available in the future; thus, we retain the right to revise or amend this report when additional information becomes available. Our professional services have been performed using that degree of care and skill ordinarily exercised, under similar circumstances, by reputable environmental consultants practicing in this or similar localities at the time of service. No other warranty, expressed or implied, is made as to the scope of work, work methodologies and protocols, site conditions, analytical testing results, and findings presented. This report reflects efforts which were limited to information that was reasonably accessible at the time of the work, and may contain informational gaps, inconsistencies, or otherwise be incomplete due to the unavailability or uncertainty of information obtained or provided by third parties.

[5] "Greenhouse Gas Reduction Measures Screening Threshold Tables Directions." City of Ontario, *available at:* http://www.ontarioca.gov/sites/default/files/Ontario-Files/Planning/Applications/Greenhouse%20Gas%20-%20Threshold%20%26%20Screening%20Tables.pdf.

Sincerely,

Matt Hagemann, P.G., C.Hg.

Paul E. Rosenfeld, Ph.D.

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Attachment A

SWAPE Technical Consultation, Data Analysis and Litigation Support for the Environment

2656 29th Street, Suite 201
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Matt Hagemann, P.G, C.Hg.
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mhagemann@swape.com

Matthew F. Hagemann, P.G., C.Hg., QSD, QSP

Geologic and Hydrogeologic Characterization
Investigation and Remediation Strategies
Litigation Support and Testifying Expert
Industrial Stormwater Compliance
CEQA Review

Education:

M.S. Degree, Geology, California State University Los Angeles, Los Angeles, CA, 1984.
B.A. Degree, Geology, Humboldt State University, Arcata, CA, 1982.

Professional Certifications:

California Professional Geologist
California Certified Hydrogeologist
Qualified SWPPP Developer and Practitioner

Professional Experience:

Matt has 30 years of experience in environmental policy, contaminant assessment and remediation, stormwater compliance, and CEQA review. He spent nine years with the U.S. EPA in the RCRA and Superfund programs and served as EPA's Senior Science Policy Advisor in the Western Regional Office where he identified emerging threats to groundwater from perchlorate and MTBE. While with EPA, Matt also served as a Senior Hydrogeologist in the oversight of the assessment of seven major military facilities undergoing base closure. He led numerous enforcement actions under provisions of the Resource Conservation and Recovery Act (RCRA) and directed efforts to improve hydrogeologic characterization and water quality monitoring. For the past 15 years, as a founding partner with SWAPE, Matt has developed extensive client relationships and has managed complex projects that include consultation as an expert witness and a regulatory specialist, and a manager of projects ranging from industrial stormwater compliance to CEQA review of impacts from hazardous waste, air quality and greenhouse gas emissions.

Positions Matt has held include:

- Founding Partner, Soil/Water/Air Protection Enterprise (SWAPE) (2003 – present);
- Geology Instructor, Golden West College, 2010 – 2104, 2017;
- Senior Environmental Analyst, Komex H2O Science, Inc. (2000 -- 2003);

- Executive Director, Orange Coast Watch (2001 – 2004);
- Senior Science Policy Advisor and Hydrogeologist, U.S. Environmental Protection Agency (1989–1998);
- Hydrogeologist, National Park Service, Water Resources Division (1998 – 2000);
- Adjunct Faculty Member, San Francisco State University, Department of Geosciences (1993 – 1998);
- Instructor, College of Marin, Department of Science (1990 – 1995);
- Geologist, U.S. Forest Service (1986 – 1998); and
- Geologist, Dames & Moore (1984 – 1986).

Senior Regulatory and Litigation Support Analyst:

With SWAPE, Matt's responsibilities have included:

- Lead analyst and testifying expert in the review of over 300 environmental impact reports and negative declarations since 2003 under CEQA that identify significant issues with regard to hazardous waste, water resources, water quality, air quality, greenhouse gas emissions, and geologic hazards. Make recommendations for additional mitigation measures to lead agencies at the local and county level to include additional characterization of health risks and implementation of protective measures to reduce worker exposure to hazards from toxins and Valley Fever.
- Stormwater analysis, sampling and best management practice evaluation at more than 100 industrial facilities.
- Expert witness on numerous cases including, for example, perfluorooctanoic acid (PFOA) contamination of groundwater, MTBE litigation, air toxins at hazards at a school, CERCLA compliance in assessment and remediation, and industrial stormwater contamination.
- Technical assistance and litigation support for vapor intrusion concerns.
- Lead analyst and testifying expert in the review of environmental issues in license applications for large solar power plants before the California Energy Commission.
- Manager of a project to evaluate numerous formerly used military sites in the western U.S.
- Manager of a comprehensive evaluation of potential sources of perchlorate contamination in Southern California drinking water wells.
- Manager and designated expert for litigation support under provisions of Proposition 65 in the review of releases of gasoline to sources drinking water at major refineries and hundreds of gas stations throughout California.

With Komex H2O Science Inc., Matt's duties included the following:

- Senior author of a report on the extent of perchlorate contamination that was used in testimony by the former U.S. EPA Administrator and General Counsel.
- Senior researcher in the development of a comprehensive, electronically interactive chronology of MTBE use, research, and regulation.
- Senior researcher in the development of a comprehensive, electronically interactive chronology of perchlorate use, research, and regulation.
- Senior researcher in a study that estimates nationwide costs for MTBE remediation and drinking water treatment, results of which were published in newspapers nationwide and in testimony against provisions of an energy bill that would limit liability for oil companies.
- Research to support litigation to restore drinking water supplies that have been contaminated by MTBE in California and New York.

- Expert witness testimony in a case of oil production-related contamination in Mississippi.
- Lead author for a multi-volume remedial investigation report for an operating school in Los Angeles that met strict regulatory requirements and rigorous deadlines.
- Development of strategic approaches for cleanup of contaminated sites in consultation with clients and regulators.

Executive Director:

As Executive Director with Orange Coast Watch, Matt led efforts to restore water quality at Orange County beaches from multiple sources of contamination including urban runoff and the discharge of wastewater. In reporting to a Board of Directors that included representatives from leading Orange County universities and businesses, Matt prepared issue papers in the areas of treatment and disinfection of wastewater and control of the discharge of grease to sewer systems. Matt actively participated in the development of countywide water quality permits for the control of urban runoff and permits for the discharge of wastewater. Matt worked with other nonprofits to protect and restore water quality, including Surfrider, Natural Resources Defense Council and Orange County CoastKeeper as well as with business institutions including the Orange County Business Council.

Hydrogeology:

As a Senior Hydrogeologist with the U.S. Environmental Protection Agency, Matt led investigations to characterize and cleanup closing military bases, including Mare Island Naval Shipyard, Hunters Point Naval Shipyard, Treasure Island Naval Station, Alameda Naval Station, Moffett Field, Mather Army Airfield, and Sacramento Army Depot. Specific activities were as follows:

- Led efforts to model groundwater flow and contaminant transport, ensured adequacy of monitoring networks, and assessed cleanup alternatives for contaminated sediment, soil, and groundwater.
- Initiated a regional program for evaluation of groundwater sampling practices and laboratory analysis at military bases.
- Identified emerging issues, wrote technical guidance, and assisted in policy and regulation development through work on four national U.S. EPA workgroups, including the Superfund Groundwater Technical Forum and the Federal Facilities Forum.

At the request of the State of Hawaii, Matt developed a methodology to determine the vulnerability of groundwater to contamination on the islands of Maui and Oahu. He used analytical models and a GIS to show zones of vulnerability, and the results were adopted and published by the State of Hawaii and County of Maui.

As a hydrogeologist with the EPA Groundwater Protection Section, Matt worked with provisions of the Safe Drinking Water Act and NEPA to prevent drinking water contamination. Specific activities included the following:

- Received an EPA Bronze Medal for his contribution to the development of national guidance for the protection of drinking water.
- Managed the Sole Source Aquifer Program and protected the drinking water of two communities through designation under the Safe Drinking Water Act. He prepared geologic reports, conducted

public hearings, and responded to public comments from residents who were very concerned about the impact of designation.

- Reviewed a number of Environmental Impact Statements for planned major developments, including large hazardous and solid waste disposal facilities, mine reclamation, and water transfer.

Matt served as a hydrogeologist with the RCRA Hazardous Waste program. Duties were as follows:

- Supervised the hydrogeologic investigation of hazardous waste sites to determine compliance with Subtitle C requirements.
- Reviewed and wrote "part B" permits for the disposal of hazardous waste.
- Conducted RCRA Corrective Action investigations of waste sites and led inspections that formed the basis for significant enforcement actions that were developed in close coordination with U.S. EPA legal counsel.
- Wrote contract specifications and supervised contractor's investigations of waste sites.

With the National Park Service, Matt directed service-wide investigations of contaminant sources to prevent degradation of water quality, including the following tasks:

- Applied pertinent laws and regulations including CERCLA, RCRA, NEPA, NRDA, and the Clean Water Act to control military, mining, and landfill contaminants.
- Conducted watershed-scale investigations of contaminants at parks, including Yellowstone and Olympic National Park.
- Identified high-levels of perchlorate in soil adjacent to a national park in New Mexico and advised park superintendent on appropriate response actions under CERCLA.
- Served as a Park Service representative on the Interagency Perchlorate Steering Committee, a national workgroup.
- Developed a program to conduct environmental compliance audits of all National Parks while serving on a national workgroup.
- Co-authored two papers on the potential for water contamination from the operation of personal watercraft and snowmobiles, these papers serving as the basis for the development of nation-wide policy on the use of these vehicles in National Parks.
- Contributed to the Federal Multi-Agency Source Water Agreement under the Clean Water Action Plan.

Policy:

Served senior management as the Senior Science Policy Advisor with the U.S. Environmental Protection Agency, Region 9.

Activities included the following:

- Advised the Regional Administrator and senior management on emerging issues such as the potential for the gasoline additive MTBE and ammonium perchlorate to contaminate drinking water supplies.
- Shaped EPA's national response to these threats by serving on workgroups and by contributing to guidance, including the Office of Research and Development publication, Oxygenates in Water: Critical Information and Research Needs.
- Improved the technical training of EPA's scientific and engineering staff.
- Earned an EPA Bronze Medal for representing the region's 300 scientists and engineers in negotiations with the Administrator and senior management to better integrate scientific

principles into the policy-making process.
- Established national protocol for the peer review of scientific documents.

Geology:

With the U.S. Forest Service, Matt led investigations to determine hillslope stability of areas proposed for timber harvest in the central Oregon Coast Range. Specific activities were as follows:

- Mapped geology in the field, and used aerial photographic interpretation and mathematical models to determine slope stability.
- Coordinated his research with community members who were concerned with natural resource protection.
- Characterized the geology of an aquifer that serves as the sole source of drinking water for the city of Medford, Oregon.

As a consultant with Dames and Moore, Matt led geologic investigations of two contaminated sites (later listed on the Superfund NPL) in the Portland, Oregon, area and a large hazardous waste site in eastern Oregon. Duties included the following:

- Supervised year-long effort for soil and groundwater sampling.
- Conducted aquifer tests.
- Investigated active faults beneath sites proposed for hazardous waste disposal.

Teaching:

From 1990 to 1998, Matt taught at least one course per semester at the community college and university levels:

- At San Francisco State University, held an adjunct faculty position and taught courses in environmental geology, oceanography (lab and lecture), hydrogeology, and groundwater contamination.
- Served as a committee member for graduate and undergraduate students.
- Taught courses in environmental geology and oceanography at the College of Marin.

Matt is currently a part time geology instructor at Golden West College in Huntington Beach, California where he taught from 2010 to 2014 and in 2017.

Invited Testimony, Reports, Papers and Presentations:

Hagemann, M.F., 2008. Disclosure of Hazardous Waste Issues under CEQA. Presentation to the Public Environmental Law Conference, Eugene, Oregon.

Hagemann, M.F., 2008. Disclosure of Hazardous Waste Issues under CEQA. Invited presentation to U.S. EPA Region 9, San Francisco, California.

Hagemann, M.F., 2005. Use of Electronic Databases in Environmental Regulation, Policy Making and Public Participation. Brownfields 2005, Denver, Coloradao.

Hagemann, M.F., 2004. Perchlorate Contamination of the Colorado River and Impacts to Drinking Water in Nevada and the Southwestern U.S. Presentation to a meeting of the American Groundwater Trust, Las Vegas, NV (served on conference organizing committee).

Hagemann, M.F., 2004. Invited testimony to a California Senate committee hearing on air toxins at schools in Southern California, Los Angeles.

Brown, A., Farrow, J., Gray, A. and **Hagemann, M.**, 2004. An Estimate of Costs to Address MTBE Releases from Underground Storage Tanks and the Resulting Impact to Drinking Water Wells. Presentation to the Ground Water and Environmental Law Conference, National Groundwater Association.

Hagemann, M.F., 2004. Perchlorate Contamination of the Colorado River and Impacts to Drinking Water in Arizona and the Southwestern U.S. Presentation to a meeting of the American Groundwater Trust, Phoenix, AZ (served on conference organizing committee).

Hagemann, M.F., 2003. Perchlorate Contamination of the Colorado River and Impacts to Drinking Water in the Southwestern U.S. Invited presentation to a special committee meeting of the National Academy of Sciences, Irvine, CA.

Hagemann, M.F., 2003. Perchlorate Contamination of the Colorado River. Invited presentation to a tribal EPA meeting, Pechanga, CA.

Hagemann, M.F., 2003. Perchlorate Contamination of the Colorado River. Invited presentation to a meeting of tribal repesentatives, Parker, AZ.

Hagemann, M.F., 2003. Impact of Perchlorate on the Colorado River and Associated Drinking Water Supplies. Invited presentation to the Inter-Tribal Meeting, Torres Martinez Tribe.

Hagemann, M.F., 2003. The Emergence of Perchlorate as a Widespread Drinking Water Contaminant. Invited presentation to the U.S. EPA Region 9.

Hagemann, M.F., 2003. A Deductive Approach to the Assessment of Perchlorate Contamination. Invited presentation to the California Assembly Natural Resources Committee.

Hagemann, M.F., 2003. Perchlorate: A Cold War Legacy in Drinking Water. Presentation to a meeting of the National Groundwater Association.

Hagemann, M.F., 2002. From Tank to Tap: A Chronology of MTBE in Groundwater. Presentation to a meeting of the National Groundwater Association.

Hagemann, M.F., 2002. A Chronology of MTBE in Groundwater and an Estimate of Costs to Address Impacts to Groundwater. Presentation to the annual meeting of the Society of Environmental Journalists.

Hagemann, M.F., 2002. An Estimate of the Cost to Address MTBE Contamination in Groundwater (and Who Will Pay). Presentation to a meeting of the National Groundwater Association.

Hagemann, M.F., 2002. An Estimate of Costs to Address MTBE Releases from Underground Storage Tanks and the Resulting Impact to Drinking Water Wells. Presentation to a meeting of the U.S. EPA and State Underground Storage Tank Program managers.

Hagemann, M.F., 2001. From Tank to Tap: A Chronology of MTBE in Groundwater. Unpublished report.

Hagemann, M.F., 2001. Estimated Cleanup Cost for MTBE in Groundwater Used as Drinking Water. Unpublished report.

Hagemann, M.F., 2001. Estimated Costs to Address MTBE Releases from Leaking Underground Storage Tanks. Unpublished report.

Hagemann, M.F., and VanMouwerik, M., 1999. Potential Water Quality Concerns Related to Snowmobile Usage. Water Resources Division, National Park Service, Technical Report.

VanMouwerik, M. and **Hagemann, M.F**. 1999, Water Quality Concerns Related to Personal Watercraft Usage. Water Resources Division, National Park Service, Technical Report.

Hagemann, M.F., 1999, Is Dilution the Solution to Pollution in National Parks? The George Wright Society Biannual Meeting, Asheville, North Carolina.

Hagemann, M.F., 1997, The Potential for MTBE to Contaminate Groundwater. U.S. EPA Superfund Groundwater Technical Forum Annual Meeting, Las Vegas, Nevada.

Hagemann, M.F., and Gill, M., 1996, Impediments to Intrinsic Remediation, Moffett Field Naval Air Station, Conference on Intrinsic Remediation of Chlorinated Hydrocarbons, Salt Lake City.

Hagemann, M.F., Fukunaga, G.L., 1996, The Vulnerability of Groundwater to Anthropogenic Contaminants on the Island of Maui, Hawaii. Hawaii Water Works Association Annual Meeting, Maui, October 1996.

Hagemann, M. F., Fukanaga, G. L., 1996, Ranking Groundwater Vulnerability in Central Oahu, Hawaii. Proceedings, Geographic Information Systems in Environmental Resources Management, Air and Waste Management Association Publication VIP-61.

Hagemann, M.F., 1994. Groundwater Characterization and Cleanup at Closing Military Bases in California. Proceedings, California Groundwater Resources Association Meeting.

Hagemann, M.F. and Sabol, M.A., 1993. Role of the U.S. EPA in the High Plains States Groundwater Recharge Demonstration Program. Proceedings, Sixth Biennial Symposium on the Artificial Recharge of Groundwater.

Hagemann, M.F., 1993. U.S. EPA Policy on the Technical Impracticability of the Cleanup of DNAPL-contaminated Groundwater. California Groundwater Resources Association Meeting.

Hagemann, M.F., 1992. Dense Nonaqueous Phase Liquid Contamination of Groundwater: An Ounce of Prevention... Proceedings, Association of Engineering Geologists Annual Meeting, v. 35.

Other Experience:

Selected as subject matter expert for the California Professional Geologist licensing examinations, 2009-2011.

Attachment B

SWAPE Technical Consultation, Data Analysis and Litigation Support for the Environment

SOIL WATER AIR PROTECTION ENTERPRISE
2656 29th Street, Suite 201
Santa Monica, California 90405
Attn: Paul Rosenfeld, Ph.D.
Mobil: (310) 795-2335
Office: (310) 452-5555
Fax: (310) 452-5550
Email: prosenfeld@swape.com

Paul Rosenfeld, Ph.D.

Chemical Fate and Transport & Air Dispersion Modeling

Principal Environmental Chemist

Risk Assessment & Remediation Specialist

Education

Ph.D. Soil Chemistry, University of Washington, 1999. Dissertation on volatile organic compound filtration.

M.S. Environmental Science, U.C. Berkeley, 1995. Thesis on organic waste economics.

B.A. Environmental Studies, U.C. Santa Barbara, 1991. Thesis on wastewater treatment.

Professional Experience

Dr. Rosenfeld has over 25 years' experience conducting environmental investigations and risk assessments for evaluating impacts to human health, property, and ecological receptors. His expertise focuses on the fate and transport of environmental contaminants, human health risk, exposure assessment, and ecological restoration. Dr. Rosenfeld has evaluated and modeled emissions from oil spills, landfills, boilers and incinerators, process stacks, storage tanks, confined animal feeding operations, industrial, military and agricultural sources, unconventional oil drilling operations, and locomotive and construction engines. His project experience ranges from monitoring and modeling of pollution sources to evaluating impacts of pollution on workers at industrial facilities and residents in surrounding communities. Dr. Rosenfeld has also successfully modeled exposure to contaminants distributed by water systems and via vapor intrusion.

Dr. Rosenfeld has investigated and designed remediation programs and risk assessments for contaminated sites containing lead, heavy metals, mold, bacteria, particulate matter, petroleum hydrocarbons, chlorinated solvents, pesticides, radioactive waste, dioxins and furans, semi- and volatile organic compounds, PCBs, PAHs, creosote, perchlorate, asbestos, per- and poly-fluoroalkyl substances (PFOA/PFOS), unusual polymers, fuel oxygenates (MTBE), among other pollutants. Dr. Rosenfeld also has experience evaluating greenhouse gas emissions from various projects and is an expert on the assessment of odors from industrial and agricultural sites, as well as the evaluation of odor nuisance impacts and technologies for abatement of odorous emissions. As a principal scientist at SWAPE, Dr. Rosenfeld directs air dispersion modeling and exposure assessments. He has served as an expert witness and testified about pollution sources causing nuisance and/or personal injury at sites and has testified as an expert witness on numerous cases involving exposure to soil, water and air contaminants from industrial, railroad, agricultural, and military sources.

Professional History:

Soil Water Air Protection Enterprise (SWAPE); 2003 to present; Principal and Founding Partner
UCLA School of Public Health; 2007 to 2011; Lecturer (Assistant Researcher)
UCLA School of Public Health; 2003 to 2006; Adjunct Professor
UCLA Environmental Science and Engineering Program; 2002-2004; Doctoral Intern Coordinator
UCLA Institute of the Environment, 2001-2002; Research Associate
Komex H_2O Science, 2001 to 2003; Senior Remediation Scientist
National Groundwater Association, 2002-2004; Lecturer
San Diego State University, 1999-2001; Adjunct Professor
Anteon Corp., San Diego, 2000-2001; Remediation Project Manager
Ogden (now Amec), San Diego, 2000-2000; Remediation Project Manager
Bechtel, San Diego, California, 1999 – 2000; Risk Assessor
King County, Seattle, 1996 – 1999; Scientist
James River Corp., Washington, 1995-96; Scientist
Big Creek Lumber, Davenport, California, 1995; Scientist
Plumas Corp., California and USFS, Tahoe 1993-1995; Scientist
Peace Corps and World Wildlife Fund, St. Kitts, West Indies, 1991-1993; Scientist

Publications:

Remy, L.L., Clay T., Byers, V., **Rosenfeld P. E.** (2019) Hospital, Health, and Community Burden After Oil Refinery Fires, Richmond, California 2007 and 2012. *Environmental Health.* 18:48

Simons, R.A., Seo, Y. **Rosenfeld, P**., (2015) Modeling the Effect of Refinery Emission On Residential Property Value. Journal of Real Estate Research. 27(3):321-342

Chen, J. A, Zapata A. R., Sutherland A. J., Molmen, D.R., Chow, B. S., Wu, L. E., **Rosenfeld, P. E.,** Hesse, R. C., (2012) Sulfur Dioxide and Volatile Organic Compound Exposure To A Community In Texas City Texas Evaluated Using Aermod and Empirical Data. *American Journal of Environmental Science*, 8(6), 622-632.

Rosenfeld, P.E. & Feng, L. (2011). *The Risks of Hazardous Waste.* Amsterdam: Elsevier Publishing.

Cheremisinoff, N.P., & **Rosenfeld, P.E.** (2011). *Handbook of Pollution Prevention and Cleaner Production: Best Practices in the Agrochemical Industry*, Amsterdam: Elsevier Publishing.

Gonzalez, J., Feng, L., Sutherland, A., Waller, C., Sok, H., Hesse, R., **Rosenfeld, P.** (2010). PCBs and Dioxins/Furans in Attic Dust Collected Near Former PCB Production and Secondary Copper Facilities in Sauget, IL. *Procedia Environmental Sciences*. 113–125.

Feng, L., Wu, C., Tam, L., Sutherland, A.J., Clark, J.J., **Rosenfeld, P.E.** (2010). Dioxin and Furan Blood Lipid and Attic Dust Concentrations in Populations Living Near Four Wood Treatment Facilities in the United States. *Journal of Environmental Health*. 73(6), 34-46.

Cheremisinoff, N.P., & **Rosenfeld, P.E.** (2010). *Handbook of Pollution Prevention and Cleaner Production: Best Practices in the Wood and Paper Industries.* Amsterdam: Elsevier Publishing.

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Tam L. K.., Wu C. D., Clark J. J. and **Rosenfeld, P.E.** (2008). A Statistical Analysis Of Attic Dust And Blood Lipid Concentrations Of Tetrachloro-p-Dibenzodioxin (TCDD) Toxicity Equivalency Quotients (TEQ) In Two Populations Near Wood Treatment Facilities. *Organohalogen Compounds*, 70, 002252-002255.

Tam L. K.., Wu C. D., Clark J. J. and **Rosenfeld, P.E.** (2008). Methods For Collect Samples For Assessing Dioxins And Other Environmental Contaminants In Attic Dust: A Review. *Organohalogen Compounds*, 70, 000527-000530.

Hensley, A.R. A. Scott, J. J. J. Clark, **Rosenfeld, P.E.** (2007). Attic Dust and Human Blood Samples Collected near a Former Wood Treatment Facility. *Environmental Research*. 105, 194-197.

Rosenfeld, P.E., J. J. J. Clark, A. R. Hensley, M. Suffet. (2007). The Use of an Odor Wheel Classification for Evaluation of Human Health Risk Criteria for Compost Facilities. *Water Science & Technology* 55(5), 345-357.

Rosenfeld, P. E., M. Suffet. (2007). The Anatomy Of Odour Wheels For Odours Of Drinking Water, Wastewater, Compost And The Urban Environment. *Water Science & Technology* 55(5), 335-344.

Sullivan, P. J. Clark, J.J.J., Agardy, F. J., **Rosenfeld, P.E.** (2007). *Toxic Legacy, Synthetic Toxins in the Food, Water, and Air in American Cities.* Boston Massachusetts: Elsevier Publishing

Rosenfeld, P.E., and Suffet I.H. (2004). Control of Compost Odor Using High Carbon Wood Ash. *Water Science and Technology*. 49(9),171-178.

Rosenfeld P. E., J.J. Clark, I.H. (Mel) Suffet (2004). The Value of An Odor-Quality-Wheel Classification Scheme For The Urban Environment. *Water Environment Federation's Technical Exhibition and Conference (WEFTEC) 2004*. New Orleans, October 2-6, 2004.

Rosenfeld, P.E., and Suffet, I.H. (2004). Understanding Odorants Associated With Compost, Biomass Facilities, and the Land Application of Biosolids. *Water Science and Technology*. 49(9), 193-199.

Rosenfeld, P.E., and Suffet I.H. (2004). Control of Compost Odor Using High Carbon Wood Ash, *Water Science and Technology*, 49(9), 171-178.

Rosenfeld, P. E., Grey, M. A., Sellew, P. (2004). Measurement of Biosolids Odor and Odorant Emissions from Windrows, Static Pile and Biofilter. *Water Environment Research*. 76(4), 310-315.

Rosenfeld, P.E., Grey, M and Suffet, M. (2002). Compost Demonstration Project, Sacramento California Using High-Carbon Wood Ash to Control Odor at a Green Materials Composting Facility. *Integrated Waste Management Board Public Affairs Office*, Publications Clearinghouse (MS–6), Sacramento, CA Publication #442-02-008.

Rosenfeld, P.E., and C.L. Henry. (2001). Characterization of odor emissions from three different biosolids. *Water Soil and Air Pollution*. 127(1-4), 173-191.

Rosenfeld, P.E., and Henry C. L., (2000). Wood ash control of odor emissions from biosolids application. *Journal of Environmental Quality*. 29, 1662-1668.

Rosenfeld, P.E., C.L. Henry and D. Bennett. (2001). Wastewater dewatering polymer affect on biosolids odor emissions and microbial activity. *Water Environment Research*. 73(4), 363-367.

Rosenfeld, P.E., and C.L. Henry. (2001). Activated Carbon and Wood Ash Sorption of Wastewater, Compost, and Biosolids Odorants. *Water Environment Research*, 73, 388-393.

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Chollack, T. and **P. Rosenfeld. (**1998). Compost Amendment Handbook For Landscaping. Prepared for and distributed by the City of Redmond, Washington State.

Rosenfeld, P. E. (1992). The Mount Liamuiga Crater Trail. *Heritage Magazine of St. Kitts*, 3(2).

Rosenfeld, P. E. (1993). High School Biogas Project to Prevent Deforestation On St. Kitts. *Biomass Users Network*, 7(1).

Rosenfeld, P. E. (1998). Characterization, Quantification, and Control of Odor Emissions From Biosolids Application To Forest Soil. Doctoral Thesis. University of Washington College of Forest Resources.

Rosenfeld, P. E. (1994). Potential Utilization of Small Diameter Trees on Sierra County Public Land. Masters thesis reprinted by the Sierra County Economic Council. Sierra County, California.

Rosenfeld, P. E. (1991). How to Build a Small Rural Anaerobic Digester & Uses Of Biogas In The First And Third World. Bachelors Thesis. University of California.

Presentations:

Rosenfeld, P.E., "The science for Perfluorinated Chemicals (PFAS): What makes remediation so hard?" Law Seminars International, (May 9-10, 2018) 800 Fifth Avenue, Suite 101 Seattle, WA.

Rosenfeld, P.E., Sutherland, A; Hesse, R.; Zapata, A. (October 3-6, 2013). Air dispersion modeling of volatile organic emissions from multiple natural gas wells in Decatur, TX. *44th Western Regional Meeting, American Chemical Society.* Lecture conducted from Santa Clara, CA.

Sok, H.L.; Waller, C.C.; Feng, L.; Gonzalez, J.; Sutherland, A.J.; Wisdom-Stack, T.; Sahai, R.K.; Hesse, R.C.; **Rosenfeld, P.E.** (June 20-23, 2010). Atrazine: A Persistent Pesticide in Urban Drinking Water. *Urban Environmental Pollution*. Lecture conducted from Boston, MA.

Feng, L.; Gonzalez, J.; Sok, H.L.; Sutherland, A.J.; Waller, C.C.; Wisdom-Stack, T.; Sahai, R.K.; La, M.; Hesse, R.C.; **Rosenfeld, P.E.** (June 20-23, 2010). Bringing Environmental Justice to East St. Louis, Illinois. *Urban Environmental Pollution.* Lecture conducted from Boston, MA.

Rosenfeld, P.E. (April 19-23, 2009). Perfluoroctanoic Acid (PFOA) and Perfluoroactane Sulfonate (PFOS) Contamination in Drinking Water From the Use of Aqueous Film Forming Foams (AFFF) at Airports in the United States. *2009 Ground Water Summit and 2009 Ground Water Protection Council Spring Meeting*, Lecture conducted from Tuscon, AZ.

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Wu, C., Tam, L., Clark, J., **Rosenfeld, P**. (20-22 July, 2009). Dioxin and furan blood lipid concentrations in populations living near four wood treatment facilities in the United States. Brebbia, C.A. and Popov, V., eds., *Air Pollution XVII: Proceedings of the Seventeenth International Conference on Modeling, Monitoring and Management of Air Pollution*. Lecture conducted from Tallinn, Estonia.

Rosenfeld, P. E. (October 15-18, 2007). Moss Point Community Exposure To Contaminants From A Releasing Facility. *The 23rd Annual International Conferences on Soils Sediment and Water.* Platform lecture conducted from University of Massachusetts, Amherst MA.

Rosenfeld, P. E. (October 15-18, 2007). The Repeated Trespass of Tritium-Contaminated Water Into A Surrounding Community Form Repeated Waste Spills From A Nuclear Power Plant. *The 23rd Annual International*

Conferences on Soils Sediment and Water. Platform lecture conducted from University of Massachusetts, Amherst MA.

Rosenfeld, P. E. (October 15-18, 2007). Somerville Community Exposure To Contaminants From Wood Treatment Facility Emissions. The *23rd Annual International Conferences on Soils Sediment and Water*. Lecture conducted from University of Massachusetts, Amherst MA.

Rosenfeld P. E. (March 2007). Production, Chemical Properties, Toxicology, & Treatment Case Studies of 1,2,3-Trichloropropane (TCP). *The Association for Environmental Health and Sciences (AEHS) Annual Meeting*. Lecture conducted from San Diego, CA.

Rosenfeld P. E. (March 2007). Blood and Attic Sampling for Dioxin/Furan, PAH, and Metal Exposure in Florala, Alabama. *The AEHS Annual Meeting.* Lecture conducted from San Diego, CA.

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Hensley A.R., Scott, A., **Rosenfeld P.E.,** Clark, J.J.J. (November 4-8, 2006). Dioxin Containing Attic Dust And Human Blood Samples Collected Near A Former Wood Treatment Facility. *APHA 134 Annual Meeting & Exposition.* Lecture conducted from Boston Massachusetts.

Paul Rosenfeld Ph.D. (October 24-25, 2005). Fate, Transport and Persistence of PFOA and Related Chemicals. Mealey's C8/PFOA. *Science, Risk & Litigation Conference.* Lecture conducted from The Rittenhouse Hotel, Philadelphia, PA.

Paul Rosenfeld Ph.D. (September 19, 2005). Brominated Flame Retardants in Groundwater: Pathways to Human Ingestion, *Toxicology and Remediation PEMA Emerging Contaminant Conference*. Lecture conducted from Hilton Hotel, Irvine California.

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Paul Rosenfeld Ph.D. (September 26-27, 2005). Fate, Transport and Persistence of PDBEs. *Mealey's Groundwater Conference.* Lecture conducted from Ritz Carlton Hotel, Marina Del Ray, California.

Paul Rosenfeld Ph.D. (June 7-8, 2005). Fate, Transport and Persistence of PFOA and Related Chemicals. *International Society of Environmental Forensics: Focus On Emerging Contaminants*. Lecture conducted from Sheraton Oceanfront Hotel, Virginia Beach, Virginia.

Paul Rosenfeld Ph.D. (July 21-22, 2005). Fate Transport, Persistence and Toxicology of PFOA and Related Perfluorochemicals. *2005 National Groundwater Association Ground Water And Environmental Law Conference*. Lecture conducted from Wyndham Baltimore Inner Harbor, Baltimore Maryland.

Paul Rosenfeld Ph.D. (July 21-22, 2005). Brominated Flame Retardants in Groundwater: Pathways to Human Ingestion, Toxicology and Remediation. *2005 National Groundwater Association Ground Water and Environmental Law Conference.* Lecture conducted from Wyndham Baltimore Inner Harbor, Baltimore Maryland.

Paul Rosenfeld, Ph.D. and James Clark Ph.D. and Rob Hesse R.G. (May 5-6, 2004). Tert-butyl Alcohol Liability and Toxicology, A National Problem and Unquantified Liability. *National Groundwater Association. Environmental Law Conference*. Lecture conducted from Congress Plaza Hotel, Chicago Illinois.

Paul Rosenfeld, Ph.D. (March 2004). Perchlorate Toxicology. *Meeting of the American Groundwater Trust*. Lecture conducted from Phoenix Arizona.

Hagemann, M.F., **Paul Rosenfeld, Ph.D.** and Rob Hesse (2004). Perchlorate Contamination of the Colorado River. *Meeting of tribal representatives*. Lecture conducted from Parker, AZ.

Paul Rosenfeld, Ph.D. (April 7, 2004). A National Damage Assessment Model For PCE and Dry Cleaners. *Drycleaner Symposium. California Ground Water Association*. Lecture conducted from Radison Hotel, Sacramento, California.

Rosenfeld, P. E., Grey, M., (June 2003) Two stage biofilter for biosolids composting odor control. *Seventh International In Situ And On Site Bioremediation Symposium Battelle Conference* Orlando, FL.

Paul Rosenfeld, Ph.D. and James Clark Ph.D. (February 20-21, 2003) Understanding Historical Use, Chemical Properties, Toxicity and Regulatory Guidance of 1,4 Dioxane. *National Groundwater Association. Southwest Focus Conference. Water Supply and Emerging Contaminants*.. Lecture conducted from Hyatt Regency Phoenix Arizona.

Paul Rosenfeld, Ph.D. (February 6-7, 2003). Underground Storage Tank Litigation and Remediation. *California CUPA Forum*. Lecture conducted from Marriott Hotel, Anaheim California.

Paul Rosenfeld, Ph.D. (October 23, 2002) Underground Storage Tank Litigation and Remediation. *EPA Underground Storage Tank Roundtable*. Lecture conducted from Sacramento California.

Rosenfeld, P.E. and Suffet, M. (October 7- 10, 2002). Understanding Odor from Compost, *Wastewater and Industrial Processes. Sixth Annual Symposium On Off Flavors in the Aquatic Environment. International Water Association*. Lecture conducted from Barcelona Spain.

Rosenfeld, P.E. and Suffet, M. (October 7- 10, 2002). Using High Carbon Wood Ash to Control Compost Odor. *Sixth Annual Symposium On Off Flavors in the Aquatic Environment. International Water Association*. Lecture conducted from Barcelona Spain.

Rosenfeld, P.E. and Grey, M. A. (September 22-24, 2002). Biocycle Composting For Coastal Sage Restoration. *Northwest Biosolids Management Association*. Lecture conducted from Vancouver Washington..

Rosenfeld, P.E. and Grey, M. A. (November 11-14, 2002). Using High-Carbon Wood Ash to Control Odor at a Green Materials Composting Facility. *Soil Science Society Annual Conferenc*e. Lecture conducted from Indianapolis, Maryland.

Rosenfeld. P.E. (September 16, 2000). Two stage biofilter for biosolids composting odor control. *Water Environment Federation.* Lecture conducted from Anaheim California.

Rosenfeld. P.E. (October 16, 2000). Wood ash and biofilter control of compost odor. *Biofest.* Lecture conducted from Ocean Shores, California.

Rosenfeld, P.E. (2000). Bioremediation Using Organic Soil Amendments. *California Resource Recovery Association*. Lecture conducted from Sacramento California.

Rosenfeld, P.E., C.L. Henry, R. Harrison. (1998). Oat and Grass Seed Germination and Nitrogen and Sulfur Emissions Following Biosolids Incorporation With High-Carbon Wood-Ash. *Water Environment Federation 12th Annual Residuals and Biosolids Management Conference Proceedings*. Lecture conducted from Bellevue Washington.

Rosenfeld, P.E., and C.L. Henry. (1999). An evaluation of ash incorporation with biosolids for odor reduction. *Soil Science Society of America*. Lecture conducted from Salt Lake City Utah.

Rosenfeld, P.E., C.L. Henry, R. Harrison. (1998). Comparison of Microbial Activity and Odor Emissions from Three Different Biosolids Applied to Forest Soil. *Brown and Caldwell.* Lecture conducted from Seattle Washington.

Rosenfeld, P.E., C.L. Henry. (1998). Characterization, Quantification, and Control of Odor Emissions from Biosolids Application To Forest Soil. *Biofest.* Lecture conducted from Lake Chelan, Washington.

Rosenfeld, P.E, C.L. Henry, R. Harrison. (1998). Oat and Grass Seed Germination and Nitrogen and Sulfur Emissions Following Biosolids Incorporation With High-Carbon Wood-Ash. Water Environment Federation 12th Annual Residuals and Biosolids Management Conference Proceedings. Lecture conducted from Bellevue Washington.

Rosenfeld, P.E., C.L. Henry, R. B. Harrison, and R. Dills. (1997). Comparison of Odor Emissions From Three Different Biosolids Applied to Forest Soil. *Soil Science Society of America*. Lecture conducted from Anaheim California.

Teaching Experience:

UCLA Department of Environmental Health (Summer 2003 through 20010) Taught Environmental Health Science 100 to students, including undergrad, medical doctors, public health professionals and nurses. Course focused on the health effects of environmental contaminants.

National Ground Water Association, Successful Remediation Technologies. Custom Course in Sante Fe, New Mexico. May 21, 2002. Focused on fate and transport of fuel contaminants associated with underground storage tanks.

National Ground Water Association; Successful Remediation Technologies Course in Chicago Illinois. April 1, 2002. Focused on fate and transport of contaminants associated with Superfund and RCRA sites.

California Integrated Waste Management Board, April and May, 2001. Alternative Landfill Caps Seminar in San Diego, Ventura, and San Francisco. Focused on both prescriptive and innovative landfill cover design.

UCLA Department of Environmental Engineering, February 5, 2002. Seminar on Successful Remediation Technologies focusing on Groundwater Remediation.

University Of Washington, Soil Science Program, Teaching Assistant for several courses including: Soil Chemistry, Organic Soil Amendments, and Soil Stability.

U.C. Berkeley, Environmental Science Program Teaching Assistant for Environmental Science 10.

Academic Grants Awarded:

California Integrated Waste Management Board. $41,000 grant awarded to UCLA Institute of the Environment. Goal: To investigate effect of high carbon wood ash on volatile organic emissions from compost. 2001.

Synagro Technologies, Corona California: $10,000 grant awarded to San Diego State University.
Goal: investigate effect of biosolids for restoration and remediation of degraded coastal sage soils. 2000.

King County, Department of Research and Technology, Washington State. $100,000 grant awarded to University of Washington: Goal: To investigate odor emissions from biosolids application and the effect of polymers and ash on VOC emissions. 1998.

Northwest Biosolids Management Association, Washington State. $20,000 grant awarded to investigate effect of polymers and ash on VOC emissions from biosolids. 1997.

James River Corporation, Oregon: $10,000 grant was awarded to investigate the success of genetically engineered Poplar trees with resistance to round-up. 1996.

United State Forest Service, Tahoe National Forest: $15,000 grant was awarded to investigating fire ecology of the Tahoe National Forest. 1995.

Kellogg Foundation, Washington D.C. $500 grant was awarded to construct a large anaerobic digester on St. Kitts in West Indies. 1993

Deposition and/or Trial Testimony:

In the Circuit Court Of The Twentieth Judicial Circuit, St Clair County, Illinois
Martha Custer et al., Plaintiff vs. Cerro Flow Products, Inc., Defendants
Case No.: No. 0i9-L-2295
Rosenfeld Deposition, 5-14-2021
Trial, October 8-4-2021

In the Circuit Court of Cook County Illinois
Joseph Rafferty, Plaintiff vs. Consolidated Rail Corporation and National Railroad Passenger Corporation d/b/a AMTRAK,
Case No.: No. 18-L-6845
Rosenfeld Deposition, 6-28-2021

In the United States District Court For the Northern District of Illinois
Theresa Romcoe, Plaintiff vs. Northeast Illinois Regional Commuter Railroad Corporation d/b/a METRA Rail, Defendants
Case No.: No. 17-cv-8517
Rosenfeld Deposition, 5-25-2021

In the Superior Court of the State of Arizona In and For the Cunty of Maricopa
Mary Tryon et al., Plaintiff vs. The City of Pheonix v. Cox Cactus Farm, L.L.C., Utah Shelter Systems, Inc.
Case Number CV20127-094749
Rosenfeld Deposition: 5-7-2021

In the United States District Court for the Eastern District of Texas Beaumont Division
Robinson, Jeremy et al *Plaintiffs*, vs. CNA Insurance Company et al.
Case Number 1:17-cv-000508
Rosenfeld Deposition: 3-25-2021

In the Superior Court of the State of California, County of San Bernardino
Gary Garner, Personal Representative for the Estate of Melvin Garner vs. BNSF Railway Company.
Case No. 1720288
Rosenfeld Deposition 2-23-2021

In the Superior Court of the State of California, County of Los Angeles, Spring Street Courthouse
Benny M Rodriguez vs. Union Pacific Railroad, A Corporation, et al.
Case No. 18STCV01162
Rosenfeld Deposition 12-23-2020

In the Circuit Court of Jackson County, Missouri
Karen Cornwell, *Plaintiff,* vs. Marathon Petroleum, LP, *Defendant.*
Case No.: 1716-CV10006
Rosenfeld Deposition. 8-30-2019

In the United States District Court For The District of New Jersey
Duarte et al, *Plaintiffs,* vs. United States Metals Refining Company et. al. *Defendant.*
Case No.: 2:17-cv-01624-ES-SCM
Rosenfeld Deposition. 6-7-2019

In the United States District Court of Southern District of Texas Galveston Division
M/T Carla Maersk, *Plaintiffs,* vs. Conti 168., Schiffahrts-GMBH & Co. Bulker KG MS "Conti Perdido" *Defendant.*
Case No.: 3:15-CV-00106 consolidated with 3:15-CV-00237
Rosenfeld Deposition. 5-9-2019

In The Superior Court of the State of California In And For The County Of Los Angeles – Santa Monica
Carole-Taddeo-Bates et al., vs. Ifran Khan et al., Defendants
Case No.: No. BC615636
Rosenfeld Deposition, 1-26-2019

In The Superior Court of the State of California In And For The County Of Los Angeles – Santa Monica
The San Gabriel Valley Council of Governments et al. vs El Adobe Apts. Inc. et al., Defendants
Case No.: No. BC646857
Rosenfeld Deposition, 10-6-2018; Trial 3-7-19

In United States District Court For The District of Colorado
Bells et al. Plaintiff vs. The 3M Company et al., Defendants
Case No.: 1:16-cv-02531-RBJ
Rosenfeld Deposition, 3-15-2018 and 4-3-2018

In The District Court Of Regan County, Texas, 112th Judicial District
Phillip Bales et al., Plaintiff vs. Dow Agrosciences, LLC, et al., Defendants
Cause No.: 1923
Rosenfeld Deposition, 11-17-2017

In The Superior Court of the State of California In And For The County Of Contra Costa
Simons et al., Plaintiffs vs. Chevron Corporation, et al., Defendants
Cause No C12-01481
Rosenfeld Deposition, 11-20-2017

In The Circuit Court Of The Twentieth Judicial Circuit, St Clair County, Illinois
Martha Custer et al., Plaintiff vs. Cerro Flow Products, Inc., Defendants
Case No.: No. 0i9-L-2295
Rosenfeld Deposition, 8-23-2017

In United States District Court For The Southern District of Mississippi
Guy Manuel vs. The BP Exploration et al., Defendants
Case: No 1:19-cv-00315-RHW
Rosenfeld Deposition, 4-22-2020

In The Superior Court of the State of California, For The County of Los Angeles
Warrn Gilbert and Penny Gilber, Plaintiff vs. BMW of North America LLC
Case No.: LC102019 (c/w BC582154)
Rosenfeld Deposition, 8-16-2017, Trail 8-28-2018

In the Northern District Court of Mississippi, Greenville Division
Brenda J. Cooper, et al., *Plaintiffs,* vs. Meritor Inc., et al., *Defendants*
Case Number: 4:16-cv-52-DMB-JVM
Rosenfeld Deposition: July 2017

In The Superior Court of the State of Washington, County of Snohomish
Michael Davis and Julie Davis et al., Plaintiff vs. Cedar Grove Composting Inc., Defendants
Case No.: No. 13-2-03987-5
Rosenfeld Deposition, February 2017
Trial, March 2017

In The Superior Court of the State of California, County of Alameda
Charles Spain., Plaintiff vs. Thermo Fisher Scientific, et al., Defendants
Case No.: RG14711115
Rosenfeld Deposition, September 2015

In The Iowa District Court In And For Poweshiek County
Russell D. Winburn, et al., Plaintiffs vs. Doug Hoksbergen, et al., Defendants
Case No.: LALA002187
Rosenfeld Deposition, August 2015

In The Circuit Court of Ohio County, West Virginia
Robert Andrews, et al. v. Antero, et al.
Civil Action N0. 14-C-30000
Rosenfeld Deposition, June 2015

In The Iowa District Court For Muscatine County
Laurie Freeman et. al. Plaintiffs vs. Grain Processing Corporation, Defendant
Case No 4980
Rosenfeld Deposition: May 2015

In the Circuit Court of the 17th Judicial Circuit, in and For Broward County, Florida
Walter Hinton, et. al. Plaintiff, vs. City of Fort Lauderdale, Florida, a Municipality, Defendant.
Case Number CACE07030358 (26)
Rosenfeld Deposition: December 2014

In the County Court of Dallas County Texas
Lisa Parr et al, *Plaintiff*, vs. Aruba et al, *Defendant.*
Case Number cc-11-01650-E
Rosenfeld Deposition: March and September 2013
Rosenfeld Trial: April 2014

In the Court of Common Pleas of Tuscarawas County Ohio
John Michael Abicht, et al., *Plaintiffs,* vs. Republic Services, Inc., et al., *Defendants*
Case Number: 2008 CT 10 0741 (Cons. w/ 2009 CV 10 0987)
Rosenfeld Deposition: October 2012

In the United States District Court for the Middle District of Alabama, Northern Division
James K. Benefield, et al., *Plaintiffs*, vs. International Paper Company, *Defendant*.
Civil Action Number 2:09-cv-232-WHA-TFM
Rosenfeld Deposition: July 2010, June 2011

In the Circuit Court of Jefferson County Alabama
Jaeanette Moss Anthony, et al., *Plaintiffs*, vs. Drummond Company Inc., et al., *Defendants*
Civil Action No. CV 2008-2076
Rosenfeld Deposition: September 2010

In the United States District Court, Western District Lafayette Division
Ackle et al., *Plaintiffs*, vs. Citgo Petroleum Corporation, et al., *Defendants*.
Case Number 2:07CV1052
Rosenfeld Deposition: July 2009

EXHIBIT B

Scott Cashen, M.S.—Independent Biological Resources Consultant

December 30, 2021

Aidan P. Marshall
Adams Broadwell Joseph & Cardozo
601 Gateway Boulevard, Suite 1000
South San Francisco, CA 94080

Subject: Comments on the Draft Environmental Impact Report for the South Ontario Logistics Center Specific Plan Project

Dear Mr. Marshall:

This letter contains my comments on the Draft Environmental Impact Report ("DEIR") prepared by the City of Ontario ("City") for the South Ontario Logistics Center Specific Plan Project ("Project"). Grove Land Venture, LLC ("Applicant") is proposing development of up to 5,333,518 square feet of business park and industrial uses on approximately 219 acres of land in the southwest portion of the City.

I am an environmental biologist with 28 years of professional experience in wildlife biology and natural resources management. I have served as a biological resources expert for over 150 projects in California. My experience and scope of work in this regard has included assisting various clients with evaluations of biological resource issues, reviewing environmental compliance documents prepared pursuant to the California Environmental Quality Act ("CEQA") and the National Environmental Policy Act ("NEPA"), and submitting written comments in response to CEQA and NEPA documents. My work has included the preparation of written and oral testimony for the California Energy Commission, California Public Utilities Commission, and Federal courts. My educational background includes a B.S. in Resource Management from the University of California at Berkeley, and a M.S. in Wildlife and Fisheries Science from the Pennsylvania State University. A copy of my current curriculum vitae is attached hereto.

The comments herein are based on my review of the environmental documents prepared for the Project, a review of scientific literature pertaining to biological resources known to occur in the Project area, consultations with other biological resource experts, and the knowledge and experience I have acquired during my 28-year career in the field of natural resources management.

1

ENVIRONMENTAL SETTING

Burrowing Owl

"Essential Habitat" for burrowing owls includes nesting, foraging, wintering, and dispersal habitat.[1] As a result, an accurate assessment of Project-level and cumulative impacts to burrowing owls requires baseline data on burrowing owl use of the Project site during both the breeding and non-breeding seasons. Contrary to California Department of Fish and Wildlife ("CDFW") guidance,[2] the Applicant did not conduct surveys to ascertain burrowing owl use of the Project site during the non-breeding season (i.e., during migration and winter).[3]

The DEIR claims: "BUOW Focused surveys were conducted for the entire Project site which includes both Phase I and future development areas."[4] The DEIR's claim is false: the burrowing owl ("BUOW") survey report clearly states that the surveys were limited to the 130 acres that would be developed during Phase 1 of the Project, and that "the additional acreage [within the specific plan boundary] was not included in this focused BUOW study."[5]

Swainson's Hawk

Swainson's hawk nests are extremely difficult to locate during certain times of the year and even the most experienced surveyor will miss them.[6] As a result, the CDFW recommends project proponents implement the Swainson's hawk survey protocol developed by the Swainson's Hawk Technical Advisory Committee.[7] The protocol is designed to "maximize the potential for locating nesting Swainson's hawks, and thus reducing the potential for nest failures as a result of project activities/disturbances."[8]

In 2001, the City, Endangered Habitats League, and Sierra Club signed a settlement agreement related to the City's adoption of the Final EIR for the Ontario Sphere of Influence (New Model Colony) General Plan Amendment. The settlement agreement requires biological surveys pursuant to formally adopted protocols for proposed development projects in the New Model Colony ("NMC") area (which encompasses the Project site).[9] The purpose of these surveys is to determine whether species listed as threatened, endangered, or of special concern are present at a proposed project site prior to CEQA review of that project.[10] Although the Applicant's biological resources consultant concluded that the Project site provides potential habitat for the Swainson's hawk (a threatened species), and that Swainson's hawks may be present at the

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[1] California Department of Fish and Game. 2012. Staff Report on Burrowing Owl Mitigation, p. 24.
[2] DEIR, Appendix A, CDFW NOP comments, p. 4.
[3] DEIR, Appendix C3, p. 7.
[4] DEIR, p. 4.3-20.
[5] DEIR, Appendix C3, p.3 and Plate 2.
[6] Swainson's Hawk Technical Advisory Committee. 2000. Recommended Timing and Methodology for Swainson's Hawk Nesting Surveys in California's Central Valley. p. 3.
[7] *See* California Department of Fish and Wildlife. 2021. Survey and Monitoring Protocols and Guidelines [website]. Available at: <https://wildlife.ca.gov/Conservation/Survey-Protocols#377281284-birds>. (Accessed 21 Dec 2021).
[8] Swainson's Hawk Technical Advisory Committee. 2000. Recommended Timing and Methodology for Swainson's Hawk Nesting Surveys in California's Central Valley. p. 1.
[9] Settlement Agreement, p. 7.
[10] *Ibid.*

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Project site, protocol-level surveys were not conducted.[11] This violates the terms of the settlement agreement and precludes the public's ability to understand the severity of Project impacts on the Swainson's hawk.

Wetlands and Other Jurisdictional Waters

According to the DEIR, the Project site contains approximately 19 acres of stock/retention ponds and channels, but "the ponds are dry."[12] This information is inconsistent with the photographs in the Applicant's biological resources report and with Google Earth imagery. Two of the site photographs in the biological resources report show ponded water in a stock pond and stock pond channel.[13] Time lapse imagery available from Google Earth shows ponded water at various locations throughout the Project site during every year between 2002 and 2021.

The DEIR argues the stock/retention ponds and channels at the Project site are not Waters of the United States, nor are they considered jurisdictional under the CDFW Lake and Streambed Alteration Program.[14] According to the DEIR:

> "The man-made ponds and channels are not connected to a natural stream, nor do they divert natural flow from any river, stream or lake. The stock ponds are not considered jurisdictional under the CDFW Lake and Streambed Alteration Program. The program states: "An entity shall not substantially divert or obstruct the natural flow of, or substantially change or use any material from the bed, channel, or bank of, any river, stream, or lake, or deposit or dispose of debris, waste, or other material containing crumbled, flaked, or ground pavement where it may pass into any river, stream, or lake…". Therefore, the stock ponds on the Project site are not a "natural flow" of a stream, river, or lake, and would not be considered jurisdictional by CDFW."[15]

The DEIR has misinterpreted CDFW's jurisdiction. Section 1602 of California Fish and Game Code prohibits an entity from substantially diverting or obstructing the natural flow of an aquatic feature, but it is not limited to aquatic features that were created "naturally."[16] This is reflected in the City's General Plan EIR, which recognized: "[t]he NMC contains dairy manure water retention basins, irrigation ponds, livestock watering, and man-made lakes. In addition, fields under cultivation or left fallow accumulate surface waters in ponds or ditches. The CDFG [now CDFW] may have jurisdiction over these water bodies, but they are not expected to come under [federal] jurisdiction."[17]

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[11] DEIR, Appendix C1 (General Biological Assessment), p. 10.
[12] DEIR, p. 4.3-2.
[13] DEIR, Appendix C (photographs) to Appendix C1 (General Biological Assessment).
[14] DEIR, p. 4.3-11.
[15] *Ibid.*
[16] CDFW's jurisdiction within altered or artificial waterways is dependent on the value of those waterways to fish and wildlife. *See* California Department of Fish and Wildlife. 2021. LSA Questions and Answers [webpage]. Available at: <https://wildlife.ca.gov/Conservation/Environmental-Review/LSA/Q-and-A>. (Accessed 19 Dec 2021).
[17] City of Ontario. 2009. The Ontario Plan Draft EIR. p. 5.4-29.

3

In addition to being potentially jurisdictional under California Fish and Game Code, the aquatic features at the Project site may qualify as wetlands or other waters of the state under the jurisdiction of the State Water Resources Control Board (which has broader jurisdiction than the U.S. Army Corps of Engineers' jurisdiction under the federal Clean Water Act).[18] The DEIR fails to address whether the aquatic features at the Project site are waters of the state. According to the State Water Resources Control Board, artificial wetlands may qualify as waters of the state, and "[i]f an aquatic feature meets the wetland definition, the burden is on the applicant to demonstrate that the wetland is not a water of the state."[19]

In addition to the 19 acres of stock/retention ponds and channels, there are several areas within the Project site that periodically contain ponded water (Figures 1 through 3, below). These aquatic features occur on hydric soils and therefore may qualify as wetlands.[20] Because the Applicant has not conducted a wetland delineation, there is no evidence supporting the City's determination that the Project would have no adverse effects on State protected wetlands.



Figure 1. Ponded water (blue arrows) at the Project site on January 31, 2009. Yellow polygons depict approximate boundaries of the stock/retention ponds mapped in the Applicant's biological resources report.

[18] State Water Resources Control Board. 2019. State Wetland Definition and Procedures for Discharges of Dredged or Fill Material to Waters of the State. Staff Report Including the Substitute Environmental Documentation. pp. 17 and 20.
[19] State Water Resources Control Board. 2019. State Wetland Definition and Procedures for Discharges of Dredged or Fill Material to Waters of the State. p. 3.
[20] Soil Survey Staff, Natural Resources Conservation Service, United States Department of Agriculture. Web Soil Survey. Available at: <http://websoilsurvey.sc.egov.usda.gov/>. (Accessed 20 Dec 2021).

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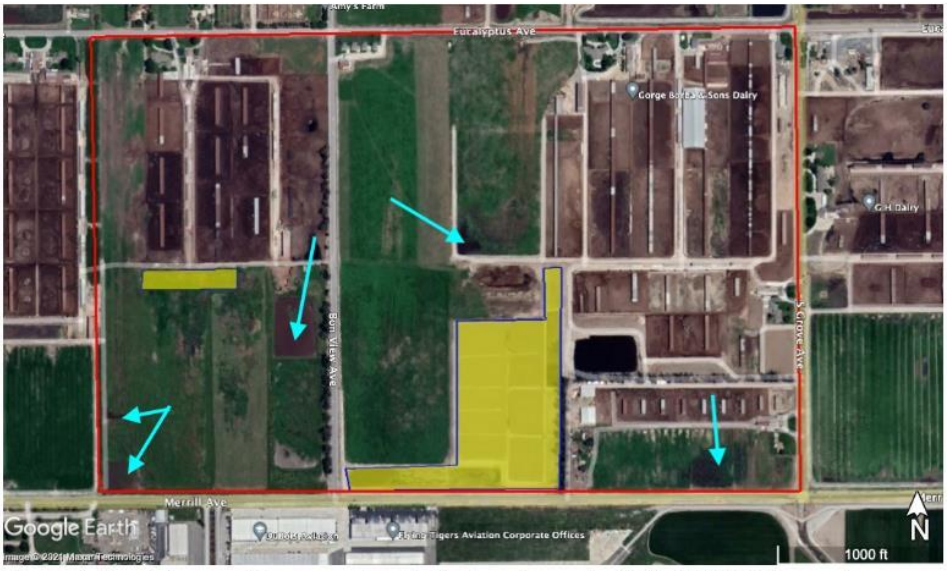


Figure 2. Ponded water (blue arrows) at the Project site on April 15, 2020. Yellow polygons depict approximate boundaries of the stock/retention ponds mapped in the Applicant's biological resources report.



Figure 3. Ponded area in the southwest corner of the Project site. Imagery dated February 2020.

5

Western Spadefoot

The Applicant's biological resources report provides the following assessment of the potential for the western spadefoot to occur at the Project site: "[v]ernal pools are essential for breeding and egg laying. No habitat for this species present. Not present."[21] This information is inconsistent with the biology of the species. Western spadefoots are not limited to vernal pools for breeding and egg laying: they breed and lay their eggs in a variety of permanent and temporary pools, including pools that occur in highly disturbed environments (e.g., roadside ditches and stock ponds).[22] As a result, western spadefoots have the potential to occur at the Project site, and because the DEIR does not incorporate mitigation, Project impacts on the species remain potentially significant.

Other Special-Status Species

The DEIR fails to address all of the special-status bird species that have been detected at, or that have the potential to occur at, the Project site. These include the long-billed curlew, mountain plover, white-faced ibis, northern harrier, ferruginous hawk, white-tailed kite, and loggerhead shrike.[23] Development of the Project would have potentially significant impacts on habitat for these species, and thus, they must be analyzed in the DEIR.

PROJECT IMPACTS

The DEIR provides the following analysis of the Project's impacts on special-status animal species:

> "The Tricolored blackbird, Grasshopper sparrow, Great blue heron, Swainson's hawk, California glossy snake, Western Pond Turtle, Western mastiff bat, Yellow rail, California horned lark, and Merlin have the potential to be on-site due to suitable habitat for foraging and nesting purposes. Therefore, implementation of MM BIO-1 will require the removal of suitable vegetation be conducted during the off-season and that any nesting surveys occur prior to construction start in accordance with local and state policy and regulations (refer to MM BIO-1 below). With implementation of MM BIO-1, the potential for a species to inhabit the site is reduced to less than significant."[24]

There are several problems with the DEIR's analysis. First, the DEIR fails to identify how these 10 species might be impacted by the Project (e.g., direct mortality during construction, habitat loss, disturbance caused by noise and human activity, etc.). This precludes understanding of the

[21] DEIR, Appendix B to Appendix C1 (General Biological Assessment).
[22] United States Fish and Wildlife Service. 2005. Recovery Plan for Vernal Pool Ecosystems of California and Southern Oregon. Portland, Oregon. pp. II-226 through -232. *See also* Thomson RC, Wright AN, Shaffer HB. 2016. California Amphibian and Reptile Species of Special Concern. University of California Press, Oakland, California. p. 133.
[23] eBird. 2021. eBird: An online database of bird distribution and abundance [web application]. eBird, Ithaca, New York. Available at: <http://www.ebird.org>. (Accessed 23 Dec 2021). *See also* City of Ontario. 2009. The Ontario Plan Draft EIR, Section 5.4.
[24] DEIR, p. 4.3-18.

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Project's potentially significant impacts and whether MM BIO-1 would sufficiently mitigate those (unspecified) impacts to less-than significant levels.

Second, the DEIR fails to provide the context needed to evaluate the significance thresholds listed in the DEIR. For example, it impossible to evaluate whether the Project would "reduce habitat availability sufficiently to constrain the distribution of a species and not allow for natural changes in distributional patterns over time"[25] because the DEIR provides no information on the current distribution of each species and the availability of its habitat.

Third, removal of vegetation during the "off-season" would minimize direct impacts on nesting birds, but it would not mitigate the permanent loss of nesting habitat, nor would it mitigate impacts to birds that use the Project site for "foraging purposes." Furthermore, it would not mitigate impacts to the western pond turtle, western mastiff bat, or California glossy snake.

Fourth, the DEIR does not incorporate mitigation for habitat loss, which is the primary threat to the special-status species that may occur at the Project site.[26] The Notice of Preparation ("NOP") comment letter issued by the CDFW states: "[f]or unavoidable impacts, onsite habitat restoration and/or enhancement, and preservation should be evaluated and discussed in detail. Where habitat preservation is not available onsite, offsite land acquisition, management, and preservation should be evaluated and discussed in detail."[27] The DEIR does not provide this evaluation and discussion, nor it does provide analysis demonstrating the Project's impacts on habitat would be less than significant. For these reasons, the DEIR does not adequately mitigate the Project's potentially significant impacts on special-status animals.

Burrowing Owl

The DEIR states:

> "If it were later determined that active nests of BUOW would be lost as a result of site preparation, it could result in significant adverse impacts and would be in conflict with CDFW Code §3503.5, 3511, and 3515.16 Therefore, implementation of MM BIO-2 would require an avoidance survey no less than 14 days prior to initiating ground disturbance activities before construction starts. With the implementation of MM BIO-2, impacts would be less than significant."[28]

The DEIR's conclusion is not supported by evidence. The primary threat to burrowing owls in California is the loss of breeding, wintering, and migratory stopover habitat.[29] CDFW's NOP comment letter explicitly states that compensatory mitigation should be provided if burrowing

[25] DEIR, p. 4.3-17.
[26] Shuford WD, T Gardali, editors. California Bird Species of Special Concern: A ranked assessment of species, subspecies, and distinct populations of birds of immediate conservation concern in California. Studies of Western Birds 1. Western Field Ornithologists, Camarillo, California, and California Department of Fish and Game, Sacramento. *See also* Thomson RC, Wright AN, Shaffer HB. 2016. California Amphibian and Reptile Species of Special Concern. University of California Press, Oakland, California. *See also* California Department of Fish and Wildlife. 2016. Status Review: Swainson's Hawk (*Buteo swainsoni*) in California.
[27] DEIR, Appendix A, CDFW NOP comments, p. 8.
[28] DEIR, p. 4.3-19.
[29] California Department of Fish and Game. 2012. Staff Report of Burrowing Owl Mitigation. Appendix A.

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owl habitat is impacted by the Project.[30] MM BIO-2 does not require compensatory mitigation, and as a result, it does not mitigate the Project's potentially significant impacts on the burrowing owl.

Waterfowl Habitat

The Project site provides habitat for numerous waterfowl (and waterbird) species.[31] The Final EIR for the Ontario Sphere of Influence (New Model Colony) General Plan Amendment concluded that impacts to waterfowl habitat would be significant before mitigation measures were implemented. Impacts were determined to be less than significant after implementation of Mitigation Measures BR-1 and BR-2.[32] Mitigation Measure BR-1 modified the General Plan to require the creation of new waterfowl habitat and specified a mitigation ratio of 2:1 for each acre of such habitat lost. Mitigation Measure BR-2 stipulated that the City shall create a Waterfowl and Raptor Conservation Area, and included requirements and definitions for it.[33] The DEIR does not require implementation of either of these mitigation measures. As a result, the Project would have significant, unmitigated impacts on habitat for waterfowl (and waterbirds).

Edge Effects

The DEIR provides the following analysis of edge effects:

> "Edge effects (including lighting, noise, trash/debris, urban and stormwater run-off, toxic materials, exotic plant and animal infestation, dust, trampling, and unauthorized recreation) shall be minimized by landscaping, elevation difference, minimization of effects, and compensatory mitigation. Therefore, impacts will be less than significant, and no further mitigation will be required."[34]

Whereas landscaping and elevation difference may reduce stormwater runoff, there is no evidence that these two variables would (or could) mitigate the other edge effects listed in the DEIR. In addition, the DEIR fails to identify what design variables or mitigation measures would result in "minimization of effects." Finally, compensatory mitigation does not justify the determination that edge effects would be less than significant because the DEIR does not incorporate compensatory mitigation as a required mitigation measure. For these reasons, the City's determination that edge effects would be less than significant is not supported by evidence.

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[30] DEIR, Appendix A, CDFW NOP comments.
[31] eBird. 2021. eBird: An online database of bird distribution and abundance [web application]. eBird, Ithaca, New York. Available at: <http://www.ebird.org>. (Accessed 23 Dec 2021). *See also* City of Ontario. 2009. The Ontario Plan Draft EIR. p. 5.4-13.
[32] *See* City of Ontario. 2009. The Ontario Plan Draft EIR. p. 5.4-29.
[33] *Ibid*, p. 5.4-4.
[34] DEIR, p. 4.3-19.

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Cumulative Impacts

The DEIR's analysis of cumulative impacts fails to comply with CEQA Guidelines. Contrary to CEQA Guidelines §15130(b)(1), the DEIR does not provide: (1) a list of past, present, and probable future projects producing related or cumulative impacts; or (2) a summary of projections contained in an adopted general plan or related planning document, or in a prior environmental document which has been adopted or certified, which described or evaluated regional or areawide conditions contributing to the cumulative impact. In addition, the DEIR fails to comply with CEQA Guidelines § 15130(b)(4) (which require a summary of the expected environmental effects to be produced by cumulative projects) and CEQA Guidelines § 15130(b)(5) (which require a reasonable analysis of the cumulative impacts of the relevant projects).

The DEIR provides no real analysis of cumulative impacts. For example, the DEIR provides no information on the amount of habitat that would be affected by cumulative impacts in relation to the amount of habitat that would remain unaffected. Instead, the DEIR merely makes a series of conclusory statements that are not supported by scientific evidence or analysis. First, the DEIR states:

> "The cumulative study area for biological resources includes the southwestern San Bernardino County region. This area consists of a variety of land uses that includes agricultural, residential, commercial, and industrial uses. The agricultural areas may include sensitive habitats which may contain special-status plants, migratory bird species, and jurisdictional resources. However, as discussed above the Project would implement mitigation measures to reduce impacts to the identified species to less than significant levels. Therefore, the Project would result in a less than significant contribution to cumulative impacts to these resources, and impacts would be less than cumulatively significant."[35]

This determination is not justified because the mitigation measures in the DEIR are limited to actions designed to avoid or minimize direct take of individual animals. The DEIR does not incorporate mitigation for the Project's residual impacts or its contribution to habitat loss. Cumulative impacts to habitat are potentially significant, especially given the scarcity of habitat for the special-status species that may occur at the Project site. Indeed, the Agriculture and Forestry Resources chapter of the DEIR concludes that the Project would result in a cumulatively considerable impact to agricultural resources, and that the impact would be significant and unavoidable. If the cumulative impact to agricultural resources would be significant and unavoidable, the cumulative impact to agricultural habitat also would be significant and unavoidable.

Second, the DEIR states:

> "The Project would remove potential raptor foraging habitat through development of the warehousing and business park structures. Although the existing agriculture may provide foraging habitat for raptors, it is not expected to be valuable, as the lands are actively maintained to minimize use by small mammals (prey for

[35] DEIR, p. 4.3-27.

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> raptors) and active ground squirrel management programs are continually implemented. This loss of potential raptor foraging habitat would not make a cumulatively considerable contribution to the regional decline of raptors."[36]

This determination conflicts with the Final EIR for the New Model Colony General Plan Amendment (hereafter "NMC Final EIR"). The NMC Final EIR concluded that conversion of the NMC from agricultural uses to developed urban and suburban uses would have a significant impact on raptor habitat.[37]

The City's General Plan EIR states:

> "The open water areas of dairy runoff retention ponds, reservoirs, drainages, and low areas subject to flooding are the preferred locations for migratory birds in the NMC…The 1996 Envicom surveys found 49 species in the NMC areas. Nearly half (21 species) were found in open water and wet areas. Numerous raptor species are attracted to windrows, including red-tailed hawk (*Buteo jamaicensis*), American kestrel (*Falco spaverius*), and white-tailed kite (*Elanus leucurus*) (EIP 1999). Raptors use agricultural fields as foraging habitat, where small rodents or birds are most likely to be visible. The raptors may perch on trees in windrows, and on utilities poles and transmission lines overlooking open fields or may soar over the fields to forage. In open fields, ferruginous hawks (*Buteo regalis*) may roost on the ground where vegetation is low."[38]

The Project site contains all of the variables (i.e., open water areas, windrows, and utility poles and transmission lines overlooking open fields) that attract raptors. Although the DEIR claims the Project site is managed to minimize small mammals, the Project site continues to provide prey for raptors. According to the Applicant's burrowing owl survey report: "[m]ammal species directly observed, or of which sign was detected, included California ground squirrel (*Spermophilus beecheyi*), desert cottontail (*Sylvilagus auduboni*), and pocket gopher (*Thomomys bottae*)."[39] The DEIR provides no evidence that there is a surplus raptor habitat elsewhere in the area subject to cumulative effects (i.e., southwestern San Bernardino County), or that the habitat at the Project site is not valuable to raptor populations. To the contrary, if there is already a regional decline of raptor populations (as stated in the DEIR), all remaining habitat is critical to preventing further declines.

Third, the DEIR states:

> "Mitigation has been incorporated into the Project that would avoid direct impacts to nine sensitive wildlife species: the tricolored blackbird, grasshopper sparrow, Great blue heron, Swainson's hawk, yellow rail, California horned lark, and merlin. Therefore, the mitigation measures for the proposed Project would mitigate the potential of the Project to cumulatively combine with other projects;

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[36] *Ibid.*
[37] *See* City of Ontario. 2009. The Ontario Plan Draft EIR. p. 5.4-4.
[38] *Ibid*, p. 5.4-13.
[39] DEIR, Appendix C3, p. 11.

> and the Specific Plan would not contribute to the cumulative loss of any special status wildlife species."[40]

The DEIR once again ignores the Project's direct impacts on habitat for sensitive wildlife species. Scientific literature clearly states that habitat loss is a primary threat to the special-status species analyzed in the DEIR.[41] Because the DEIR does not incorporate compensatory habitat as a required mitigation measure, the Project's contribution to significant cumulative impacts remains cumulatively considerable.

MITIGATION

Compliance with the General Plan Amendment and Associated Settlement Agreement

The NMC Final EIR incorporated mitigation measures for waterfowl and waterfowl habitat; raptors and raptor habitat; and the Delhi Sands Flower-Loving Fly Ontario Recovery Unit.[42] Subsequent to the adoption of the NMC Final EIR, a lawsuit was filed against the City by the Endangered Habitats League, Inc. and Sierra Club challenging the City's CEQA compliance and approval of the General Plan Amendment. A settlement agreement was reached and agreed to by all parties that set forth revised mitigation measures for potential impacts in the NMC (referred to as Annexation Area 163).[43] These revised mitigation measures are supposed to remain in effect until all of the developable acres in the NMC reach full buildout.[44] The DEIR does not require the Applicant to implement the (original and revised) biological resource mitigation measures in the NMC Final EIR. Furthermore, I searched the California Protected Areas Database and could not find evidence that habitat mitigation fees have been used to purchase property, conservation easements, or other land with long-term conservation value per the terms of the settlement agreement.[45]

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[40] DEIR, p. 4.3-27.
[41] Shuford WD, T Gardali, editors. California Bird Species of Special Concern: A ranked assessment of species, subspecies, and distinct populations of birds of immediate conservation concern in California. Studies of Western Birds 1. Western Field Ornithologists, Camarillo, California, and California Department of Fish and Game, Sacramento. *See also* Thomson RC, Wright AN, Shaffer HB. 2016. California Amphibian and Reptile Species of Special Concern. University of California Press, Oakland, California. *See also* California Department of Fish and Wildlife. 2016. Status Review: Swainson's Hawk (*Buteo swainsoni*) in California.
[42] City of Ontario. 2009. The Ontario Plan Draft EIR. p. 5.4-4. *See also* California Department of Fish and Wildlife. 2021 Aug 19. Notice of Preparation of a Draft Supplemental Environmental Impact Report Ontario Plan (TOP) 2050 Project, State Clearinghouse No. 2021070364. Comment letter submitted to T Grahn, Senior Planner, City of Ontario.
[43] *Ibid.*
[44] City of Ontario. 2009. The Ontario Plan Draft EIR. p. 5.4-4.
[45] *See* California Protected Areas Database [website]. Available at: <https://www.calands.org/cpad/>. (Accessed 23 Dec 2021).

MM BIO-1

Tricolored Blackbird, Grasshopper Sparrow, Great Blue Heron, Swainson's Hawk, Yellow Rail, California Horned Lark, and Merlin

MM BIO-1 requires pre-construction nesting bird surveys within three days prior to vegetation removal if vegetation removal will occur during the migratory bird nesting season. This measure lacks the specificity needed to ensure bird nests are detected prior to vegetation removal. Specifically, MM BIO-1 fails to establish standards for the: (a) nest searching techniques, (b) minimum level of effort (i.e., survey hours per unit area), and (c) qualifications of the individual conducting the surveys. As explained below, the ability to successfully locate nests in the Project area is dependent on these three variables.

Several of the birds that have the potential to nest at the Project site are ground-nesting species (e.g., grasshopper sparrow, California horned lark, yellow rail, black-necked stilt, and killdeer, among others). Most ground-nesting birds construct nests that are inconspicuous and thus extremely hard to find unless special techniques are implemented.[46] Because MM BIO-1 does not require implementation of those techniques, it provides no assurances that the Project would avoid take of nesting birds.

Many biologists lack experience with nesting bird surveys and thus fail to devote the level of effort needed to locate all bird nests. Locating all nests within the 130-acre Phase 1 Project site would require a considerable level of effort. Because MM BIO-1 does not establish standards for the survey effort (e.g., minimum number of survey hours per unit area), it does not ensure all bird nests that may be affected by the Project would be located prior to vegetation removal.

The success of any nest-searching method depends on the surveyor's knowledge of where birds nest, how nesting birds behave, and the best time of day to search for nests.[47] Attaining this knowledge requires training and experience.[48] Because MM BIO-1 fails to establish standards (minimum qualifications) for the person that would conduct the nesting bird surveys, it does not ensure that person would have the qualifications needed to successfully locate all nests within the Project area prior to vegetation removal.

MM BIO-1 does not require protocol-level surveys for Swainson's hawk nests prior to vegetation removal. In addition, it would not be possible for the surveyor to voluntarily

[46] Galligan EW, Bakken GS, Lima SL. 2003. Using a thermographic imager to find nests of grassland birds. Wildlife Society Bulletin 31(3):865-869. *See also* Martin TE, Geupel GR. 1993. Nest-Monitoring Plots: Methods for Locating Nests and Monitoring Success. J. Field Ornithol. 64(4):507-519. *See also* Rodewald AD. 2004. Nest-Searching Cues and Studies of Nest-Site Selection and Nesting Success. J. Field Ornithol. 75(1):31-39. *See also* Winter M, Hawks SA, Shaffer JA, Johnson DH. 2003. Guidelines for Finding Nests of Passerine Birds in Tallgrass Prairie. The Prairie Naturalist 35(3):197-211.

[47] Winter M, Hawks SA, Shaffer JA, Johnson DH. 2003. Guidelines for Finding Nests of Passerine Birds in Tallgrass Prairie. The Prairie Naturalist 35(3):197-211.

[48] *Ibid. See also* Martin TE, Geupel GR. 1993. Nest-Monitoring Plots: Methods for Locating Nests and Monitoring Success. J. Field Ornithol. 64(4):507-519.

implement the survey protocol within the 3-day timeframe established in MM BIO-1.[49] As a result, MM BIO-1 does not ensure Swainson's hawk nests would be detected, and thus, that Project impacts on the Swainson's hawk would be reduced to less-than-significant levels

MM BIO-1 states that a 250-foot buffer shall be fenced around songbird nests and a 500-foot buffer shall be fenced around raptor nests. The DEIR fails to provide evidence that these buffers would be sufficient to prevent indirect impacts to nesting birds. Suter and Joness (1981) surveyed 74 raptor researchers to derive recommendations for nest site protection.[50] Based on the survey results, Suter and Joness (1981) recommended a buffer distance of at least one kilometer (3,281 feet) to prevent raptors from abandoning their nests in response to construction and similar noisy, extended activities. This recommendation is comparable to CDFW's recommendation that no new disturbances, habitat conversions, or other project-related activities should occur within 1/2 mile of an active Swainson's hawk nest.[51]

Monitoring is critical to validating the adequacy of a nest buffer. Although MM BIO-1 states "[a] biological monitor shall visit the site once a week during ground disturbing activities to ensure all fencing is in place and no sensitive species are being impacted," it fails to identify: (a) minimum qualifications for the monitor, and (b) the variables that would be monitored to determine whether sensitive species are being impacted by construction activities. Furthermore, there is no scientific basis for the assumption that a nesting bird can tolerate an inadequate nest buffer for one week (i.e., the proposed interval of construction monitoring), especially without adverse effects to reproductive success and productivity. This issue is compounded by the absence of success standards, adaptive management triggers, and monitoring and reporting requirements for MM BIO-1.

California Glossy Snake

MM BIO-1 states:

> "Three days prior to any ground disturbing activities or vegetation removal, a qualified biological monitor should conduct a preconstruction survey to identify any sensitive biological resources. Any sensitive reptilian species that may be present within the Project area shall be relocated outside of the impact areas."

Relocation of snakes outside of the impact areas does not mitigate the Project's potentially significant impact on habitat for the California glossy snake. In addition, it may not prevent significant impacts to individual snakes because most reptile translocation projects are unsuccessful.[52] This issue is exacerbated by the DEIR's failure to establish: (a) the survey

[49] Swainson's Hawk Technical Advisory Committee. 2000. Recommended Timing and Methodology for Swainson's Hawk Nesting Surveys in California's Central Valley.
[50] Suter GW III, Joness JL. 1981. Criteria for Golden Eagle, Ferruginous Hawk and Prairie Falcon Nest Site Protection. Raptor Research 15(1):12-18.
[51] California Department of Fish and Wildlife. 2010. Swainson's Hawk Survey Protocols, Impact Avoidance, and Minimization Measures for Renewable Energy Projects in the Antelope Valley of Los Angeles and Kern Counties, California. p. 7. *See also* California Department of Fish and Game. 1994. Staff report regarding mitigation for impacts to Swainson's hawks (*Buteo swainsoni*) in the Central Valley of California. p. 11.
[52] Dodd CK Jr., Seigel RA. 1991. Relocation, repatriation, and translocation of amphibians and reptiles: Are they conservation strategies that work? Herpetologica 47(3):336-350. *See also* DEIR, Appendix A, CDFW NOP

methods, (b) potential receptor sites, and (c) procedures for handling and releasing snakes to maximize survivorship. Because the California glossy snake is active only at night and hides underground in daytime,[53] a standard visual survey would be unsuccessful in locating California glossy snakes that could be impacted by construction activities.

Western Mastiff Bat

MM BIO-1 states:

> "Prior to implementation of Project activities that would demolish the agriculture buildings used for sheltering bovines, a qualified biologist shall conduct a preconstruction survey April 1 through August 31 to determine the presence or absence of roosting bats. If the survey does not identify the presence of occupied roosts, no further action is necessary."

Reliable detection of western mastiff bat roosts requires acoustic monitoring.[54] Because MM BIO-1 does not require acoustic monitoring, and because it fails to establish standards (minimum qualifications) for the "qualified biologist," MM BIO-1 does not ensure that bat roosts would be successfully located prior to demolition of the agriculture buildings.

MM BIO-1 incorporates the following mitigation for the removal of bat roosts from the Project site:

> "The removal of the roosting sites shall occur during the time of day when the roost is unoccupied. The loss of each roost will be compensated for by the construction and installation of two bat boxes suitable to the bat species and colony size excluded from the original roosting site. The bat boxes shall be installed in the vicinity prior to removal of the original day/maternity roost sites… Performance standards will be developed based on the results of the bat survey consistent with CDFW recommendations such that no residual significant impacts would remain."

Western mastiff bats roost in crevices and may occupy the roost at all times of day (i.e., all individuals may not exit the roost at night). This makes it difficult (or impossible) to determine whether a roost is unoccupied. As a result, preventing impacts to roosting bats requires installation of exclusion devices that remain in place for at least 7 days prior to removal of the roost.[55] Because MM BIO-1 does not identify methods for confirming the roost is unoccupied, and because MM BIO-1 does not require installation of exclusion devices, Project impacts to bat roosts remain potentially significant.

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comments, pp. 10 and 11. *See also* Germano JM, Field KJ, Griffiths RA, Clulow S, Foster J, Harding G, Swaisgood RR. 2015. Mitigation-driven translocations: Are we moving wildlife in the right direction? Frontiers in Ecology and the Environment 13.

[53] California Herps [website]. 2021. California Glossy Snake - *Arizona elegans occidentalis*. Available at: <http://www.californiaherps.com/snakes/pages/a.e.occidentalis.html>. (Accessed 21 Dec 2021).

[54] Western Bat Working Group [website]. 2017. Western bat species - Eumops perotis | greater mastiff bat. Available at: <http://wbwg.org/western-bat-species/>. (Accessed 21 Dec 2021).

[55] Bat Conservation International [website]. 2021. Bats in Homes & Buildings. Available at: <https://www.batcon.org/about-bats/bats-in-homes-buildings/>. (Accessed 21 Dec 2021).

The DEIR provides no evidence that western mastiff bats use artificial roosts (e.g., bat boxes). Less than five percent of bat species have been documented to use artificial roosts, and most species that use artificial roosts are vespertilionids (the western mastiff bat is a molossid).[56] As a result, the ability of artificial roosts to mitigate impacts to occupied roosts has had limited success, especially in providing habitat for displaced maternity colonies. Johnston et al. (2004) concluded that freestanding bat houses likely fail to provide the thermal stability that bats seek in a roost, and that they are particularly inadequate for very large colonies.[57] MM BIO-1 fails to identify how bat boxes would be monitored and maintained, or where they could be installed without being impacted by the Project. In addition, MM BIO-1 improperly defers performance standards for the mitigation and it does not require contingency measures should the bat boxes fail to successfully replace roosts removed from the Project site. As a result, there are no assurances that MM BIO-1 would mitigate significant impacts to the western mastiff bat.

Western Pond Turtle

According to MM BIO-1: "[w]ithin 14 days prior to the onset of construction activities, a qualified biologist shall conduct pre-construction surveys for western pond turtle within all areas that fall within 100 feet of any suitable aquatic and upland nesting habitat for this species (stock/retention ponds)." Rathbun et al. (2002) examined the distances pond turtles moved away from aquatic habitat for refuge, nesting, and resting. Mean maximum travel distances were 49.7 meters (163 feet), 93.7 meters (307 feet), and 12.0 meters (39 feet), respectively.[58] However, western pond turtles have been reported ranging as far as 500 meters (1,640 feet) from a watercourse to find suitable nesting or over-wintering habitat.[59] As a result, a survey that is confined to areas within 100 feet of "suitable aquatic and upland nesting habitat" does not ensure reliable detection of pond turtles that may be impacted by the Project.

MM BIO-1 then states the following: "[i]f western pond turtles are observed in the construction area at any time during construction, the on-site biological monitor shall be notified and construction in the vicinity of the sighting shall be halted until such a time as a turtle has been removed from the construction zone and relocated by an approved biologist." The DEIR fails to establish procedures for pond turtle nests (with eggs or hatchlings), which are unlikely to remain viable if simply moved to another site. In addition, the DEIR fails to identify where turtles might be relocated, and what criteria would be evaluated to select appropriate receptor sites. This is important because moving turtles from one population to another can introduce disease or cause other negative impacts to animals at the release site (e.g., due to competition with translocated

[56] Mering ED, Chambers CL. 2014. Thinking Outside the Box: A Review of Artificial Roosts for Bats. Wildlife Society Bulletin 38(4):741-751.
[57] Johnston D, Tatarian G, Pierson E. 2004. California Bat Mitigation Techniques, Solutions, and Effectiveness. Report to California Department of Transportation, Sacramento, California. Project Number 2394-01. p. 37.
[58] Rathbun GB, Scott NJ Jr, Murphey TG. 2002. Terrestrial Habitat Use by Pacific Pond Turtles in a Mediterranean Climate. Southwestern Naturalist 47(2): 225-235.
[59] Reese DA, Welsh HH Jr. 1997. Use of Terrestrial Habitat by Western Pond Turtles, Clemmys marmorata: Implications for Management. Pp. 352-357. In J. Van Abbema (ed.), Conservation, Restoration, and Management of Tortoises and Turtles, An International Conference WCS Turtle Recovery Program and the New York Turtle and Tortoise Society, New York.

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animals).[60] Furthermore, translocated turtles are likely to die if habitat at the release site is not high quality. Germano and Bishop (2008) concluded "[i]f the release habitat is not of high quality, then the chances of a positive outcome are low even when all other factors are taken into consideration. Although we could not evaluate habitat quality in the publications we reviewed, poor or unsuitable habitat was one of the most often reported reasons for translocation failure."[61] MM BIO-1 does not establish success criteria for turtle relocation. However, even if turtles are successfully moved out of the construction zone, MM BIO-1 would not mitigate the Project's significant impact on pond turtle habitat.

MM BIO-2

MM BIO-2 states:

> "The Project Applicant shall complete an initial BUOW take avoidance survey no less than 14 days prior to initiating ground disturbance activities. Implementation of avoidance and minimization measures (e.g., eliminating actions that reduce burrowing owl forage and burrowing surrogates (e.g., ground squirrel), or introduce/ facilitate burrowing owl predators) would be triggered by positive owl presence on the site where Project activities would occur. The development of avoidance and minimization approaches would be evaluated by monitoring burrowing owls (if present on-site)."

This mitigation measure is vague and confusing. The DEIR must identify the specific avoidance and minimization measures that the Applicant would need to implement if burrowing owls are present on the site. In addition, the DEIR needs to identify: (a) the monitoring requirements, (b) how monitoring would dictate the avoidance and minimization approaches, and (c) the parties responsible for selecting the appropriate avoidance and minimization measures.

Per the terms of the settlement agreement, if burrowing owls occur at a development site that is not viable long-term habitat for burrowing owls, the developer must make provisions for the relocation of the owls in a manner that is consistent with CDFW guidelines and protocols.[62] Not only does MM BIO-2 fail to require adherence to the burrowing owl measures established in the settlement agreement, but it also fails to discuss how impacts to burrowing owls would be avoided or minimized if owls at the site are year-round residents. If burrowing owls would be evicted from their burrows to enable construction activities, MM BIO-2 must require implementation of a Burrowing Owl Exclusion Plan that is approved by CDFW.[63]

Habitat loss is the primary threat to burrowing owls.[64] As a result, CDFW and the scientific community have concluded that compensatory habitat (with an equivalent or greater habitat area)

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[60] Dodd CK Jr., Seigel RA. 1991. Relocation, repatriation, and translocation of amphibians and reptiles: Are they conservation strategies that work? Herpetologica 47(3):336-350.
[61] Germano JM, Bishop PJ. 2008. Suitability of amphibians and reptiles for translocation. Conservation Biology 23(1):7-15.
[62] Settlement Agreement, pp. 3 and 4.
[63] California Department of Fish and Game. 2012. Staff Report on Burrowing Owl Mitigation. Appendix E.
[64] *Ibid.*

is needed to mitigate for permanent habitat loss.[65] The DEIR does not require compensatory habitat, even if burrowing owls are detected during the preconstruction survey. Consequently, MM BIO-2 does not ensure Project impacts on the burrowing owl would be mitigated to less-than-significant levels.

Sincerely,

Scott Cashen, M.S.
Senior Biologist

[65] *Ibid,* p. 8. *See also* DEIR, Appendix A, CDFW NOP comments.

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Scott Cashen, M.S.
Senior Wildlife Biologist

Scott Cashen has 28 years of professional experience in natural resources management. During that time he has worked as a field biologist, forester, environmental consultant, and instructor of Wildlife Management. Mr. Cashen focuses on CEQA/NEPA compliance issues, endangered species, scientific field studies, and other topics that require a high level of scientific expertise.

Mr. Cashen has knowledge and experience with numerous taxa, ecoregions, biological resource issues, and environmental regulations. As a biological resources expert, Mr. Cashen is knowledgeable of the various agency-promulgated guidelines for field surveys, impact assessments, and mitigation. Mr. Cashen has led field investigations on several special-status species, including ones focusing on the yellow-legged frog, red-legged frog, desert tortoise, steelhead, burrowing owl, California spotted owl, northern goshawk, willow flycatcher, Peninsular bighorn sheep, red panda, and various forest carnivores.

Mr. Cashen is a recognized expert on the environmental impacts of renewable energy development. He has been involved in the environmental review process of over 100 solar, wind, biomass, and geothermal energy projects. Mr. Cashen's role in this capacity has encompassed all stages of the environmental review process, from initial document review through litigation support. Mr. Cashen provided expert witness testimony on several of the Department of the Interior's "fast-tracked" renewable energy projects. His testimony on those projects helped lead agencies develop project alternatives and mitigation measures to reduce environmental impacts associated with the projects.

Mr. Cashen was a member of the independent scientific review panel for the Quincy Library Group project, the largest community forestry project in the United States. As a member of the panel, Mr. Cashen was responsible for advising the U.S. Forest Service on its scientific monitoring program, and for preparing a final report to Congress describing the effectiveness of the Herger-Feinstein Forest Recovery Act of 1998.

AREAS OF EXPERTISE

- CEQA, NEPA, and Endangered Species Act compliance issues
- Comprehensive biological resource assessments
- Endangered species management
- Renewable energy development
- Scientific field studies, grant writing and technical editing

EDUCATION

M.S. Wildlife and Fisheries Science - The Pennsylvania State University (1998)
Thesis: *Avian Use of Restored Wetlands in Pennsylvania*
B.S. Resource Management - The University of California, Berkeley (1992)

PROFESSIONAL EXPERIENCE

Litigation Support / Expert Witness

Mr. Cashen has served as a biological resources expert for over 125 projects subject to environmental review under the California Environmental Quality Act (CEQA) and/or the National Environmental Policy Act (NEPA). As a biological resources expert, Mr. Cashen reviews CEQA/NEPA documents and provides his clients with an assessment of biological resource issues. He then submits formal comments on the scientific and legal adequacy of the project's environmental documents (e.g., Environmental Impact Report). If needed, Mr. Cashen conducts field studies to generate evidence for legal testimony, or he can obtain supplemental testimony from his deep network of species-specific experts. Mr. Cashen has provided written and oral testimony to the California Energy Commission, California Public Utilities Commission, and U.S. district courts. His clients have included law firms, non-profit organizations, and citizen groups.

REPRESENTATIVE EXPERIENCE

Solar Energy

- Abengoa Mojave Solar Project
- Avenal Energy Power Plant
- Beacon Solar Energy Project
- Blythe Solar Power Project
- Calico Solar Project
- California Flats Solar Project
- Calipatria Solar Farm II
- Carrizo Energy Solar Farm
- Catalina Renewable Energy
- Fink Road Solar Farm
- Genesis Solar Energy Project
- Heber Solar Energy Facility
- Imperial Valley Solar Project
- Ivanpah Solar Electric Generating
- Maricopa Sun Solar Complex
- McCoy Solar Project
- Mt. Signal and Calexico Solar
- Panoche Valley Solar
- San Joaquin Solar I & II
- San Luis Solar Project
- Stateline Solar Project
- Solar Gen II Projects
- SR Solis Oro Loma
- Vestal Solar Facilities
- Victorville 2 Power Project
- Willow Springs Solar

Geothermal Energy

- Casa Diablo IV Geothermal
- East Brawley Geothermal
- Mammoth Pacific 1 Replacement
- Orni 21 Geothermal Project
- Western GeoPower Plant

Wind Energy

- Catalina Renewable Energy
- Ocotillo Wind Energy Project
- SD County Wind Energy
- Searchlight Wind Project
- Shu'luuk Wind Project
- Tres Vaqueros Repowering Project
- Tule Wind Project
- Vasco Winds Relicensing Project

Biomass Facilities

- CA Ethanol Project
- Colusa Biomass Project
- Tracy Green Energy Project

Other Development Projects

- Cal-Am Desalination Project
- Carnegie SVRA Expansion Project
- Lakeview Substation Project
- Monterey Bay Shores Ecoresort
- Phillips 66 Rail Spur
- Valero Benecia Crude By Rail
- World Logistics Center

Project Management

Mr. Cashen has managed several large-scale wildlife, forestry, and natural resource management projects. Many of the projects have required hiring and training field crews, coordinating with other professionals, and communicating with project stakeholders. Mr. Cashen's experience in study design, data collection, and scientific writing make him an effective project manager, and his background in several different natural resource disciplines enable him to address the many facets of contemporary land management in a cost-effective manner.

REPRESENTATIVE EXPERIENCE

Wildlife Studies

- Peninsular Bighorn Sheep Resource Use and Behavior Study: (*CA State Parks*)
- "KV" Spotted Owl and Northern Goshawk Inventory: (*USFS, Plumas NF*)
- Amphibian Inventory Project: (*USFS, Plumas NF*)
- San Mateo Creek Steelhead Restoration Project: (*Trout Unlimited and CA Coastal Conservancy, Orange County*)
- Delta Meadows State Park Special-Status Species Inventory: (*CA State Parks, Locke*)

Natural Resources Management

- Mather Lake Resource Management Study and Plan – (*Sacramento County*)
- Placer County Vernal Pool Study – (*Placer County*)
- Weidemann Ranch Mitigation Project – (*Toll Brothers, Inc., San Ramon*)
- Ion Communities Biological Resource Assessments – (*Ion Communities, Riverside and San Bernardino Counties*)
- Del Rio Hills Biological Resource Assessment – (*The Wyro Company, Rio Vista*)

Forestry

- Forest Health Improvement Projects – (*CalFire, SD and Riverside Counties*)
- San Diego Bark Beetle Tree Removal Project – (*SDG&E, San Diego Co.*)
- San Diego Bark Beetle Tree Removal Project – (*San Diego County/NRCS*)
- Hillslope Monitoring Project – (*CalFire, throughout California*)

Biological Resources

Mr. Cashen has a diverse background with biological resources. He has conducted comprehensive biological resource assessments, habitat evaluations, species inventories, and scientific peer review. Mr. Cashen has led investigations on several special-status species, including ones focusing on the foothill yellow-legged frog, mountain yellow-legged frog, desert tortoise, steelhead, burrowing owl, California spotted owl, northern goshawk, willow flycatcher, Peninsular bighorn sheep, red panda, and forest carnivores.

REPRESENTATIVE EXPERIENCE

Biological Assessments/Biological Evaluations ("BA/BE")

- Aquatic Species BA/BE – Reliable Power Project (*SFPUC*)
- Terrestrial Species BA/BE – Reliable Power Project (*SFPUC*)
- Management Indicator Species Report – Reliable Power Project (*SFPUC*)
- Migratory Bird Report – Reliable Power Project (*SFPUC*)
- Terrestrial and Aquatic Species BA – Lower Cherry Aqueduct (*SFPUC*)
- Terrestrial and Aquatic Species BE – Lower Cherry Aqueduct (*SFPUC*)
- Terrestrial and Aquatic Species BA/BE – Public Lands Lease Application (*Society for the Conservation of Bighorn Sheep*)
- Terrestrial and Aquatic Species BA/BE – Simon Newman Ranch (*The Nature Conservancy*)
- Draft EIR (Vegetation and Special-Status Plants) - Wildland Fire Resiliency Program (*Midpeninsula Regional Open Space District*)

Avian

- Study design and Lead Investigator - Delta Meadows State Park Special-Status Species Inventory *(CA State Parks: Locke)*
- Study design and lead bird surveyor - Placer County Vernal Pool Study *(Placer County: throughout Placer County)*
- Surveyor - Willow flycatcher habitat mapping *(USFS: Plumas NF)*
- Surveyor - Tolay Creek, Cullinan Ranch, and Guadacanal Village restoration projects *(Ducks Unlimited/USGS: San Pablo Bay)*
- Study design and Lead Investigator - Bird use of restored wetlands research *(Pennsylvania Game Commission: throughout Pennsylvania)*
- Study design and surveyor - Baseline inventory of bird species at a 400-acre site in Napa County *(HCV Associates: Napa)*
- Surveyor - Baseline inventory of bird abundance following diesel spill *(LFR Levine-Fricke: Suisun Bay)*

- Study design and lead bird surveyor - Green Valley Creek Riparian Restoration Site *(City of Fairfield: Fairfield, CA)*
- Surveyor - Burrowing owl relocation and monitoring *(US Navy: Dixon, CA)*
- Surveyor - Pre-construction burrowing owl surveys *(various clients: Livermore, San Ramon, Rio Vista, Napa, Victorville, Imperial County, San Diego County)*
- Surveyor - Backcountry bird inventory *(National Park Service: Eagle, Alaska)*
- Lead surveyor - Tidal salt marsh bird surveys (*Point Reyes Bird Observatory: throughout Bay Area*)
- Surveyor – Pre-construction surveys for nesting birds (*various clients and locations)*

Amphibian

- Crew Leader - Red-legged frog, foothill yellow-legged frog, and mountain yellow-legged frog surveys *(USFS: Plumas NF)*
- Surveyor - Foothill yellow-legged frog surveys *(PG&E: North Fork Feather River)*
- Surveyor - Mountain yellow-legged frog surveys *(El Dorado Irrigation District: Desolation Wilderness)*
- Crew Leader - Bullfrog eradication *(Trout Unlimited: Cleveland NF)*

Fish and Aquatic Resources

- Surveyor - Hardhead minnow and other fish surveys *(USFS: Plumas NF)*
- Surveyor - Weber Creek aquatic habitat mapping (*El Dorado Irrigation District: Placerville, CA*)
- Surveyor - Green Valley Creek aquatic habitat mapping *(City of Fairfield: Fairfield, CA)*
- GPS Specialist - Salmonid spawning habitat mapping *(CDFG: Sacramento River)*
- Surveyor - Fish composition and abundance study (*PG&E: Upper North Fork Feather River and Lake Almanor*)
- Crew Leader - Surveys of steelhead abundance and habitat use *(CA Coastal Conservancy: Gualala River estuary)*
- Crew Leader - Exotic species identification and eradication *(Trout Unlimited: Cleveland NF)*

Mammals

- Principal Investigator – Peninsular bighorn sheep resource use and behavior study (*California State Parks: Freeman Properties*)

- Scientific Advisor –Study on red panda occupancy and abundance in eastern Nepal *(The Red Panda Network: CA and Nepal)*
- Surveyor - Forest carnivore surveys *(University of CA: Tahoe NF)*
- Surveyor - Relocation and monitoring of salt marsh harvest mice and other small mammals *(US Navy: Skagg's Island, CA)*
- Surveyor – Surveys for Monterey dusky-footed woodrat. Relocation of woodrat houses (*Touré Associates: Prunedale*)

Natural Resource Investigations / Multiple Species Studies

- Scientific Review Team Member – Member of the scientific review team assessing the effectiveness of the US Forest Service's implementation of the Herger-Feinstein Quincy Library Group Act.
- Lead Consultant - Baseline biological resource assessments and habitat mapping for CDF management units *(CDF: San Diego, San Bernardino, and Riverside Counties)*
- Biological Resources Expert – Peer review of CEQA/NEPA documents (*various law firms, non-profit organizations, and citizen groups)*
- Lead Consultant - Pre- and post-harvest biological resource assessments of tree removal sites *(SDG&E: San Diego County)*
- Crew Leader - T&E species habitat evaluations for Biological Assessment in support of a steelhead restoration plan *(Trout Unlimited: Cleveland NF)*
- Lead Investigator - Resource Management Study and Plan for Mather Lake Regional Park *(County of Sacramento: Sacramento, CA)*
- Lead Investigator - Biological Resources Assessment for 1,070-acre Alfaro Ranch property *(Yuba County, CA)*
- Lead Investigator - Wildlife Strike Hazard Management Plan *(HCV Associates: Napa)*
- Lead Investigator - Del Rio Hills Biological Resource Assessment *(The Wyro Company: Rio Vista, CA)*
- Lead Investigator – Ion Communities project sites (*Ion Communities: Riverside and San Bernardino Counties*)
- Surveyor – Tahoe Pilot Project: Validation of California's Wildlife Habitat Relationships (CWHR) Model *(University of California: Tahoe NF)*

Forestry

Mr. Cashen has five years of experience working as a consulting forester on projects throughout California. Mr. Cashen has consulted with landowners and timber operators on forest management practices; and he has worked on a variety of forestry tasks including selective tree marking, forest inventory, harvest layout, erosion control, and supervision of logging operations. Mr. Cashen's experience with many different natural resources enable him to provide a holistic approach to forest management, rather than just management of timber resources.

REPRESENTATIVE EXPERIENCE

- Lead Consultant - CalFire fuels treatment projects *(SD and Riverside Counties)*
- Lead Consultant and supervisor of harvest activities – San Diego Gas and Electric Bark Beetle Tree Removal Project *(San Diego)*
- Crew Leader - Hillslope Monitoring Program *(CalFire: throughout California)*
- Consulting Forester – Forest inventories and timber harvest projects *(various clients throughout California)*

Grant Writing and Technical Editing

Mr. Cashen has prepared and submitted over 50 proposals and grant applications. Many of the projects listed herein were acquired through proposals he wrote. Mr. Cashen's clients and colleagues have recognized his strong scientific writing skills and ability to generate technically superior proposal packages. Consequently, he routinely prepares funding applications and conducts technical editing for various clients.

PERMITS

U.S. Fish and Wildlife Service Section 10(a)(1)(A) Recovery Permit for the Peninsular bighorn sheep

PROFESSIONAL ORGANIZATIONS / ASSOCIATIONS

The Wildlife Society
Cal Alumni Foresters
Mt. Diablo Audubon Society

OTHER AFFILIATIONS

Scientific Advisor and Grant Writer – *The Red Panda Network*
Scientific Advisor – *Mt. Diablo Audubon Society*
Grant Writer – *American Conservation Experience*

TEACHING EXPERIENCE

Instructor: Wildlife Management - The Pennsylvania State University, 1998

Teaching Assistant: Ornithology - The Pennsylvania State University, 1996-1997

PUBLICATIONS

Gutiérrez RJ, AS Cheng, DR Becker, S Cashen, et al. 2015. Legislated collaboration in a conservation conflict: a case study of the Quincy Library group in California, USA. Chapter 19 *in*: Redpath SR, et al. (eds). Conflicts in Conservation: Navigating Towards Solutions. Cambridge Univ. Press, Cambridge, UK.

Cheng AS, RJ Gutiérrez RJ, S Cashen, et al. 2016. Is There a Place for Legislating Place-Based Collaborative Forestry Proposals?: Examining the Herger-Feinstein Quincy Library Group Forest Recovery Act Pilot Project. Journal of Forestry.

EXHIBIT C

SMITH ENGINEERING & MANAGEMENT

December 21, 2021

Mr. Aidan Marshall
Adams Broadwell Joseph & Cardozo
601 Gateway Boulevard, Suite 1000
South San Francisco, CA 94080-7037

Subject: South Ontario Logistics Center Specific Plan Project DEIR (SCH 2021010318) P21025

Dear Mr. Marshall:

Per your request, I reviewed the Draft Environmental Impact Report (the "DEIR") for the South Ontario Logistics Center Specific Plan Project (the "Project") in the City of Ontario (the "City"). My review is with respect to transportation and circulation considerations.

My qualifications to perform this review include registration as a Civil and Traffic Engineer in California, over 50 years professional consulting practice in these fields and both preparation and review of the traffic and transportation components of numerous environmental documents prepared under the California Environmental Quality Act ("CEQA"). My professional resume is attached hereto.

The City Has Adopted Thresholds of Significant Impact That Are Inconsistent With the Intent of SB 743 and With OPR Guidance

With regard to VMT, the City has set a very lenient VMT significant impact threshold of the City's average VMT per Served Person (SP) at 2040 General Plan Build-out. This threshold is a relatively high VMT level of 36.20 VMT per SP. However, the intent of SB 743 in requiring VMT as the principal measure of transportation impact was *to reduce VMT and thereby reduce air pollution and greenhouse gas emissions.* The Governor's Office of Planning and Research

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("OPR"), the agency that oversees implementation of CEQA and CEQA guidelines, in guidance circulated in December 2018[1] *recommends* a significance threshold set at 85 percent of the average VMT per service population VMT in the Lead Agency's jurisdictional area, although leaving discretion to the lead agency. If that guidance had been followed by the City, the threshold would be 30.77 VMT per SP. Setting a more lenient VMT significance threshold such as the City has does not conform to and undermines the legislative intent of SB 743 of *reducing VMT* and suggests that the City is content to perpetrate the high VMT per SP that prevails in the area at the present time. So the analysis starts out with a defective threshold of significance. In setting the VMT significance threshold at the projected average VMT per SP, the City appears to be abusing its discretion.

The Project Exceeds Even the Lenient VMT Guidelines Adopted By the City

The actual VMT per SP projected for the Project is 38.65 VMT per SP, clearly above even the City's lenient significance threshold of 36.20 VMT per SP. The DEIR and its Appendix I present reasoned arguments why the overage cannot be effectively mitigated and why the condition must be regarded as a significant and unavoidable impact. But the notations that the Project exceeds the threshold by only 6.77 percent is a partial justification for findings of overriding considerations is unreasonable given the fact that if the City had adopted the more rigorous significance threshold consistent with OPR guidance and the legislative intent of SB 743, the threshold would be exceeded by 25.61 percent).

The Project Is Expected To Fail To Mitigate VMT Impacts to Less Than Significance

Seemingly questioning their own decision to claim that the Project met the Low VMT Area which would have exempted the Project from more detailed VMT analysis, the DEIR's transportation analysts conducted a Project-specific VMT analysis which they claim is for 'informational purposes only'. This analysis indicates that the Project would generate 24.44 VMT per service population in 2020 and 23.76 VMT per service population in the 2040 cumulative scenario. Since the City's adopted threshold of significant VMT impact is its own estimated average of 26.5 VMT per service population, the finding of the Project-specific analysis is that there is no significant VMT impact. However, had the City followed OPR guidance and set its VMT significance threshold 15 percent below the existing average, that threshold would have been 22.53 VMT per service population instead of 26.5 VMT. With the threshold set at that level consistent with OPR guidance, the Project would be found to have significant VMT impact at both the 2020 and 2040 cumulative levels. Consequently, the findings of the

[1] See *Technical Advisory On Evaluating Transportation Impacts in CEQA,* Governor's Office Of Planning and Research, December, 2018.

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DEIR are inconsistent with the legislative intent of SB 743 which established VMT as the metric for review of traffic impacts and the matter must be subject to further review.

The Project Must Implement All Feasible Measures To Mitigate or Minimize Significant VMT Impacts. It Has Not Done So.

As noted above the actual VMT per SP projected for the project is 38.65, clearly above the City's lenient significance threshold and the DEIR and its Appendix I present reasoned arguments why the overage cannot be effectively mitigated for the Project as a whole directly and why the condition must be regarded as a significant and unavoidable impact. One of the major reasons, in addition to the low density suburban and rural character of the area, the sparsity of transit service, the lack of mixed use in the Project and surrounding area and broad distribution of workforce residences is the fact that the eventual occupants of the Project industrial park and large industrial warehouse buildings and the nature of their operations is unknown, hence the susceptibility to Transportation Demand Management ("TDM") measures is in substantial doubt. Since CEQA requires implementation of all feasible mitigation measures, as the nature and operational plans of individual occupancies of portions of the Project become known, the City must be diligent in enforcing the conditions of Mitigation Measure TRANS-1 so that each occupant does the best they can to minimize, to the extent practical, excess VMT above the significance threshold. Mitigation Measure TRANS-1 states as follows.

> MM TRANS-1 At the time of Certificate of Occupancy for future tenants, the future tenant shall demonstrate implementation of reasonable and feasible VMT reduction measures to the satisfaction of the City of Ontario Planning Director. Measures to be considered include, but are not limited to VMT measures 1, 6 and 7 as described in EIR Appendix I2.

While this is well and good, there are other creative mitigation opportunities that the City and its consultants have not pursued. One example would be to impose annual excess VMT penalty fees with the proceeds going to fund increased transit services in the existing or new route corridors that appear likely to be most productive in attracting new riders and thereby reduce overall VMT in the City. The theory here is that using Project funds to productively reduce VMT somewhere in the City is better than squandering funds in futile and unproductive attempts to reduce VMT at the Project level. Another example would be using 'excess VMT fees' to create and maintain Park-and-Ride facilities near major interchanges or major transit stops.

The Project Must Comply With the TOP Mobility Element As Well As the San Bernardo County CMP. Noncompliance Would Constitute A Significant CEQA Impact

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

1) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities. This is the first of 4 conditions involving impact in the Transportation category. The others involve VMT, Increased Hazards and Deficient Emergency Access.

The City's General Plan ("TOP") includes a Mobility Element. The Mobility Element states that LOS E or better must be maintained at all road intersections in peak hours. San Bernardino County also has a Congestion Management Plan ("CMP") applicable to some City and surrounding area roadways. The CMP also requires meeting certain LOS standards. The adjacent City of Chino and Caltrans also have adopted LOS standards. Under Appendix G CEQA Guidelines, these plans must be complied with, including the LOS standards, or there would be a significant environmental impact under CEQA.

The Appendix I Transportation Impact Study includes a conventional traffic LOS study. The DEIR narrative states that this material is provided for information purposes, implying that it is not subject to comment under CEQA. However, given the foregoing, this statement is incorrect. In order to substantiate the DEIR's determination that the Project would not conflict with a program, plan, ordinance, or policy addressing the circulation system, the Appendix I LOS analysis, mitigation and timeliness of mitigation implementation must be subject to CEQA review.

Mitigation Measures To Comply With the TOP Mobility Element May Not Be Implemented In a Timely Manner, Hence Constituting a Failure To Mitigate Under CEQA

The Appendix I study discloses a plethora of locations where, without mitigation, the Project would significantly impact intersection LOS and hence not conform to the Mobility Element or other relevant transportation plans and policies. In the Existing + Project Condition, a total of 15 intersections impacted by the Project are identified. At the 2024 cumulative scenario with build-out of both phases of the Project, 21 impacted intersections are identified. By the 2040 cumulative scenario, 41 intersections are impacted by the Project. Everything is supposedly mitigated. Some would be by direct Project action on internal street segments or planned half-widths of streets bounding the Project's perimeter. However, when the opposite half-width gets built if not already constructed is uncertain. Some would be by payments to the City's Development Impact Fees, some of which gets shared with the County. But since the City has discretion when to implement specific local improvements covered by those fees, and since they

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depend on streams of DIF paid by other projects, there is no guarantee that the improvements will be made in a timely manner (2024 or close to it). Some will be made through County Measure I sales tax funds supplemented by County shares of City DIF funds. But again, there is no guarantee when the County will implement specific improvements, or whether enough other anticipated DIF funds will be realized. The Measure I sales tax program runs through 2040 although it could issue bonds against future revenues to advance construction ahead of revenue collection. But there is no guarantee of timeliness of mitigation. The DEIR and Appendix I do not even attempt to put a schedule on mitigation actions to locations with LOS inconsistencies with the Mobility Element and the related policies of the County, Chino and Caltrans.

Given this situation, the City must change the finding on DEIR's determination that the Project would not conflict with a program, plan, ordinance, or policy addressing the circulation system from "no significant impact" to "significant and unavoidable" or provide a convincing schedule of finance and construction of the mitigation improvements disclosed that demonstrates the timeliness of mitigation.

Conclusion

Given all of the above, the DEIR must be substantially revised and recirculated in draft status.

Sincerely,

Smith Engineering & Management
A California Corporation



Daniel T. Smith Jr., P.E.
President

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Mr. Aidan Marshall
Adams Broadwell Joseph & Cardozo
December 21, 2021
Page 6

SMITH ENGINEERING & MANAGEMENT

DANIEL T. SMITH, Jr.
President

EDUCATION

Bachelor of Science, Engineering and Applied Science, Yale University, 1967
Master of Science, Transportation Planning, University of California, Berkeley, 1968

PROFESSIONAL REGISTRATION

California No. 21913 (Civil) Nevada No. 7969 (Civil) Washington No. 29337 (Civil)
California No. 938 (Traffic) Arizona No. 22131 (Civil)

PROFESSIONAL EXPERIENCE

Smith Engineering & Management, 1993 to present. President.
DKS Associates, 1979 to 1993. Founder, Vice President, Principal Transportation Engineer.
De Leuw, Cather & Company, 1968 to 1979. Senior Transportation Planner.
Personal specialties and project experience include:

Litigation Consulting. Provides consultation, investigations and expert witness testimony in highway design, transit design and traffic engineering matters including condemnations involving transportation access issues; traffic accidents involving highway design or traffic engineering factors; land use and development matters involving access and transportation impacts; parking and other traffic and transportation matters.

Urban Corridor Studies/Alternatives Analysis. Principal-in-charge for State Route (SR) 102 Feasibility Study, a 35-mile freeway alignment study north of Sacramento. Consultant on I-280 Interstate Transfer Concept Program, San Francisco, an AA/EIS for completion of I-280, demolition of Embarcadero freeway, substitute light rail and commuter rail projects. Principal-in-charge, SR 238 corridor freeway/expressway design/environmental study, Hayward (Calif.) Project manager, Sacramento Northeast Area multi-modal transportation corridor study. Transportation planner for I-80N West Terminal Study, and Harbor Drive Traffic Study, Portland, Oregon. Project manager for design of surface segment of Woodward Corridor LRT, Detroit, Michigan. Directed staff on I-80 National Strategic Corridor Study (Sacramento-San Francisco), US 101-Sonoma freeway operations study, SR 92 freeway operations study, I-880 freeway operations study, SR 152 alignment studies, Sacramento RTD light rail systems study, Tasman Corridor LRT AA/EIS, Fremont-Warm Springs BART extension plan/EIR, SRs 70/99 freeway alternatives study, and Richmond Parkway (SR 93) design study.

Area Transportation Plans. Principal-in charge for transportation element of City of Los Angeles General Plan Framework, shaping nations largest city two decades into 21'st century. Project manager for the transportation element of 300-acre Mission Bay development in downtown San Francisco. Mission Bay involves 7 million gsf office/commercial space, 8,500 dwelling units, and community facilities. Transportation features include relocation of commuter rail station; extension of MUNI-Metro LRT; a multi-modal terminal for LRT, commuter rail and local bus; removal of a quarter mile elevated freeway; replacement by new ramps and a boulevard; an internal roadway network overcoming constraints imposed by an internal tidal basin; freeway structures and rail facilities; and concept plans for 20,000 structured parking spaces. Principal-in-charge for circulation plan to accommodate 9 million gsf of office/commercial growth in downtown Bellevue (Wash.). Principal-in-charge for 64 acre, 2 million gsf multi-use complex for FMC adjacent to San Jose International Airport. Project manager for transportation element of Sacramento Capitol Area Plan for the state governmental complex, and for Downtown Sacramento Redevelopment Plan. Project manager for Napa (Calif.) General Plan Circulation Element and Downtown Riverfront Redevelopment Plan, on parking program for downtown Walnut Creek, on downtown transportation plan for San Mateo and redevelopment plan for downtown Mountain View (Calif.), for traffic circulation and safety plans for California cities of Davis, Pleasant Hill and Hayward, and for Salem, Oregon.

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Transportation Centers. Project manager for Daly City Intermodal Study which developed a $7 million surface bus terminal, traffic access, parking and pedestrian circulation improvements at the Daly City BART station plus development of functional plans for a new BART station at Colma. Project manager for design of multi-modal terminal (commuter rail, light rail, bus) at Mission Bay, San Francisco. In Santa Clarita Long Range Transit Development Program, responsible for plan to relocate system's existing timed-transfer hub and development of three satellite transfer hubs. Performed airport ground transportation system evaluations for San Francisco International, Oakland International, Sea-Tac International, Oakland International, Los Angeles International, and San Diego Lindberg.

Campus Transportation. Campus transportation planning assignments for UC Davis, UC Berkeley, UC Santa Cruz and UC San Francisco Medical Center campuses; San Francisco State University; University of San Francisco; and the University of Alaska and others. Also developed master plans for institutional campuses including medical centers, headquarters complexes and research & development facilities.

Special Event Facilities. Evaluations and design studies for football/baseball stadiums, indoor sports arenas, horse and motor racing facilities, theme parks, fairgrounds and convention centers, ski complexes and destination resorts throughout western United States.

Parking. Parking programs and facilities for large area plans and individual sites including downtowns, special event facilities, university and institutional campuses and other large site developments; numerous parking feasibility and operations studies for parking structures and surface facilities; also, resident preferential parking .

Transportation System Management & Traffic Restraint. Project manager on FHWA program to develop techniques and guidelines for neighborhood street traffic limitation. Project manager for Berkeley, (Calif.), Neighborhood Traffic Study, pioneered application of traffic restraint techniques in the U.S. Developed residential traffic plans for Menlo Park, Santa Monica, Santa Cruz, Mill Valley, Oakland, Palo Alto, Piedmont, San Mateo County, Pasadena, Santa Ana and others. Participated in development of photo/radar speed enforcement device and experimented with speed humps. Co-author of Institute of Transportation Engineers reference publication on neighborhood traffic control.

Bicycle Facilities. Project manager to develop an FHWA manual for bicycle facility design and planning, on bikeway plans for Del Mar, (Calif.), the UC Davis and the City of Davis. Consultant to bikeway plans for Eugene, Oregon, Washington, D.C., Buffalo, New York, and Skokie, Illinois. Consultant to U.S. Bureau of Reclamation for development of hydraulically efficient, bicycle safe drainage inlets. Consultant on FHWA research on effective retrofits of undercrossing and overcrossing structures for bicyclists, pedestrians, and handicapped.

MEMBERSHIPS

Institute of Transportation Engineers Transportation Research Board

PUBLICATIONS AND AWARDS

Residential Street Design and Traffic Control, with W. Homburger *et al*. Prentice Hall, 1989.

Co-recipient, Progressive Architecture Citation, *Mission Bay Master Plan*, with I.M. Pei WRT Associated, 1984.

Residential Traffic Management, State of the Art Report, U.S. Department of Transportation, 1979.

Improving The Residential Street Environment, with Donald Appleyard et al., U.S. Department of Transportation, 1979.

Strategic Concepts in Residential Neighborhood Traffic Control, International Symposium on Traffic Control Systems, Berkeley, California, 1979.

Planning and Design of Bicycle Facilities: Pitfalls and New Directions, Transportation Research Board, Research Record 570, 1976.

Co-recipient, Progressive Architecture Award, *Livable Urban Streets, San Francisco Bay Area and London*, with Donald Appleyard, 1979.

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EXHIBIT D

SETTLEMENT AND GENERAL RELEASE AGREEMENT

This Settlement and General Release Agreement ("Agreement") is made on the Effective Date defined herein and is by and between petitioners and appellants Endangered Habitats League, Inc. ("EHL") and Sierra Club, Inc. ("Sierra Club") (collectively "Petitioners"), and respondent City of Ontario ("Ontario" or "City"), a municipality organized under the laws of the State of California, all three of whom are collectively referred to as the "Parties," in connection with the settlement of any and all claims, demands, causes of action, obligations, damages, and liabilities of any kind that have arisen between the Parties.

RECITALS

A. On or about February 9, 1998, EHL commenced legal action against Ontario entitled Endangered Habitats League, Inc. v. City of Ontario et al., San Bernardino County Superior Court Case No. RCV 32616 (the "Action"). On March 13, 1998, Sierra Club joined EHL in filing a first amended petition for writ of mandate in the Action.

B. In the Action, Petitioners contested Ontario's approval in January 1998 of a general plan amendment (the "General Plan Amendment"), zoning changes and certification of a final environmental impact report ("Final EIR") involving 8,200 acres of land to the south of Ontario's current city limits and within Ontario's "sphere of influence," also referred to as Annexation Area 163 ("Annexation Area 163") as shown in the solid red-bordered, yellow shaded portion of the attached Exhibit "A." The Petitioners alleged that Ontario's actions and approvals on these matters, inter alia, violated the California Environmental Quality Act ("CEQA") and planning and zoning laws, including inconsistency with Ontario's existing General Plan ("General Plan"). Petitioners also alleged that Ontario violated Water Code sections 10910-10914 by not obtaining and disclosing pertinent public water system matters in the Final EIR. Ontario disputes all of Petitioners' contentions.

C. On or about March 16, 1999, San Bernardino County Superior Court Judge Jeffrey King denied Petitioners' first amended petition for writ of mandate in the Action. On or about April 8, 1999, Judge King issued a judgment and order to that effect.

D. On or about May 11, 1999, Petitioners filed a notice of appeal from Judge King's judgment and order in the Action. That appeal, No. E024964, is currently before the California Court of Appeal, Fourth District, Division 2 (the "Appellate Action").

E. Since the Petitioners filed their notice of appeal, the Parties have engaged in extensive settlement negotiations regarding the Appellate Action.

F. The purpose of this Agreement is to settle and release fully and completely all claims that Petitioners had, have, or may have against Ontario regarding: (1) the Action, (2) the Appellate Action, and (3) any present or future litigation involving development in Annexation Area 163, which conform to the terms of this Agreement, and make certain provisions for the further mitigation of environmental impacts attributable to Ontario's approval of the 1998 General Plan Amendment or future general plan amendments contemplated by this Agreement, as discussed herein.

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G. Ontario has previously committed in the Final EIR prepared for the annexation of Annexation Area 163 and elsewhere to a comprehensive effort to protect the environment and maximize the conservation value of land set aside in Annexation Area 163. To that end, through the Final EIR and elsewhere (see Exhibit "B" attached hereto), Ontario has committed to achieving the following: (1) acquiring 145 acres within Annexation Area 163 as a Waterfowl and Raptor Conservation Area; (2) acquiring 160 acres of land or easements within the Chino Basin area to provide wetland and foraging habitat for waterfowl; and (3) coordinating with other governmental entities and making their best efforts in the Habitat Area to attempt to create an inter-jurisdictional plan pursuant to Senate Bill 831.

DEFINITIONS

"Advisory Committee" as used in this Agreement shall mean an advisory committee of stakeholders formed by the Parties pursuant to paragraph 5, below.

"Developable Acres" as used in this Agreement shall mean the actual net area to be developed, excluding only Publicly Dedicated Property. There are approximately 5,259 Developable Acres in Annexation Area 163 based on the current General Plan.

"Ecologically Functional Units" as used in this Agreement shall mean habitat with high or medium biological value or potentially high or medium biological value capable of sustaining species over the long term as a result of their size, location, conductivity, and/or edge effects as determined by a qualified biologist.

"Effective Date" as used in this Agreement shall mean the date on which the request for dismissal of the Appellate Action is filed with the court as provided in paragraph 19.

"Habitat Area" as used in this Agreement shall mean the area within the red and black-dashed border shown in Exhibit A, attached hereto, or other areas which the Land Trust finds to have a biologically functional relationship to waterfowl, Burrowing Owl or other raptors, Delhi Sands flower-loving fly, or other wildlife of the Chino Basin.

"Land Trust" as used in this Agreement shall mean a land trust, conservancy or other non-profit corporation or non-profit entity which is created or selected by the Parties to carry out the responsibilities, goals and objectives pertaining to mitigation of environmental impacts, as set forth in this Agreement, and any further responsibilities to which the Parties may mutually agree at a later time, and which shall be responsible for managing the mitigation as described in paragraphs 2 and 4, with oversight by the Parties.

"Livable Communities Policies" as used in this Agreement shall mean policies: (1) promoting a balance of land uses, "walkable" communities with mixed use community centers, pedestrian amenities with parks, trails and open spaces; and (2) encouraging more employment and related opportunities in proximity to residential development and mixed use activity clusters to allow potential opportunities for public transit and effective traffic circulation between residential and employment areas. The Parties agree that the current General Plan for Annexation Area 163 contains these policies as set forth in this definition.

"Mitigation Fee" as used in this Agreement shall mean a fee of two thousand dollars ($2,000) imposed on a per-acre basis on Developable Acres to be used for mitigation for potential future environmental impacts that may occur from development in Annexation Area 163. The Mitigation Fee amount may be revised upward by Ontario on its own initiative or at the request of any of the Parties or the Land Trust, but Ontario is not obligated at any time to change the Mitigation Fee amount. Ontario may revise the Mitigation Fee downward only if, and to the extent, it replaces any Mitigation Fee shortfall with separate funds.

"Publicly Dedicated Property" shall mean property dedicated to Ontario or any other public entity for schools, fire stations, public parks, public roads and streets, libraries, water well sites, or sewer treatment plants, or other comparable property dedicated or acquired for public uses or public purposes.

"Termination Date" as used in this Agreement shall mean the date on which Ontario determines in its sole and absolute discretion that full build out of all Developable Acres within Annexation Area 163 has occurred.

AGREEMENT AND RELEASE

NOW, THEREFORE, in consideration of the mutual covenants, promises and undertakings set forth herein, Petitioners and Ontario agree as follows:

1. Each recital set forth above is incorporated herein by reference and made a part of this Agreement.

2. The Parties agree that this Agreement is intended to address and provide mitigation for certain potential future environmental effects that could result from development occurring in Annexation Area 163. This Agreement is intended to cover potential environmental impacts in Annexation Area 163 to the Burrowing Owl, the Delhi Sands Flower-Loving Fly ("DSF"), raptor foraging and wildlife habitat, loss of open space, and actual and potential habitat and agricultural lands. This Agreement also covers other sensitive species, both listed and non-listed, that inhabit or may inhabit similar habitat in Annexation Area 163. To this end, the Parties agree to the measures ("Mitigation Measures") set forth below.

a. Ontario shall impose the Mitigation Fee on development of Developable Acres in Annexation Area 163 that requires discretionary approval or permitting from Ontario until the Termination Date. The Mitigation Fee shall be paid by the real property owner or developer on or before the time Ontario issues grading permits for development within Annexation Area 163. The Mitigation Fee shall not be required for discretionary approvals or permits issued under the Agricultural Overlay Ordinance.

b. Notwithstanding subparagraph (a) above, the City of Ontario will identify through CEQA review, and in consultation with DFG, lands occupied by Burrowing Owl and suitable as long-term habitat due to proximity to watercourses, flood control channels, proposed or active trails, or other planned or protected open space. In

such cases, Ontario will require avoidance of those lands necessary to maintain a viable territory and will require their maintenance for long-term habitat value through dedication in fee or grant of easement to the Land Trust. In determining the scope of the viable territory, the City may include contiguous lands which are permanently protected and suitably managed to maintain Burrowing Owl habitat. However, if the City determines that the application of the foregoing measures would result in an unconstitutional taking of private property under then-controlling judicial interpretations and the City's determination is substantiated by a written analysis from an independent expert in land use economics or other expert as appropriate under then-controlling judicial interpretations, who shall be selected by the City based upon the City's standard policies and practices for selecting experts with consideration of any input provided by the other parties, alternative measures for mitigating impacts on Burrowing Owl will be adopted in accordance with paragraph (c) below and through consultation with DFG. Any dedication made by a developer or other entity pursuant to the terms of this subsection may be in lieu of paying all or a portion of the Mitigation Fee set forth in subsection "a" above on those acres conserved, in accordance with this Paragraph.

c. Notwithstanding subsection "a" above, if Burrowing Owl individuals are found on a proposed development site and the site is not viable long-term habitat as determined by Ontario, the developer shall pay the Mitigation Fee and make provisions for the relocation of the Burrowing Owl individuals in a manner consistent with DFG guidelines and protocols.

d. The Parties acknowledge that habitat that benefits DSF can be expected to benefit Burrowing Owl, therefore up to 25% of the Mitigation Fee may be used for the recovery of DSF at Ontario's sole discretion. This percentage may change upon agreement of the Parties.

e. All Mitigation Fees collected shall be utilized for the purposes set forth in paragraphs 2 and 4(b), and may be used to: (1) purchase real property, conservation easements or other land use encumbrances with long-term conservation value for environmental impacts referenced in paragraphs 2 and 4; (2) enhance or restore lands with such values; (3) maintain and operate such lands; and (4) pay for related administrative duties. The amount dedicated to the administrative costs of such property shall not exceed ten percent (10%) of the total Mitigation Fees, unless approved by the Advisory Committee.

f. Real property or easements dedicated, conveyed or purchased to benefit wildlife, waterfowl, raptors and/or Burrowing Owls must have long-term conservation value for those species and must be managed by the Land Trust for their benefit. Such parcels must be located within the Habitat Area. Fee title, conservation easements, and/or long-term management agreements are appropriate legal mechanisms for advancing the environmental protections contemplated by this Agreement. Such property and easements shall be managed by the Land Trust. Examples of acceptable property are those adjacent to known habitat along flood

control channels (e.g., Cucamonga Creek), occupied or suitable lands within the Habitat Area, occupied or suitable uplands contributing to the functional value of wetlands and riparian habitat along the Santa Ana River or its tributaries, and habitat which is also beneficial to the DSF. Examples of unacceptable property are those that would otherwise be purchased by another entity or group as open space mitigation for environmental impacts. At the discretion of the Land Trust, the Mitigation Fee may be used to restore or enhance such property to contribute to long-term conservation values.

3. The Mitigation Fees shall be imposed until the Termination Date. Subject to Ontario's right to retain up to 25% of any Mitigation Fees collected to promote the recovery of DSF (see paragraph 2(d) above), any Mitigation Fees paid to Ontario shall be placed in their entirety in a separate, interest-bearing account managed by Ontario until the Land Trust is created, at which time all funds in the account shall be managed by the Land Trust, less fees retained by Ontario. Ontario shall be reimbursed for its actual and reasonable costs associated with any required annual accounting activities of the fund or any other required management costs.

4. In order to enhance the biological impact mitigation imposed as part of the Final EIR, the City may amend the General Plan, subject to appropriate CEQA review and other applicable legal requirements, to modify provisions for the 145-acre onsite Waterfowl and Raptor Conservation Area ("WRCA") in the manner described herein. In lieu of establishing the on-site WRCA, in whole or part, as provided in the Final EIR, the City may make the following alternative provisions for mitigation.

a. The City shall determine the area to be removed from the WRCA and for each such acre shall provide funding at the rate of forty thousand dollars ($40,000) per acre for mitigation of wildlife impacts outside of Annexation Area 163 ("Offsite Mitigation"). For this purpose, the City shall establish an impact fee or other mechanism for generating revenue. The City may include in this mechanism the generation of funding, at the same rate, to cover preservation of the 160 acres of offsite mitigation lands specified in the Final EIR, for a total of up to 305 acres of Offsite Mitigation. Responsibility for payment shall be borne by development within Annexation Area 163 under the 1998 General Plan Amendment. The funding mechanism shall be established before issuance by the City of any grading permit for any such development. Payment of a proportionate share of the Mitigation Fee shall be a prerequisite to any disturbance of an affected development site which requires a grading permit. The city shall collect the mitigation funding and make it available for Offsite Mitigation purposes at a rate equal to the proportionate share of development of Developable Acres. Funds collected by the City shall be managed by the Land Trust, and prior to establishment of the Land Trust, shall be handled by the City as set forth in paragraph 3.

b. The Land Trust shall be the entity responsible for acquiring and administering the Offsite Mitigation as well as the other properties addressed in this Agreement. In addition to the provisions of paragraph 5, below, concerning operation of the

Land Trust, the following goals and objectives shall govern implementation of the Offsite Mitigation by the Land Trust.

i. The Land Trust activities should emphasize preservation of wildlife values similar to those which will be directly impacted by development of Annexation Area 163, with particular emphasis on habitat for Burrowing Owl and other raptors, waterfowl, and riparian species.

ii Habitat values can be protected through acquisition of real property in fee, easements, or other appropriate legal mechanisms for long-term protection, as well as through restoration, enhancement, and maintenance of habitat values on land otherwise protected from development. Provision should be made for long-term maintenance of habitat values on sites protected by the Land Trust.

iii. Offsite Mitigation lands should be within the Habitat Area or in nearby areas where biological values bear a functional relationship to wildlife of the Habitat Area.

iv. To the maximum extent practicable, Offsite Mitigation areas should be areas of contiguous acreage and comply with the definition of Ecologically Functional Units set forth above.

c. Petitioners will not oppose amendments to the General Plan and/or Final EIR carried out in accordance with this paragraph 4 and will not initiate or join any litigation challenging the implementation of the Offsite Mitigation in accordance with this paragraph. In any such litigation, EHL agrees to provide an amicus brief in support of Ontario's position electing to move a portion or all of the WRCA off site and in implementing the Offsite Mitigation program. Provisions not to initiate or join in any litigation challenging the Offsite Mitigation program will be included in letters to be provided by Pomona Valley Audubon Society and TriCounty Conservation League. This provision is in addition to the requirements set forth in paragraph 12.

d. Prior to its formal actions to amend the General Plan to provide for Offsite Mitigation and to establish a funding mechanism for that purpose, Ontario shall, in addition to all required public notice and participation requirements of CEQA, notify Petitioners of these proposed actions.

5. The Parties shall form the Advisory Committee within 90 days of the Effective Date. The Advisory Committee shall be composed of two representatives appointed by Ontario, two representatives appointed by Petitioners, and one representative appointed by the already named representatives. The Advisory Committee shall oversee creation or selection of the Land Trust. The Land Trust shall be charged with carrying out the responsibilities described in this Agreement concerning mitigation of environmental impacts. The Land Trust shall be accorded flexibility in carrying out its duties; provided, however, that the Land Trust shall act in a fiscally responsible and professional manner in connection with all of its activities under this Agreement. The Advisory Committee shall attempt to select an existing land trust or conservation entity to

conduct the activities and responsibilities set forth for the Land Trust in this Agreement. Such existing land trust or conservation entity will preferably be local to the area and experienced in acquiring and managing conservation or mitigation property. If an existing land trust or conservation entity cannot be selected within a reasonable period of time, the Parties may oversee the creation of a land trust. Upon final approval of the Land Trust by the Advisory Committee, the Advisory Committee shall cease to exist and any responsibilities given to it by this Agreement shall be immediately assumed by the Board of Directors of the Land Trust. The Land Trust and its functions may be merged with or relinquished to any other program specifically designed to protect the environment at any time so as to most efficiently and comprehensively achieve the goals of this Agreement. If the Land Trust is merged with or relinquished to any other program at a time when the Advisory Committee no longer exists, such merger or relinquishment shall be subject to the Parties' approval.

6. If the Land Trust cannot, does not or can no longer carry out its responsibilities under this Agreement in conformance with the requirements, goals and objectives listed above, the Parties shall, at the request of any Party, reconvene the Advisory Committee to identify causes of the nonperformance and prescribe remedial changes. Such changes may include reformation or termination of the Land Trust, replacement of it with another similar entity, or transfer of its responsibilities to the City of Ontario. Any successor entity, whether it be another land trust or conservation entity, or Ontario itself, shall be responsible for carrying out the requirements, goals and objectives for the Land Trust set forth in this Agreement.

7. For every residential, commercial, industrial or other development project in Annexation Area 163 requiring discretionary approval or permitting, Ontario shall require the real property owner or developer to conduct a biological habitat assessment and when appropriate, biological surveys pursuant to formally adopted protocols, by qualified biologists or pursuant to any subsequently adopted Habitat Conservation Plan or a similar planning mechanism as part of a subsequent CEQA environmental review process. Where appropriate, these assessments shall determine whether species listed as threatened or endangered or of special concern after this Agreement has been fully executed are present on the real property proposed to be developed.

8 If changing pedestrian use, mixed use, or compact community design attributable to a particular project causes average daily vehicle trips in Annexation Area 163 to substantially increase beyond those identified in the General Plan and Final EIR, and significant new environmental impacts would thereby result as determined by Ontario, Ontario shall require supplemental environmental review prior to approving the project.

9. Any specific plans approved by Ontario in Annexation Area 163 shall be consistent with the General Plan and the purposes of "Livable Communities Policies" as defined in this Agreement.

10. As specific plans are submitted to Ontario regarding Annexation Area 163, Ontario agrees to allow Petitioners and others the opportunity to consult with Ontario regarding feeder routes from activity centers to transit stations in Annexation Area 163, including any funding proposals to address regional transportation needs. The actual location of such feeder routes shall be determined by Ontario in its sole discretion as afforded by law.

11. Nothing in this Agreement shall be construed to permit real property owners and developers in Annexation Area 163 to disregard the development conditions set forth in the General Plan as it may be amended from time to time, the Final EIR, and related Ontario City Council findings.

12. a. In exchange for the commitments set forth herein, Petitioner EHL and its officers and directors hereby release and forever discharge Ontario and its predecessors, successors, assigns, officers, directors, shareholders, employees, designated agents, designated representatives, attorneys, insurers, and reinsurers and any person claiming by or through any of them ("Released Parties") from any and all of Petitioner EHL's claims, demands, liabilities, obligations, causes of action, damages, judgments, payments, attorneys' fees and costs, both known and unknown, which Petitioner EHL may now have or might hereinafter have against Released Parties involving the Final EIR and/or implementation of the General Plan Amendment, zoning changes, specific plans, tract maps, subdivision maps, site plan approvals and any other development-related approvals made by Ontario, regarding Annexation Area 163 which authorize a use or uses of land which is listed in Table 3-3 of the General Plan Amendment (attached as Exhibit "C") and which is consistent with this Agreement, which arose out of, relate to or are the subject of the Action and the Appellate Action, or which were asserted or which could have been asserted in the Action or the Appellate Action. By carrying out the actions specified in this paragraph 12, Petitioner EHL will make known its support for the terms of this Agreement and the City's development of Annexation Area 163 in accordance with this Agreement.

i. With respect to any future litigation which challenges a project within Annexation Area 163 on grounds of inadequate mitigation of environmental impacts, EHL will, upon request of Ontario, and subject to the funding provisions stated hereinafter, prepare and submit for filing in Superior Court an amicus brief supporting the adequacy of the mitigation measures in the Final EIR as certified in January 1998, and as modified pursuant to this Agreement, in conjunction with the provisions of this Agreement. EHL shall bear the cost of any such amicus brief which is filed in connection with an action brought by an organization whose primary purpose is conservation. For any lawsuit filed by any other person or organization, the obligations of EHL respecting an amicus brief shall apply only if funding adequate for preparing and filing the brief is provided by or through Ontario.

ii. With respect to any proposed development project or specific plan within Annexation Area 163, EHL will, within 30 days of receiving a request from the City, send the letter attached as Exhibit "D" to any person, organization or group challenging a project on environmental grounds.

b. In exchange for the commitments set forth herein, Petitioner Sierra Club, Inc., and its officers and directors hereby release and forever discharge the Released Parties from any and all of this Petitioner's claims, demands, liabilities, obligations, causes of action,

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damages, judgments, payments, attorneys' fees and costs, both known and unknown, which were asserted or could have been asserted in the Action or the Appellate Action.

c. With respect to any future litigation which challenges a project within Annexation Area 163 on grounds of inadequate mitigation of environmental impacts, the Land Trust will, at the request of Ontario, prepare and submit for filing in Superior Court an amicus brief supporting the adequacy of the mitigation measures in the Final EIR as certified in January 1999.

d. If, in the future, any one or more of the Petitioners, or any of their predecessors, successors, assigns, officers, directors, shareholders, employees, designated agents, designated representatives, insurers, or reinsurers or any person claiming by or through any of them, files in any court of law a claim, demand, liability, obligation, cause of action, claim of damage or any other form of claim: (1) (A) challenging the City's approval of a general plan amendment, zoning change, specific plan, tract map, subdivision map, site plan or any other development project within Annexation Area 163, or (B) challenging the receipt of any such development approval by an individual developer, property owner, or public agency within Annexation Area 163, or such developer's, owner's, or agency's construction or other activities which have been permitted to proceed under such approval; and (2) (A) any such claim, etc., (i) challenges compliance of the City approval with requirements of the California Environmental Quality Act, (ii) contends that the approval authorizes a use or uses of land not listed in Table 3-3 of the General Plan Amendment (attached as Exhibit "C"), or (iii) fails to require mitigation of impacts on habitat and agricultural values in accordance with this agreement, or (B) such claim contends that an individual development project within Annexation Area 163 is not in compliance with the requirements set forth in this Agreement, then the measures set forth in remainder of this paragraph shall be followed. The City shall continue to collect the Mitigation Fees and Offsite Mitigation fees for the challenged action/project. However, any such fees collected shall not be placed in the interest-bearing account discussed in Paragraphs 3 and 4 of this Agreement nor forwarded to the Land Trust. Instead, the City shall place any such Mitigation Fees and Offsite Mitigation fees collected pursuant to the terms of this subsection into a separate interest-bearing escrow account ("Escrow Account") administered by the City. Mitigation Fees and Offsite Mitigation funds so collected shall remain in the Escrow Account pending judicial or other resolution of the challenge. If judicial or other resolution of the challenge determines that mitigation measures other than those set forth in this Agreement must be implemented, funds contained in the Escrow Account may, at the discretion of the City, be redirected for use in implementing such new or different mitigation measures. If the City does not redirect the funds as described, or if any such challenge is unsuccessful, funds in the Escrow Account shall be distributed according to the provisions of Paragraphs 2, 3 and 4 of this Agreement. In any event, Ontario shall be reimbursed from the escrow proceeds for its actual and reasonable costs associated with any required annual accounting activities of the Escrow Account or any other required management costs.

e. The releases from litigation contained in this Paragraph shall not apply, and Petitioners shall retain the right to bring suit against Ontario or any of the afore-named entities, for any proposed project in Annexation Area 163 which an arbitrator determines pursuant to paragraph 17 deviates substantially from the purposes of the "Livable Communities Policies" as defined above, or which an arbitrator determines pursuant to paragraph 17 deviates

substantially from the mitigation provisions of this Agreement as set forth in paragraphs 2 through 5 above.

13. a. Petitioner EHL, on behalf of its predecessors, successors, assigns, officers, directors, shareholders, employees, designated agents, designated representatives, attorneys, insurers, and reinsurers and any person claiming by or through any of them agrees and covenants that it will not institute or join in any way, including the filing of amicus briefs, any new lawsuit which is based on any claims, demands, liabilities, obligations, causes of action, damages, judgments, payments, attorneys' fees and costs, both known and unknown, which Petitioner EHL may now have or might hereinafter have against Ontario involving: (i) the Final EIR and/or implementation of the General Plan Amendment, zoning changes, specific plans, tract maps, subdivision maps, site plan approvals and any other development-related approvals made by Ontario, consistent with this Agreement, which claims, demands, etc. arose out of, relate to or are the subject of the Action and the Appellate Action or which were or could have been asserted in the Action or Appellate Action and are released or resolved by this Agreement, or are in derogation of this Agreement, and (ii) for a period of 30 years from Ontario's approval of the General Plan Amendment (January 7, 1998), or until the Termination Date of this Agreement, whichever occurs first, specific plans, tract maps, subdivision maps, site plan approvals or any other land use decision by Ontario regarding Annexation Area 163 which authorize a use or uses of land which is listed in Table 3-3 of the General Plan Amendment (attached as Exhibit "C") and which is consistent with this Agreement, unless an arbitrator determines pursuant to paragraph 17 that such land use decision is not consistent with this Agreement. Ontario, on behalf of itself, its respective past and present City Council members, mayors, predecessors, successors, assigns, officers, directors, shareholders, employees, designated agents, designated representatives, attorneys, insurers, and reinsurers and any person claiming by or through any of them do hereby fully, finally, and forever release and discharge Petitioner EHL and its respective predecessors, successors, assigns, officers, directors, shareholders, employees, designated agents, designated representatives, attorneys, insurers, and reinsurers and any person claiming by or through any of them from any and all of Ontario's claims arising from the facts, actions, omissions or events which arose out of or relate to the Action.

b. Petitioner Sierra Club, Inc., on behalf of its predecessors, successors, assigns, officers, directors, shareholders, employees, designated agents, designated representatives, attorneys, insurers, and reinsurers and any person claiming by or through any of them agrees and covenants that it will not institute or join in any way, including the filing of amicus briefs, any new lawsuit which is based on claims, demands, liabilities, obligations, causes of action, damages, judgments, payments, attorneys' fees and costs, both known and unknown, which were or could have been asserted in the Action or Appellate Action and are released or resolved by this Agreement. Ontario, on behalf of itself, its respective past and present City Council members, mayors, predecessors, successors, assigns, officers, directors, shareholders, employees, designated agents, designated representatives, attorneys, insurers, and reinsurers and any person claiming by or through any of them do hereby fully, finally, and forever release and discharge Petitioner Sierra Club, Inc., and its respective predecessors, successors, assigns, officers, directors, shareholders, employees, designated agents, designated representatives, attorneys, insurers, and reinsurers and any person claiming by or through any of them from any and all of Ontario's claims which have been or could have been asserted on the basis of the Action or the Appellate Action.

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14. The Parties acknowledge that nothing in this Agreement is intended to or shall operate as a limit upon the Ontario's City Council's legislative discretion and right to amend, adopt, supercede and modify those land use, planning, zoning and development standards to be applied within Annexation Area 163. Without limiting the generality of the foregoing, Petitioners acknowledge that, except as otherwise provided in this Agreement, Ontario has the right, without modifying or releasing Petitioners from any of their covenants or obligations hereunder, to amend the General Plan as the Ontario City Council may deem, in its legislative discretion, appropriate, desirable, and/or necessary; provided, however, that Ontario shall comply with all statutorily and judicially required prerequisites to amendment of the General Plan, and, provided further, any amendment of the General Plan and any ordinances, procedures or agreements for implementing the General Plan shall provide for full and timely implementation of paragraphs 2 through 5 of this Agreement concerning mitigation of environmental impacts as specified therein.

15. The Parties represent and warrant that they have not assigned or transferred, or purported to assign or transfer, and shall not hereafter assign or transfer, any obligations, liabilities, demands, claims, costs, expenses, debts, controversies, damages, actions, and causes of action released pursuant to this Agreement. The Parties also agree to indemnify and hold one another harmless against any obligation, liability, demand, claim, cost, expense (including but not limited to attorneys' fees incurred), debt, controversy, damage, action or cause of action based on, arising out of or in connection with any such transfer or assignment or purported transfer or assignment.

16. This Agreement shall in no way affect or limit Ontario's right and ability to approve real property development or other projects outside of Annexation Area 163 now or in the future.

17. Any dispute or controversy arising out of, under, or in connection with this Agreement and any amendments thereto, or the breach thereof, shall be submitted to binding arbitration in accordance with the following procedures: A Party desiring arbitration shall give written notice to the other Party of the controversy to be submitted to arbitration. The Parties shall agree to an arbitrator within 15 days thereafter or shall cause an arbitrator to be appointed pursuant to the California Arbitration Act, sections 1280 through 1294.2 of the Code of Civil Procedure. The matter shall be submitted to the arbitrator chosen by the Parties within 60 days, and the arbitrator shall decide the matter within 15 days of the conclusion of the arbitration. The Parties to the arbitration shall each pay an equal share of the arbitrator's fees. The Parties agree to bear their own costs of arbitration, including attorneys' fees. Any statute of limitations applicable to any cause of action submitted to the arbitrator shall be tolled from the date the demand for arbitration is made until the date the arbitrator reaches a final decision.

18. With regard to the matters being released herein, Petitioners waive the provisions of Section 1542 of the California Civil Code, and any other similar statute, rule or case law. Section 1542 provides as follows:

> A general release does not extend to claims which the creditor does not know or expect to exist in his favor at the time of executing a

release, which if known by him must have materially affected the settlement with the debtor.

19. Within ten (10) business days of receipt of a final version of the Agreement, Petitioners shall fully execute the Agreement and direct and cause their attorneys of record to fully execute a request for dismissal with prejudice of the Appellate Action in its entirety, and return these fully executed documents to Ontario. Within two (2) business days of receipt of the fully executed Agreement and request for dismissal, Ontario shall fully execute the Agreement and file the request for dismissal.

20. The Parties shall bear their own respective costs and attorneys' fees in the Action and Appellate Action, including the cost bill currently pending before the San Bernardino County Superior Court, Case No. RCV 32616.

21. Nothing in the Agreement shall be construed as an admission of any type by any Party.

22. This Agreement shall be binding upon and for the benefit of the Parties and their respective successors, devisees, affiliates, representatives, assigns, officers, directors, agents and employees wherever the context requires or admits.

23. Each of the Parties affirmatively represents that it has been represented throughout by attorneys at law of its own choosing. Each Party has read the Agreement and has had the terms used herein and the consequences thereof explained by its attorneys of choice. The Agreement is freely and voluntarily executed and given by each Party after having been apprized of all relevant information and data furnished by its attorneys of choice. Each party in executing the Agreement does not rely upon any inducements, promises or representations made by any other Party except as set forth herein.

24. This Agreement constitutes the entire agreement between the Parties for the settlement and release of all Petitioners' claims, demands, liabilities, obligations, causes of action, damages, judgments, payments, attorneys' fees and costs, both known and unknown, which Petitioners may now have or might hereinafter have against Ontario involving the Final EIR and/or implementation of the General Plan Amendment and zoning changes, or future development projects in Annexation Area 163 consistent with this Agreement which arose out of, relate to or are the subject of the Action and the Appellate Action and Ontario's claims arising from the facts, actions, omissions or events which arose out of or relate to the Action and supersedes all prior or contemporaneous agreements and understandings between them or anyone or more of them. It is expressly understood and agreed that this Agreement may not be altered, amended, modified or otherwise changed in any respect whatsoever except by writing duly executed by authorized representatives of the Parties.

25. This Agreement shall in all respects be interpreted and enforced and governed by and under the laws of the State of California.

26. Except as provided in this paragraph, if any term of this Agreement be rendered unlawful by state or federal judicial or state or federal legislative action, by action of a state or

federal wildlife agency or by action of the United States Army Corps of Engineers or the United States Bureau of Reclamation, that provision shall be severed and the remaining terms shall continue to be valid and fully enforceable. The foregoing severance provision shall not apply to the provisions of paragraphs 2 and 3 which establish the Mitigation Measures and require payment of mitigation fees, nor to the provisions of paragraph 4 which establish the Offsite Mitigation and require payment of impact fees. If the cited provisions of paragraphs 2, 3, or 4 are rendered unlawful, or if implementation of any mitigation provision of those paragraphs is rendered unlawful by state or federal judicial or state or federal legislative action, by action of a state or federal wildlife agency or by action of the United States Army Corps of Engineers or the United States Bureau of Reclamation, the Parties shall attempt jointly to identify substitute provisions for achieving the purposes of this Agreement. If the Parties are unable to agree upon a mutually acceptable reformation of the Agreement, it shall be terminated in its entirety.

27. Each Party has cooperated in the drafting and preparation of this Agreement. The Agreement shall not be construed against any Party on the basis that such Party drafted the Agreement or any provision thereof.

28. Each of the undersigned signing on the behalf of a party warrants that he or she is authorized to sign for and by such party.

29. The Parties may execute duplicate originals of this Agreement or any documents they are required to sign or furnish pursuant to this Agreement.

DATED: November 28, 2001

CITY OF ONTARIO

By: _____
Greg Devereaux
City Manager

DATED: November __, 2001

ENDANGERED HABITATS LEAGUE, INC.

By: _____
Dan Silver
Coordinator

RVPI/JB\SMA\623437

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federal wildlife agency or by action of the United States Army Corps of Engineers or the United States Bureau of Reclamation, that provision shall be severed and the remaining terms shall continue to be valid and fully enforceable. The foregoing severance provision shall not apply to the provisions of paragraphs 2 and 3 which establish the Mitigation Measures and require payment of mitigation fees, nor to the provisions of paragraph 4 which establish the Offsite Mitigation and require payment of impact fees. If the cited provisions of paragraphs 2, 3, or 4 are rendered unlawful, or if implementation of any mitigation provision of those paragraphs is rendered unlawful by state or federal judicial or state or federal legislative action, by action of a state or federal wildlife agency or by action of the United States Army Corps of Engineers or the United States Bureau of Reclamation, the Parties shall attempt jointly to identify substitute provisions for achieving the purposes of this Agreement. If the Parties are unable to agree upon a mutually acceptable reformation of the Agreement, it shall be terminated in its entirety.

27. Each Party has cooperated in the drafting and preparation of this Agreement. The Agreement shall not be construed against any Party on the basis that such Party drafted the Agreement or any provision thereof.

28. Each of the undersigned signing on the behalf of a party warrants that he or she is authorized to sign for and by such party.

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DATED: November __, 2001

CITY OF ONTARIO

By: _____
Greg Devereaux
City Manager

DATED: November 28, 2001

ENDANGERED HABITATS LEAGUE, INC.

By: _____
Dan Silver
Coordinator

RVPUB\SMA\623437

13

DATED: November 28, 2001

SIERRA CLUB, INC.

By: _____
Ralph Salisbury
Chair
San Gorgonio Chapter
Sierra Club

APPROVED AS TO FORM:

DATED: November ____, 2001

CITY OF ONTARIO

_____
John E. Brown
of Best Best & Krieger LLP
City Attorney
City of Ontario

RVPUB\SMA\623437

14

DATED: November ___, 2001

SIERRA CLUB, INC.

By: _____
Ralph Salisbury
Chair
San Gorgonio Chapter
Sierra Club

APPROVED AS TO FORM:

DATED: November 28, 2001

CITY OF ONTARIO

John E. Brown
of Best Best & Krieger LLP
City Attorney
City of Ontario

RVPUB\SMA\623437

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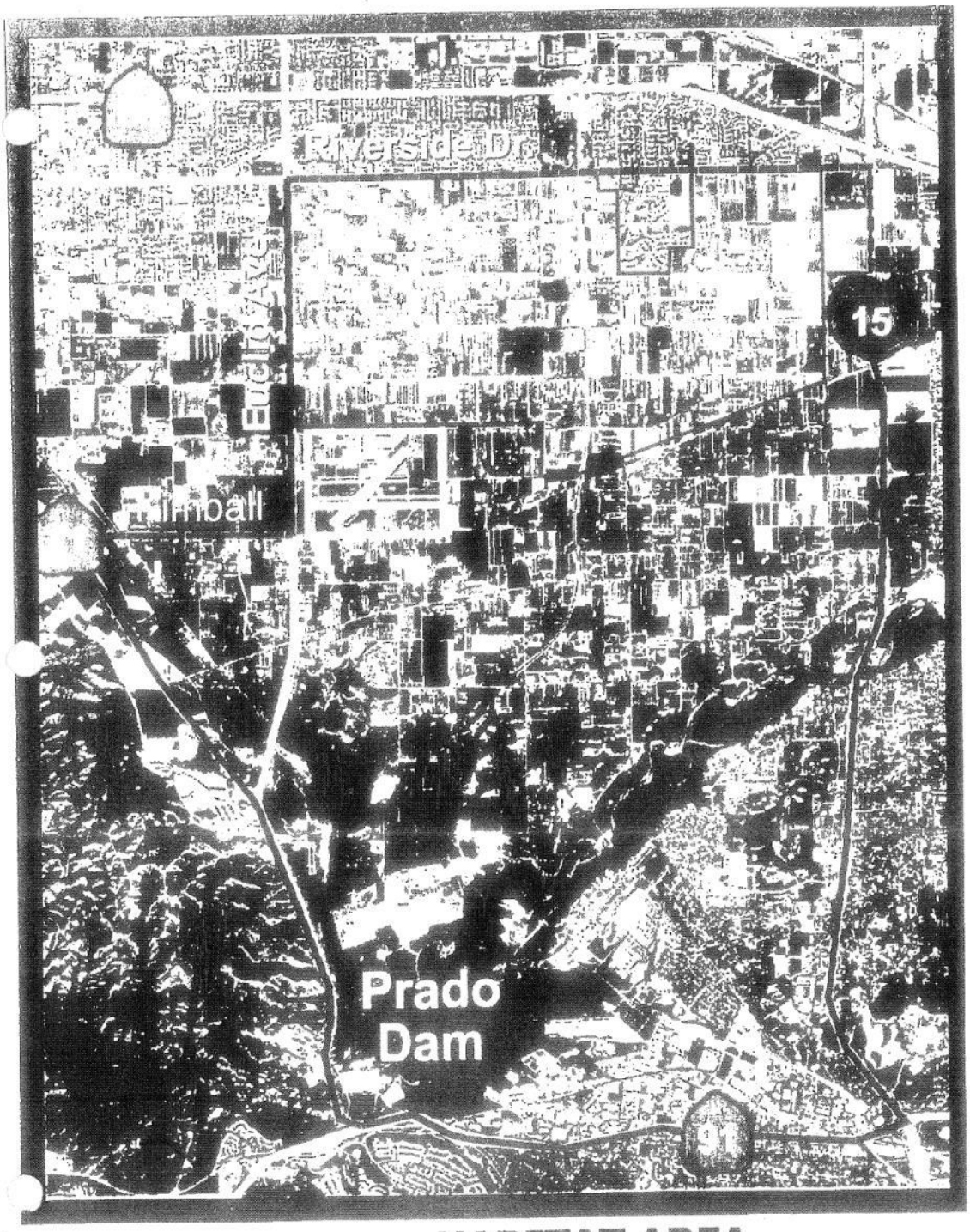


Exhibit "A"

CITY OF ONTARIO
303 EAST "B" STREET, CIVIC CENTER ONTARIO CALIFORNIA 91764-4196
(909) 986-1151
FAX (909) 391-2567

GARY C. OVITT
MAYOR

ALAN D. WAPNER
MAYOR PRO TEM

GERALD A. DuBOIS
PATRICK J. KING
PAUL S. LEON
COUNCIL MEMBERS

GREGORY C. DEVEREAUX
CITY MANAGER

MARY E. WIRTES, CMC/AAE
CITY CLERK

JAMES R. MILHISER
TREASURER

February 24, 2000

Mr. Dan Silver
Endangered Habitat League
8424-A Santa Monica Boulevard #592
Los Angeles, CA 90069

Subject: Biological Mitigation – SOI General Plan Amendment EIR

Dear Mr. Silver:

This is to clarify the City's commitment to acquire land as mitigation for biological resources in the New Model Colony area (formerly Sphere of Influence). Following outlines our understanding of mitigation measures adopted by the EIR for the Sphere of Influence General Plan Amendment:

1. Intent to acquire a minimum of 160 acres of land in the El Prado Basin for wetlands and foraging habitat for waterfowl to offset the discontinued use of dairy manure water retention basins (Policy 18.1, SOI General Plan, p. 6-23; EIR p. 5.8-16).

2. Intent to acquire land to establish an on-site "Wildlife Habitat" or WRCA in the areas adjacent to the Chino Basin Flood Control Ponds located to the south of Chino Avenue, west of Archibald Avenue, north of Schaefer and east of Whispering Lakes Lane consisting of approximately 145 acres adjacent to the 85 acres of existing county-owned detention basins (Policy 18.1.1 SOI General Plan p. 6-23; EIR p. 5.8-16).

Implementation of the above measures is in addition to conditions outlined in the draft settlement currently in negotiation between the City and the Sierra Club/Endangered Habitat League. Lands to be acquired will be managed by a conservancy similar to language discussed in settlement.

Exhibit "B"

Mr. Dan Silver
February 24, 2000
Page 2

Should you have any questions concerning this matter, please contact me or Jim Ragsdale at (909) 391-2506.

Sincerely,

ONTARIO PLANNING DEPARTMENT

Jerry L. Blum
Planning Director

C: Michelle Ouellette
Otto Kroutil
James Ragsdale

TABLE 3-3

Land Use Buildout Analysis Summary

	Acres	Population/Units/ Square Feet	Percent
POPULATION		101,845	
	Acres	*Units*	*Percent*
RESIDENTIAL			
Single Family	4,434	20,396	65%
Multi-family (includes mixed use housing in Town Center)	5,196	10,792	35%
Total	**9,630**	**31,188**	**100%**
COMMERCIAL			
Neighborhood	120	1,045,440	
Community	40	392,040	
Retail			
Town Center Mixed Use (housing units listed above)	15	326,700	
Town Center Retail	35	304,920	
In Business Parks	30	261,360	
Office (Town Center only)	29	442,134	
Regional (Retail, Medical, Research)	195	2,123,550	
Hotel/Conference	40	609,840	
Total	**504**	**5,505,984**	**100%**
INDUSTRIAL			
Light Manufacturing	66	1,006,236	
Business Park			
Research, offices, etc.	272	4,146,912	
Total	**338**	**5,153,148**	**100%**
SPECIALTY			
Educational Campus	80		
Medical	-		
Research Facilities	-		
Sports Complex	20		
PUBLIC			
SCE Sub Station (does not include transmission corridors)	160		
Drainage/Detention	185		
Community Facility	11		
Park	163		
Schools	420		
AMENITY			
"Village Green"	355		
Lake	50		
Habitat	-		
Golf Course	150		
SOCALF	200		
Trails/SCE Transmission Corridors	291		
Trails/Passive Open Space	79		

Notes:
Approved by the Agricultural Preserve Advisory Committee on January 27, 1997.

ONTARIO SPHERE OF INFLUENCE GENERAL PLAN AMENDMENT

3-21

Exhibit "C"

Date

Name of group challenging project
Address
City

Re: Proposed _____Project *[or Specific Plan]* in Ontario

Dear _____:

We write concerning the *[_____ project or specific plan]* which is being proposed in the *[area of]* the City of Ontario. We understand that the__*[group name]* may oppose this project on grounds that it would create environmental impacts [*optional: designate some specific impacts at issue*] that would not be adequately mitigated. We want to make you aware of the Endangered Habitat League's historic interest and involvement in development issues affecting this area and the reasons which have led us not to oppose this *[project or specific plan]*.

In 1998 the Endangered Habitats League filed a lawsuit which challenged the City of Ontario's approval of a general plan amendment and related environmental impact report for annexation and urbanization of 8,200 acres of primarily farm land south of the City. The area included the site of the proposed *[project or specific plan]*. Issues raised by the litigation included impacts on wildlife, open space, and farmlands and mitigation of those impacts. The San Bernardino County Superior Court upheld the City's approvals, and the plaintiffs appealed.

Before the appeal was decided, the City and Endangered Habitats League jointly worked out a program for substantially augmenting existing City provisions for mitigation of impacts on wildlife and open space values as well as farm lands. The centerpiece of the plan was institution of a land trust program for acquiring, enhancing and protecting, and maintaining in perpetuity lands in the area which provide the wildlife or farming values that existed in the annexation area. The program is funded by mitigation fees imposed by the City as a condition of development approval in the annexation area. Build-out of this 8,200-acre area over the years is expected to generate in excess of $10,000,000. It will be used to secure long-term protection of habitat and farm lands that would otherwise be developed or to enhance habitat values of existing protected open space.

This mitigation plan was incorporated into an agreement to settle the litigation. The settlement agreement binds the City to require payment of the development

Exhibit "D"

mitigation fees and carry out the mitigation program throughout the time the 8,200 acres is under development. The agreement also reflects the belief of the Endangered Habitats League then and now that the development anticipated by the amended general plan, when carried out in combination with the mitigation fee program and other provisions of the settlement agreement, provides mitigation which is both appropriate and sufficient in the context of this urban edge area.

For these reasons, we urge you to make the same determination that the Endangered Habitats League has made in support of the terms of the settlement agreement, and therefore not oppose the *[_____project or specific plan]*.

Sincerely,

[name of Endangered Habitats League official]

Letter O2 Adams Broadwell Joseph & Cardozo

January 3, 2022

Response O2-a

This comment is an introductory statement from the Californians Allied for a Responsible Economy (CARECA), which describes and summarizes the South Ontario Logistics Center Project with accompanying SB 330 Replacement Site. No response is required.

Response O2-b

This comment generally describes CARECA's concerns with the Draft EIR and its technical appendices, including the conclusions reached in the Draft EIR regarding impacts to air quality, public health, greenhouse gas (GHG), energy, transportation, and biological resources. Responses to the specifically identified concerns and issues in subsequent comments are provided in Responses O2-c through O2-xxx below.

Response O2-c

This comment introduces CARECA and its representative members, and asserts CARECA's interest in enforcing environmental laws. No response is required.

Response O2-d

This comment provides a discussion of CEQA's requirements in the view of the commenter. The comment asserts that the Draft EIR fails to comply with the requirements of CEQA and lacks substantial evidence to support the proposed findings of the Draft EIR. Responses to the specifics identified in this comment are provided in Responses O2-e through O2-xxx below.

Response O2-e

The City disagrees with the assertion that the Draft EIR does not include an accurate and complete Project description. The comment contains no specific examples in support of this assertion. Section 3.0, *Project Description*, of the Draft EIR provides a description of the Project sufficient to meet CEQA's informational requirements. Since the comment does not identify the alleged grounds for its assertion that the Draft EIR's Project description fails under CEQA, no further response can be provided.

Response O2-f

The City disagrees with the assertion that the Draft EIR does not disclose whether the Project will require backup generators and must analyze the use of generators. The Project proposes the development of industrial speculative warehouse buildings and the end users are not known at this time. It should be noted that the Project is anticipated to be built out over several years (Project development would be determined by the landowner and/or developer based upon real estate market conditions) and only a Development Plan application is proposed for Phase 1. Phase 2 is only programmatically planned, and no specific development is proposed at this time. As the end users of the Project have not been identified, it is not known if backup generators would be needed for any of the potential buildings. Backup generators

would only be used in the event of a power failure and would not be part of the Project's normal daily operations. If backup generators are required, the end user would be required to obtain a permit from the South Coast Air Quality Management District (SCAQMD) prior to installation. Emergency backup generators must meet SCAQMD's Best Available Control Technology (BACT) requirements and comply with SCAQMD Rule 1470 (Requirements for Stationary Diesel-Fueled Internal Combustion and Other Compression Ignition Engines), which would minimize emissions. As the end users and future tenants of the proposed Project are unknown, the need for emergency backup generators is speculative. Under CEQA Guidelines Section 15384, argument, speculation, unsubstantiated opinion or narrative, evidence that is not credible, and evidence of social and economic impacts does not constitute substantial evidence.

The comment also requests that all backup generators be required to use non-diesel fuel. As the proposed Project involves speculative warehouse buildings and the end users are unknown, prohibiting specific fuels for backup generators is not feasible, because it is unknown what the specific needs of an end user would be. Although the potential use of emergency backup generators is speculative, Mitigation Measure MM AQ-2 has been revised to mitigation requiring applicants to explore the potential for generators to use non-diesel fuel will be added to the Final EIR.

MM AQ-2. Only electric-powered/zero emissions off-road equipment (e.g., yard trucks/hostlers, forklifts, indoor material handling equipment, etc.) shall be utilized on-site for daily warehouse and business operations. The project developer/facility owner shall disclose this requirement to all tenants/business entities prior to the signing of any lease agreement. In addition, the limitation to use only electric-powered/zero emissions off-road equipment shall be included in all leasing agreements.

Prior to issuance of a Business License for a new tenant/business entity, the project developer/facility owner and tenant/business entity shall provide to the City of Ontario Planning Department and Business License Department a signed document (verification document) noting that the project development/facility owner has disclosed to the tenant/business entity the requirement to use only electric-powered/zero emissions equipment for daily operations. This verification document shall be signed by authorized agents for the project developer/facility owner and tenant/business entities. In addition, if applicable, the tenant/business entity shall provide documentation (e.g., purchase or rental agreement) to the City of Ontario Planning Department and Business License Department to verify, to the City's satisfaction, that any off-road equipment utilized will be electric-powered or produce zero emissions.

<u>Prior to the issuance of building permits, the City of Ontario Building Department shall confirm that if emergency generators are proposed, the Project applicant shall explore non-diesel options. If non-diesel generators are determined to not be feasible, the Project applicant shall provide written justification to be approved by the City's Building Department.</u>

Response O2-g

The City disagrees with the assertion that the Draft EIR fails to adequately analyze, quantify, and mitigate the Project's potentially significant impacts. The comment contains no specific examples in support of this assertion. Since the comment does not identify the alleged grounds for its assertion, no further response can be provided.

Response O2-h

This comment correctly states that the Draft EIR concluded that the Project's operational emissions associated with Phase 1, Phase 2, and Project Buildout would be significant and unavoidable. However, the City disagrees with the commenter's claim that the Draft EIR has not identified all feasible mitigation to reduce air quality and GHG impacts. While this specific comment does not identify or propose feasible mitigation, see Response O2-i, below for a discussion of additional mitigation measures.

Response O2-i

The City disagrees with the assertion that the Draft EIR has not identified all feasible mitigation and suggests additional mitigation including 1) the use of fuel-efficient mobile sources, 2) requiring on-road heavy duty trucks to be model year 2010 or newer, and 3) requiring all heavy-duty vehicles entering or operating on the Project site to be zero-emission beginning in 2030. It should be noted that these suggested mitigation measures are already part of the existing regulatory environment and would not be considered mitigation under CEQA. For example, CARB already regulates truck emissions with the Advanced Clean Truck Regulation, the Mobile Source Strategy (including the low-NOX engine emissions standard), the Sustainable Freight Action Plan, and the Emissions Reduction Plan for Ports and Goods Movement, among others.

Despite these strategies, CARB acknowledges that it will take time for zero- and near-zero emission (ZE and NZE) vehicles to become commercially available and to penetrate the market. For example, CARB's EMission FACtor (EMFAC) 2021 model provides detailed vehicle registration information and estimates the official emissions inventories of on-road mobile sources, vehicle population, and vehicle miles traveled (VMT) in California. The EMFAC2021 data for South Coast portion of San Bernardino County shows that in 2024 (the Project's opening year), approximately 85 percent of heavy trucks would still be powered by diesel and 91 percent of the VMT would occur from diesel trucks. Electric vehicles would make up approximately 0.29 percent of the heavy-duty fleet and 0.25 percent of the heavy truck VMT. For 2030, the EMFAC data shows that 81 percent of heavy trucks would be diesel-powered and that 88 percent of the heavy truck VMT would be from diesel trucks. Therefore, as CARB data anticipates that the vast majority of trucks to be diesel-powered in the Project opening year and in 2030, it would not be feasible to require all heavy-duty vehicles entering or operating on the Project site to be zero-emission beginning in 2030.

ZE and NZE truck technologies include battery-electric trucks, fuel cell trucks, dual-mode (hybrid) electric trucks with all-electric range and, potentially, other technologies. While heavy duty ZE vehicles are available, they are not commercially available yet in great numbers in the classifications needed to serve the future users of this site a mere seven years from now. The majority of ZE and NZE emissions trucks

are limited in range of less than 100 miles per charge and require hours to charge.[14] These trucks are better suited to operate in urban areas for stop-and-go driving for fleets that operate locally and have predictable daily use and return to base to be charged.[15] Longer range, heavy duty ZE vehicles currently are limited in availability.[16] To require a project to use ZE heavy duty trucks when the nature of the trips is unknown these types of technologies is not feasible because they are not widely available, and it is unknown when or if they will become widely available in the future. As such, it is not feasible to require ZE and NZE trucks because future tenants/operators are currently unknown. As the timeline for ZE and NZE incorporation into the fleet is not known and the end users and truck fleets are not known, the additional mitigation is not feasible, and assumptions on the available of ZE and NZE vehicles would be speculative at best. CEQA Guidelines § 15041 specifically requires all mitigation to be feasible and fully enforceable, and all feasible mitigation must be imposed by lead agencies.

Furthermore, it should be noted that the Draft EIR determined that the Project's Localized Significance Thresholds (LSTs) would be less than significant (refer to Draft EIR pages 4.2-32 and pages 4.2-39 through 4.2-40) and health risk impacts would be less than significant (refer to Draft EIR pages 4.2-36 through 4.2-38), which indicates that the regional increases shown in Draft EIR Tables 4.2-9, 4.2-11, and 4.2-12 are over counting truck emissions since not all these trips are in reality new to the air basin.

Although as noted above, ZE and NZE trucks are not commercially available at this time, current state regulations would accelerate availability of this technology in future years. CARB's Advanced Clean Truck Regulation requires truck manufacturers to transition from diesel trucks and vans to electric zero-emission trucks beginning in 2024 and by 2045, every new truck sold in California is required to be zero-emission. CARB's Mobile Source Strategy takes an integrated planning approach to identify the level of transition to cleaner mobile source technologies needed to achieve all of California's targets by increasing the adoption of zero emission vehicle (ZEV) buses and trucks. A key measure in the Mobile Source Strategy is the low NOX emission standards that reduces NOX emissions by 90 percent.[17] The Sustainable Freight Action Plan which improves freight system efficiency, utilizes near-zero emissions technology, and deployment of ZEV trucks. The Sustainable Freight Action Plan applies to all trucks accessing the Project site and may include existing trucks or new trucks that are part of the Statewide goods movement sector. CARB's Emissions Reduction Plan for Ports and Goods Movement identifies measures to improve goods movement efficiencies such as advanced combustion strategies, friction reduction, waste heat recovery, and electrification of accessories.

Regarding the use of model year 2010 trucks or newer, the CARB Truck and Bus Regulation requires trucks to be upgraded to 2010 or new model year engines. The Truck and Bus regulation has been in effect since December 2008 and final deadline for the last replacement phase of the regulation is January 1, 2023, before operation of the initial Project phase is anticipated. Based on data from CARB, most heavy-duty trucks entering the Project site will meet or exceed 2010 model year emission standards in 2024 as all trucks registered in California are required meet or exceed such standards by 2023. Specifically, according to CARB EMFAC inventories, approximately 50 percent of all instate heavy-heavy duty trucks met the 2010

[14] https://ww2.arb.ca.gov/sites/default/files/2020-06/200625factsheet_ADA.pdf
[15] Ibid.
[16] https://www.trucknews.com/sustainability/zero-emission-truck-models-surge-orders-hold-steady-during-covid-19/1003141253/
[17] California Air Resources Board, *Heavy Duty Low NO_x*, https://ww2.arb.ca.gov/our-work/programs/heavy-duty-low-nox.

engine standard in 2019, 59 percent in 2020, 62 percent in 2021. Additionally, 65 percent and 90 percent of trucks are projected to meet the 2010 engine standard in 2022 and 2023 respectively.[18]

Regarding the suggested requirement for trucks to be zero-emissions beginning in 2030, as discussed above, the CARB Advanced Clean Truck Regulation requires truck manufacturers to transition from diesel trucks and vans to electric zero-emission trucks beginning in 2024 and by 2045, every new truck sold in California is required to be zero-emission. It is not feasible for the Project or City of Ontario to effectively regulate trucks from entering the property that are otherwise permitted to operate in California and access other properties in the County, region, and State. Even if the County were to apply such a restriction, it would cause warehouse operators using older truck fleets to travel to other facilities in the SCAB where the restriction does not apply, thereby resulting in no improvement to regional air quality. Therefore, the commenter's suggested mitigation measures are already addressed as part of the regulatory environment or are not feasible. No further analysis is necessary.

Response O2-j

Refer to Response O2-f regarding emergency backup generators. As noted above, the Project proposes speculative warehouse buildings, and the end users are not known. Therefore, for the purposes of full disclosure the worst-case scenario that includes cold storage was analyzed.

Response O2-k

Refer to Response O2-i. As noted above, the mitigation measures identified in the comment are already addressed by existing regulation that the Project would be required to comply with. The Draft EIR's air quality analysis uses CARB's EMFAC emissions data, which incorporate these regulations into the emissions inventories and rates. As noted in the response above, the suggested mitigation measures are part of existing regulations that the Project is already required to comply with. Therefore, these measures do not represent CEQA mitigation and would not reduce emissions below what has been evaluated in the Draft EIR.

Response O2-l

The comment generally cites the CEQA Guidelines requirements for the analysis of GHG emissions and notes the requirements for considering a timeframe and for reflecting evolving scientific knowledge and regulatory schemes. GHG emissions and impacts were fully analyzed within Draft EIR Section 4.6. The Draft EIR's GHG analysis quantifies the Project's GHG emissions and analyzes the emissions against the City's screening threshold. The City adopted a Climate Action Plan (CAP) that establishes a screening threshold of 3,000 MTCO2e per year. According to the CAP, projects that exceed the threshold would need either to use the "Screening Tables" in the CAP or quantify GHG emissions and provide additional mitigation that achieves a 25 percent emissions reduction. The Screening Tables provide a menu of options that both ensures implementation of the reduction strategies and flexibility. The Draft EIR evaluates the Project in accordance with the City's CAP. However, as noted in the Draft EIR, the City is currently updating its CAP and the potential timeframes for approval and adoption of the City CAP update

[18] California Air Resources Board, *EMFAC2017, An Update to California On-Road Mobile Source Emissions Inventory*, November 9, 2017. Available at: https://ww3.arb.ca.gov/msei/downloads/emfac2017_workshop_11_09_2017_final.pdf, accessed January 17, 2022.

are unknown. Once approved, the CAP may implement performance standards and GHG emissions reduction targets differing from the current CAP. There is the potential that even after achieving more than 100 points on the current Screening Tables, the Project may conflict with as-yet-unknown performance standards and GHG emissions reduction targets implemented under the anticipated CAP updates, and thereby result in GHG emissions that would be considered to represent a significant impact on the environment. Additionally, it should be noted that due to the State's post-2020 GHG emissions reduction targets, the City CAP's 25 percent emissions reduction threshold is also no longer a viable option. Therefore, even with the implementation of MM AQ-2 through MM AQ-5 and MM GHG-1, the Project's impact on GHG emissions was conservatively determined to be significant and unavoidable.

Response O2-m

The comment summarizes California Assembly Bill (AB) 32, the thresholds identified in the City's CAP, and also summarizes California Senate Bill (SB) 32. The comment does not specifically address the Draft EIR. However, as noted above in Response O2-l, the City's CAP is currently being updated to address the State's SB 32 reduction targets. As such, although the Project would achieve 100 points on the City's screening tables, the Draft EIR conservatively identifies all feasible mitigation and determines that the Project's GHG impacts would be significant and unavoidable.

Response O2-n

Refer to Responses O2-l and O2-m. As discussed in the Draft EIR, the Project would not conflict with the applicable GHG reduction plans (as required by the CEQA Appendix G checklist and CEQA Guidelines Section 15064.4(b)(3)). The Draft EIR evaluates consistency with the City's CAP, the Southern California Association of Governments (SCAG) Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) goals, as well as the CARB Scoping Plan. The City disagrees with the assertion that the Draft EIR relies solely on the CARB 2017 Scoping Plan as the relevant GHG significance threshold. Additionally, the comment incorrectly states that the Draft EIR relies on achieving 100 points on the City's CAP Checklist for determining consistency with the CARB 2017 Scoping Plan. Consistency with the City's CAP, SCAG RTP/SCS, and CARB Scoping Plan are each evaluated separately with a detailed policy consistency analysis (refer to Draft EIR Table 4.6-8 through Table 4.6-11). Despite consistency with the applicable plans, the Draft EIR conservatively determines that GHG impacts would remain significant and unavoidable despite the implementation of all feasible mitigation.

Response O2-o

Refer to Responses O2-l and O2-m. As noted above, the City has adopted 3,000 MTCO2e/year as a screening threshold and 100 points on the Consistency Checklist for projects exceeding the screening threshold. The Draft EIR conservatively determines that although the Project would be required to comply with State and City requirements and implement all feasible mitigation measures that would ensure that the Project maintains reductions consistent with the States post-2020 GHG targets (refer to Draft EIR Impact Discussion 4.6-2), impacts would remain significant and unavoidable as the City's CAP currently does not address post-2020 reduction targets and the CAP update has not been adopted yet.

Specifically, Draft EIR page 4.6-22 notes that 71 percent of emissions are from mobile sources. As noted on Draft EIR page 4.6-35, several of the State's plans and policies would contribute to post-2020 reductions in mobile source emissions from the Project. These include the CARB's Advanced Clean Truck Regulation, Executive Order N-79-20, CARB's Mobile Source Strategy, CARB's Sustainable Freight Action Plan, and CARB's Emissions Reduction Plan for Ports and Goods Movement. CARB's Advanced Clean Truck Regulation was approved in June 2020 requiring truck manufacturers to transition from diesel trucks and vans to electric zero-emission trucks beginning in 2024. By 2045, every new truck sold in California is required to be zero-emission. The Advanced Clean Truck Regulation accelerates the transition of zero-emission medium-and heavy-duty vehicles from Class 2b to Class 8. Also, refer to Response O2-i regarding the various mobile source emissions reduction programs that would affect the Project's emissions.

Furthermore, the majority of the GHG reductions from the Scoping Plan would result from continuation of the Cap-and-Trade Regulation. AB 398 (2017) extends the State's Cap-and-Trade program through 2030 and the Scoping Plan provide a comprehensive plan for the State to achieve its GHG targets through a variety of regulations enacted at the State level. Additional reductions are achieved from electricity sector standards (i.e., utility providers to supply 60 percent renewable electricity by 2030 and 100 percent renewable by 2045), doubling the energy efficiency savings at end uses, additional reductions from the Low Carbon Fuel Standard (LCFS), implementing the short-lived GHG strategy (e.g., hydrofluorocarbons), and implementing the Mobile Source Strategy and Sustainable Freight Action Plan.

Response O2-p

The comment summarizes CEQA requirements for mitigation in the view of the commenter. Responses to the specifics are provided in Response O2-q, below.

Response O2-q

The City disagrees with the assertion that MM GHG-1 only applies to components of the Project with permit applications preceding the adoption of the 2014 CAP. The 2014 CAP was adopted on December 16, 2014 and is currently in effect. MM GHG-1 states that applications on file prior to adoption of the updates to the 2014 CAP must achieve 100 points from the Screening Tables. Project applications received after adoption of the CAP update would be required to comply with the latest CAP in effect, which in this case, would be the 2014 CAP. As the comment incorrectly interprets MM GHG-1, the conclusion that MM GHG-1 is not binding enforceable mitigation is also incorrect. Therefore, MM GHG-1 is binding and serves as enforceable mitigation. However, in order to provide clarification MM GHG-1 will be revised in the Final EIR as follows:

MM GHG-1. All <u>project</u> ~~Project~~ development proposals ~~with building permit applications on file with the City prior to approval and adoption of updates to the December 16, 2014 CAP~~ shall implement Screening Table Measures that achieve at least 100 points per the Screening Tables. The City shall verify that Screening Table Measures achieving the 100-point performance standard are incorporated in development plans prior to the issuance of building permit(s) and/or site plans (as applicable). The City shall verify implementation of the selected Screening Table Measures prior to the issuance of Certificate(s) of

Occupancy. At the discretion of the City, measures that provide GHG reductions equivalent to GHG emissions reductions achieved via the Screening Table Measures may be implemented. Multiple development proposals may, at the discretion of the City, be allowed to collectively demonstrate achievement of at least 100 points per the Screening Tables.

Response O2-r

The City disagrees with the assertion that MM GHG-1 improperly defers mitigation. In *Oakland Heritage Alliance v. City of Oakland* (2011) 195 Cal.App.4th 844, the court held that the lead agency does not have to commit to any particular mitigation measure as long as it commits to mitigate impacts. Additionally, the details of exactly how mitigation will be achieved can properly be deferred pending completion of a future study as long as significant impact determinations and formulation of mitigation measures occur before project approval. The GHG reductions measures selected on the City's checklist and required by MM GHG-1 must be implemented prior to the issuance of Project permits. MM GHG-1 has been designed to be flexible since Project development would occur over two phases with Phase 2 occurring on a programmatic level. The mitigation is tied to the City's CAP, which is a qualified GHG reduction plan and establishes project-level thresholds in order to achieve the State's GHG reduction targets and to determine significance under CEQA.

Response O2-s

The City disagrees with the assertion that the Draft EIR fails to calculate the reductions from mitigation. Draft EIR Table 4.6-7 includes both unmitigated and mitigated emissions.

Response O2-t

Refer to Response O2-s. Emissions reductions are quantified in Draft EIR Table 4.6-7. This comment incorrectly states that the emissions reduction of MM GHG-1 is undefined. As noted in Draft EIR pages 4.6-13 and 4.6-28, as well as in the CAP Appendix B (CEQA Thresholds and Screening Tables), the point values correspond to the minimum emissions reduction from each feature. Projects that garner a total of 100 points or greater would not require quantification of project specific emissions and consistent with CEQA Guidelines, such projects would be determined to have a less than significant individual and cumulative impact for GHG emissions.[19] The City's CAP addresses GHG emissions reduction in concert with State reduction efforts and includes specific local requirements that will substantially lessen the cumulative problem. Compliance with the CAP fulfills the CEQA Guidelines Section 15130(a)(3) and 15183.5 description of mitigation.[20] The CAP provides community wide GHG emissions reduction target, reduction measures that new development projects must follow to meet the City's reduction target, community wide inventories that provide quantitative facts and analysis of how the CAP measures meet the reduction target, as well as an implementation, monitoring, and update program to ensure the reduction target is met.

[19] City of Ontario, *Community Climate Action Plan, Appendix B Greenhouse Gas Emissions CEQA Thresholds and Screening Tables*, December 2014.
[20] Ibid.

Response O2-u

Refer to Response O2-o. Additionally, the comment states that all feasible mitigation was not included in the Draft EIR and references a list of mitigation measures provided in Exhibit A to the comment letter. These measures were considered below and have been either incorporated into the Draft EIR, deemed infeasible, determined not be required by CEQA, or would not reduce impacts.

• Requiring off-road construction equipment to be zero-emission, where available, and all diesel-fueled off-road construction equipment, to be equipped with CARB Tier IV-compliant engines or better, and including this requirement in applicable bid documents, purchase orders, and contracts, with successful contractors demonstrating the ability to supply the compliant construction equipment for use prior to any ground-disturbing and construction activities.	Construction emissions are below SCAQMD thresholds. Therefore, mitigation requiring Tier 4 equipment is not required. Additionally, CalEEMod/OFFROAD emissions rates incorporate equipment turnover which results in incrementally cleaner fleets (i.e., more Tier 4 equipment) in future years.
• Prohibiting off-road diesel-powered equipment from being in the "on" position for more than 10 hours per day.	This measure is not quantifiable and may not be realistic or feasible. Construction equipment is used and actively operating for a full day to maximize efficiency. Limiting the workday can inadvertently result in greater overall emissions, since additional workdays could be required and resulting in additional equipment startup emissions and additional worker trip emissions.
• Requiring on-road heavy-duty haul trucks to be model year 2010 or newer if diesel-fueled.	Construction emissions are below SCAQMD thresholds. Additionally, the CARB Truck and Bus Regulation requires all trucks to meet 2010 model year or newer standards by January 1, 2023. The CARB Truck and Bus Regulations are already incorporated into the EMFAC emissions rate data used to calculate the Project's mobile source emissions.
• Providing electrical hook ups to the power grid, rather than use of diesel-fueled generators, for electric construction tools, such as saws, drills and compressors, and using electric tools whenever feasible.	There is no impact/threshold exceedance to necessitate this. However, this is standard practice where feasible.
• Limiting the amount of daily grading disturbance area.	There is no impact/threshold exceedance to necessitate this. Construction and ground disturbance would be conducted in an efficient manner to minimize cost and schedule. Construction would comply with SCAQMD rules, including Rule 402 and 403, which prohibit nuisances and reduce dust (Draft EIR Standard Condition SC AQ-1).

• Prohibiting grading on days with an Air Quality Index forecast of greater than 100 for particulates or ozone for the project area.	The emissions analysis for the Project determined that regional and localized emissions would not exceed SCAQMD thresholds. Therefore, the Project would not have the potential to influence localized pollutant concentrations and implementation of this measure is not necessary.
• Forbidding idling of heavy equipment for more than two minutes.	Construction emissions are below SCAQMD thresholds. Therefore, limiting idling to two minutes would not be required to reduce an impact. Project would comply with the 5-minute limit per CARB regulation/state law (California Code of Regulations, Title 13, Division 3, Article 1, Chapter 10, Section 2449 [General Requirements for In-Use Off-Road Diesel-Fueled Fleets]).
• Keeping onsite and furnishing to the lead agency or other regulators upon request, all equipment maintenance records and data sheets, including design specifications and emission control tier classifications.	Construction emissions are below SCAQMD thresholds. Therefore, this measure would not be required.
• Conducting an on-site inspection to verify compliance with construction mitigation and to identify other opportunities to further reduce construction impacts.	Construction emissions are below SCAQMD thresholds, and no mitigation is required. Therefore, compliance verification is not required. CARB's In-Use Off-Road Diesel Vehicle Regulation ensures equipment meets standards. Only compliance with SCAQMD rules required as standard condition.
• Using paints, architectural coatings, and industrial maintenance coatings that have volatile organic compound levels of less than 10 g/L.	Construction emissions are below SCAQMD thresholds and MM AQ-1 would be required per CEQA. MM AQ-1 requires architectural coatings to meet this 10 g/L standard.
• Providing information on transit and ridesharing programs and services to construction employees.	Construction emissions are below SCAQMD thresholds and no mitigation measures are required to reduce construction mobile source emissions.
• Providing meal options onsite or shuttles between the facility and nearby meal destinations for construction employees.	Construction emissions are below SCAQMD thresholds and no mitigation measures are required to reduce construction mobile source emissions.
• Requiring that all facility-owned and operated fleet equipment with a gross vehicle weight rating greater than 14,000 pounds accessing the site meet or exceed 2010 model-year emissions equivalent engine standards as currently defined in California Code of Regulations Title 13, Division 3, Chapter 1, Article 4.5, Section 2025. Facility	This is a construction measure on the Attorney General's best practices list. Construction emissions are below SCAQMD thresholds and no mitigation measures are required to reduce construction mobile source emissions. Trucks with a gross vehicle weight rating greater than 14,000 pounds accessing the site

operators shall maintain records on-site demonstrating compliance with this requirement and shall make records available for inspection by the local jurisdiction, air district, and state upon request.	must meet or exceed 2010 model-year emissions equivalent engine standards by January 1, 2023.
• Requiring all heavy-duty vehicles entering or operated on the project site to be zero-emission beginning in 2030.	This measure is not required because construction emissions would not exceed SCAQMD thresholds. The project is a speculative warehouse and the end user's fleet is currently unknown. The CARB Advanced Clean Trucks Rule requires electric truck sales starting in 2024, with the goal of every new truck sold in California to be zero-emission by 2045.
• Requiring on-site equipment, such as forklifts and yard trucks, to be electric with the necessary electrical charging stations provided.	MM AQ-2 requires on-site equipment to be electrically powered.
• Requiring tenants to use zero-emission light- and medium-duty vehicles as part of business operations.	The Project is a speculative warehouse and the end user's fleet is currently unknown. The CARB Advanced Clean Trucks Rule requires electric truck sales starting in 2024, with the goal of every new truck sold in California to be zero-emission by 2045.
• Forbidding trucks from idling for more than two minutes and requiring operators to turn off engines when not in use.	Project would comply with the 5-minute limit per CARB regulation/state law. Implementation of this measure is not quantifiable because CalEEMod does not allow for the adjustment of idle times.
• Posting both interior- and exterior-facing signs, including signs directed at all dock and delivery areas, identifying idling restrictions and contact information to report violations to CARB, the air district, and the building manager.	MM AQ-5 requires signage stating that drivers turn off engines when not in use, identifying the State's 5-minute idling limit (California Code of Regulations, Title 13, Division 3, Article 1, Chapter 10, Section 2485 [Airborne Toxic Control Measure to Limit Diesel-Fueled Commercial Motor Vehicle Idling]), and including telephone numbers of the building facilities manager and CARB to report violations.
• Installing and maintaining, at the manufacturer's recommended maintenance intervals, air filtration systems at sensitive receptors within a certain radius of facility for the life of the project.	Installing air filtration systems at sensitive receptors is not required because impacts at sensitive receptors are less than significant. The Project would not result in an exceedance of the SCAQMD's Localized Sensitive Thresholds or an exceedance of health risk thresholds.
• Installing and maintaining, at the manufacturer's recommended maintenance intervals, an air monitoring station proximate to sensitive receptors and the facility for the life of the project, and making the resulting data publicly available in	CARB currently operates the Ontario Monitoring Station and the Upland Monitoring Station located approximately 2.9 miles north and 8 miles north of the Project site, respectively. As the Project emissions modeling did not exceed SCAQMD's Localized Sensitive

real time. While air monitoring does not mitigate the air quality or greenhouse gas impacts of a facility, it nonetheless benefits the affected community by providing information that can be used to improve air quality or avoid exposure to unhealthy air.	Thresholds, the Project would not affect the ambient air quality in the area. This measure is not required per CEQA and would not reduce the Project's operational emissions.
• Constructing electric truck charging stations proportional to the number of dock doors at the project.	The Project would comply with all 2019 CALGreen Title 24 electric vehicle infrastructure requirements. Therefore, this is already incorporated into the Draft EIR calculations.
• Constructing electric plugs for electric transport refrigeration units at every dock door, if the warehouse use could include refrigeration.	The Project would comply with all 2019 CALGreen Title 24 electric vehicle infrastructure requirements. Therefore, this is already incorporated into the Draft EIR calculations.
• Constructing electric light-duty vehicle charging stations proportional to the number of parking spaces at the project.	The Project would include electric vehicle charging stations as required per building code requirements (Title 24).
• Installing solar photovoltaic systems on the project site of a specified electrical generation capacity, such as equal to the building's projected energy needs.	Draft EIR Table 4.2-8 and Table 4.-3 show that the majority of the Project's emissions are from mobile sources. California Title 24 Standards require buildings to be designed to have 15 percent of the roof area solar ready. Additionally, solar photovoltaic panels are an option for compliance with SCAQMD Rule 2305 (Warehouse Indirect Source Rule). The Project would be required to earn Warehouse Actions and Investments to Reduce Emissions (WAIRE) points, which include solar, to reduce emissions.
• Requiring all stand-by emergency generators to be powered by a non-diesel fuel.	As discussed in Response O2-f, future tenants of the proposed Project are unknown at the time of this writing; therefore, the need for emergency backup generators is speculative. However, MM AQ-6 has been added to the Final EIR to require any proposed emergency generators to be powered by a non-diesel fuel.
• Requiring facility operators to train managers and employees on efficient scheduling and load management to eliminate unnecessary queuing and idling of trucks.	This measure would not result in a quantifiable reduction in emissions. However, facility operators are financially incentivized to maximize efficiency.
• Requiring operators to establish and promote a rideshare program that discourages singlO2-occupancy vehicle trips and provides financial	This measure is already required per MM AQ-4.

incentives for alternate modes of transportation, including carpooling, public transit, and biking.	
• Meeting CalGreen Tier 2 green building standards, including all provisions related to designated parking for clean air vehicles, electric vehicle charging, and bicycle parking.	The Project would comply with CALGreen, but Tier 1. Tier 2 voluntary measures are not assumed in the analysis. These voluntary measures would not substantially reduce the Project's impacts which occur primarily from mobile sources. MM AQ-4 requires a Transportation Demand Management (TDM) program that would promote bicycling and walking, provide on-site car share amenities, promote carpool/vanpool, etc. to reduce mobile source emissions.
• Achieving certification of compliance with LEED green building standards.	As noted above, the majority of emissions are from mobile sources. Improvements to energy efficiency that would occur with LEED would not reduce the Project's mobile source emissions. The current (2019) Title 24 is 30 percent more efficient than the 2016 version, mainly due to lighting efficiency.
• Providing meal options onsite or shuttles between the facility and nearby meal destinations.	MM AQ-4 requires a TDM program to minimize vehicle trips.
• Posting signs at every truck exit driveway providing directional information to the truck route.	The Project is in close proximity to the State Route (SR) 83 with direct access to major arterials. This measure would not reduce mobile source emissions.
• Improving and maintaining vegetation and tree canopy for residents in and around the project area.	The Project would include landscaping consistent with City design requirements.
• Requiring that every tenant train its staff in charge of keeping vehicle records in diesel technologies and compliance with CARB regulations, by attending CARB-approved courses. Also require facility operators to maintain records on-site demonstrating compliance and make records available for inspection by the local jurisdiction, air district, and state upon request.	Reductions from implementation of this measure are not quantifiable. However, facility operators are financially incentivized to maximize efficiency and would be required by law to comply with CARB regulations.
• Requiring tenants to enroll in the United States Environmental Protection Agency's SmartWay program, and requiring tenants to use carriers that are SmartWay carriers.	EPA's SmartWay program helps companies advance supply chain sustainability by measuring, benchmarking, and improving freight transportation efficiency. Enrollment in the EPA's Smart Way program is not incorporated as mitigation because emissions reductions are not quantifiable. However, facility operators are financially incentivized to maximize efficiency.

• Providing tenants with information on incentive programs, such as the Carl Moyer Program and Voucher Incentive Program, to upgrade their fleets.	The Carl Moyer Program provides grant funding for cleaner-than-required engines, equipment, and other sources of air pollution. As noted in Draft EIR page 4.2-10, under SCAQMD Rule 2305 (Warehouse Indirect Source Rule) warehouse operators are required to implement emissions reduction measures, including fleet upgrades.

Response O2-v

The comment summarizes CEQA requirements and case law in the view of the commenter regarding evaluating health effects from criteria pollutants. The comment does not specifically raise an issue with the analysis in the Draft EIR, and no further response is required. However, health effects from criteria pollutants were addressed on Draft EIR pages 4.2-33 to 4.2-35.

Response O2-w

The comment summarizes CEQA case law in the view of the commenter regarding health effects from toxic air contaminant (TAC) exposure. The comment summarizes the Draft EIR's health risk assessment and notes that the Draft EIR determined that health effects from TAC exposure would be less than significant. This comment does not specifically raise an issue with the analysis in the Draft EIR. Therefore, no further response is required.

Response O2-x

According to SCAQMD methodology, health effects from carcinogenic air toxics are usually described in terms of individual cancer risk. Additionally, the cancer risk is expressed in the SCAQMD thresholds[21] as "incremental cancer risk." Individual cancer and incremental cancer risk are the likelihood that a person continuously exposed to concentrations of TACs over a lifetime will contract cancer based on the use of standard risk assessment methodology. The comment incorrectly applies the SCAQMD's 10 in one million cancer risk threshold as a cumulative threshold. The SCAQMD's 10 in one million threshold is an incremental threshold and it is, therefore, inappropriate to combine construction and operational risk levels and compare to the SCAQMD's threshold as presented in the comment. The method of simply adding the construction and operational risk levels as conducted in the comment is also incorrect because both risk levels assume that the exposure duration starts in the first trimester. The calculated health risk is based on a lifetime TAC exposure that accounts for different age sensitivity factors for age bins (i.e., third trimester, 0-2, 2-16, and 16-30 years). The younger age bins include a higher age sensitivity factor that increases risk. As construction of Phase 1 would be complete before operations, it would be impossible for a receptor to be exposed to both construction and operational emissions both starting in the third trimester. The construction and operational health risk calculations each conservatively assume that exposure would start at the third trimester. Therefore, the commenter's approach of adding the

[21] SCAQMD, *South Coast AQMD Air Quality Significance Thresholds*, April 2019.

construction and operational risk levels presented in the Draft EIR together overestimates risk because the age sensitivity factors are double counted.

Given the short-term construction schedule of approximately one year, Project construction would not result in a long-term (e.g., 30 or 70 years) source of TAC emissions. The SCAQMD CEQA Air Quality Handbook does not recommend analysis of TACs from short-term construction activities associated with land use development projects. A construction health risk assessment is not required by SCAQMD and no guidance for health risk assessments for construction has been adopted by SCAQMD or the City. Although SCAQMD's CEQA guidance does not require a health risk assessment for short-term construction emissions, a construction health risk assessment was conservatively prepared for the Project and provided in the Draft EIR. As analyzed in Draft EIR pages 4.2-35 and 4.2-36, Project construction activities, including TACs from equipment exhaust would not expose sensitive receptors to substantial pollutant concentrations. Project-related TAC impacts during construction would be less than significant, and no mitigation measures would be required.

Although as discussed above, conducting a construction health risk assessment is not required and combining construction and operational risk is not required by the SCAQMD, a more appropriate conservative approach would be to assume an exposure duration for construction to start at the first trimester and for operational exposure to conservatively begin at age 2.

However, for informational purposes, using the approach of combining construction and operations described above would result in a construction risk of 8.80 in one million and an operational risk of 0.84 in one million for a combined risk of 9.64 in one million, which is below the 10 in one million threshold. This risk calculations were conducted consistent with California OEHHA methodology. Therefore, even when combining construction and operational, health risks would remain below SCAQMD thresholds.

Response O2-y

The City disagrees with the assertion that the Draft EIR does not address consistency with all applicable plans, programs, and policies. The General Biological Assessment (GBA) states that there is no Habitat Conservation Plan, Natural Community Conservation Plan, or other Approved, Local, Regional, or State Habitat Conservation Plan that the Project site falls under. The Project site would be subject to the Ontario Plan and the City's Municipal Code. The Ontario Plan has incorporated policies and measures for potential impacts associated with the Annexation Area 163, as required by the Settlement Agreement. Since the Project is consistent with the Ontario Plan and the Ontario Plan includes the requirements set forth in the Settlement Agreement, it is not necessary for the GBA to include a discussion of the Settlement Agreement.

Response O2-z

The City disagrees with the assertion that the Draft EIR fails to adequately establish the biological resources baseline. The GBA discloses the existing conditions and results of the field surveys in Section 3.0 of the GBA. These existing conditions are reiterated in Section 4.3.1, Environmental Setting, of the Draft EIR. The GBA included a biological assessment of the Project site that includes field surveys that were conducted to document existing habitat conditions, obtain plant and animal species information, view the

surrounding uses, assess the potential for State and federal waters, assess potential for wildlife movement corridors, and assess for the presence of critical habitat constituent elements. Field surveys included habitat assessments for sensitive species for which potential habitat was found to be present on the site. Since the comment does not identify the alleged grounds for its assertion that the Draft EIR fails to establish the biological resources baseline, no further response can be provided.

Response O2-aa

The Settlement Agreement states that focused protocol surveys are required "if a [habitat] assessment determines there is potential habitat for sensitive species." The GBA found that the Project site potentially supported suitable habitat for tricolored blackbird, grasshopper sparrow, great blue heron, yellow rail, California horned lark, merlin, burrowing owl, western pond turtle, western mastiff bat, and California glossy snake; however, due to the disturbed nature of the Project site, the presence and occurrence of these species would be reduced. Because of the reduced likelihood of occurrence, the GBA and the Draft EIR includes recommendations in the form of mitigation measures for each sensitive animal species that has the potential to occur on the Project site (see revised MM BIO-1 as presented in Section 3.0, Revisions to the Draft EIR, of this Final EIR). The recommendations for tricolored blackbird, grasshopper sparrow, great blue heron, yellow rail, California horned lark, and merlin demonstrate compliance with the federal MBTA and Fish and Game Code Sections 3503 and 3503.5 to the satisfaction of the City of Ontario. Protocol surveys were completed for the burrowing owl. Preconstruction surveys, as recommended under MM BIO-1, to be conducted in accordance with adopted protocol were recommended for the western pond turtle, western mastiff bat, and California glossy snake to determine the presence or absence of the species and to avoid any direct take. Therefore, each sensitive species for which potential habitat was found to be present on the site is adequately covered by protocol guidelines and MM BIO-1.

Response O2-bb

The City disagrees with the assertion that the Draft EIR fails to adequately describe burrowing owl use of the Project site.

The GBA found potential habitat for the burrowing owl is present on the Project site. Focused, protocol burrowing owl surveys determined the absence of burrowing owl and burrowing owl evidence.

The Staff Report on Burrowing Owl Mitigation from the CDFG states the following:

> *"Non-breeding season (1 September to 31 January) surveys may provide information on burrowing owl occupancy, but do not substitute for breeding season surveys because results are typically inconclusive. Burrowing owls are more difficult to detect during the non-breeding season and their seasonal residency status is difficult to ascertain. Burrowing owls detected during non-breeding season surveys may be year-round residents, young from the previous breeding season, pre-breeding territorial adults, winter residents, dispersing juveniles, migrants, transients or new colonizers. In addition, the numbers of owls and their pattern of distribution may differ during winter and breeding seasons. However, on rare occasions, non-breeding season surveys may be warranted*

(i.e., if the site is believed to be a wintering site only based on negative breeding season results)."

From interpreting this information, burrowing owl surveys shall not be required during the non-nesting season. The Project site is not a wintering site for burrowing owls and therefore was not warranted for non-breeding season surveys. The biological baseline is more accurate during the breeding season when the surveys were completed. No evidence of burrowing owl was found on-site during the breeding season, and non-breeding season survey results are typically inconclusive. In addition, no burrowing owls have been historically recorded near the Project site since 2006. Therefore, focused surveys during the non-breeding season are not required. Further, the implementation of MM BIO-2 would require an avoidance survey no less than 14 days prior to initiating ground disturbance activities before construction starts. Pursuant to MM BIO-2, the development of avoidance and minimization approaches would be evaluated by monitoring the owls if they are present on-site.

Response O2-cc

The City disagrees with the assertion that the Draft EIR fails to evaluate essential habitat for burrowing owls on the future development areas.

As impacts to burrowing owl habitat have been reduced to less than significant levels, no additional mitigation measures are required. However, MM BIO-2 has been revised for clarification and to include the commenter's requested mitigation language (indicated in bold underline for additions and strikethrough to deletions):

MM BIO-2. Burrowing Owl Surveys. Phase 1: Prior to issuance of a demolition or grading permit for any ground disturbing activity, a qualified biologist shall conduct a pre-construction presence/absence survey for burrowing owls within ~~The Project Applicant shall complete an initial BUOW take avoidance survey no less than~~ 14 days prior to initiating ground disturbance activities. Surveys shall be conducted consistent with the procedures in outlined in the "California Department of Fish and Wildlife (CDFW) 2012 Staff Report on Burrowing Owl Mitigation." If the species is absent, no additional mitigation will be required. ~~Implementation of avoidance and minimization measures (e.g., eliminating actions that reduce burrowing owl forage and burrowing surrogates (e.g., ground squirrel), or introduce/facilitate burrowing owl predators) would be triggered by positive owl presence on the site where Project activities would occur. The development of avoidance and minimization approaches would be evaluated by monitoring burrowing owls (if present on-site). BUOW may re-colonize a site after only a few days. Time lapses between Project activities trigger subsequent take avoidance surveys including but not limited to a final survey conducted within 24 hours prior to ground disturbance.~~

If burrowing owl(s) are observed onsite during the pre-construction clearance survey;

- Prior to disturbance of the occupied burrows, suitable and unoccupied replacement burrows shall be provided at a ratio of 2:1 within designated off-site conserved lands to be identified through coordination with CDFW and the City in which the burrowing

owl(s) is(are) detected. A qualified biologist shall confirm that the artificial burrows are currently unoccupied and suitable for use by owls.

- Until suitable replacement burrows have been provided/confirmed within the off-site conserved lands to be identified through coordination with CDFW and the City of Ontario, no disturbance shall occur within 50 meters (approximately 160 feet) of occupied burrows during the nonbreeding season (September 1 through January 31) or within 75 meters (approximately 250 feet) during the breeding season (February 1 through August 31).
- Occupied burrows should not be disturbed during the nesting season (February 1 through August 31) unless a qualified biologist approved by CDFW verifies through non-invasive methods that either: 1) the birds have not begun egg-laying and incubation; or 2) that juveniles from the occupied burrows are foraging independently and are capable of independent survival.
- If burrowing owls are present at the time that the occupied burrows are to be disturbed, then the owls shall be excluded from the site following the 2012 CDFG Staff Report.

Phase 2 and SB 330 Replacement Site: Prior to any site-specific development, potential future residential development would be required to conduct site-specific biological resource surveys, including an arborist report, as part of the City's standard discretionary review process, including compliance with CEQA and applicable local, state, and federal regulations.

See Response O2-y regarding the Settlement Agreement.

Response O2-ee

The City disagrees with the assertion that the Draft EIR fails to adequately survey for Swainson's Hawk. The GBA report states that the Swainson's Hawk is not known to occur within the Project area but potential foraging habitat for this species is present on the Project site. The Project site consists of an active dairy farm and agricultural fields. Ongoing dairy and agricultural operations include implementation of rodent control programs, which include the removal of rodent burrows and use of rodenticides. Based upon the level of ongoing disturbance and implementation of rodent control programs, the site would be considered low-quality foraging habitat for raptors; therefore, impacts to raptor foraging habitat would be considered less than significant. The measures included in MM BIO-1 are intended to reduce potential impacts to foraging raptors to a less than significant level. Although the agriculture fields and stock/retention ponds may provide foraging habitat for special-status raptors, it is not expected to be valuable, as the lands are actively maintained and in use. This loss of potential foraging habitat would not make a cumulatively considerable contribution to the regional decline of raptors; therefore, replacement of foraging habitat would not be required.

According to the CDFW Staff Report Regarding Mitigation for Impacts to Swainson's Hawk, projects should be assessed to determine whether take of nests or foraging habitat surrounding nests will be impacted.

There have been two historical sightings of this species within 4.56 miles of the Project site and the agricultural habitat is considered potentially suitable foraging habitat. Therefore, the GBA recommends implementation of MM BIO-1, which requires pre-construction nesting bird surveys to identify nests onsite and within the vicinity of the site which will determine whether the disturbance of the onsite foraging habitat would result in the take of nesting hawks. No additional mitigation or surveys are required.

Response O2-ff

The City disagrees with the assertion that the Draft EIR fails to accurately characterize potential for Western Spadefoot habitat. Due to the nature of the Project site habitat, this species does not have any potential to occur. The onsite stock ponds collect waste from livestock and dairy activities. The stock ponds do not contain water throughout the year and are routinely dredged to remove waste and sediment. The stock ponds are designed to hold water for no more than 72 hours; therefore, the ponds do not provide a suitable source of open water necessary for western spadefoot larvae to develop. According to the California Amphibian and Reptile Species of Special Concern it was estimated that the minimum time for larval development is 14 days and on average lasts 58 days (Thomson et al. 2016). The stock/retention ponds in the Project area are not sufficient breeding grounds for this species.

All historical sightings within a 5-mile radius for this species exist within or adjacent to woodland habitats and slopes of the Angeles National Forest, Chino Hills State Park, and the Cleveland National Forest. The Project area contains agricultural fields with no native trees. No sightings of this species occur within 4.49 miles, and there is no woodland habitat or slopes within miles of the Project site. Therefore, this species is not present.

Response O2-gg

The City disagrees with the assertion that the Draft EIR failed to consult all available biological resources databases to establish the environmental setting. The GBA utilizes the CNDDB to determine the potential occurrence of special status species. The GBA also utilizes the United States Fish and Wildlife Service (USFWS) Endangered Species Lists, the California Native Plant Society (CNPS) Rare Plant Inventory, regional Natural Communities Conservation Plans or Habitat Conservation Plans, regional Multi-Species Habitat Conservation Plans (MSHCPs), and federal critical habitat maps to determine whether sensitive species have the potential to occur on or within the vicinity of the Project site. The long-billed curlew, mountain plover, white-faced ibis, northern harrier, ferruginous hawk, white-tailed kite, and loggerhead shrike have not been historically documented within miles of the Project area and no suitable nesting habitat for the species occurs within Project boundaries.

Response O2-hh

The City disagrees with the assertion that the Draft EIR fails to accurately describe ponded water on the Project Site. The Draft EIR and GBA state that approximately 19 acres of dry stock/retention ponds and channels occur within the Project site. The GBA includes images that show the stock pond channels to be wet; however, the GBA also states that the ponds do not contain water throughout the year. The onsite stock ponds collect waste from livestock and dairy activities. The stock ponds do not contain water

throughout the year and are routinely dredged to remove waste and sediment. The stock ponds are designed to hold water for no more than 72 hours. Therefore, the ponds are dry and do not provide a permanent, reliable source of open water necessary for breeding/nesting habitat for species. Furthermore, the source of water for these man-made features are not a "natural flow" as required by the CDFW Lake and Streambed Alteration Program, so the stock ponds are not considered jurisdictional under the CDFW. The stock ponds are isolated features that are not tributary to traditional navigable waters, and therefore are not considered Waters of the United States. Further, discharges to the man-made stock ponds are not considered waters or wetlands of the State subject to permit requirements under the Clean Water Act or Porter-Cologne since they are artificially constructed.

Response O2-ii

The City disagrees with the assertion that the Draft EIR fails to identify potential jurisdictional waters. The Draft EIR and GBA state that approximately 19 acres of stock/retention ponds and channels occur within the Project site. According to the Web Soil Survey, these features do not occur on hydric soils. The ponded features identified in the comment occur on Chino silt loam and Grangeville fine sandy loam. The Chino silt loam series and the Grangeville fine sandy loam series are identified as containing minor components that are hydric. However, the Project site lacks remnant fan components and depressions representing these series, and there are no indicators of hydric soils (Natural Resources Conservation Service). Based on these conditions, hydric soils do not occur. These features also do not qualify as wetlands. The California Water Boards defines a wetland as having three requirements: "(1) the area has continuous or recurrent saturation of the upper substrate caused by groundwater, or shallow surface water, or both; (2) the duration of such saturation is sufficient to cause anaerobic conditions in the upper substrate; and (3) the area's vegetation is dominated by hydrophytes or the area lacks vegetation." The features do not meet these requirements. Furthermore, the new features do not qualify as jurisdictional waters. Refer to the GBA discussion on State and Federal Jurisdictional Drainages. Lastly, the additional features identified in the letter only hold water for brief periods of time during rainfall. As with the other stock ponds, these features are dry and do not qualify as wetlands, jurisdictional waters, or suitable habitat for species. See Response O2-hh above for more detail.

Response O2-jj

The City disagrees with the assertion that the Draft EIR fails to adequately analyze the Project's impacts on biological resources. The GBA provides recommendations to avoid potential impacts to each sensitive species that have the potential to occur on the Project site. The recommendations are included in the Draft EIR as mitigation measures to be implemented to reduce the impacts to sensitive species to less than significant. As stated in the Draft EIR, with implementation of MM BIO-1 and BIO-2, impacts would be reduced to less than significant. Therefore, the analysis provided in the GBA and the Draft EIR include the necessary information to evaluate the Project against the significance thresholds. The City disagrees with the assertion that the Draft EIR mitigation would not sufficiently mitigate those (unspecified) impacts as the Draft EIR describes the impacts and also the mitigation measures required to reduce the impacts to less than significant.

Response O2-kk

The City disagrees with the assertion that the Draft EIR fails to disclose impacts on waterfowl. The Draft EIR and GBA discusses potential suitable or foraging habitat for several waterfowl species. The Draft EIR acknowledges impacts on waterfowl under Section 4.3.5 Project Impacts and Mitigation. The waterfowl species with suitable nesting or foraging habitat onsite are included under sensitive animals and nesting birds. With implementation of MM BIO-1, impacts to these species are reduced to less than significant. The onsite stock ponds collect waste from livestock and dairy activities. The stock ponds do not contain water throughout the year and are routinely dredged to remove waste and sediment. The stock ponds are designed to hold water for no more than 72 hours. The ponds on site are man-made, dry, and do not provide a permanent, reliable source of open water necessary for breeding/nesting habitat for waterfowl species. The Ontario Plan supports the protection of high value habitat areas by establishing habitat conservation areas and complying with State and federal regulations regarding protected species. Since the Project site does not support high value habitats for waterfowl species but is within the Annexation Area 163, the developer will pay the mitigation fee of $4,320 per net acre. Therefore, no further compensatory mitigation measures are required.

Response O2-ll

The City disagrees with the assertion that the Draft EIR fails to mitigate habitat loss. Draft EIR Section 4.3.5 Project Impacts and Mitigation includes discussions of the impacts expected to occur to habitat and sensitive species, along with mitigation measures to reduce these impacts. The Ontario Plan supports the protection of high value habitat areas by establishing habitat conservation areas and complying with state and federal regulations regarding protected species. The Project site consists of an active dairy farm and agricultural fields. The Project site is disturbed, and onsite habitats are highly degraded. No sensitive species were observed during field surveys. The site does not provide suitable nesting/breeding habitat for tricolored blackbird. The onsite stock ponds do not provide a permanent source of open water necessary for western pond turtle. Focused burrowing owl surveys found that the species is not present on the site. Based upon the level of ongoing disturbance and implementation of rodent control programs, the site would be considered low-quality foraging habitat for raptors. The site does not provide valuable habitat.

The DEIR references MM BIO-1 and MM BIO-2 as being the predominant mitigation measures to reduce significant impacts to sensitive species. The Ontario Plan DEIR states that Ontario will consult with CDFG about which lands are occupied by burrowing owl and are suitable as long-term habitat. If the site is not viable as long-term habitat, the developer shall pay the mitigation fee and make provisions for relocation of owls. Since no owls occur on the project site, the developer shall pay the mitigation fee of $4,320 per net acre. No further compensatory mitigation measures are required.

Response O2-mm

See Response O2-y.

Response O2-nn

The City disagrees with the assertion that MM BIO-1 is ineffective. It should be noted that the vegetation removal component of MM BIO-1 is recommended as part of the CDFW's recommended mitigation to lessen Project-related impacts. See Response S1-g of the CDFW letter. The Ontario Plan states that projects that would directly impact vegetation that could be used by migratory birds would be required to comply with the federal MBTA. In addition to complying with the federal MBTA, the Project would implement MM BIO-1, which provides recommendations to ensure that impacts to nesting birds is less than significant. Furthermore, according to the California Natural Diversity Data Base (CNDDB), tricolored blackbird colonies have been recorded within the vicinity of the Project site. Tricolored blackbirds require open accessible water, a secure substrate in which to place their nests, and suitable nearby foraging areas that provide adequate food sources for breeding. If any one of these required elements is missing, the species will not breed in that location. Although the GBA prepared for the Project found that suitable habitat for this species occurs on the Project site; breeding habitat is contingent upon the onsite waste filled stock ponds. However, the onsite stock ponds do not contain water throughout the year; therefore, the ponds do not provide a reliable source of open water necessary for breeding/nesting habitat. The species' preferred foraging habitats include agricultural crops such as rice, alfalfa, irrigated pastures, and ripening or cut grain fields, as well as annual grasslands, cattle feedlots, and dairies. Therefore, the site does provide potentially suitable foraging habitat for tricolored blackbird.

The site was not occupied by tricolored blackbird individuals or colonies at the time of the GBA. Further, suitable breeding/nesting habitat does not occur on the site. As such, protocol surveys are not warranted. Furthermore, the tricolored blackbird is not a federally listed species. Tricolored blackbird is a state listed species and a California Endangered Species Act (CESA) incidental Take Permit (ITP) is only required to be obtained from CDFW for potential "take" of the species. "Take" is defined by Fish and Game Code Section 86 as "hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture, or kill." There is no occupied tricolored blackbird habitat on the site. Therefore, the project is not expected to result in "take" of tricolored blackbird.

Measures included in MM BIO-1 are intended to avoid permanent direct impacts to nesting birds, which includes tricolored blackbird, year-round. Therefore, no further mitigation is required.

Response O2-oo

The City disagrees with the assertion that MM BIO-1 would not mitigate impacts to the western pond turtle, western mastiff bat, or California glossy snake. As noted on pages 4.3-21 and 4.3-22 of the Draft EIR, MM BIO-1 includes measures specific to the three listed species. Implementation of MM BIO-1 would reduce the potential for the species to inhabit the Project site.

Response O2-pp

The City disagrees with the assertion that MM BIO-1 lacks specificity to ensure bird nests are actually detected. As noted within MM BIO-1, the recommendations would be performed by a qualified biological monitor and qualified biologist, thus ensuring that the surveys and removal efforts are done to a professional standard.

Response O2-qq

The GBA prepared for the Project included a literature review and field survey of the project site and surrounding areas. The Prado Dam 7.5' USGS topographic quadrangle and eight surrounding quadrangles were used to identify sensitive species in the California Natural Diversity Data Base (CNDDB). According to the CNDDB, the nearest recorded occurrence of western pond turtle lies approximately 3.7 miles to the southeast of the project area within the Santa Ana River floodplain. Further, the species was not observed during the general biological assessment field survey. The onsite stock ponds collect waste from livestock and dairy activities. The stock ponds do not contain water throughout the year and are routinely dredged to remove waste and sediment. The stock ponds are designed to hold water for no more than 72 hours; therefore, the ponds do not provide a permanent source of open water necessary for the species. Although the GBA determined that the onsite stock ponds may potentially provide suitable habitat for western pond turtle, it is unlikely that this species occurs within the project area. The proposed mitigation measure MM BIO-1 was intended to ensure that no impacts to the species occurs in the unlikely event that western pond turtle is found onsite. Based on CDFW's recommendation, MM BIO-1, specific to the Western pond turtle, will be revised to the following:

MM BIO-1. The following measures shall be implemented for the indicated species, prior to commencement of ground disturbance at the Project site:

…

Western pond turtle

Within the breeding season (May-July) prior to the onset of construction activities, a CDFW-approved qualified biologist shall conduct pre-construction trapping surveys, following U.S. Geological Survey trapping protocol, for western pond turtle within all areas of any suitable aquatic habitat for this species (e.g., retention and treatment ponds). If western pond turtles are observed or trapped during the pre-construction survey, the Project Proponent shall either avoid impacts to western pond turtle aquatic and terrestrial habitat or shall prepare for CDFW review and approval, a translocation plan identifying proposed protocol for trapping and relocating turtles, including identifying potential, appropriate receiver sites to relocate western pond turtles to. If no western pond turtles are observed during the pre-construction survey, then construction activities may begin. If construction is delayed or halted for more than 30 days, another pre-construction survey for western pond turtle shall be conducted. Within seven days of the pre-construction survey, a report of findings from the survey shall be submitted to the CDFW. During construction, a qualified biological monitor who has been approved by the CDFW to relocate western pond turtles shall be onsite to ensure that no western pond turtles are harmed. If western pond turtles are observed in the construction area at any time during construction, the onsite biological monitor shall be notified and construction in the vicinity of the sighting shall be halted until such a time as a turtle has been removed from the construction zone and relocated by an approved biologist. If a sighting occurs during construction, the biologist shall prepare a report of the event and submit it to CDFW.

~~Within 14 days prior to the onset of construction activities, a qualified biologist shall conduct pre-construction surveys for western pond turtle within all areas that fall within 100 feet of any suitable aquatic and upland nesting habitat for this species (stock/retention ponds). If western pond turtles are observed during the pre-construction survey, the California Department of Fish and Wildlife shall be contacted. If no Western pond turtles are observed during the preconstruction survey, then construction activities may begin. If construction is delayed or halted for more than 30 days, another pre-construction survey for western pond turtle shall be conducted. Within seven days of the pre-construction survey, a report of findings from the survey shall be submitted to the California Department of Fish and Wildlife.~~

~~During construction, a qualified biological monitor who has been approved by the California Department of Fish and Wildlife to relocate western pond turtles shall be on-site to ensure that no western pond turtles are harmed. If western pond turtles are observed in the construction area at any time during construction, the on-site biological monitor shall be notified and construction in the vicinity of the sighting shall be halted until such a time as a turtle has been removed from the construction zone and relocated by an approved biologist. If a sighting occurs during construction, the biologist shall prepare a report of the event and submit it to CDFW.~~

Revision of MM BIO-1, as specified above will ensure that no take of western pond turtle will result from project implementation. CDFW's recommendation that the project should create suitable, breeding, and foraging habitat at a minimum 2:1 replacement to impact ratio if western pond turtle are found during pre-construction surveys is not necessary due to the fact that the onsite stock ponds to be impacted by the Project do not provide habitat necessary for the species, as described above. As previously stated, it is unlikely that the species will be found onsite during pre-construction trapping surveys and the proposed mitigation measure is merely precautionary.

Response O2-rr

See Response O2-ee.

Response O2-ss

The City disagrees with the assertion that MM BIO-1 fails to identify minimum qualifications for a monitor and the variables that would be monitored. As noted within MM BIO-1, the recommendations would be performed by a qualified biological monitor and qualified biologist, thus ensuring that the surveys and removal efforts are done to a professional standard.

Response O2-tt

See Response O2-qq. The City disagrees with the assertion that MM BIO-1 are ineffective for the California glossy snake.

Response O2-uu

The City disagrees with the assertion that MM BIO-1 fails to include reliable detection of western mastiff bat roosts. MM BIO-1 states that a qualified biologist shall conduct a pre-construction survey to determine the presence or absence of roosting bats. Methods to identify the presence of bats could include acoustic monitoring, a combination of visual surveys of bats (structure inspections), inspection for suitable habitat, bat sign, exit counts, or use of ultrasonic detectors (e.g., Anabat, etc.). Nevertheless, the second bullet of MM BIO-1 regarding the Western mastiff bat includes additional protection and compensatory measures in the case that bat species are documented.

Response O2-vv

See Response O2-uu.

Response O2-ww

As discussed in MM BIO-1 of the Draft EIR, prior to implementation of the Project, a qualified biologist shall conduct a pre-construction survey to determine the presence or absence of roosting bats. If occupied roosts are identified by special-status bat species, the bats shall be safely flushed from the sites where roosting habitat is planned to be removed prior to maternity roosts occupation and prior to the onset of construction activities. The removal of the roosting sites shall occur during the time of day when the roost is unoccupied, and the loss of each roost will be compensated for by the construction and installation of two bat boxes suitable to the bat species and colony size excluded from the original roosting site. The bat boxes shall be installed in the vicinity prior to removal of the original day/maternity roost sites. The specifications of the bat boxes will be based upon the species of bat and the size of the colony to be affected by the Project, upon consultation with a qualified biologist. Therefore, through implementation of MM BIO-1, an alternative habitat will be created for the potentially discoverable bat species and would reduce the impacts to the bat species and colony to less than significant levels.

Response O2-xx

See Response O2-uu. MM BIO-1 would be properly implemented as required by the City and as part of the Mitigation Monitoring and Reporting Program. Therefore, there are assurances that MM BIO-1 would mitigate potentially significant impacts to the western mastiff bat to less-than-significant levels. The City did not defer mitigation and has stated within MM BIO-1 in the Draft EIR the mitigation measures required to mitigate potentially significant impacts.

Response O2-yy

See Response O2-qq. The onsite stock ponds to be impacted by the Project do not provide habitat necessary for the species, as described above. As previously stated, it is unlikely that the species will be found onsite during pre-construction trapping surveys and the proposed mitigation measure is merely precautionary.

Response O2-zz

See Response O2-qq.

Response O2-aaa

See Response O2-cc.

Response O2-bbb

See Response O2-y.

Response O2-ccc

The City disagrees with the assertion that MM BIO-2 fails to discuss how impacts to burrowing owls would be avoided or minimized if owls at the site are year-round residents. As stated on page 4.3-19 of the Draft EIR, several field surveys were conducted to determine the presence of BUOW foraging on or adjacent to the site. There were no direct BUOW identifications observed during the focused BUOW breeding season surveys. Further, BUOW often occur in less than optimal and/or disturbed conditions. Therefore, MM BIO-2 would only be implemented if it were later determined that active nests of BUOW would be lost as a result of site preparation. It is speculative to assume that the owls would be year-round residents when the focused surveys prepared for the Project have shown that there is no evidence of the BUOW. Nonetheless, as stated in Response S1-f of this Final EIR, MM BIO-2 has been revised for clarification and to include the CDFW's requested mitigation language.

Response O2-ddd

The City disagrees with the assertion that the Draft EIR fails to adequately evaluate cumulative impacts on biological resources. CEQA Guidelines Section 15130(b)(4) requires a summary of the expected environmental effects to be produced by cumulative projects. CEQA Guidelines Section 15130(b)(5) requires a reasonable analysis of the cumulative impacts of the relevant projects. The Draft EIR states that the Project impacts would be less than cumulatively significant by implementation of mitigation measures to reduce impacts to sensitive species to less than significant levels.

The mitigation measures (MM BIO-1 and MM BIO-2) implement vegetation removal, pre-construction surveys, buffers around nests for nesting birds, and relocation of sensitive species prior to the commencement of ground disturbance, as well as a BUOW take avoidance survey no less than two weeks prior to the start of ground-disturbing activities. The habitat onsite, as previously mentioned, is not of high value or quality. It is an active dairy farm with agricultural fields which is continuously disturbed for agricultural purposes. Therefore, no sensitive habitat exists that should be mitigated for (refer to Appendix C of the Draft EIR). The mitigation fee of $4,320 per net acre shall be paid since the Project site is within Annexation Area 163. Therefore, no further compensatory mitigation is required.

Response O2-eee

The City disagrees with the assertion that the cumulative impacts to habitat are potentially significant. The comment letter asserts that since the cumulative impact to agricultural resources is significant and unavoidable, the cumulative impact to agricultural habitat would also be significant and unavoidable. This is false; the cumulative impact to agricultural resources is different than the cumulative impact loss of agricultural habitat would have on sensitive wildlife. The habitat onsite is of poor quality and frequently disturbed. No sensitive or significant habitat types exist on the Project site (refer to Appendix C of the

Draft EIR). Thus, cumulative impacts are addressed through the payment of the Mitigation Fee for all projects located within the NMC to ensure that cumulative impacts are less than significant, and no further mitigation would be required.

Response O2-fff

The City disagrees with the assertion that the Draft EIR fails to disclose that the Project stie contains raptor foraging habitat. The Draft EIR discusses the scarcity and low value of potential foraging habitat for raptors on the Project site. Although open fields are valuable foraging habitat, as described in Appendix C of the Draft EIR, the Project site does not provide habitat that is unique, scarce in the region, or particularly valuable for raptors. As previously stated, the site is a dairy farm with ongoing dairy and agricultural operations including implementation of rodent control programs, which include the removal of rodent burrows and use of rodenticides. The fields are low value and should not require compensatory mitigation.

Response O2-ggg

The City disagrees with the assertion that the loss of NMC agricultural lands for foraging due to the Project would be significant and would require mitigation. The comments from the CDFW differ on a case-by-case basis for each project (refer to Response O2-ee above for additional detail). Although the comments for a different site state that the loss of NMC agricultural lands is significant and should be mitigated for, this Project site has very poor foraging habitat for raptors due to current rodent management practices (refer to Appendix C of the Draft EIR). Payment of the Mitigation Fee would ensure that the proposed Project is in compliance with the Ontario Plan and would mitigate for impacts to loss of habitat.

Response O2-hhh

The City disagrees with the assertion that the Draft EIR defers mitigation as it relates to VMT impacts. MM TRANS-1 would be properly implemented as required by the City and as part of the Mitigation Monitoring and Reporting Program, as enforced by the Planning Director. Therefore, there are assurances that reductions in commute VMT through feasible TDM measures would be provided by the Project, and would be implemented as part of future Certificates of Occupancy for future tenants as described in MM TRANS-1. Therefore, the City did not defer mitigation and has stated within MM TRANS-1 in the Draft EIR the mitigation measures required to mitigate potentially significant impacts.

As referred to in MM TRANS-1, the following is a list of VMT measures that would be considered, but are not limited to, to reduce VMT impacts, and they would be implemented to the satisfaction of the Planning Director: [22]

- Measure 1: Increase Diversity of Land Uses (LUT-3). Having different types of land uses near one another can decrease VMT since trips between land use types are shorter and may be accommodated by non-auto modes of transportation. For example, when residential areas are in the same neighborhood as retail and office buildings, a resident does not need to travel outside of the neighborhood to meet his/her trip needs.

[22] South Ontario Logistics Center Vehicle Miles Traveled (VMT) Analysis. (2021). Page 7-8.

- Measure 2: Provide Pedestrian Network Improvements (SDT-1). Providing on-site pedestrian access network to link areas of the Project to the off-site pedestrian network encourages people to walk for short trips instead of drive. This mode shift results in people driving less for nearby trips (typically less than ¼ mile and no greater than ½ mile) and thus a reduction in VMT.
- Measure 3: Provide Traffic Calming Measure (SDT-2). Providing traffic calming measures encourages people to walk or bike instead of using a passenger car. This mode shift would result in a decrease in VMT. Traffic calming features may include marked crosswalks, count-down signal timers, curb extensions, speed tables, raised crosswalks, raised intersections, median islands, tight corner radii, roundabouts or mini-circles, on-street parking, planter strips with street trees, chicanes/chokers, and others.
- Measure 4: Implement Car-Sharing Program (TRT-9). Implementing a car-sharing program would allow individuals to have on-demand access to a shared fleet of vehicles on an as-needed basis. User costs are typically determined through mileage or hourly rates, with deposits and/or annual membership fees.
- Measure 5: Increase Transit Service Frequency and Speed (TST-4). This measure serves to reduce transit-passenger travel time through more reduced headways and increased speed and reliability. This makes transit service more attractive and may result in a mode shift from auto to transit which reduces VMT.
- Measure 6: Encourage Telecommuting and Alternative Work Schedule (TRT-6). Encouraging telecommuting and alternative work schedules reduces the number of commute trips and therefore VMT traveled by employees. Alternative work schedules could take the form of staggered starting times, flexible schedules, or compressed workweeks.
- Measure 7: Provide Ride-Sharing Programs (TRT-3). This strategy focuses on encouraging carpooling and vanpooling, but its ultimate implementation is limited similarly as Measure 6 above.

Response O2-iii

See Response O2-hhh. As noted above, the mitigation measures identified in the comment are already addressed by existing regulation that the Project would be required to comply with. As stated on page 4.13-28 of Section 4.13, Transportation and Traffic, of the Draft EIR, the effectiveness of the above-noted TDM measures (see Response O2-hhh for the seven measures), would be dependent on the buildings' occupants, which are unknown at this time. Because land use context is relevant to the potential application and effectiveness of the TDM measures, the reductions are not guaranteed and the Draft EIR found that the Project's impact on VMT would be considered significant and unavoidable. Therefore, mitigation has not been deferred, and the significance determination was properly stated to be significant and unavoidable, even with implementation of the possible TDM measures as listed above.

Response O2-jjj

See Response O2-hhh and O2-jjj. The City disagrees with the assertion that the Draft EIR has not identified all feasible mitigation for VMT reduction. Reductions in commute VMT through feasible TDM measures such as those described previously will be provided by the Project. Inclusion of such VMT reduction

measures in areas that are characteristically suburban in context are noted to be limited to a maximum VMT reduction of 10%. However, as future Project design features and building tenants are not yet known, reductions in VMT related to the above TDM measures cannot be accurately estimated or guaranteed. Therefore, the Project's transportation impact based on VMT should conservatively be considered significant and unavoidable.

Response O2-kkk

SB743 requires that automobile delay, as described solely by LOS of similar measures of vehicular capacity or traffic congestion, shall not be considered a significant impact on the environment. Therefore, vehicle delay is no longer considered a significant impact under CEQA. Specifically, PRC §21099(b)(2) states that: "Upon certification of the guidelines by the Secretary of the Natural Resources Agency pursuant to this section, automobile delay, as described solely by level of service or similar measures of vehicular capacity or traffic congestion shall not be considered a significant impact on the environment pursuant to this division, except in locations specifically identified in the guidelines, if any." As summarized in Section 4.13, Traffic and Transportation, of the Draft EIR, with respect to consistency with the City of Ontario General Plan level of service policies, with recommended improvements the Project's effects on operational level of service will be consistent with applicable local agency policies. Furthermore, the Project would be consistent with the plan, programs, goals and policies of the Mobility Element by enhancing transportation networks and for vehicles and bicycle facilities, safely accommodating pedestrian walkways and providing easy access to the Project site via public transportation. The Project's circulation system has been designed consistently with the City's Traffic and Transportation Guidelines and existing transportation system. Additionally, the Project would comply with the City's DIF program which would require a payment of fees to ensure that the regional circulation and/or arterial expansions planned by the City and County (i.e., Congestion Management Plan [CMP]) keep pace with the projected population increases or other identified roadway deficiencies. Therefore, the Project would not conflict with the relevant goals, policies, and ordinances, addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities. Impacts would be less than significant.

Response O2-lll

See Response O2-kkk. The Project would be consistent with the plan, programs, goals and policies of the Mobility Element by enhancing transportation networks and for vehicles and bicycle facilities, safely accommodating pedestrian walkways and providing easy access to the Project site via public transportation. The Project's circulation system has been designed consistently with the City's Traffic and Transportation Guidelines and existing transportation system. Additionally, the Project would comply with the City's DIF program which would require a payment of fees to ensure that the regional circulation and/or arterial expansions planned by the City and County (i.e., CMP) keep pace with the projected population increases or other identified roadway deficiencies. Any improvements that are identified in the Traffic Study and not identified as being constructed by the project would not have a definitive schedule as future improvements would be completed based on priority/need for both the City and County facilities. The Draft EIR and Traffic Study contain adequate information to determine that the Project would not conflict with a program, plan, ordinance, or policy addressing the circulation system, and recirculation is not required.

Response O2-mmm

The comment summarizes the Draft EIR as well as CEQA requirements and case law in the view of the commenter. Responses to the specific comments are provided in Responses O2-nnn through O2-qqq below.

Response O2-nnn

The City disagrees with the assertion that the Draft EIR does not address the energy significance thresholds in CEQA Guidelines Appendix G. The energy analysis and associated thresholds are provided on Draft EIR pages 7-4 through 7-6. The analysis specifically responds to the guidance for energy analysis in the State CEQA Guidelines Appendix F, which requires a determination on if a project would increase the need for new energy supplies. As such, the comparison to regional consumption is provided for that purpose. Additionally, the Draft EIR discloses the Project's electricity consumption, natural gas consumption, and transportation fuel consumption. The analysis determined that the Project energy consumption would not be inefficient or wasteful as the Project will be required by the CALGreen Code to comply with the Title 24 Building Energy Efficiency Standards (Nonresidential) published by the California Energy Commission which contain stringent mandatory standards for mechanical systems, lighting (indoor and outdoor), and appliances to minimize energy use. Additionally, the Project includes MM AQ-2 through AQ-5, which will have the additional effect of reducing Project vehicle fuel consumption by requiring electrical cargo handling equipment, electrical hookups at loading bays for cold storage, a TDM program to reduce single-occupant vehicle trips and encourage public transit, and idling limitations. No evidence is provided in the comment or otherwise that the Project would result in a wasteful or inefficient use of energy. Therefore, no further analysis is required.

Response O2-ooo

The City disagrees with the assertion that the Draft EIR does not evaluate the Project's consistency with the listed plans. The plans listed in the comment are not applicable plans that the Project can demonstrate compliance with. For example, the Integrated Energy Policy Report (IEPR) and State of California Energy Plan are Statewide plans that assess energy issues and identify action at the State level. These plans are used to inform state policies and are implemented through the building codes, Renewable Portfolio Standards (RPS), and various others.

The City also disagrees with the assertion that Title 24, Part 6, Energy Efficiency Standards and California Green Building Standards is a plan for energy efficiency. As noted in Draft EIR page 7-6 (as well as throughout Draft EIR Section 4.6), the Project would be required to comply with the mandatory energy efficiency measures in the Title 24 Energy Efficiency Standards and the California Green Building Standards Code. As these are building standards that are codified in the California Code of Regulations, the energy efficiency standards are mandatory and as such, the Project must comply.

The comment also identifies AB 1493, RPS, and Clean Energy and Pollution Reduction Act. The AB 1493 Pavley Regulations and Fuel Efficiency Standards are a regulatory program designed to encourage the use of cleaner low-carbon transportation fuels in California and encourage the production of those fuels. CARB is directly responsible for regulating mobile and transportation source emissions in the State. California's

RPS sets continuously escalating renewable energy procurement requirements for the State's load-serving entities. Specifically, The RPS would ensure that energy comes from renewable sources incrementally until 2045, at which point it must be 100 percent renewable. Clean Energy and Pollution Reduction Act of 2015 (SB 350) establishes clean energy, clean air, and GHG reduction goals, including reducing GHG to 40 percent below 1990 levels by 2030 and to 80 percent below 1990 levels by 2050. These are State regulatory programs that would reduce the Project's energy and fuel consumption. As these are regulatory programs, the Project would benefit from program implementation and would not conflict with any of these. None of these programs identified in the comment are State or local plans for renewable energy or energy efficiency that the Project would conflict with. Therefore, no further analysis is required.

Response O2-ppp

The comment identifies energy policies from The Ontario Plan (TOP). As noted in the comment, consistency with these policies is discussed in the Draft EIR. The TOP policies listed in the comment focus on energy conservation, green development, building and site design, fuel efficient and alternative energy vehicles, and renewable energy generation. Although Project consistency with TOP policies are evaluated in the Draft EIR, the following discussion addresses the policies specifically identified in the comment. As shown below, the Project would not conflict with TOP energy policies.

TOP Policies	Project Consistency
• *ER3-1 Conservation Strategy*. We require conservation as the first strategy to be employed to meet applicable energy-saving standards.	The Project will be required by the California Green Building Standards Code to comply with the Title 24 Building Energy Efficiency Standards (Nonresidential) published by the California Energy Commission which contain stringent mandatory standards for mechanical systems, lighting (indoor and outdoor), and appliances to minimize energy use.
• *ER3-2 Green Development*– Communities. We require the use of best practices identified in green community rating systems to guide the planning and development of all new communities.	As noted above, the Project will comply with the California Green Building Standards Code and the Title 24 Building Energy Efficiency Standards, which represent the best practices for new development.
• *ER3-3 Building and Site Design*. We require new construction to incorporate energy efficient building and site design strategies, which could include appropriate solar orientation, maximum use of natural daylight, passive solar and natural ventilation.	The Project would comply with City building and site design requirements. Additionally, the Project would implement all California Green Building Standards Code and the Title 24 Building Energy Efficiency Standards, which include building envelope requirements for solar orientation and natural daylight and ventilation. Additionally, solar photovoltaic panels are an option for compliance with SCAQMD Rule 2305 (Warehouse Indirect Source Rule). The Project would be required to earn WAIRE points, which include solar, to reduce emissions and would further reduce energy consumption.

TOP Policies	Project Consistency
• *ER3-4 Green Development*– Public Buildings. We require all new and substantially renovated City buildings in excess of 10,000 square feet achieve a LEED Silver Certification standard, as determined by the U.S. Green Building Council.	This policy applies to City buildings and therefore does not apply to the Project.
• *ER3-5 Fuel Efficient and Alternative Energy Vehicles and Equipment*. We purchase and use vehicles and equipment that are fuel efficient and meet or surpass state emissions requirements and/or use renewable sources of energy.	MM AQ-2 requires the use of electrical off-road equipment such as forklifts and hostlers/yard trucks. All trucks and vehicles accessing the project site would be required to meet state standards and comply with state programs, including CARB's Mobile Source Strategy, CARB's Emissions Reduction Plan for Ports and Goods Movement, and CARB's Advanced Clean Truck Regulation. Therefore, this is already addressed in the Draft EIR.
• *ER3-6 Generation*- Renewable Sources. We promote the use of renewable energy sources to serve public and private sector development.	California Title 24 Standards require buildings to be designed to have 15 percent of the roof area solar ready. Additionally, solar photovoltaic panels are an option for compliance with SCAQMD Rule 2305 (Warehouse Indirect Source Rule). The project would be required to earn WAIRE points, which include solar, to reduce emissions and would further reduce energy consumption.

Response O2-qqq

Refer to Responses O2-nnn, O2-ooo, and O2-ppp, above. The Draft EIR energy analysis on Draft EIR pages 7-4 through 7-6 address the goals in the State CEQA Guidelines Appendix F. As discussed in the Draft EIR and in the responses above, the Project would comply with various standards and regulations regarding energy efficiency such as the California Green Building Standards Code and the Title 24 Building Energy Efficiency Standards. Additionally, the Project would benefit from numerous State and regional programs that would improve building and transportation efficiency such as the State's RPS, SB 350, CARB's Mobile Source Strategy, CARB's Emissions Reduction Plan for Ports and Goods Movement, CARB's Advanced Clean Truck Regulation, and SCAQMD's Warehouse Indirect Source Rule (Rule 2305). These energy efficiency programs would minimize the Project's energy consumption, thereby decreasing overall per capita consumption, reliance on fossil fuels, and increasing reliance on renewable energy sources.

For example, the energy efficiency standards in the California Green Building Standards Code and the Title 24 Building Energy Efficiency Standards would improve building energy efficiency. MM AQ-2 requires the use of electrical off-road equipment such as forklifts and hostlers/yard trucks, which reduces fossil fuel consumption. Mobile source emissions would be minimized as all trucks and vehicles accessing the Project site would be required to meet State standards and comply with State programs, including CARB's Mobile Source Strategy, CARB's Emissions Reduction Plan for Ports and Goods Movement, and CARB's Advanced Clean Truck Regulation. As noted on Draft EIR page 4.6-35, the Advanced Clean Truck Regulation requires

truck manufacturers to transition from diesel trucks and vans to electric zero-emission trucks beginning in 2024. By 2045, every new truck sold in California is required to be zero-emission. Regarding increasing reliance on renewable energy sources, the State's RPS would ensure that energy comes from renewable sources incrementally until 2045, at which point it must be 100 percent renewable. Additionally, California Title 24 Standards require buildings to be designed to have 15 percent of the roof area solar ready. Solar photovoltaic panels are an option for compliance with SCAQMD Rule 2305 (Warehouse Indirect Source Rule). The Project would be required to earn WAIRE points, which include solar, to reduce emissions and would further reduce energy consumption.

Response O2-rrr

The City disagrees with the assertion that the Draft EIR violates CEQA by claiming that because local policy discourages mitigation of a certain type of environmental impact (agricultural impacts), mitigation of that impact is infeasible. The comment asserts that the Draft EIR must propose and describe mitigation measures to minimize the significant environmental effects identified. As noted on page 4.1-12 of Section 4.1, Agriculture and Forestry Resources, of the Draft EIR, the conversion of agricultural lands and loss of Prime Farmland resulting from the Project have already been considered and addressed in the TOP EIR, including a Statement of Overriding Considerations adopted in January 2010 as part of the City's TOP EIR approval. As further discussed in the EIR, the conversion of existing agricultural uses to urban uses would be consistent with the TOP, and the continuation of agricultural uses would be incongruous with the continuing urbanization in the City, as evident in the lack of "Agricultural" Land Use designations under the adopted Land Use Plan. Furthermore, as pursuant to CEQA Guidelines Section 15364, feasibility should take into account economic, environmental, legal, social, and technological factors. See City of Del Mar v. City of San Diego (1982) 133 Cal.App.3d 410, 417. Therefore, "agencies may conclude that a mitigation measure…is impractical or undesirable from a policy standpoint and reject it as feasible on that ground." The commenter does not provide substantial evidence as to why the commenter believes that the potential mitigation measures that were deemed infeasible in the Draft EIR should be consisted to be feasible. Substantial evidence is provided on pages 4.1-13 through 4.1-16 of the Draft EIR to support the finding that no feasible mitigation measures were identified to substantially lessen the Project's significant impacts related to agricultural resources to a less-than-significant level.

Response O2-sss

The City disagrees with the assertion that the Draft EIR refused to consider mitigation of agricultural impacts. The commenter is incorrect, as pages 4.1-13 through 4.1-16 of the Draft EIR details mitigation measures that were considered, but ultimately rejected as infeasible, to reduce impacts to a less-than-significant level. The commenter further asserts that agricultural impacts must be mitigated, and that the City's approach undermines State policy of preserving agricultural land (e.g., the California Land Conservation Act of 1965). As noted on page 4.1-8 of the Draft EIR, the Williamson Act enables counties and cities to designate agricultural preserves and offer preferential taxation to agricultural landowners based on the land's income-producing value, and in return, the landowner is required to sign the Williamson contract to not develop the land for a minimum of 10 years. Page 4.1-17 of the Draft EIR acknowledges that the Project site, as well as the SB330 Replacement Site, contain land with active Williamson Act Contracts. Any land held in a Williamson Act contract will have to be filed for nonrenewal

and the contract will have to be allowed to expire before any development occurs on it. Since the adoption of TOP, notices of nonrenewal of Williamson Act contracts have been filed by property owners of a large portion of the agricultural preserve property within Ontario Ranch. The filing of nonrenewal notices by the property owners is reflective of the lack of a long-term commitment to agricultural uses in this area. For the remaining active contracts, buildout of TOP would most likely require the cancellation or nonrenewal of these contracts. Furthermore, the cancellation of any site with an active Williamson Act contract would be required to comply with the provisions and requirements identified at Government Code (GC) §51280 et seq. The City would be required to make the required statutory findings (GC §51282(a)). The landowner would be required to pay the requisite cancellation fee. Therefore, as concluded in the Draft EIR, while the implementation of the Project itself would constitute a significant and unavoidable impact, the City and landowners are transitioning land uses away from agricultural uses, which would support the trend of continuing urbanization in the City. The Project would be consistent with the findings of the City's TOP EIR and Land Use Plan. See also Response O2-rrr above.

Response O2-ttt

The City disagrees with the assertion that the Draft EIR violates CEQA as it does not determine whether mitigation measures are actually technically feasible, and that the Draft EIR does not provide sufficient information to determine whether mitigation of agricultural impacts can be achieved. As stated on page 4.1-13 of the Draft EIR, the transition of existing agricultural uses and farmland to non-agricultural uses is an unavoidable effect of implementing the TOP, which would result in significant and unavoidable impacts on agricultural resources in the City. As stated in Response O2-sss, pages 4.1-13 through 4.1-16 of the Draft EIR details mitigation measures that were considered, but ultimately rejected as infeasible, to reduce impacts to a less-than-significant level. Therefore, the Draft EIR does not violate CEQA's informational requirements. See also Responses O2-rrr and O2-sss above.

Response O2-uuu

This comment requests that the City revise the discussion on agricultural mitigation measures based on the reasonings provided above. See Responses O2-rrr, O2-sss, and O2-ttt above.

Response O2-vvv

The commenter is correct in that the Statement of Overriding Considerations will be presented in a separate document that will be transmitted to the decision-makers for approval. This comment also requests that the Statement of Overriding Considerations must find that the Project's significant, unavoidable impacts outweigh the Project's benefits to the community, particularly as it relates to providing employment opportunities for highly trained workers. Section 21081(a)(3) of the CEQA Guidelines specifically states, "specific economic, legal, social, technological, or other considerations, including considerations for the provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or alternatives identified in the environmental impact report." As stated in Response O2-rrr and on page 4.1-10 of the Draft EIR, Ontario's future development emphasizes mixed-use, commercial, industrial, and residential projects rather than supporting the continuation of agricultural uses, which are becoming less economically viable. The Project, consistent with the TOP, would support development of land in an economically productive way that would serve the growing

population. As it applies to the Project and as stated in the TOP EIR, agriculture development within the City would burden the San Bernardino County region with air quality issues resulting from methane, water quality pollution, and hazardous emissions. Therefore, the Draft EIR has considered economic, legal, social, technological, and other considerations when considering the impacts of the Project. Lastly, as stated on page 4.11-10 and -11 of Section 4.11, Population and Housing, of the Draft EIR, Project construction would generate temporary employment opportunities, including short-term design, engineering, and construction jobs, all of which would include some skilled and managerial positions. The Project would also develop a business park and industrial uses, which could result in employment opportunities for highly trained workers. Therefore, the Draft EIR includes the Project's benefits that outweigh the environmental costs, all of which would be reflected in the statement of overriding considerations.

Response O2-www

The City disagrees with the assertion that a revised Draft EIR must be prepared and circulated. As determined in the responses to this comment letter above, the Draft EIR fully complies with CEQA and need not be revised and recirculated. See Response O2-vvv regarding the statement of overriding considerations.

Response O2-xxx

This comment serves as a conclusion to the comment letter. Detailed responses are provided in Responses O2-a through O2-www above.

3.0 REVISIONS TO THE DRAFT EIR

Introduction

In accordance with the CEQA Guidelines Section 15132 (a), this section of the FEIR provides changes to the DEIR that have been made to clarify, correct, or supplement the information provided in that document. This section contains revisions to the DEIR based upon (1) additional or revised information required to prepare a response to a specific comment; (2) applicable updated information that was not available at the time of DEIR publication; and/or (3) typographical errors. This section also includes additional mitigation measures to fully respond to commenter concerns as well as provide additional clarification to mitigation requirements included in the DEIR.

These changes and additions are due to recognition of inadvertent errors or omissions, and to respond to comments received on the DEIR during the public review period. The changes described in this section do not add significant new information to the DEIR that would require recirculation of the DEIR. More specifically, CEQA requires recirculation of a DEIR only when "significant new information" is added to a DEIR after public notice of the availability of the DEIR has occurred (refer to California Public Resources Code [PRC] Section 21092.1 and CEQA Guidelines Section 15088.5), but before the EIR is certified. Section 15088.5 of the CEQA Guidelines specifically states:

> *New information added to an EIR is not 'significant' unless the EIR is changed in a way that deprives the public of a meaningful opportunity to comment upon a substantial adverse environmental effect of the project or a feasible way to mitigate or avoid such an effect (including a feasible project alternative) that the project's proponents have declined to implement. 'Significant new information' requiring recirculation includes, for example, a disclosure showing that:*
>
> - *A new significant environmental impact would result from the project or from a new mitigation measure proposed to be implemented.*
> - *A substantial increase in the severity of an environmental impact would result unless mitigation measures are adopted to reduce the impact to a level of insignificance.*
> - *A feasible project alternative or mitigation measure considerably different from others previously analyzed would clearly lessen the significant environmental impacts of the project, but the project's proponents decline to adopt it.*
> - *The draft EIR was so fundamentally and basically inadequate and conclusory in nature that meaningful public review and comment were precluded.*

CEQA Guidelines Section 15088.5 also provides that "[re]circulation is not required where the new information added to the EIR merely clarifies or amplifies or makes insignificant modifications in an adequate EIR... A decision not to recirculate an EIR must be supported by substantial evidence in the administrative record." As demonstrated in this FEIR, the changes presented in this section do not constitute new significant information warranting recirculation of the DEIR as set forth in CEQA Guidelines Section 15088.5. Rather, the DEIR is comprehensive and has been prepared in accordance with CEQA.

As explained below, none of the changes adds any new significant information and recirculation is not required.

The responses to comments contain material and revisions that will be added to the text of the FEIR. City of Ontario staff has reviewed this material and determined that none of this material constitutes the type of significant new information that requires recirculation of the DEIR for further public comment under CEQA Guidelines Section 15088.5. None of this new material indicates that the project will result in a significant new environmental impact not previously disclosed or analyzed in the DEIR. Additionally, none of this material indicates that there would be a substantial increase in the severity of a previously identified environmental impact that will not be mitigated, or that there would be any of the other circumstances requiring recirculation described in Section 15088.5.

Changes made to the DEIR are identified here in strikeout text to indicate deletions and in underlined text to signify additions.

3.1 DEIR REVISIONS IN RESPONSE TO WRITTEN COMMENTS

The following text has been revised in response to comments received on the DEIR.

Executive Summary

The Draft EIR Executive Summary (Section 1.0) is hereby revised to incorporate the minor revisions to mitigation measures noted below.

Section 3.0, Project Description

1. *Figure 3-4, Regional Map*, on Page 3-4 has been added:
2. *Figure 3-5, SB 330 Replacement Site Aerial View*, on Page 3-4 has been added:
3. *Figure 3-6, City of Ontario Proposed Housing Strategy Map*, on Page 3-5 has been added:

The last paragraph on Page 3-4 and first paragraph on Page 3-5 under Subsection 3.2.1, Housing Accountability Act, is revised as follows:

The "Project" addressed in this EIR addresses the potential impacts associated with relocating residential density from the Project site to the SB330 Replacement Site, pursuant to, the Housing Crisis Act of 2019 (Government Code §6300). SB330 requires in part, that where a development project results in reducing the number of housing units allowed under existing zoning, the city must concurrently rezone other parcels such that there is no "net loss" of the total allowable housing development in the city.

As further discussed in Subsection 3.5, Approvals Requested as Part of the Project, a General Plan Amendment is proposed to change the site's land use designations from Low-Medium Density Residential and Business Park to approximately 35.2 acres of Business Park (0.6 FAR) and 184.2 acres of Industrial (0.55 FAR) land uses. The General Plan Amendment would, therefore, eliminate the Low-Medium Density land use designation, thereby theoretically eliminating 1,352 units (as determined by the City's density determinations to be 8.5 dwelling units per acre). In compliance with SB 330, this EIR evaluated the

elimination of 1,352 units and determined that based on SB 330 Exceptions for lack of water and sewer to serve a residential project and the no net loss of residential capacity, the Project is consistent with the Department of Community Development and Housing (HCD) exception findings. The proposed Project site does not have sufficient water or wastewater facilities to serve a residential project. As explained in Section 3.4.1.2, of the Draft EIR, at present there is no water or sewer infrastructure that could serve residential units because the land has been used for agricultural purposes with water provided by on-site wells and sewer provided by septic systems. The Project Applicant is working on projects both approved and under review that span the length of Eucalyptus Avenue to the north, Merrill Avenue to the south, Euclid Avenue to the east, and Grove Avenue to the west (Ontario Ranch Business Park Specific Plan – Approved; Ontario Ranch Business Park Specific Plan Amendment – Under review; and, South Ontario Logistics Center – Subject Project), with a combined estimated cost of $144,331,000 (see Table 3-2, Project Cost Estimate by Project Area). The total estimated cost includes individual streets, lengths of pipe, storm drain, sewer, water, streetlights, curbing, paving, signals, power/fiber, and more. This cost would be financially infeasible for the 1,352 units presently allowed under the current residential General Plan designation and therefore the cost of such improvements would make residential development on the site financially infeasible (see Government Code Section 66589.5(d)(2) cited above).

Table 3-2: Project Cost Estimate by Project Area

Project Name	Cost Estimate
Ontario Ranch Business Park Phase 1 (Specific Plan - Approved)	$72,151,000
South Ontario Logistics Center (Specific Plan – Subject Project, Under Review)	$59,780,000
Ontario Ranch Business Park Phase 2 (Specific Plan Amendment, Under Review)	$12,400,000
TOTAL	$144,331,000

In order to demonstrate "no net loss of residential capacity," the Project will be required to demonstrate increased residential zoning capacity on a "SB330 Replacement Site" by 1,352 units to off-set the Project site loss of zoning capacity (Low Medium Density, 5.1 to 11 dwelling units per acre). In tandem with the City's adoption of the 6th Cycle Housing Element, scheduled to go before the City Council for their consideration in February 2022, the City is also adopting an Affordable Housing Overlay zone and applying this zone to all parcels in the sites inventory that are south of Riverside Drive or are zoned MU-2 along Holt Boulevard. Relevant to the Project, the Affordable Housing Overlay zone will establish a minimum density of 20 dwelling units per acre for all development (regardless of Policy Plan designation or underlying zoning district), and increase the maximum density from 25 to 30 units per acre for parcels that are designated in the Policy Plan for Medium Density Residential ("MDR") when an affordable housing project is proposed with at least 25 percent of proposed units are restricted for lower income house holds. The creation of the Affordable Housing Overlay zone and increased maximum density of 5 dwelling units per acre will increase residential capacity on 473.7 acres of such parcels currently designated MDR, by 2,368 dwelling units. On December 20, 2021, the Planning Commission reviewed and recommended to the February 15, 2022, City Council hearing for approval a General Plan Amendment (File No. PGPA21-004) for the Housing Element update to the Policy Plan (General Plan) component of The Ontario Plan, to address State mandates regarding the Regional Housing Needs Allocation ("RHNA"), as well as to modify the Policy Plan Land Use Plan (Exhibit LU-01) to establish a Zone Change (File No. PZC21-002). The Project EIR addresses the potential impacts associated with relocating residential density from the Project site to

the SB330 Replacement Sites located north of the Project site, along Grove Avenue, pursuant to SB330. With the City adoption of the 6th Cycle Housing Element and associated Affordable Housing Overlay zone, no net loss of residential capacity will occur as a result of the Project. The SB 330 Replacement Site is located approximately 0.3 miles north of the Project site and is generally bound by Cucamonga Avenue to the west, East Riverside Drive to the north, Walker Avenue to the east, and Edison Avenue to the south. Existing land uses surrounding the approximate 473-acre SB330 Replacement Site boundary include agricultural uses, nurseries, truck/trailer storage, and single-family residential. According to the City's Land Use Plan, land use within the SB330 Replacement Site includes residential, general commercial, and neighborhood commercial, as well as open space park land.[5]

Footnote 5: City of Ontario. Land Use Map. (2010). Retrieved from: https://www.ontarioplan.org/wp-content/uploads/sites/4/2021/05/TOPLUP_Map24x3610_6_20210524_V_1.pdf.

Section 4.2, Air Quality

1. The third paragraph on Page 4.2-15 is revised as follows:

As previously stated in *Section 3.0, Project Description*, Project operations assume an opening year of 2023 for Phase 1 and 2024 for Phase 2, with the entire Project fully occupied in 2024. The development would include eight buildings totaling up to 5,333,518 SF of business park and industrial development. Phase 1, comprised of Planning Areas (PA) 1 and 2, would allow approximately 3,174,518 SF of industrial and business park uses. Phase 1 consists of the construction of Buildings 1 through 8 as numbered in the Conceptual Site Plan and includes the Development Plan. This phase may be developed in several subphases in response to market demands and according to the logical and orderly completion of infrastructure improvements (refer to *Figure 3-22, Conceptual Phasing Plan*). No specific development proposals have been identified for the Phase 2 area, consisting of Planning Areas 3, 4 and 5. Because construction of Phase 2 could occur concurrently with operation of Phase 1, impacts from a hypothetical overlapping scenario are also analyzed.

2. After the first full paragraph and before the heading "Project Buildout (Phase 1 + Phase 2)" on Page 4.2-26, the following is added:

Overlapping Construction + Operation (Phase 1 Operation with Phase 2 Construction)

Phase 1 Operations

Primary sources of operational criteria pollutants from Phase 1 would be from motor vehicle use and area sources.

- **Area Source Emissions and Energy Source Emissions**. Area source emissions and energy source emissions are based on land use and the area of the buildings. Phase 1 air quality modeling is based on 601,128 square feet of business park, 334,315 square feet of refrigerated warehouse, and 2,237,337 square feet of unrefrigerated warehouse.
- **Mobile Source Emissions.** Project-generated vehicle emissions are based on the trip generation within the Project Traffic Impact Analysis (see *Appendix I*) and incorporated into CalEEMod as recommended by the SCAQMD. Per the Project Traffic Impact Analysis, Phase 1

of the Project would generate a total of 7,288 daily trips; 5,830 passenger vehicle trips from employees and 1,458 trips from trucks (2-axle, 3-axle, and 4+ axle delivery trucks) (*Appendix I*).

- **Transport Refrigeration Units (TRU) Emissions.** Based on 125 trucks accessing refrigerated warehouse with TRUs per day.
- **Off-Road Equipment Emissions**. Modeling assumed 12 forklifts per building (total 96), each operating eight hours per day loading and unloading goods. Off-road emissions also include one hostler/yard truck per building (total eight), each operating four hours per day moving trailers.

Phase 2 Construction

Construction-generated emissions associated the Project were calculated using the CARB-approved CalEEMod computer program, which is designed to model emissions for land use development projects, based on typical construction requirements. See *Appendix B1* for more information regarding the construction assumptions used in this analysis.

Predicted maximum daily emissions from overlapping Phase 2construction with Phase 1 operations are summarized in *Table 4.2-12a*: Emissions from Overlapping Phase 1 Operation and Phase 2 Construction.

Table 4.2-12a - Emissions from Overlapping Phase 1 Operation and Phase 2 Construction

Sources	Pollutants (pounds per day)					
	VOC	NOX	CO	SO_2	PM_{10}	$PM_{2.5}$
Unmitigated Emissions						
Phase 1 Operations[1]	100.47	386.27	390.69	2.10	132.86	42.19
Phase 2 Construction (2024)[2]	130.58	75.54	107.97	0.42	24.86	7.96
Total Unmitigated Overlapping Emissions	**231.05**	**461.81**	**498.66**	**2.52**	**157.72**	**50.15**
SCAQMD Operational Threshold	55	55	550	150	150	55
Exceeds Threshold	**Yes**	**Yes**	No	No	**Yes**	No
Mitigated Emissions						
Phase 1 Operations[1]	82.28	295.28	272.12	1.91	125.83	36.37
Phase 2 Construction (2024) [2]	36.66	75.54	107.97	0.42	24.86	7.96
Total Mitigated Overlapping Emissions	**118.94**	**370.82**	**380.09**	**2.33**	**150.69**	**44.33**
SCAQMD Operational Threshold	55	55	550	150	150	55
Exceeds Threshold	**Yes**	**Yes**	No	No	**Yes**	No

1. Refer to Draft EIR Table 4.2-9 (Phase 1 – Maximum Daily Operation Emissions).
2. Refer to Draft EIR Table 4.2-10 (Phase 2 – Maximum Daily Construction-Related Emissions). Note that Phase 2 construction would occur in 2023 and 2024. This table provides the maximum daily emissions, which would occur in 2024.

As shown in *Table 4.2-12a - Emissions from Overlapping Phase 1 Operation and Phase 2 Construction*, Project emissions from the operation of Phase 1 combined with concurrent construction of Phase 2 could result in maximum worst case daily emissions of VOC, NOx, and PM10 in excess of applicable SCAQMD thresholds (in accordance with SCAQMD recommendations, emissions form overlapping scenarios should be compared to the more stringent operational significance thresholds). Overlapping emissions of CO, SOx, and PM2.5 would not exceed applicable thresholds

Mitigation measures would be required to reduce emissions to the maximum extent feasible. **MM AQ-1** requires the Project to use "Super-Compliant" low VOC paints to reduce maximum daily VOC emissions from surface coating phase of construction. The majority of NO_X emissions during operation of Phase 1 are from on-road mobile sources; however, emissions from on-road motor vehicles are controlled by State and Federal standards and the Project has no control over these standards. **MM AQ-2** through **MM AQ-5** have been identified to reduce operational NO_X emissions from Project mobile sources. **MM AQ-2** requires the use of electrical off-road equipment such as forklifts and hostlers/yard trucks. **MM AQ-3** requires electrical hookups at loading bays for cold storage. **MM AQ-4** requires the implementation of a Transportation Demand Management (TDM) program to reduce single-occupant vehicle trips and encourage public transit. Additionally, **MM AQ-5** prohibits idling when engines are not in use. Even with implementation of applicable mitigation measures, emissions of VOC, NOx, and PM10 during overlapping operation and construction would remain in excess of applicable thresholds; therefore, impacts would be significant and unavoidable, similar to impacts for project buildout, discussed below.

3. The first paragraph following the "Project Buildout (Phase 1 + Phase 2)" subheading on Page 4.2-26 is revised as follows:

   Long-term operational emissions attributable to the total Project are summarized in *Table 4.2-12b: Project Buildout (Phase 1 and Phase 2) – Maximum Daily Operation Emissions*.

4. Table 4.2-12 on Page 4.2-27 is revised as follows:

   Table 4.2-12b: Project Buildout – Total Maximum Daily Operation Emissions

5. The first paragraph on Page 4.2-27 is revised as follows:

   As indicated in *Table 4.2-12b*, total operation emissions for Project at buildout would exceed SCAQMD thresholds for VOC, NO_X, PM_{10} and $PM_{2.5}$. The majority of the Project's VOC emissions are from consumer products and cannot be reduced below the SCAQMD threshold with mitigation. The majority of NO_X, PM_{10}, and $PM_{2.5}$ emissions are from mobile sources. **MM AQ-2** through **MM AQ-5** have been identified to reduce operational emissions from mobile sources. **MM AQ-2** requires the use of electrical off-road equipment such as forklifts and hostlers/yard trucks. **MM AQ-3** requires electrical hookups at loading bays for cold storage. **MM AQ-4** requires the implementation of a Transportation Demand Management (TDM) program to reduce single-occupant vehicle trips and encourage public transit. Additionally, **MM AQ-5** prohibits idling when engines are not in use. *Table 4.2-12b: Project Buildout – Total Maximum Daily Operation Emissions* shows that despite the implementation of **MM AQ-2** through **MM AQ-5**, NO_X, PM_{10}, and $PM_{2.5}$, emissions would remain above the SCAQMD's thresholds; therefore, impacts would be significant and unavoidable.

6. Mitigation Measure MM AQ-2 is amended on Page 4.2-29 as follows:

   MM AQ-2 Only electric-powered/zero emissions off-road equipment (e.g., yard trucks/hostlers, forklifts, indoor material handling equipment, etc.) shall be utilized on-site for daily

warehouse and business operations. The project developer/facility owner shall disclose this requirement to all tenants/business entities prior to the signing of any lease agreement. In addition, the limitation to use only electric-powered/zero emissions off-road equipment shall be included in all leasing agreements.

Prior to issuance of a Business License for a new tenant/business entity, the project developer/facility owner and tenant/business entity shall provide to the City of Ontario Planning Department and Business License Department a signed document (verification document) noting that the project development/facility owner has disclosed to the tenant/business entity the requirement to use only electric-powered/zero emissions equipment for daily operations. This verification document shall be signed by authorized agents for the project developer/facility owner and tenant/business entities. In addition, if applicable, the tenant/business entity shall provide documentation (e.g., purchase or rental agreement) to the City of Ontario Planning Department and Business License Department to verify, to the City's satisfaction, that any off-road equipment utilized will be electric-powered or produce zero emissions.

Prior to the issuance of building permits, the City of Ontario Building Department shall confirm that if emergency generators are proposed, the Project applicant shall explore non-diesel options. If non-diesel generators are determined to not be feasible, the Project applicant shall provide written justification to be approved by the City's Building Department.

7. Mitigation Measure MM AQ-5 on Page 4.2-30 is revised as follows:

MM AQ-5 All truck access gates and loading docks within the Project site shall have a sign posted that states:

- Truck drivers shall turn off engines when not in use
- Truck drivers shall shut down the engine after five minutes of continuous idling operation once the vehicle is stopped, the transmission is set to "neutral" or "park," and the parking brake is engaged.
- Telephone numbers of the building facilities manager and CARB to report Violations
- Truck travel is restricted to identified truck routes only

In addition, signage shall be installed to direct trucks to the appropriate designated truck routes.

Section 4.3, Biological Resources

1. Mitigation Measure MM BIO-1, specific to the Western pond turtle, on Page 4.3-22 is revised as follows:

MM BIO-1 The following measures shall be implemented for the indicated species, prior to commencement of ground disturbance at the Project site:

…

Western pond turtle

- Within the breeding season (May-July) prior to the onset of construction activities, a CDFW-approved qualified biologist shall conduct pre-construction trapping surveys, following U.S. Geological Survey trapping protocol, for western pond turtle within all areas of any suitable aquatic habitat for this species (e.g., retention and treatment ponds). If western pond turtles are observed or trapped during the pre-construction survey, the Project Proponent shall either avoid impacts to western pond turtle aquatic and terrestrial habitat or shall prepare for CDFW review and approval, a translocation plan identifying proposed protocol for trapping and relocating turtles, including identifying potential, appropriate receiver sites to relocate western pond turtles to. If no western pond turtles are observed during the pre- construction survey, then construction activities may begin. If construction is delayed or halted for more than 30 days, another pre-construction survey for western pond turtle shall be conducted. Within seven days of the pre-construction survey, a report of findings from the survey shall be submitted to the CDFW. During construction, a qualified biological monitor who has been approved by the CDFW to relocate western pond turtles shall be onsite to ensure that no western pond turtles are harmed.

- If western pond turtles are observed in the construction area at any time during construction, the onsite biological monitor shall be notified and construction in the vicinity of the sighting shall be halted until such a time as a turtle has been removed from the construction zone and relocated by an approved biologist. If a sighting occurs during construction, the biologist shall prepare a report of the event and submit it to CDFW.

- ~~Within 14 days prior to the onset of construction activities, a qualified biologist shall conduct pre-construction surveys for western pond turtle within all areas that fall within 100 feet of any suitable aquatic and upland nesting habitat for this species (stock/retention ponds). If western pond turtles are observed during the pre-construction survey, the California Department of Fish and Wildlife shall be contacted. If no Western pond turtles are observed during the preconstruction survey, then construction activities may begin. If construction is delayed or halted for more than 30 days, another pre-construction survey for western pond turtle shall be conducted. Within seven days of the pre-construction survey, a report of findings from the survey shall be submitted to the California Department of Fish and Wildlife.~~

- ~~During construction, a qualified biological monitor who has been approved by the California Department of Fish and Wildlife to relocate western pond turtles shall be on-site to ensure that no western pond turtles are harmed. If western pond~~

~~turtles are observed in the construction area at any time during construction, the on-site biological monitor shall be notified and construction in the vicinity of the sighting shall be halted until such a time as a turtle has been removed from the construction zone and relocated by an approved biologist. If a sighting occurs during construction, the biologist shall prepare a report of the event and submit it to CDFW.~~

2. Mitigation Measure MM BIO-2 on Page 4.3-22 is revised as follows:

MM BIO-2. **Burrowing Owl Surveys.** Phase 1: Prior to issuance of a demolition or grading permit for any ground disturbing activity, a qualified biologist shall conduct a pre-construction presence/absence survey for burrowing owls within ~~The Project Applicant shall complete an initial BUOW take avoidance survey no less than~~ 14 days prior to initiating ground disturbance activities. Surveys shall be conducted consistent with the procedures in outlined in the "California Department of Fish and Wildlife (CDFW) 2012 Staff Report on Burrowing Owl Mitigation." If the species is absent, no additional mitigation will be required. ~~Implementation of avoidance and minimization measures (e.g., eliminating actions that reduce burrowing owl forage and burrowing surrogates (e.g., ground squirrel), or introduce/facilitate burrowing owl predators) would be triggered by positive owl presence on the site where Project activities would occur. The development of avoidance and minimization approaches would be evaluated by monitoring burrowing owls (if present on-site). BUOW may re-colonize a site after only a few days. Time lapses between Project activities trigger subsequent take avoidance surveys including but not limited to a final survey conducted within 24 hours prior to ground disturbance.~~

If burrowing owl(s) are observed onsite during the pre-construction clearance survey;

- Prior to disturbance of the occupied burrows, suitable and unoccupied replacement burrows shall be provided at a ratio of 2:1 within designated off-site conserved lands to be identified through coordination with CDFW and the City in which the burrowing owl(s) is(are) detected. A qualified biologist shall confirm that the artificial burrows are currently unoccupied and suitable for use by owls.
- Until suitable replacement burrows have been provided/confirmed within the off-site conserved lands to be identified through coordination with CDFW and the City of Ontario, no disturbance shall occur within 50 meters (approximately 160 feet) of occupied burrows during the nonbreeding season (September 1 through January 31) or within 75 meters (approximately 250 feet) during the breeding season (February 1 through August 31).
- Occupied burrows should not be disturbed during the nesting season (February 1 through August 31) unless a qualified biologist approved by CDFW verifies through non-invasive methods that either: 1) the birds have not begun egg-laying

and incubation; or 2) that juveniles from the occupied burrows are foraging independently and are capable of independent survival.

- If burrowing owls are present at the time that the occupied burrows are to be disturbed, then the owls shall be excluded from the site following the 2012 CDFG Staff Report.

Phase 2 and SB 330 Replacement Site: Prior to any site-specific development, potential future residential development would be required to conduct site-specific biological resource surveys, including an arborist report, as part of the City's standard discretionary review process, including compliance with CEQA and applicable local, state, and federal regulations.

Section 4.4, Cultural Resources

1. Mitigation Measure MM CUL-1 on Page 4.4-22 is revised as follows:

MM CUL-1 Prior to issuance of a building grading permit, every effort shall be made to relocate the following buildings:

- Boersma House – 14746 S. Grove Avenue
- Dairy/Milk Parlor (Boersma) – adjacent to above address
- Borba House – 7955 Eucalyptus Avenue

The buildings shall be offered at no cost for those who can relocate off-site. Advertisements notifying the public of the opportunity to relocate the buildings shall be placed for a minimum of 45 days: on-site with temporary signage, in at least 3 local publications (newspapers, magazines, local organization newsletters), and on local bulletin boards (realtor's offices, local business). Applicant shall notify a minimum of 3 non-profit heritage organizations in writing of the building.

Section 4.6, Greenhouse Gases

1. Mitigation Measure MM GHG-1 on Page 4.6-23 is revised as follows:

MM GHG-1 All project ~~Project~~ development proposals ~~with building permit applications on file with the City prior to approval and adoption of updates to the December 16, 2014 CAP~~ shall implement Screening Table Measures that achieve at least 100 points per the Screening Tables. The City shall verify that Screening Table Measures achieving the 100-point performance standard are incorporated in development plans prior to the issuance of building permit(s) and/or site plans (as applicable). The City shall verify implementation of the selected Screening Table Measures prior to the issuance of Certificate(s) of Occupancy. At the discretion of the City, measures that provide GHG reductions equivalent to GHG emissions reductions achieved via the Screening Table Measures may be implemented. Multiple development proposals may, at the discretion of the City, be allowed to collectively demonstrate achievement of at least 100 points per the Screening Tables.

Section 4.7, Hazards and Hazardous Materials

1. Mitigation Measure MM HAZ-1 on Page 4.7-23 is revised as follows:

MM HAZ-2 Following drainage of the on-site ponds, the Project Applicant shall conduct a limited Phase II subsurface assessment of sediments to evaluate the sediments for chemical risks to human health and the environment. If contamination from dairy and animal-related wastes is encountered at a level above Environmental Screening Levels (ESLs) for non-residential uses, the appropriate environmental agency (Regional Water Quality control Board, Department of Toxic Substance Control, South Coast Air Quality Management District) shall be notified. Any contamination identified as a result of such testing/sampling shall be investigated, and removed or remediated to the satisfaction of the environmental agency with evidence provided to the City, such that there are no residual significant impacts following mitigation. Prior to allowing the commencement of any soil removal or hauling activities at the Proposed Project, the City will review and/or evaluate potential air quality impacts (criteria pollutants and toxic air contaminants from equipment exhaust, earthmoving, and other on-site remedial activities, as applicable) to verify that impacts are properly assessed and disclosed in accordance with CEQA.

Section 4.9, Land Use and Planning

1. Page 4.9-27, language following Table 4.9-4 is added as follows:

The Project is consistent with the Housing Element of the Policy Plan (General Plan) component of The Ontario Plan, as the Project site is not one of the properties in the Available Land Inventory contained in Table A-3 (Available Land by Planning Area) of the Housing Element Technical Report Appendix. The General Plan Amendment (GPA) is proposed to change the Project site's land use designations from Low-Medium Density Residential and Business Park to approximately 35.2 acres of Business Park (0.6 FAR) and 184.2 acres of Industrial (0.55 FAR) land uses. The GPA would, therefore, eliminate the low-medium density land use designation, thereby theoretically eliminating 1,352 units (as determined by the City's density determinations to be 8.5 dwelling units per acre). In compliance with SB 330, the EIR evaluated the elimination of 1,352 units and determined that based on SB 330 Exceptions for lack of water and sewer to serve a residential project and the no net loss of residential capacity, the Project is consistent with HCD exception findings. The proposed Project site does not have sufficient water or wastewater facilities to serve a residential project. As explained in Section 3.4.1.2, of the Draft EIR, at present there is no water or sewer infrastructure that could serve residential units because the land has been used for agricultural purposes with water provided by on-site wells and sewer provided by septic systems. The Project Applicant is working on projects both approved and under review that span the length of Eucalyptus Avenue to the north, Merrill Avenue to the south, Euclid Avenue to the east, and Grove Avenue to the west (Ontario Ranch Business Park Specific Plan – Approved; Ontario Ranch Business Park Specific Plan Amendment – Under review; and, South Ontario Logistics Center – Subject Project), with a combined estimated cost of $144,331,000 (see Table 3-2, Project Cost Estimate by Project Area). The total estimated cost includes individual streets, lengths of pipe, storm drain, sewer, water, streetlights, curbing, paving, signals, power/fiber, and more. This cost would be financially infeasible for the 1,352 units presently allowed under the current residential General Plan designation and therefore the cost of such

improvements would make residential development on the site financially infeasible (see Government Code Section 66589.5(d)(2) cited above).

In order to demonstrate "no net loss of residential capacity," the Project will be required to demonstrate increased residential zoning capacity on a "SB330 Replacement Site" by 1,352 units to off-set the Project site loss of zoning capacity (Low Medium Density, 5.1 to 11 du/ac). In tandem with the City's adoption of the 6th Cycle Housing Element, scheduled to go before the City Council for their consideration in February 2022, the City is also adopting an Affordable Housing Overlay zone and applying this zone to all parcels in the sites inventory that are south of Riverside Drive or are zoned MU-2 along Holt Boulevard. Relevant to the Project, the Affordable Housing Overlay zone will establish a minimum density of 20 dwelling units per acre for all development (regardless of Policy Plan designation or underlying zoning district), and increase the maximum density from 25 to 30 units per acre for parcels that are designated in the Policy Plan for Medium Density Residential ("MDR") when an affordable housing project is proposed with at least 25 percent of proposed units are restricted for lower income households. The creation of the Affordable Housing Overlay zone and increased maximum density of 5 dwelling units per acre will increase residential capacity on 473.7 acres of such parcels currently designated MDR, by 2,368 dwelling units. On December 20, 2021, the Planning Commission reviewed and recommended to the February 15, 2022, City Council hearing for approval a General Plan Amendment (File No. PGPA21-004) for the Housing Element update to the Policy Plan (General Plan) component of The Ontario Plan, to address State mandates regarding the Regional Housing Needs Allocation ("RHNA"), as well as to modify the Policy Plan Land Use Plan (Exhibit LU-01) to establish a Zone Change (File No. PZC21-002). The Project EIR addresses the potential impacts associated with relocating residential density from the Project site to the SB330 Replacement Sites located north of the Project site, along Grove Avenue, pursuant to SB330. With the City adoption of the 6th Cycle Housing Element and associated Affordable Housing Overlay zone, no net loss of residential capacity will occur as a result of the Project. The SB 330 Replacement Site is located approximately 0.3 miles north of the Project site and is generally bound by Cucamonga Avenue to the west, East Riverside Drive to the north, Walker Avenue to the east, and Edison Avenue to the south. Existing land uses surrounding the approximate 473-acre SB330 Replacement Site boundary include agricultural uses, nurseries, truck/trailer storage, and single-family residential. According to the City's Land Use Plan, Land use within the SB330 Replacement Site includes residential, general commercial, and neighborhood commercial, as well as open space park land.[1]

Footnote 1: City of Ontario. Land Use Map. (2010). Retrieved from: https://www.ontarioplan.org/wp-content/uploads/sites/4/2021/05/TOPLUP_Map24x3610_6_20210524_V_1.pdf.

Appendix B2: Health Risk Assessment Data

The modeling data included in Appendix B2 *Health Risk Assessment Data* was from a previous model run and did not include the final data presented in the DEIR. Appendix B2 of the DEIR has been revised and is included as Attachment B of this FEIR.

Attachment A:

Revised Draft EIR Figures

Figure 3-4, Regional Map

Figure 3-5, SB 330 Replacement Site Aerial View

Figure 3-6, City of Ontario Proposed Housing Strategy Map

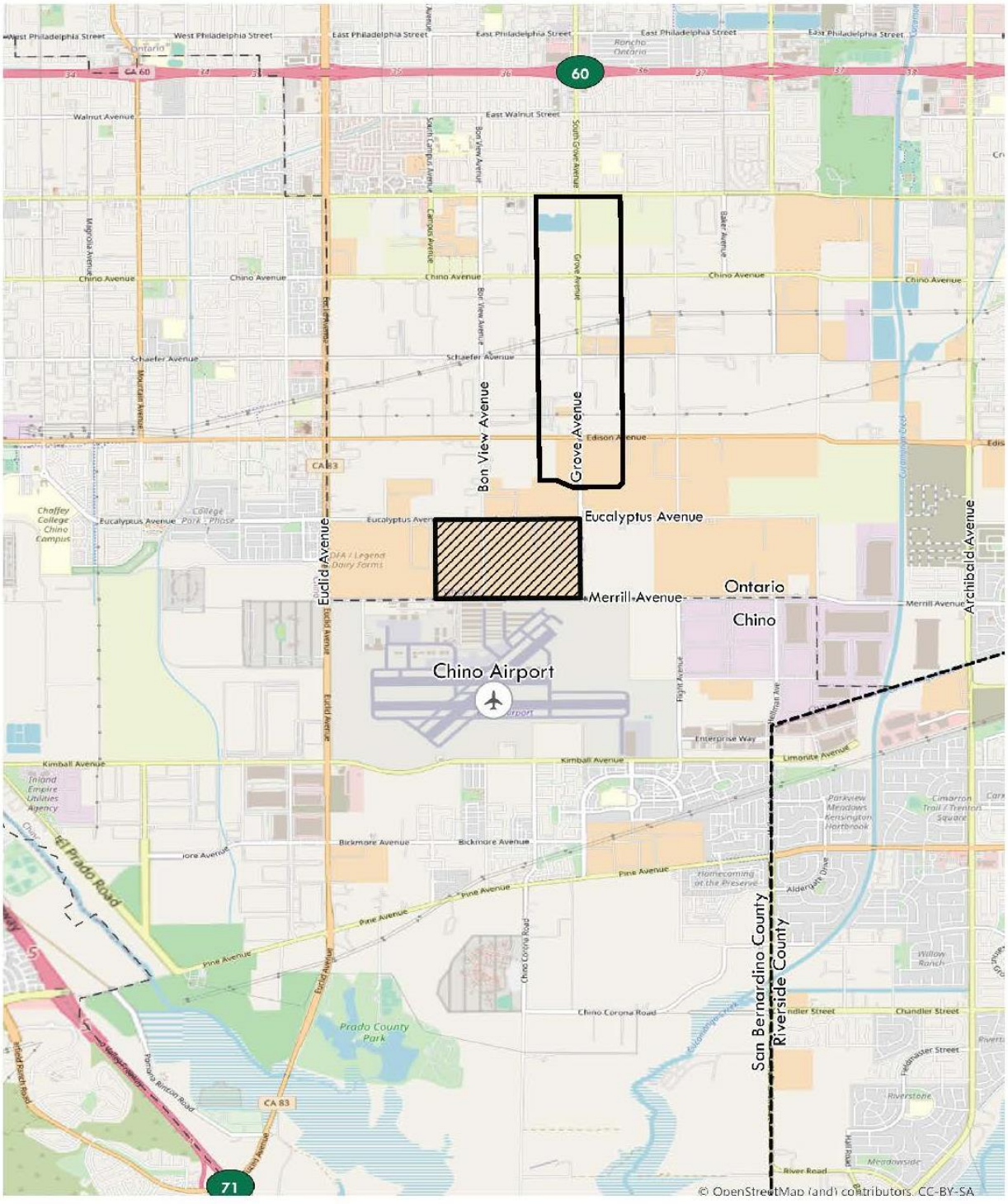


Figure 3-4: Regional Map
South Ontario Logistics Center Final EIR

Not to Scale

Kimley»Horn

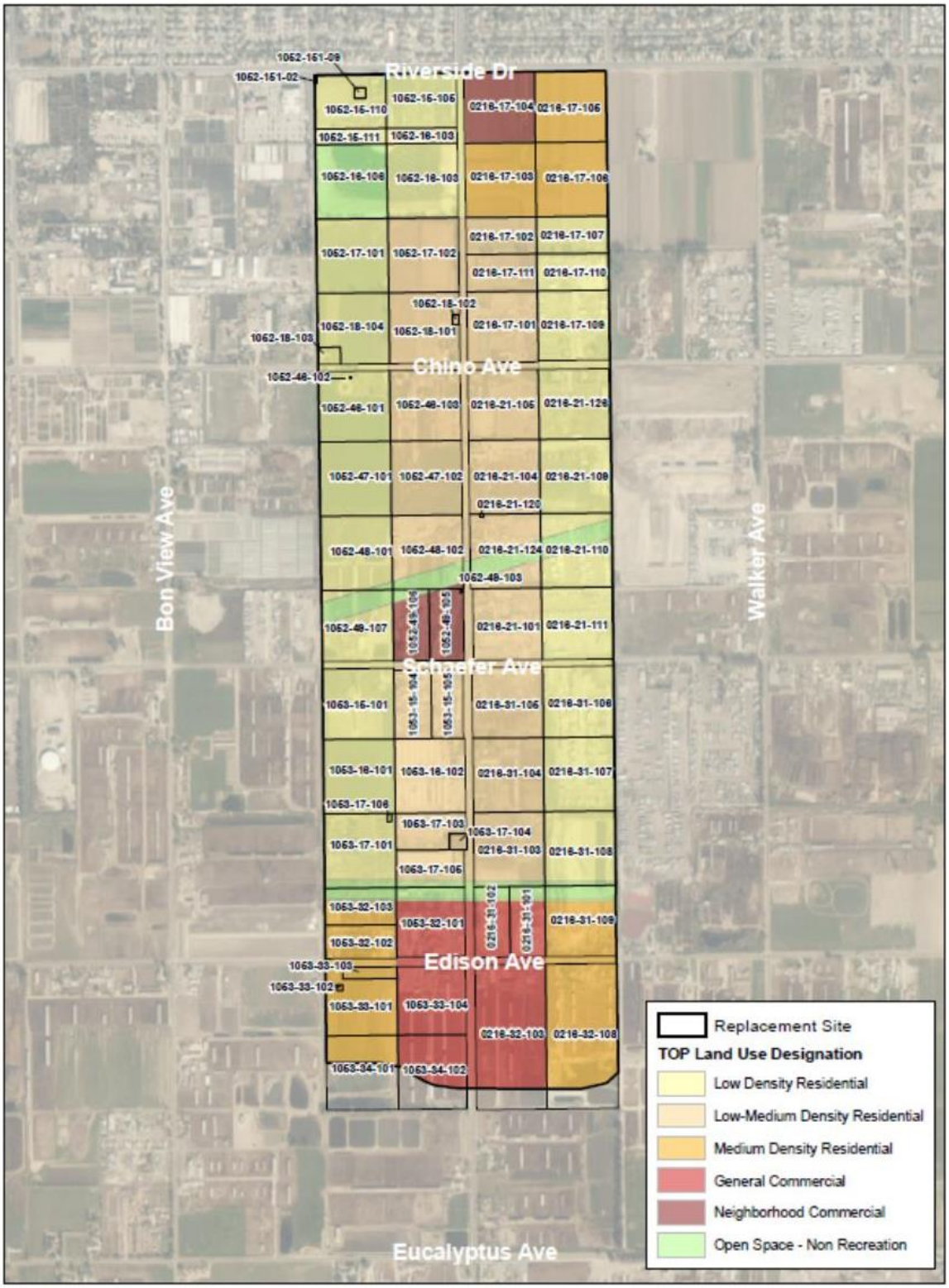


Figure 3-5: SB 330 Replacement Site Aerial View
South Ontario Logistics Center Final EIR

Not to scale

Kimley»Horn

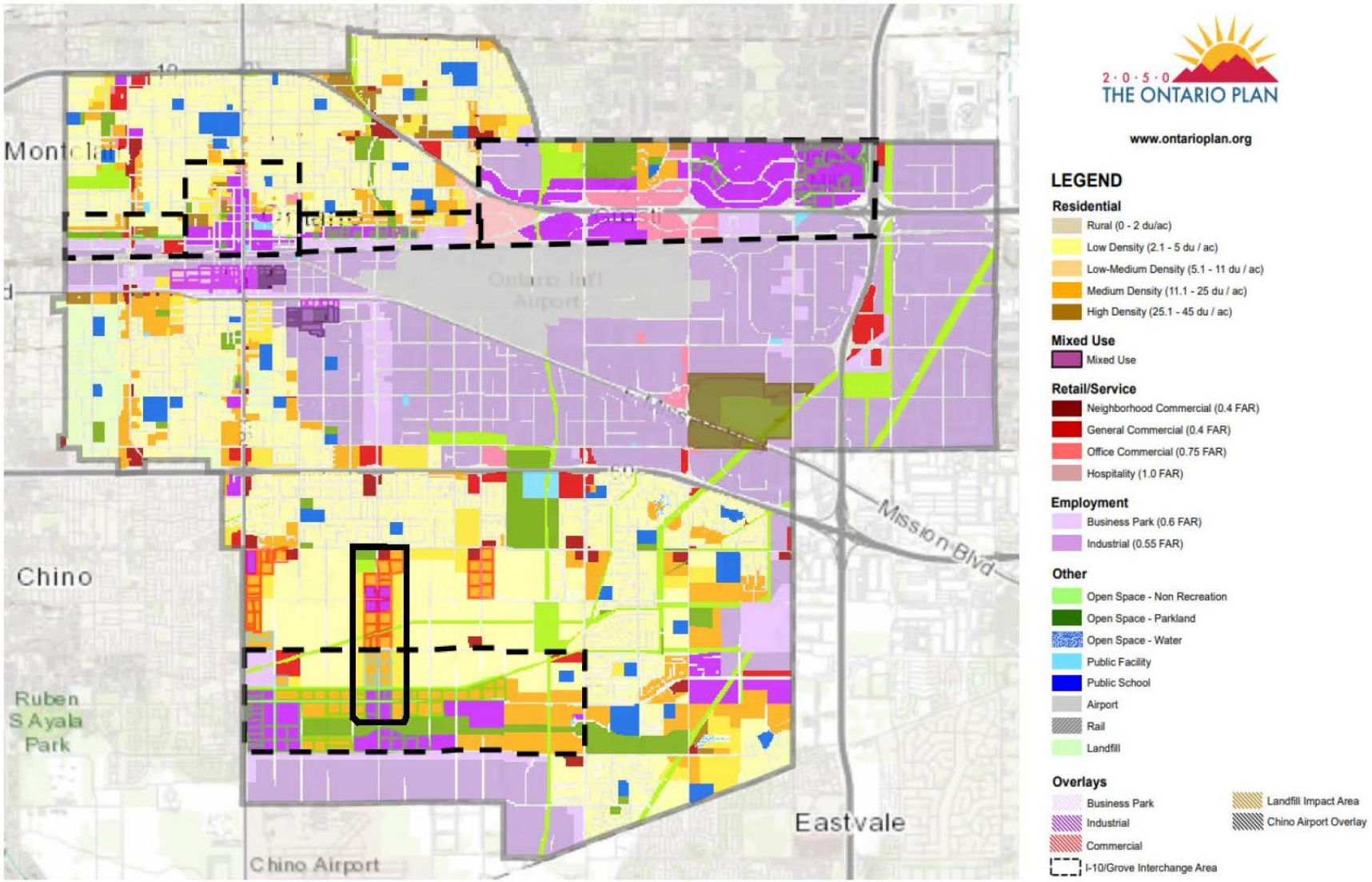


FIGURE 3-6: City of Ontario Proposed Housing Strategy Map
South Ontario Logistics Center Final EIR

Not to scale

Kimley»Horn

Attachment B:

Revised Appendix B2: Health Risk Assessment

The following Appendix B2 replaces the version included in the Draft EIR, which inadvertently contained older model runs.

APPENDIX B2

HEALTH RISK ASSESSMENT

EMFAC2017 (v1.0.2) Emission Rates
Region Type: Sub-Area
Region: San Bernardino (SC)
Calendar Year: 2023
Season: Annual
Vehicle Classification: EMFAC2007 Categories
Units: miles/day for VMT, trips/day for Trips, g/mile for RUNEX, PMBW and PMTW, g/trip for STREX, HTSK and RUNLS, g/vehicle/day for IDLEX, RESTL and DIURN. Note 'day' in the unit is operation day.

Idle (g/trip)	5 mph (g/mi)	15 mph (g/mi)	45 mph (g/mi)	50 mph (g/mi)	55 mph (g/mi)
0.001514147	0.013942993	0.008589017	0.010325345	0.002575214	0.004748194

Region	Calendar Year	Vehicle Category	Model Year	Speed	Fuel	Population	VMT	Trips	PM10_IDLEX	
San Bernardino (SC)	2023	HHDT	Aggregated	Aggregated	GAS	5.400593394	502.1025429	108.0550726	0	0
San Bernardino (SC)	2023	HHDT	Aggregated	Aggregated	DSL	15095.86478	1827708.596	154641.5157	0.027596734	416.5965673
San Bernardino (SC)	2023	HHDT	Aggregated	Aggregated	NG	1175.154539	47935.21538	4583.102704	0.039919542	46.9116311
San Bernardino (SC)	2023	LHDT2	Aggregated	Aggregated	GAS	2533.759331	82907.19879	37749.23873	0	0
San Bernardino (SC)	2023	LHDT2	Aggregated	Aggregated	DSL	4571.554127	162996.0189	57504.3999	0.027683965	126.5587463
San Bernardino (SC)	2023	MHDT	Aggregated	Aggregated	GAS	1442.204503	79321.31417	28855.62769	0	0
San Bernardino (SC)	2023	MHDT	Aggregated	Aggregated	DSL	14412.4861	995079.2792	145435.5471	0.004115649	59.31673082

Region	Calendar Year	Vehicle Category	Model Year	Speed	Fuel	VMT	PM10_RUNEX	
SAN BERNARDINO	2023	HHDT	Aggregated	5	GAS	0.311920254	0.009842005	0.003069921
SAN BERNARDINO	2023	HHDT	Aggregated	5	DSL	9217.789421	0.014920313	137.5323052
SAN BERNARDINO	2023	HHDT	Aggregated	5	NG	2553.828989	0.010993844	28.0763977
SAN BERNARDINO	2023	LHDT2	Aggregated	5	GAS	52.72871763	0.006871497	0.362325249
SAN BERNARDINO	2023	LHDT2	Aggregated	5	DSL	60.22469404	0.061423572	3.699215853
SAN BERNARDINO	2023	MHDT	Aggregated	5	GAS	49.27663643	0.007094553	0.349595685
SAN BERNARDINO	2023	MHDT	Aggregated	5	DSL	448.8424723	0.005866681	2.633215741
SAN BERNARDINO	2023	HHDT	Aggregated	15	GAS	10.28290061	0.004297672	0.04419253
SAN BERNARDINO	2023	HHDT	Aggregated	15	DSL	34193.35273	0.009360193	320.0563886
SAN BERNARDINO	2023	HHDT	Aggregated	15	NG	2804.95855	0.00743257	20.84805125
SAN BERNARDINO	2023	LHDT2	Aggregated	15	GAS	1971.803644	0.00288685	5.692302251
SAN BERNARDINO	2023	LHDT2	Aggregated	15	DSL	2283.32541	0.036789147	84.00159367
SAN BERNARDINO	2023	MHDT	Aggregated	15	GAS	1624.475321	0.002974516	4.832027597
SAN BERNARDINO	2023	MHDT	Aggregated	15	DSL	14416.73905	0.003934215	56.71855032
SAN BERNARDINO	2023	HHDT	Aggregated	45	GAS	59.75575132	0.00126284	0.075461954
SAN BERNARDINO	2023	HHDT	Aggregated	45	DSL	168581.2517	0.014178459	2390.222442
SAN BERNARDINO	2023	HHDT	Aggregated	45	NG	6068.415622	0.004256423	25.82974556
SAN BERNARDINO	2023	LHDT2	Aggregated	45	GAS	8844.07871	0.000771434	6.82262644
SAN BERNARDINO	2023	LHDT2	Aggregated	45	DSL	13103.08805	0.015905084	208.4057131
SAN BERNARDINO	2023	MHDT	Aggregated	45	GAS	9440.112963	0.000790615	7.463490797
SAN BERNARDINO	2023	MHDT	Aggregated	45	DSL	113825.002	0.005837756	664.4826452
SAN BERNARDINO	2023	HHDT	Aggregated	50	GAS	48.6268821	9.30524E-08	4.52485E-06
SAN BERNARDINO	2023	HHDT	Aggregated	50	DSL	166768.7589	0.003127398	521.5522872
SAN BERNARDINO	2023	HHDT	Aggregated	50	NG	10225.22813	5.25651E-05	0.537490164
SAN BERNARDINO	2023	LHDT2	Aggregated	50	GAS	8112.609325	8.83477E-06	0.071673
SAN BERNARDINO	2023	LHDT2	Aggregated	50	DSL	12438.59783	0.000263682	3.279830733
SAN BERNARDINO	2023	MHDT	Aggregated	50	GAS	8184.157702	9.04855E-06	0.074054765
SAN BERNARDINO	2023	MHDT	Aggregated	50	DSL	84478.42557	0.002627381	221.9569841
SAN BERNARDINO	2023	HHDT	Aggregated	55	GAS	71.31347966	1.15547E-07	8.24009E-06
SAN BERNARDINO	2023	HHDT	Aggregated	55	DSL	254698.0224	0.00581459	1480.964641
SAN BERNARDINO	2023	HHDT	Aggregated	55	NG	6003.570037	2.96199E-05	0.177825356
SAN BERNARDINO	2023	LHDT2	Aggregated	55	GAS	11282.09876	9.91287E-06	0.111837984
SAN BERNARDINO	2023	LHDT2	Aggregated	55	DSL	18362.09367	0.00034256	6.290120291
SAN BERNARDINO	2023	MHDT	Aggregated	55	GAS	12331.04898	1.09078E-05	0.134504971
SAN BERNARDINO	2023	MHDT	Aggregated	55	DSL	120594.7079	0.004332157	522.4351795

Construction

PM10 Exhaust Onsite

Year	Tons/Year	g/s	Weighted Average On-Site Rate
2022	1.17E-01	0.003357	3.94E-03
2023	1.85E-01	0.005327	
2024	6.45E-02	0.001855	

PM_{10} Exhaust Off-Site

	Tons/Year	g/s	g/s per mile	Weighted Average Off-Site Rate
2022	5.50E-04	0.000016	2.29299E-06	1.19E-05
2023	5.00E-05	0.000001	2.08454E-07	
2024	1.12E-02	0.000321	4.65269E-05	

Construction Route	Length (meters)	Length (Miles)	Emissions (g/sec per mile)	Emission Rate (g/sec)
Euclid Ave - Red Bud Lane to Merrill Ave	2,220.5	1.38	1.19E-05	1.65E-05
Euclid Ave - Merrill Ave to SR-71	953.3	0.59	1.19E-05	7.07E-06
Merill Ave - Euclid Ave to Bon View Ave	1,291.7	0.80	1.19E-05	9.57E-06
Merill Ave - Archibald Ave to Grove Ave	1,887.6	1.17	1.19E-05	1.40E-05

On-Site Construction Emissions

Year	Project Phase	Construction Phase	tons/yr Exhaust PM10
2022	1	Demo	2.49E-02
2022	1	Site Prep	0.0403
2022	1	Grading	0.0515
		Total	1.17E-01
2023	1	Grading	1.21E-02
2023	1	Construct	0.0395
2023	1	Paving	0.023
2023	1	A Coating	3.19E-03
2023	1	Construct	0.0201
2023	2	Site Prep	3.17E-02
2023	2	Grading	0.0556
		Total	1.85E-01
2024	2	Grading	1.34E-03
2024	2	Construct	3.93E-02
2024	2	Paving	2.11E-02
2024	2	A Coating	2.74E-03
		Total	6.45E-02

Off-Site Construction Emissions

Year	Phase	Construction Phase	tons/yr Exhaust PM10
2022	1	Demo	4.80E-04
2022	1	Site Prep	3.00E-05
2022	1	Grading	4.00E-05
		Total	5.50E-04
2023	1	Grading	1.00E-05
2023	1	Construct	1.28E-02
2023	1	Paving	5.00E-05
2023	1	A Coating	1.45E-03
2023	1	Construct	1.86E-03
2023	2	Site Prep	3.00E-05
2023	2	Grading	5.00E-05
		Total	1.63E-02
2024	2	Grading	0.00E+00
2024	2	Construct	1.01E-02
2024	2	Paving	5.00E-05
2024	2	A Coating	1.01E-03
		Total	1.12E-02

Refrigeration Unit Emissions	Speed (mph)	Size (hp)	Load Factor	On/Off Cycle Factor	Emissions Factor (g/bhp-hr)	Daily Trucks with TRU (veh/day)	Cooling Time (hr/veh)	Emissions (g/day)	Emissions (g/sec)
Euclid Ave - Red Bud Lane to Merrill Ave	55	34	0.53	0.5	0.02	70	3.64E-04	4.58E-03	5.30E-08
Euclid Ave - Merrill Ave to SR-71	55	34	0.53	0.5	0.02	47	3.64E-04	3.05E-03	3.53E-08
Merill Ave - Euclid Ave to Bon View Ave	50	34	0.53	0.5	0.02	116	4.00E-04	8.39E-03	9.72E-08
Merill Ave - Archibald Ave to Grove Ave	50	34	0.53	0.5	0.02	116	4.00E-04	8.39E-03	9.72E-08
Merrill Ave - Campus Ave to PA 4 Driveway	50	34	0.53	0.5	0.02	92	4.00E-04	6.60E-03	7.63E-08
Merrill Ave - PA 4 Driveway to Bon View Ave	50	34	0.53	0.5	0.02	77	4.00E-04	5.58E-03	6.46E-08
Merrill Ave - Bon View Ave to Driveway 7	50	34	0.53	0.5	0.02	74	4.00E-04	5.31E-03	6.15E-08
Merrill Ave - Driveway 7 to PA 5 Driveway	50	34	0.53	0.5	0.02	57	4.00E-04	4.14E-03	4.79E-08
Merrill Ave - PA 5 Driveway to Grove Ave	50	34	0.53	0.5	0.02	39	4.00E-04	2.78E-03	3.22E-08
Bon View Ave - Merrill Ave to PA 4 Driveway	45	34	0.53	0.5	0.02	51	4.44E-04	4.06E-03	4.70E-08
Bon View Ave - PA 4 Driveway to Driveway 1	45	34	0.53	0.5	0.02	37	4.44E-04	2.93E-03	3.39E-08
Bon View Ave - Driveway 1 to Eucalyptus Ave	45	34	0.53	0.5	0.02	23	4.44E-04	1.86E-03	2.15E-08
Campus Ave - Merill Ave to PA 4 Driveway	45	34	0.53	0.5	0.02	24	4.44E-04	1.88E-03	2.18E-08
Campus Ave - PA 4 Driveway to PA 3 Driveway	45	34	0.53	0.5	0.02	9	4.44E-04	7.53E-04	8.71E-09
Campus Ave - PA 3 Driveway to Eucalyptus Ave	45	34	0.53	0.5	0.02	3	4.44E-04	2.26E-04	2.61E-09
Eucalyptus Ave - Campus Ave to PA 3 Driveway (Eucalyptus Ave)	45	34	0.53	0.5	0.02	3	4.44E-04	2.26E-04	2.61E-09
Eucalyptus Ave - PA 3 Driveway to Bon View Ave	45	34	0.53	0.5	0.02	3	4.44E-04	2.26E-04	2.61E-09
Eucalyptus Ave - Bon View Ave to Driveway #4	45	34	0.53	0.5	0.02	20	4.44E-04	1.63E-03	1.89E-08
Eucalyptus Ave - Driveway #4 to Driveway #6	45	34	0.53	0.5	0.02	22	4.44E-04	1.74E-03	2.02E-08
Eucalyptus Ave - Driveway #6 to Driveway #8	45	34	0.53	0.5	0.02	15	4.44E-04	1.20E-03	1.39E-08
Eucalyptus Ave - Driveway #8 to Driveway #9	45	34	0.53	0.5	0.02	8	4.44E-04	6.54E-04	7.56E-09
Grove Ave - Merrill Ave to Driveway #11	50	34	0.53	0.5	0.02	71	4.00E-04	5.10E-03	5.90E-08
Grove Ave - Driveway #11 to Driveway #9	50	34	0.53	0.5	0.02	14	4.00E-04	9.80E-04	1.13E-08
Driveway #1	15	34	0.53	0.5	0.02	7	1.33E-03	1.63E-03	1.89E-08
Driveway #4	15	34	0.53	0.5	0.02	7	1.33E-03	1.63E-03	1.89E-08
Driveway #6	15	34	0.53	0.5	0.02	7	1.33E-03	1.63E-03	1.89E-08
Driveway #7	15	34	0.53	0.5	0.02	38	1.33E-03	9.15E-03	1.06E-07
Driveway #8	15	34	0.53	0.5	0.02	7	1.33E-03	1.63E-03	1.89E-08
Driveway #9	15	34	0.53	0.5	0.02	14	1.33E-03	3.27E-03	3.78E-08
Driveway #11	15	34	0.53	0.5	0.02	57	1.33E-03	1.37E-02	1.59E-07
PA 3 Driveway - Campus Ave	15	34	0.53	0.5	0.02	7	1.33E-03	1.58E-03	1.83E-08
PA 3 Driveway - Eucalyptus Ave	15	34	0.53	0.5	0.02	6	1.33E-03	1.36E-03	1.57E-08
PA 3 Driveway - Bon View Ave	15	34	0.53	0.5	0.02	7	1.33E-03	1.58E-03	1.83E-08
PA 4 Driveway - Merrill Ave	15	34	0.53	0.5	0.02	33	1.33E-03	7.90E-03	9.15E-08
PA 4 Driveway - Campus Ave	15	34	0.53	0.5	0.02	14	1.33E-03	3.39E-03	3.92E-08
PA 4 Driveway - Bon View Ave	15	34	0.53	0.5	0.02	14	1.33E-03	3.39E-03	3.92E-08
PA 5 Driveway	15	34	0.53	0.5	0.02	14	1.33E-03	3.39E-03	3.92E-08
On-site Circulation - Blgs 4-8 and Bldg 2	15	34	0.53	0.5	0.02	0	1.33E-03	0.00E+00	0.00E+00
On-site Circulation - Bldg 1 WEST	15	34	0.53	0.5	0.02	0	1.33E-03	0.00E+00	0.00E+00
On-Site Circulation - Bldg 1 EAST	15	34	0.53	0.5	0.02	0	1.33E-03	0.00E+00	0.00E+00
On-Site Circulation - Driveway 11	15	34	0.53	0.5	0.02	136	1.33E-03	3.27E-02	3.78E-07
On-site Circulation - PA 3	15	34	0.53	0.5	0.02	0	1.33E-03	0.00E+00	0.00E+00
On-site Circulation - PA 4 Loading Area 1	15	34	0.53	0.5	0.02	36	1.33E-03	8.65E-03	1.00E-07
On-site Circulation - PA 4 Loading Area 2	15	34	0.53	0.5	0.02	36	1.33E-03	8.65E-03	1.00E-07
On-site Circulation - PA 5	15	34	0.53	0.5	0.02	22	1.33E-03	5.29E-03	6.12E-08
Idle - Building 1 Loading Docks - East	0	34	0.53	0.5	0.02	0	2.50E-01	0.00E+00	0.00E+00
Idle - Building 1 Loading Docks - West	0	34	0.53	0.5	0.02	0	2.50E-01	0.00E+00	0.00E+00
Idle - Building 2 Loading Docks - North	0	34	0.53	0.5	0.02	0	2.50E-01	0.00E+00	0.00E+00
Idle - Building 2 Loading Docks - South	0	34	0.53	0.5	0.02	0	2.50E-01	0.00E+00	0.00E+00
Idle - Building 3 Loading Docks	0	34	0.53	0.5	0.02	136	2.50E-01	6.13E+00	7.09E-05
Idle - Building 4 Loading Docks	0	34	0.53	0.5	0.02	0	2.50E-01	0.00E+00	0.00E+00
Idle - Building 5 Loading Docks	0	34	0.53	0.5	0.02	0	2.50E-01	0.00E+00	0.00E+00
Idle - Building 6 Loading Docks	0	34	0.53	0.5	0.02	0	2.50E-01	0.00E+00	0.00E+00
Idle - Building 7 Loading Docks	0	34	0.53	0.5	0.02	0	2.50E-01	0.00E+00	0.00E+00
Idle - Building 8 Loading Docks	0	34	0.53	0.5	0.02	0	2.50E-01	0.00E+00	0.00E+00
Idle - PA 3 - Loading Area	0	34	0.53	0.5	0.02	0	2.50E-01	0.00E+00	0.00E+00
Idle - PA 4 - Loading Area 1	0	34	0.53	0.5	0.02	36	2.50E-01	1.62E+00	1.88E-05
Idle - PA 4 - Loading Area 2	0	34	0.53	0.5	0.02	36	2.50E-01	1.62E+00	1.88E-05
Idle - PA 5 - Loading Area	0	34	0.53	0.5	0.02	22	2.50E-01	9.91E-01	1.15E-05

Truck Route Emissions	Speed (mph)	Trips (veh/day)	Emission Factor (g/mi)	Length (meters)	Length (mi/veh)	Emissions (g/day)	Emissions Rate (g/sec)	TRU Emissions Rate (g/sec)	Total Emissions Rate (g/sec)
Euclid Ave - Red Bud Lane to Merrill Ave	55	440	0.00475	2220.5	1.38	2.88E+00	3.33E-05	5.30E-08	3.34E-05
Euclid Ave - Merrill Ave to SR-71	55	293	0.00475	1597.6	0.99	1.38E+00	1.60E-05	3.53E-08	1.60E-05
Merill Ave - Euclid Ave to Bon View Ave	50	733	0.00258	877.8	0.55	1.03E+00	1.19E-05	9.72E-08	1.20E-05
Merill Ave - Archibald Ave to Grove Ave	50	733	0.00258	3208.8	1.99	3.76E+00	4.36E-05	9.72E-08	4.37E-05
Merrill Ave - Campus Ave to PA 4 Driveway	50	581	0.00258	214.2	0.13	1.99E-01	2.30E-06	7.63E-08	2.38E-06
Merrill Ave - PA 4 Driveway to Bon View Ave	50	489	0.00258	198	0.12	1.55E-01	1.79E-06	6.46E-08	1.86E-06
Merrill Ave - Bon View Ave to Driveway 7	50	470	0.00258	362.5	0.23	2.73E-01	3.16E-06	6.15E-08	3.22E-06
Merrill Ave - Driveway 7 to PA 5 Driveway	50	368	0.00258	197.5	0.12	1.16E-01	1.34E-06	4.79E-08	1.39E-06
Merrill Ave - PA 5 Driveway to Grove Ave	50	246	0.00258	248.2	0.15	9.75E-02	1.13E-06	3.22E-08	1.16E-06
Bon View Ave - Merrill Ave to PA 4 Driveway	45	324	0.01033	403.6	0.25	8.38E-01	9.70E-06	4.70E-08	9.75E-06
Bon View Ave - PA 4 Driveway to Driveway 1	45	232	0.01033	269.2	0.17	4.01E-01	4.64E-06	3.39E-08	4.68E-06
Bon View Ave - Driveway 1 to Eucalyptus Ave	45	147	0.01033	127.2	0.08	1.20E-01	1.39E-06	2.15E-08	1.41E-06
Campus Ave - Merill Ave to PA 4 Driveway	45	153	0.01033	375.5	0.23	3.67E-01	4.25E-06	2.18E-08	4.27E-06
Campus Ave - PA 4 Driveway to PA 3 Driveway	45	61	0.01033	298.9	0.19	1.17E-01	1.35E-06	8.71E-09	1.36E-06
Campus Ave - PA 3 Driveway to Eucalyptus Ave	45	18	0.01033	122.7	0.08	1.44E-02	1.67E-07	2.61E-09	1.69E-07
Eucalyptus Ave - Campus Ave to PA 3 Driveway (Eucalyptus Ave)	45	18	0.01033	163.4	0.10	1.92E-02	2.22E-07	2.61E-09	2.25E-07
Eucalyptus Ave - PA 3 Driveway to Bon View Ave	45	18	0.01033	247.2	0.15	2.90E-02	3.36E-07	2.61E-09	3.39E-07
Eucalyptus Ave - Bon View Ave to Driveway #4	45	128	0.01033	181.8	0.11	1.50E-01	1.73E-06	1.89E-08	1.75E-06
Eucalyptus Ave - Driveway #4 to Driveway #6	45	137	0.01033	140.3	0.09	1.23E-01	1.43E-06	2.02E-08	1.45E-06
Eucalyptus Ave - Driveway #6 to Driveway #8	45	94	0.01033	153	0.10	9.24E-02	1.07E-06	1.39E-08	1.08E-06
Eucalyptus Ave - Driveway #8 to Driveway #9	45	51	0.01033	160.1	0.10	5.28E-02	6.11E-07	7.56E-09	6.18E-07
Grove Ave - Merrill Ave to Driveway #11	50	445	0.00258	384.6	0.24	2.74E-01	3.17E-06	5.90E-08	3.23E-06
Grove Ave - Driveway #11 to Driveway #9	50	86	0.00258	589.2	0.37	8.07E-02	9.34E-07	1.13E-08	9.45E-07
Driveway #1	15	43	0.00859	18.2	0.01	4.16E-03	4.81E-08	1.89E-08	6.70E-08
Driveway #4	15	43	0.00859	124.3	0.08	2.84E-02	3.29E-07	1.89E-08	3.48E-07
Driveway #6	15	43	0.00859	124.1	0.08	2.83E-02	3.28E-07	1.89E-08	3.47E-07
Driveway #7	15	240	0.00859	59.1	0.04	7.56E-02	8.75E-07	1.06E-07	9.81E-07
Driveway #8	15	43	0.00859	124.5	0.08	2.84E-02	3.29E-07	1.89E-08	3.48E-07
Driveway #9	15	86	0.00859	123.1	0.08	5.62E-02	6.51E-07	3.78E-08	6.89E-07
Driveway #11	15	360	0.00859	34.6	0.02	6.64E-02	7.68E-07	1.59E-07	9.27E-07
PA 3 Driveway - Campus Ave	15	43	0.00859	31.6	0.02	7.20E-03	8.33E-08	1.83E-08	1.02E-07
PA 3 Driveway - Eucalyptus Ave	15	37	0.00859	32.7	0.02	6.39E-03	7.39E-08	1.57E-08	8.96E-08
PA 3 Driveway - Bon View Ave	15	43	0.00859	52.6	0.03	1.20E-02	1.39E-07	1.83E-08	1.57E-07
PA 4 Driveway - Merrill Ave	15	214	0.00859	38.7	0.02	4.41E-02	5.10E-07	9.15E-08	6.02E-07
PA 4 Driveway - Campus Ave	15	92	0.00859	38.7	0.02	1.89E-02	2.19E-07	3.92E-08	2.58E-07
PA 4 Driveway - Bon View Ave	15	92	0.00859	52.6	0.03	2.57E-02	2.97E-07	3.92E-08	3.37E-07
PA 5 Driveway	15	92	0.00859	29	0.02	1.42E-02	1.64E-07	3.92E-08	2.03E-07
On-site Circulation - Blgs 4-8 and Bldg 2	15	222	0.00859	779.3	0.48	9.25E-01	1.07E-05	0.00E+00	1.07E-05
On-site Circulation - Bldg 1 WEST	15	192	0.00859	752.6	0.47	7.72E-01	8.94E-06	0.00E+00	8.94E-06
On-Site Circulation - Bldg 1 EAST	15	190	0.00859	783.6	0.49	7.96E-01	9.21E-06	0.00E+00	9.21E-06
On-Site Circulation - Driveway 11	15	251	0.00859	426.2	0.26	5.71E-01	6.61E-06	3.78E-07	6.99E-06
On-site Circulation - PA 3	15	150	0.00859	775.4	0.48	6.21E-01	7.18E-06	0.00E+00	7.18E-06
On-site Circulation - PA 4 Loading Area 1	15	175	0.00859	800.3	0.50	7.47E-01	8.65E-06	1.00E-07	8.75E-06
On-site Circulation - PA 4 Loading Area 2	15	175	0.00859	778.4	0.48	7.27E-01	8.41E-06	1.00E-07	8.51E-06
On-site Circulation - PA 5	15	110	0.00859	806.6	0.50	4.74E-01	5.48E-06	6.12E-08	5.54E-06

Loading Dock Idling	Speed (mph)	Trips (veh/day)	Emission Factor (g/hr)	Duration (hr/veh)	Emissions (g/day)	Emissions Rate (g/sec)	TRU Emissions Rate (g/sec)	Total Emissions Rate (g/sec)
Idle - Building 1 Loading Docks - East	Idle	190	0.001514147	0.25	7.21E-02	8.34E-07	0.00E+00	8.34E-07
Idle - Building 1 Loading Docks - West	Idle	192	0.001514147	0.25	7.28E-02	8.42E-07	0.00E+00	8.42E-07
Idle - Building 2 Loading Docks - North	Idle	113	0.001514147	0.25	4.28E-02	4.95E-07	0.00E+00	4.95E-07
Idle - Building 2 Loading Docks - South	Idle	115	0.001514147	0.25	4.35E-02	5.04E-07	0.00E+00	5.04E-07
Idle - Building 3 Loading Docks	Idle	136	0.001514147	0.25	5.15E-02	5.96E-07	7.09E-05	7.15E-05
Idle - Building 4 Loading Docks	Idle	21	0.001514147	0.25	7.85E-03	9.08E-08	0.00E+00	9.08E-08
Idle - Building 5 Loading Docks	Idle	21	0.001514147	0.25	7.85E-03	9.08E-08	0.00E+00	9.08E-08
Idle - Building 6 Loading Docks	Idle	21	0.001514147	0.25	7.85E-03	9.08E-08	0.00E+00	9.08E-08
Idle - Building 7 Loading Docks	Idle	26	0.001514147	0.25	9.99E-03	1.16E-07	0.00E+00	1.16E-07
Idle - Building 8 Loading Docks	Idle	21	0.001514147	0.25	7.85E-03	9.08E-08	0.00E+00	9.08E-08
Idle - PA 3 - Loading Area	Idle	150	0.001514147	0.25	5.68E-02	6.57E-07	0.00E+00	6.57E-07
Idle - PA 4 - Loading Area 1	Idle	175	0.001514147	0.25	6.62E-02	7.67E-07	1.88E-05	1.95E-05
Idle - PA 4 - Loading Area 2	Idle	175	0.001514147	0.25	6.62E-02	7.67E-07	1.88E-05	1.95E-05
Idle - PA 5 - Loading Area	Idle	110	0.001514147	0.25	4.16E-02	4.82E-07	1.15E-05	1.20E-05

TRUCK TRIP DISTRIBUTION		
To Site	Total Trucks	Total Trucks w/TRUs
Euclid Ave - Red Bud Lane to Merrill Ave	440	70
Euclid Ave - Merrill Ave to SR-71	293	47
Merill Ave - Euclid Ave to Bon View Ave	733	116
Merill Ave - Archibald Ave to Grove Ave	733	116
Merrill Ave - Campus Ave to PA 4 Driveway	581	92
Merrill Ave - PA 4 Driveway to Bon View Ave	489	77
Merrill Ave - Bon View Ave to Driveway 7	470	74
Merrill Ave - Driveway 7 to PA 5 Driveway	368	57
Merrill Ave - PA 5 Driveway to Grove Ave	246	39
Bon View Ave - Merrill Ave to PA 4 Driveway	324	51
Bon View Ave - PA 4 Driveway to Driveway 1	232	37
Bon View Ave - Driveway 1 to Eucalyptus Ave	147	23
Campus Ave - Merill Ave to PA 4 Driveway	153	24
Campus Ave - PA 4 Driveway to PA 3 Driveway	61	9
Campus Ave - PA 3 Driveway to Eucalyptus Ave	18	3
Eucalyptus Ave - Campus Ave to PA 3 Driveway (Eucalyptus Ave)	18	3
Eucalyptus Ave - PA 3 Driveway to Bon View Ave	18	3
Eucalyptus Ave - Bon View Ave to Driveway #4	128	20
Eucalyptus Ave - Driveway #4 to Driveway #6	137	22
Eucalyptus Ave - Driveway #6 to Driveway #8	94	15
Eucalyptus Ave - Driveway #8 to Driveway #9	51	8
Grove Ave - Merrill Ave to Driveway #11	445	71
Grove Ave - Driveway #11 to Driveway #9	86	14
Driveway #1	43	7
Driveway #4	43	7
Driveway #6	43	7
Driveway #7	240	38
Driveway #8	43	7
Driveway #9	86	14
Driveway #11	360	57
PA 3 Driveway - Campus Ave	43	7
PA 3 Driveway - Eucalyptus Ave	37	6
PA 3 Driveway - Bon View Ave	43	7
PA 4 Driveway - Merrill Ave	214	33
PA 4 Driveway - Campus Ave	92	14
PA 4 Driveway - Bon View Ave	92	14
PA 5 Driveway	92	14
On-site Circulation - Blgs 4-8 and Bldg 2	222	0
On-site Circulation - Bldg 1 WEST	192	0
On-Site Circulation - Bldg 1 EAST	190	0
On-Site Circulation - Driveway 11	251	136
On-site Circulation - PA 3	150	0
On-site Circulation - PA 4 Loading Area 1	175	36
On-site Circulation - PA 4 Loading Area 2	175	36
On-site Circulation - PA 5	110	22
Idle - Building 1 Loading Docks - East	190	0
Idle - Building 1 Loading Docks - West	192	0
Idle - Building 2 Loading Docks - North	113	0
Idle - Building 2 Loading Docks - South	115	0
Idle - Building 3 Loading Docks	136	136
Idle - Building 4 Loading Docks	21	0
Idle - Building 5 Loading Docks	21	0
Idle - Building 6 Loading Docks	21	0
Idle - Building 7 Loading Docks	26	0
Idle - Building 8 Loading Docks	21	0
Idle - PA 3 - Loading Area	150	0
Idle - PA 4 - Loading Area 1	175	36
Idle - PA 4 - Loading Area 2	175	36
Idle - PA 5 - Loading Area	110	22

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**
** AERMOD Input Produced by:
** AERMOD View Ver. 9.9.0
** Lakes Environmental Software Inc.
** Date: 3/8/2021
** File: C:\Lakes\AERMOD View\SOL_construction_r\SOL_construction_r.ADI
**
**************************************
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**************************************
** AERMOD Control Pathway
**************************************
**
**
CO STARTING
   TITLEONE Construction
   MODELOPT DFAULT CONC
   AVERTIME 1 24 PERIOD
   URBANOPT 2035210 San_Bernardino_County
   POLLUTID PM_10
   RUNORNOT RUN
   ERRORFIL SOL_construction_r.err
CO FINISHED
**
**************************************
** AERMOD Source Pathway
**************************************
**
**
SO STARTING
** Source Location **
** Source ID - Type - X Coord. - Y Coord. **
** ----------------------------------------------------------------------
** Line Source Represented by Adjacent Volume Sources
** LINE VOLUME Source ID = SLINE2
** DESCRSRC Euclid Ave - Red Bud Lane to Merrill Ave
** PREFIX
** Length of Side = 12.00
** Configuration = Adjacent
** Emission Rate = 0.0000165
** Vertical Dimension = 6.22
** SZINIT = 2.89
** Nodes = 6
** 439897.910, 3762688.093, 217.36, 3.66, 5.58
** 439897.649, 3762632.423, 216.86, 3.66, 5.58
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** 439900.113, 3762370.124, 213.55, 3.66, 5.58
** 439898.053, 3762075.508, 210.11, 3.66, 5.58
** 439895.792, 3761276.665, 202.47, 3.66, 5.58
** 439895.843, 3760467.600, 193.65, 3.66, 5.58
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   LOCATION L0015628     VOLUME   439897.882 3762682.093 217.46
   LOCATION L0015629     VOLUME   439897.826 3762670.093 217.29
   LOCATION L0015630     VOLUME   439897.770 3762658.093 217.15
   LOCATION L0015631     VOLUME   439897.713 3762646.093 217.01
   LOCATION L0015632     VOLUME   439897.657 3762634.093 216.85
   LOCATION L0015633     VOLUME   439897.746 3762622.094 216.69
   LOCATION L0015634     VOLUME   439897.859 3762610.094 216.53
   LOCATION L0015635     VOLUME   439897.972 3762598.095 216.38
   LOCATION L0015636     VOLUME   439898.084 3762586.095 216.23
   LOCATION L0015637     VOLUME   439898.197 3762574.096 216.09
   LOCATION L0015638     VOLUME   439898.310 3762562.096 215.96
   LOCATION L0015639     VOLUME   439898.423 3762550.097 215.83
   LOCATION L0015640     VOLUME   439898.535 3762538.097 215.68
   LOCATION L0015641     VOLUME   439898.648 3762526.098 215.54
   LOCATION L0015642     VOLUME   439898.761 3762514.098 215.40
   LOCATION L0015643     VOLUME   439898.873 3762502.099 215.28
   LOCATION L0015644     VOLUME   439898.986 3762490.100 215.15
   LOCATION L0015645     VOLUME   439899.099 3762478.100 215.02
   LOCATION L0015646     VOLUME   439899.212 3762466.101 214.89
   LOCATION L0015647     VOLUME   439899.324 3762454.101 214.75
   LOCATION L0015648     VOLUME   439899.437 3762442.102 214.59
   LOCATION L0015649     VOLUME   439899.550 3762430.102 214.43
   LOCATION L0015650     VOLUME   439899.663 3762418.103 214.28
   LOCATION L0015651     VOLUME   439899.775 3762406.103 214.12
   LOCATION L0015652     VOLUME   439899.888 3762394.104 213.97
   LOCATION L0015653     VOLUME   439900.001 3762382.104 213.81
   LOCATION L0015654     VOLUME   439900.113 3762370.105 213.66
   LOCATION L0015655     VOLUME   439900.029 3762358.105 213.50
   LOCATION L0015656     VOLUME   439899.945 3762346.105 213.33
   LOCATION L0015657     VOLUME   439899.861 3762334.106 213.16
   LOCATION L0015658     VOLUME   439899.778 3762322.106 212.98
   LOCATION L0015659     VOLUME   439899.694 3762310.106 212.80
   LOCATION L0015660     VOLUME   439899.610 3762298.107 212.61
   LOCATION L0015661     VOLUME   439899.526 3762286.107 212.40
   LOCATION L0015662     VOLUME   439899.442 3762274.107 212.20
   LOCATION L0015663     VOLUME   439899.358 3762262.107 212.00
   LOCATION L0015664     VOLUME   439899.274 3762250.108 211.81
   LOCATION L0015665     VOLUME   439899.190 3762238.108 211.62
   LOCATION L0015666     VOLUME   439899.106 3762226.108 211.45
   LOCATION L0015667     VOLUME   439899.022 3762214.109 211.29
   LOCATION L0015668     VOLUME   439898.938 3762202.109 211.14
   LOCATION L0015669     VOLUME   439898.854 3762190.109 211.00
   LOCATION L0015670     VOLUME   439898.771 3762178.110 210.87
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LOCATION L0015671     VOLUME   439898.687 3762166.110 210.76
LOCATION L0015672     VOLUME   439898.603 3762154.110 210.65
LOCATION L0015673     VOLUME   439898.519 3762142.110 210.56
LOCATION L0015674     VOLUME   439898.435 3762130.111 210.48
LOCATION L0015675     VOLUME   439898.351 3762118.111 210.40
LOCATION L0015676     VOLUME   439898.267 3762106.111 210.32
LOCATION L0015677     VOLUME   439898.183 3762094.112 210.23
LOCATION L0015678     VOLUME   439898.099 3762082.112 210.14
LOCATION L0015679     VOLUME   439898.038 3762070.112 210.04
LOCATION L0015680     VOLUME   439898.004 3762058.112 209.95
LOCATION L0015681     VOLUME   439897.970 3762046.112 209.86
LOCATION L0015682     VOLUME   439897.936 3762034.112 209.77
LOCATION L0015683     VOLUME   439897.902 3762022.112 209.68
LOCATION L0015684     VOLUME   439897.868 3762010.112 209.59
LOCATION L0015685     VOLUME   439897.834 3761998.112 209.50
LOCATION L0015686     VOLUME   439897.800 3761986.112 209.40
LOCATION L0015687     VOLUME   439897.766 3761974.112 209.30
LOCATION L0015688     VOLUME   439897.732 3761962.113 209.19
LOCATION L0015689     VOLUME   439897.698 3761950.113 209.08
LOCATION L0015690     VOLUME   439897.664 3761938.113 208.97
LOCATION L0015691     VOLUME   439897.630 3761926.113 208.87
LOCATION L0015692     VOLUME   439897.596 3761914.113 208.76
LOCATION L0015693     VOLUME   439897.562 3761902.113 208.66
LOCATION L0015694     VOLUME   439897.528 3761890.113 208.55
LOCATION L0015695     VOLUME   439897.494 3761878.113 208.45
LOCATION L0015696     VOLUME   439897.460 3761866.113 208.35
LOCATION L0015697     VOLUME   439897.426 3761854.113 208.25
LOCATION L0015698     VOLUME   439897.392 3761842.113 208.15
LOCATION L0015699     VOLUME   439897.358 3761830.113 208.04
LOCATION L0015700     VOLUME   439897.324 3761818.113 207.94
LOCATION L0015701     VOLUME   439897.291 3761806.113 207.83
LOCATION L0015702     VOLUME   439897.257 3761794.113 207.72
LOCATION L0015703     VOLUME   439897.223 3761782.113 207.62
LOCATION L0015704     VOLUME   439897.189 3761770.113 207.51
LOCATION L0015705     VOLUME   439897.155 3761758.113 207.40
LOCATION L0015706     VOLUME   439897.121 3761746.113 207.29
LOCATION L0015707     VOLUME   439897.087 3761734.113 207.19
LOCATION L0015708     VOLUME   439897.053 3761722.113 207.08
LOCATION L0015709     VOLUME   439897.019 3761710.114 206.99
LOCATION L0015710     VOLUME   439896.985 3761698.114 206.89
LOCATION L0015711     VOLUME   439896.951 3761686.114 206.79
LOCATION L0015712     VOLUME   439896.917 3761674.114 206.69
LOCATION L0015713     VOLUME   439896.883 3761662.114 206.58
LOCATION L0015714     VOLUME   439896.849 3761650.114 206.47
LOCATION L0015715     VOLUME   439896.815 3761638.114 206.38
LOCATION L0015716     VOLUME   439896.781 3761626.114 206.28
LOCATION L0015717     VOLUME   439896.747 3761614.114 206.19
LOCATION L0015718     VOLUME   439896.713 3761602.114 206.10
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LOCATION L0015719     VOLUME   439896.679 3761590.114 206.00
LOCATION L0015720     VOLUME   439896.645 3761578.114 205.88
LOCATION L0015721     VOLUME   439896.611 3761566.114 205.76
LOCATION L0015722     VOLUME   439896.577 3761554.114 205.62
LOCATION L0015723     VOLUME   439896.543 3761542.114 205.48
LOCATION L0015724     VOLUME   439896.509 3761530.114 205.34
LOCATION L0015725     VOLUME   439896.475 3761518.114 205.20
LOCATION L0015726     VOLUME   439896.441 3761506.114 205.06
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LOCATION L0015728     VOLUME   439896.373 3761482.114 204.78
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LOCATION L0015730     VOLUME   439896.305 3761458.115 204.50
LOCATION L0015731     VOLUME   439896.272 3761446.115 204.36
LOCATION L0015732     VOLUME   439896.238 3761434.115 204.23
LOCATION L0015733     VOLUME   439896.204 3761422.115 204.08
LOCATION L0015734     VOLUME   439896.170 3761410.115 203.94
LOCATION L0015735     VOLUME   439896.136 3761398.115 203.79
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LOCATION L0015737     VOLUME   439896.068 3761374.115 203.48
LOCATION L0015738     VOLUME   439896.034 3761362.115 203.34
LOCATION L0015739     VOLUME   439896.000 3761350.115 203.19
LOCATION L0015740     VOLUME   439895.966 3761338.115 203.06
LOCATION L0015741     VOLUME   439895.932 3761326.115 202.93
LOCATION L0015742     VOLUME   439895.898 3761314.115 202.81
LOCATION L0015743     VOLUME   439895.864 3761302.115 202.68
LOCATION L0015744     VOLUME   439895.830 3761290.115 202.55
LOCATION L0015745     VOLUME   439895.796 3761278.115 202.42
LOCATION L0015746     VOLUME   439895.793 3761266.115 202.29
LOCATION L0015747     VOLUME   439895.793 3761254.115 202.16
LOCATION L0015748     VOLUME   439895.794 3761242.115 202.08
LOCATION L0015749     VOLUME   439895.795 3761230.115 202.00
LOCATION L0015750     VOLUME   439895.796 3761218.115 201.91
LOCATION L0015751     VOLUME   439895.796 3761206.115 201.81
LOCATION L0015752     VOLUME   439895.797 3761194.115 201.71
LOCATION L0015753     VOLUME   439895.798 3761182.115 201.59
LOCATION L0015754     VOLUME   439895.799 3761170.115 201.47
LOCATION L0015755     VOLUME   439895.799 3761158.115 201.36
LOCATION L0015756     VOLUME   439895.800 3761146.115 201.23
LOCATION L0015757     VOLUME   439895.801 3761134.115 201.10
LOCATION L0015758     VOLUME   439895.802 3761122.115 200.98
LOCATION L0015759     VOLUME   439895.802 3761110.115 200.86
LOCATION L0015760     VOLUME   439895.803 3761098.115 200.74
LOCATION L0015761     VOLUME   439895.804 3761086.115 200.62
LOCATION L0015762     VOLUME   439895.805 3761074.115 200.49
LOCATION L0015763     VOLUME   439895.805 3761062.115 200.37
LOCATION L0015764     VOLUME   439895.806 3761050.115 200.23
LOCATION L0015765     VOLUME   439895.807 3761038.115 200.09
LOCATION L0015766     VOLUME   439895.808 3761026.115 199.94
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   LOCATION L0015768     VOLUME   439895.809 3761002.115 199.63
   LOCATION L0015769     VOLUME   439895.810 3760990.115 199.48
   LOCATION L0015770     VOLUME   439895.811 3760978.115 199.32
   LOCATION L0015771     VOLUME   439895.811 3760966.115 199.16
   LOCATION L0015772     VOLUME   439895.812 3760954.115 199.01
   LOCATION L0015773     VOLUME   439895.813 3760942.115 198.86
   LOCATION L0015774     VOLUME   439895.814 3760930.115 198.71
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   LOCATION L0015776     VOLUME   439895.815 3760906.115 198.41
   LOCATION L0015777     VOLUME   439895.816 3760894.115 198.25
   LOCATION L0015778     VOLUME   439895.817 3760882.115 198.09
   LOCATION L0015779     VOLUME   439895.817 3760870.115 197.94
   LOCATION L0015780     VOLUME   439895.818 3760858.115 197.78
   LOCATION L0015781     VOLUME   439895.819 3760846.115 197.61
   LOCATION L0015782     VOLUME   439895.820 3760834.115 197.43
   LOCATION L0015783     VOLUME   439895.820 3760822.115 197.26
   LOCATION L0015784     VOLUME   439895.821 3760810.115 197.10
   LOCATION L0015785     VOLUME   439895.822 3760798.115 196.95
   LOCATION L0015786     VOLUME   439895.823 3760786.115 196.80
   LOCATION L0015787     VOLUME   439895.823 3760774.115 196.66
   LOCATION L0015788     VOLUME   439895.824 3760762.115 196.52
   LOCATION L0015789     VOLUME   439895.825 3760750.115 196.38
   LOCATION L0015790     VOLUME   439895.826 3760738.115 196.24
   LOCATION L0015791     VOLUME   439895.826 3760726.115 196.11
   LOCATION L0015792     VOLUME   439895.827 3760714.115 195.98
   LOCATION L0015793     VOLUME   439895.828 3760702.115 195.85
   LOCATION L0015794     VOLUME   439895.829 3760690.115 195.74
   LOCATION L0015795     VOLUME   439895.829 3760678.115 195.63
   LOCATION L0015796     VOLUME   439895.830 3760666.115 195.52
   LOCATION L0015797     VOLUME   439895.831 3760654.115 195.42
   LOCATION L0015798     VOLUME   439895.832 3760642.115 195.31
   LOCATION L0015799     VOLUME   439895.832 3760630.115 195.21
   LOCATION L0015800     VOLUME   439895.833 3760618.115 195.11
   LOCATION L0015801     VOLUME   439895.834 3760606.115 195.01
   LOCATION L0015802     VOLUME   439895.835 3760594.115 194.90
   LOCATION L0015803     VOLUME   439895.835 3760582.115 194.79
   LOCATION L0015804     VOLUME   439895.836 3760570.115 194.68
   LOCATION L0015805     VOLUME   439895.837 3760558.115 194.57
   LOCATION L0015806     VOLUME   439895.838 3760546.115 194.46
   LOCATION L0015807     VOLUME   439895.838 3760534.115 194.34
   LOCATION L0015808     VOLUME   439895.839 3760522.115 194.22
   LOCATION L0015809     VOLUME   439895.840 3760510.115 194.10
   LOCATION L0015810     VOLUME   439895.841 3760498.115 193.99
   LOCATION L0015811     VOLUME   439895.841 3760486.115 193.88
   LOCATION L0015812     VOLUME   439895.842 3760474.115 193.77
** End of LINE VOLUME Source ID = SLINE2
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** Line Source Represented by Adjacent Volume Sources
** LINE VOLUME Source ID = SLINE3
** DESCRSRC Euclid Ave - Merrill Ave to SR-71
** PREFIX
** Length of Side = 12.00
** Configuration = Adjacent
** Emission Rate = 7.07E-06
** Vertical Dimension = 6.22
** SZINIT = 2.89
** Nodes = 4
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** 439894.002, 3760323.327, 192.76, 3.66, 5.58
** 439894.252, 3759955.407, 190.38, 3.66, 5.58
** 439889.660, 3759518.181, 186.91, 3.66, 5.58
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   LOCATION L0042705     VOLUME   439895.568 3760441.475 193.47
   LOCATION L0042706     VOLUME   439895.409 3760429.476 193.38
   LOCATION L0042707     VOLUME   439895.250 3760417.477 193.29
   LOCATION L0042708     VOLUME   439895.091 3760405.478 193.23
   LOCATION L0042709     VOLUME   439894.932 3760393.479 193.17
   LOCATION L0042710     VOLUME   439894.773 3760381.480 193.10
   LOCATION L0042711     VOLUME   439894.614 3760369.481 193.03
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   LOCATION L0042713     VOLUME   439894.296 3760345.483 192.88
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   LOCATION L0042715     VOLUME   439894.003 3760321.485 192.70
   LOCATION L0042716     VOLUME   439894.012 3760309.485 192.60
   LOCATION L0042717     VOLUME   439894.020 3760297.485 192.49
   LOCATION L0042718     VOLUME   439894.028 3760285.485 192.39
   LOCATION L0042719     VOLUME   439894.036 3760273.485 192.28
   LOCATION L0042720     VOLUME   439894.044 3760261.485 192.17
   LOCATION L0042721     VOLUME   439894.052 3760249.485 192.07
   LOCATION L0042722     VOLUME   439894.061 3760237.485 191.96
   LOCATION L0042723     VOLUME   439894.069 3760225.485 191.85
   LOCATION L0042724     VOLUME   439894.077 3760213.485 191.74
   LOCATION L0042725     VOLUME   439894.085 3760201.485 191.64
   LOCATION L0042726     VOLUME   439894.093 3760189.485 191.54
   LOCATION L0042727     VOLUME   439894.101 3760177.485 191.44
   LOCATION L0042728     VOLUME   439894.110 3760165.485 191.37
   LOCATION L0042729     VOLUME   439894.118 3760153.485 191.30
   LOCATION L0042730     VOLUME   439894.126 3760141.485 191.24
   LOCATION L0042731     VOLUME   439894.134 3760129.485 191.18
   LOCATION L0042732     VOLUME   439894.142 3760117.485 191.12
   LOCATION L0042733     VOLUME   439894.150 3760105.485 191.08
   LOCATION L0042734     VOLUME   439894.159 3760093.485 191.03
   LOCATION L0042735     VOLUME   439894.167 3760081.485 190.98
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   LOCATION L0042736     VOLUME   439894.175 3760069.485 190.93
   LOCATION L0042737     VOLUME   439894.183 3760057.485 190.88
   LOCATION L0042738     VOLUME   439894.191 3760045.485 190.83
   LOCATION L0042739     VOLUME   439894.199 3760033.485 190.78
   LOCATION L0042740     VOLUME   439894.208 3760021.485 190.72
   LOCATION L0042741     VOLUME   439894.216 3760009.485 190.66
   LOCATION L0042742     VOLUME   439894.224 3759997.485 190.60
   LOCATION L0042743     VOLUME   439894.232 3759985.485 190.53
   LOCATION L0042744     VOLUME   439894.240 3759973.485 190.47
   LOCATION L0042745     VOLUME   439894.248 3759961.485 190.41
   LOCATION L0042746     VOLUME   439894.190 3759949.486 190.34
   LOCATION L0042747     VOLUME   439894.064 3759937.486 190.27
   LOCATION L0042748     VOLUME   439893.938 3759925.487 190.21
   LOCATION L0042749     VOLUME   439893.812 3759913.488 190.14
   LOCATION L0042750     VOLUME   439893.686 3759901.488 190.08
   LOCATION L0042751     VOLUME   439893.560 3759889.489 190.01
   LOCATION L0042752     VOLUME   439893.434 3759877.490 189.93
   LOCATION L0042753     VOLUME   439893.308 3759865.490 189.84
   LOCATION L0042754     VOLUME   439893.182 3759853.491 189.74
   LOCATION L0042755     VOLUME   439893.056 3759841.492 189.64
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   LOCATION L0042758     VOLUME   439892.678 3759805.494 189.33
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   LOCATION L0042761     VOLUME   439892.300 3759769.496 189.02
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   LOCATION L0042765     VOLUME   439891.795 3759721.498 188.57
   LOCATION L0042766     VOLUME   439891.669 3759709.499 188.46
   LOCATION L0042767     VOLUME   439891.543 3759697.500 188.36
   LOCATION L0042768     VOLUME   439891.417 3759685.500 188.26
   LOCATION L0042769     VOLUME   439891.291 3759673.501 188.16
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   LOCATION L0042775     VOLUME   439890.535 3759601.505 187.54
   LOCATION L0042776     VOLUME   439890.409 3759589.505 187.44
   LOCATION L0042777     VOLUME   439890.283 3759577.506 187.35
   LOCATION L0042778     VOLUME   439890.157 3759565.507 187.25
   LOCATION L0042779     VOLUME   439890.031 3759553.507 187.15
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   LOCATION L0042781     VOLUME   439889.779 3759529.509 186.95
** End of LINE VOLUME Source ID = SLINE3
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** Line Source Represented by Adjacent Volume Sources
** LINE VOLUME Source ID = SLINE4
** DESCRSRC Merill Ave - Euclid Ave to Bon View Ave
** PREFIX
** Length of Side = 5.00
** Configuration = Adjacent
** Emission Rate = 9.57E-06
** Vertical Dimension = 6.22
** SZINIT = 2.89
** Nodes = 9
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** 440334.726, 3760466.319, 194.72, 3.66, 2.33
** 440497.808, 3760467.090, 195.14, 3.66, 2.33
** 440776.167, 3760467.090, 196.68, 3.66, 2.33
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   LOCATION L0016329     VOLUME   439925.876 3760465.164 193.70
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   LOCATION L0016331     VOLUME   439935.875 3760465.045 193.65
   LOCATION L0016332     VOLUME   439940.875 3760464.986 193.63
   LOCATION L0016333     VOLUME   439945.875 3760464.982 193.61
   LOCATION L0016334     VOLUME   439950.875 3760464.987 193.59
   LOCATION L0016335     VOLUME   439955.875 3760464.993 193.58
   LOCATION L0016336     VOLUME   439960.875 3760464.998 193.58
   LOCATION L0016337     VOLUME   439965.875 3760465.004 193.57
   LOCATION L0016338     VOLUME   439970.875 3760465.010 193.56
   LOCATION L0016339     VOLUME   439975.875 3760465.015 193.56
   LOCATION L0016340     VOLUME   439980.875 3760465.021 193.56
   LOCATION L0016341     VOLUME   439985.875 3760465.026 193.57
   LOCATION L0016342     VOLUME   439990.875 3760465.032 193.57
   LOCATION L0016343     VOLUME   439995.875 3760465.037 193.57
   LOCATION L0016344     VOLUME   440000.875 3760465.043 193.58
   LOCATION L0016345     VOLUME   440005.875 3760465.049 193.58
   LOCATION L0016346     VOLUME   440010.875 3760465.054 193.58
   LOCATION L0016347     VOLUME   440015.875 3760465.060 193.58
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   LOCATION L0016349     VOLUME   440025.874 3760465.071 193.59
   LOCATION L0016350     VOLUME   440030.874 3760465.077 193.59
   LOCATION L0016351     VOLUME   440035.874 3760465.082 193.59
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LOCATION L0016356     VOLUME   440060.874 3760465.110 193.62
LOCATION L0016357     VOLUME   440065.874 3760465.116 193.63
LOCATION L0016358     VOLUME   440070.874 3760465.121 193.64
LOCATION L0016359     VOLUME   440075.874 3760465.127 193.65
LOCATION L0016360     VOLUME   440080.874 3760465.132 193.65
LOCATION L0016361     VOLUME   440085.874 3760465.138 193.66
LOCATION L0016362     VOLUME   440090.874 3760465.144 193.66
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LOCATION L0016364     VOLUME   440100.874 3760465.178 193.67
LOCATION L0016365     VOLUME   440105.874 3760465.202 193.68
LOCATION L0016366     VOLUME   440110.874 3760465.227 193.69
LOCATION L0016367     VOLUME   440115.874 3760465.251 193.70
LOCATION L0016368     VOLUME   440120.874 3760465.275 193.72
LOCATION L0016369     VOLUME   440125.874 3760465.300 193.73
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LOCATION L0016380     VOLUME   440180.873 3760465.568 194.02
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LOCATION L0016383     VOLUME   440195.873 3760465.642 194.10
LOCATION L0016384     VOLUME   440200.873 3760465.666 194.12
LOCATION L0016385     VOLUME   440205.873 3760465.690 194.14
LOCATION L0016386     VOLUME   440210.873 3760465.715 194.16
LOCATION L0016387     VOLUME   440215.873 3760465.739 194.18
LOCATION L0016388     VOLUME   440220.873 3760465.764 194.19
LOCATION L0016389     VOLUME   440225.873 3760465.788 194.21
LOCATION L0016390     VOLUME   440230.873 3760465.812 194.22
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LOCATION L0016392     VOLUME   440240.873 3760465.861 194.30
LOCATION L0016393     VOLUME   440245.873 3760465.886 194.33
LOCATION L0016394     VOLUME   440250.873 3760465.910 194.37
LOCATION L0016395     VOLUME   440255.873 3760465.934 194.41
LOCATION L0016396     VOLUME   440260.872 3760465.959 194.44
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LOCATION L0016398     VOLUME   440270.872 3760466.008 194.50
LOCATION L0016399     VOLUME   440275.872 3760466.032 194.53
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LOCATION L0016403     VOLUME   440295.872 3760466.130 194.60
LOCATION L0016404     VOLUME   440300.872 3760466.154 194.62
LOCATION L0016405     VOLUME   440305.872 3760466.178 194.63
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LOCATION L0016407     VOLUME   440315.872 3760466.227 194.67
LOCATION L0016408     VOLUME   440320.872 3760466.252 194.69
LOCATION L0016409     VOLUME   440325.872 3760466.276 194.71
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LOCATION L0016411     VOLUME   440335.872 3760466.325 194.76
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** Line Source Represented by Adjacent Volume Sources
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** DESCRSRC Merill Ave - Archibald Ave to Grove Ave
** PREFIX
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** Configuration = Adjacent
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** PREFIX
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LOCATION L0042971     VOLUME   441224.625 3761122.870 203.35
LOCATION L0042972     VOLUME   441224.676 3761197.870 203.82
LOCATION L0042973     VOLUME   441275.263 3761221.528 204.10
LOCATION L0042974     VOLUME   441350.254 3761220.393 204.07
LOCATION L0042975     VOLUME   441350.870 3761146.955 203.65
LOCATION L0042976     VOLUME   441349.884 3761071.962 203.15
LOCATION L0042977     VOLUME   441348.899 3760996.968 202.65
LOCATION L0042978     VOLUME   441347.914 3760921.975 202.18
LOCATION L0042979     VOLUME   441346.928 3760846.981 201.77
LOCATION L0042980     VOLUME   441345.943 3760771.988 201.23
LOCATION L0042981     VOLUME   441344.958 3760696.994 200.80
LOCATION L0042982     VOLUME   441343.972 3760622.001 200.38
LOCATION L0042983     VOLUME   441342.987 3760547.007 200.18
LOCATION L0042984     VOLUME   441399.143 3760525.212 199.64
LOCATION L0042985     VOLUME   441474.015 3760520.841 199.66
LOCATION L0042986     VOLUME   441477.748 3760591.405 200.16
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LOCATION L0042989     VOLUME   441476.316 3760816.400 201.79
LOCATION L0042990     VOLUME   441475.838 3760891.399 202.01
LOCATION L0042991     VOLUME   441475.361 3760966.397 202.21
LOCATION L0042992     VOLUME   441474.884 3761041.396 202.93
LOCATION L0042993     VOLUME   441474.406 3761116.394 203.45
LOCATION L0042994     VOLUME   441473.929 3761191.393 203.94
LOCATION L0042995     VOLUME   441525.522 3761213.327 204.18
LOCATION L0042996     VOLUME   441600.498 3761211.431 204.71
LOCATION L0042997     VOLUME   441610.887 3761148.963 204.45
LOCATION L0042998     VOLUME   441607.974 3761074.020 203.73
LOCATION L0042999     VOLUME   441605.060 3760999.077 202.99
LOCATION L0043000     VOLUME   441602.147 3760924.133 202.45
LOCATION L0043001     VOLUME   441599.233 3760849.190 201.86
LOCATION L0043002     VOLUME   441596.320 3760774.246 201.22
LOCATION L0043003     VOLUME   441593.407 3760699.303 200.18
LOCATION L0043004     VOLUME   441590.493 3760624.360 200.65
LOCATION L0043005     VOLUME   441587.580 3760549.416 200.05
LOCATION L0043006     VOLUME   441633.999 3760522.654 200.23
LOCATION L0043007     VOLUME   441708.991 3760523.795 200.20
LOCATION L0043008     VOLUME   441709.307 3760597.980 200.80
LOCATION L0043009     VOLUME   441708.791 3760672.978 199.72
LOCATION L0043010     VOLUME   441708.275 3760747.977 200.63
LOCATION L0043011     VOLUME   441707.760 3760822.975 201.94
LOCATION L0043012     VOLUME   441707.244 3760897.973 202.25
LOCATION L0043013     VOLUME   441706.729 3760972.971 202.74
LOCATION L0043014     VOLUME   441706.213 3761047.970 203.23
LOCATION L0043015     VOLUME   441705.697 3761122.968 203.63
LOCATION L0043016     VOLUME   441705.182 3761197.966 204.77
LOCATION L0043017     VOLUME   441749.199 3761227.439 204.98
LOCATION L0043018     VOLUME   441803.631 3761205.305 205.07
LOCATION L0043019     VOLUME   441803.685 3761130.305 204.41
LOCATION L0043020     VOLUME   441803.739 3761055.305 203.86
LOCATION L0043021     VOLUME   441803.793 3760980.305 203.24
LOCATION L0043022     VOLUME   441803.847 3760905.305 202.70
LOCATION L0043023     VOLUME   441803.901 3760830.305 202.09
LOCATION L0043024     VOLUME   441803.954 3760755.305 201.54
LOCATION L0043025     VOLUME   441804.008 3760680.305 201.62
LOCATION L0043026     VOLUME   441804.062 3760605.305 200.85
LOCATION L0043027     VOLUME   441804.116 3760530.305 200.09
LOCATION L0043028     VOLUME   441862.798 3760512.563 199.94
LOCATION L0043029     VOLUME   441912.080 3760537.033 200.13
LOCATION L0043030     VOLUME   441911.990 3760612.033 200.91
LOCATION L0043031     VOLUME   441911.899 3760687.033 201.84
LOCATION L0043032     VOLUME   441911.809 3760762.033 201.92
LOCATION L0043033     VOLUME   441911.718 3760837.033 202.45
LOCATION L0043034     VOLUME   441911.628 3760912.033 202.87
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   LOCATION L0043038     VOLUME   441911.266 3761212.033 204.91
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** Source Parameters **
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SRCPARAM L0064316     0.00000003704      3.66      2.33      2.89
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SRCPARAM L0064317     0.00000003704      3.66      2.33      2.89
SRCPARAM L0064318     0.00000003704      3.66      2.33      2.89
SRCPARAM L0064319     0.00000003704      3.66      2.33      2.89
SRCPARAM L0064320     0.00000003704      3.66      2.33      2.89
SRCPARAM L0064321     0.00000003704      3.66      2.33      2.89
SRCPARAM L0064322     0.00000003704      3.66      2.33      2.89
SRCPARAM L0064323     0.00000003704      3.66      2.33      2.89
SRCPARAM L0064324     0.00000003704      3.66      2.33      2.89
SRCPARAM L0064325     0.00000003704      3.66      2.33      2.89
SRCPARAM L0064326     0.00000003704      3.66      2.33      2.89
SRCPARAM L0064327     0.00000003704      3.66      2.33      2.89
SRCPARAM L0064328     0.00000003704      3.66      2.33      2.89
SRCPARAM L0064329     0.00000003704      3.66      2.33      2.89
SRCPARAM L0064330     0.00000003704      3.66      2.33      2.89
SRCPARAM L0064331     0.00000003704      3.66      2.33      2.89
SRCPARAM L0064332     0.00000003704      3.66      2.33      2.89
SRCPARAM L0064333     0.00000003704      3.66      2.33      2.89
SRCPARAM L0064334     0.00000003704      3.66      2.33      2.89
SRCPARAM L0064335     0.00000003704      3.66      2.33      2.89
SRCPARAM L0064336     0.00000003704      3.66      2.33      2.89
SRCPARAM L0064337     0.00000003704      3.66      2.33      2.89
SRCPARAM L0064338     0.00000003704      3.66      2.33      2.89
SRCPARAM L0064339     0.00000003704      3.66      2.33      2.89
SRCPARAM L0064340     0.00000003704      3.66      2.33      2.89
SRCPARAM L0064341     0.00000003704      3.66      2.33      2.89
SRCPARAM L0064342     0.00000003704      3.66      2.33      2.89
SRCPARAM L0064343     0.00000003704      3.66      2.33      2.89
SRCPARAM L0064344     0.00000003704      3.66      2.33      2.89
SRCPARAM L0064345     0.00000003704      3.66      2.33      2.89
SRCPARAM L0064346     0.00000003704      3.66      2.33      2.89
SRCPARAM L0064347     0.00000003704      3.66      2.33      2.89
SRCPARAM L0064348     0.00000003704      3.66      2.33      2.89
SRCPARAM L0064349     0.00000003704      3.66      2.33      2.89
SRCPARAM L0064350     0.00000003704      3.66      2.33      2.89
SRCPARAM L0064351     0.00000003704      3.66      2.33      2.89
SRCPARAM L0064352     0.00000003704      3.66      2.33      2.89
SRCPARAM L0064353     0.00000003704      3.66      2.33      2.89
SRCPARAM L0064354     0.00000003704      3.66      2.33      2.89
SRCPARAM L0064355     0.00000003704      3.66      2.33      2.89
SRCPARAM L0064356     0.00000003704      3.66      2.33      2.89
SRCPARAM L0064357     0.00000003704      3.66      2.33      2.89
SRCPARAM L0064358     0.00000003704      3.66      2.33      2.89
SRCPARAM L0064359     0.00000003704      3.66      2.33      2.89
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SRCPARAM L0064361     0.00000003704      3.66      2.33      2.89
SRCPARAM L0064362     0.00000003704      3.66      2.33      2.89
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SRCPARAM L0064364     0.00000003704      3.66      2.33      2.89
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SRCPARAM L0064365     0.00000003704      3.66      2.33      2.89
SRCPARAM L0064366     0.00000003704      3.66      2.33      2.89
SRCPARAM L0064367     0.00000003704      3.66      2.33      2.89
SRCPARAM L0064368     0.00000003704      3.66      2.33      2.89
SRCPARAM L0064369     0.00000003704      3.66      2.33      2.89
SRCPARAM L0064370     0.00000003704      3.66      2.33      2.89
SRCPARAM L0064371     0.00000003704      3.66      2.33      2.89
SRCPARAM L0064372     0.00000003704      3.66      2.33      2.89
SRCPARAM L0064373     0.00000003704      3.66      2.33      2.89
SRCPARAM L0064374     0.00000003704      3.66      2.33      2.89
SRCPARAM L0064375     0.00000003704      3.66      2.33      2.89
SRCPARAM L0064376     0.00000003704      3.66      2.33      2.89
SRCPARAM L0064377     0.00000003704      3.66      2.33      2.89
SRCPARAM L0064378     0.00000003704      3.66      2.33      2.89
SRCPARAM L0064379     0.00000003704      3.66      2.33      2.89
SRCPARAM L0064380     0.00000003704      3.66      2.33      2.89
SRCPARAM L0064381     0.00000003704      3.66      2.33      2.89
SRCPARAM L0064382     0.00000003704      3.66      2.33      2.89
SRCPARAM L0064383     0.00000003704      3.66      2.33      2.89
SRCPARAM L0064384     0.00000003704      3.66      2.33      2.89
SRCPARAM L0064385     0.00000003704      3.66      2.33      2.89
SRCPARAM L0064386     0.00000003704      3.66      2.33      2.89
SRCPARAM L0064387     0.00000003704      3.66      2.33      2.89
SRCPARAM L0064388     0.00000003704      3.66      2.33      2.89
SRCPARAM L0064389     0.00000003704      3.66      2.33      2.89
SRCPARAM L0064390     0.00000003704      3.66      2.33      2.89
SRCPARAM L0064391     0.00000003704      3.66      2.33      2.89
SRCPARAM L0064392     0.00000003704      3.66      2.33      2.89
SRCPARAM L0064393     0.00000003704      3.66      2.33      2.89
SRCPARAM L0064394     0.00000003704      3.66      2.33      2.89
SRCPARAM L0064395     0.00000003704      3.66      2.33      2.89
SRCPARAM L0064396     0.00000003704      3.66      2.33      2.89
SRCPARAM L0064397     0.00000003704      3.66      2.33      2.89
SRCPARAM L0064398     0.00000003704      3.66      2.33      2.89
SRCPARAM L0064399     0.00000003704      3.66      2.33      2.89
SRCPARAM L0064400     0.00000003704      3.66      2.33      2.89
SRCPARAM L0064401     0.00000003704      3.66      2.33      2.89
SRCPARAM L0064402     0.00000003704      3.66      2.33      2.89
SRCPARAM L0064403     0.00000003704      3.66      2.33      2.89
SRCPARAM L0064404     0.00000003704      3.66      2.33      2.89
SRCPARAM L0064405     0.00000003704      3.66      2.33      2.89
SRCPARAM L0064406     0.00000003704      3.66      2.33      2.89
SRCPARAM L0064407     0.00000003704      3.66      2.33      2.89
SRCPARAM L0064408     0.00000003704      3.66      2.33      2.89
SRCPARAM L0064409     0.00000003704      3.66      2.33      2.89
SRCPARAM L0064410     0.00000003704      3.66      2.33      2.89
SRCPARAM L0064411     0.00000003704      3.66      2.33      2.89
SRCPARAM L0064412     0.00000003704      3.66      2.33      2.89
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   SRCPARAM L0064413     0.00000003704      3.66      2.33      2.89
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   SRCPARAM L0042931     0.0000361468      3.83     34.88      3.56
   SRCPARAM L0042932     0.0000361468      3.83     34.88      3.56
   SRCPARAM L0042933     0.0000361468      3.83     34.88      3.56
   SRCPARAM L0042934     0.0000361468      3.83     34.88      3.56
   SRCPARAM L0042935     0.0000361468      3.83     34.88      3.56
   SRCPARAM L0042936     0.0000361468      3.83     34.88      3.56
   SRCPARAM L0042937     0.0000361468      3.83     34.88      3.56
   SRCPARAM L0042938     0.0000361468      3.83     34.88      3.56
   SRCPARAM L0042939     0.0000361468      3.83     34.88      3.56
   SRCPARAM L0042940     0.0000361468      3.83     34.88      3.56
   SRCPARAM L0042941     0.0000361468      3.83     34.88      3.56
   SRCPARAM L0042942     0.0000361468      3.83     34.88      3.56
   SRCPARAM L0042943     0.0000361468      3.83     34.88      3.56
   SRCPARAM L0042944     0.0000361468      3.83     34.88      3.56
   SRCPARAM L0042945     0.0000361468      3.83     34.88      3.56
   SRCPARAM L0042946     0.0000361468      3.83     34.88      3.56
   SRCPARAM L0042947     0.0000361468      3.83     34.88      3.56
   SRCPARAM L0042948     0.0000361468      3.83     34.88      3.56
   SRCPARAM L0042949     0.0000361468      3.83     34.88      3.56
   SRCPARAM L0042950     0.0000361468      3.83     34.88      3.56
   SRCPARAM L0042951     0.0000361468      3.83     34.88      3.56
   SRCPARAM L0042952     0.0000361468      3.83     34.88      3.56
   SRCPARAM L0042953     0.0000361468      3.83     34.88      3.56
   SRCPARAM L0042954     0.0000361468      3.83     34.88      3.56
   SRCPARAM L0042955     0.0000361468      3.83     34.88      3.56
   SRCPARAM L0042956     0.0000361468      3.83     34.88      3.56
   SRCPARAM L0042957     0.0000361468      3.83     34.88      3.56
   SRCPARAM L0042958     0.0000361468      3.83     34.88      3.56
   SRCPARAM L0042959     0.0000361468      3.83     34.88      3.56
   SRCPARAM L0042960     0.0000361468      3.83     34.88      3.56
   SRCPARAM L0042961     0.0000361468      3.83     34.88      3.56
   SRCPARAM L0042962     0.0000361468      3.83     34.88      3.56
   SRCPARAM L0042963     0.0000361468      3.83     34.88      3.56
   SRCPARAM L0042964     0.0000361468      3.83     34.88      3.56
   SRCPARAM L0042965     0.0000361468      3.83     34.88      3.56
   SRCPARAM L0042966     0.0000361468      3.83     34.88      3.56
   SRCPARAM L0042967     0.0000361468      3.83     34.88      3.56
   SRCPARAM L0042968     0.0000361468      3.83     34.88      3.56
   SRCPARAM L0042969     0.0000361468      3.83     34.88      3.56
   SRCPARAM L0042970     0.0000361468      3.83     34.88      3.56
   SRCPARAM L0042971     0.0000361468      3.83     34.88      3.56
   SRCPARAM L0042972     0.0000361468      3.83     34.88      3.56
   SRCPARAM L0042973     0.0000361468      3.83     34.88      3.56
   SRCPARAM L0042974     0.0000361468      3.83     34.88      3.56
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SRCPARAM L0042975     0.0000361468      3.83     34.88      3.56
SRCPARAM L0042976     0.0000361468      3.83     34.88      3.56
SRCPARAM L0042977     0.0000361468      3.83     34.88      3.56
SRCPARAM L0042978     0.0000361468      3.83     34.88      3.56
SRCPARAM L0042979     0.0000361468      3.83     34.88      3.56
SRCPARAM L0042980     0.0000361468      3.83     34.88      3.56
SRCPARAM L0042981     0.0000361468      3.83     34.88      3.56
SRCPARAM L0042982     0.0000361468      3.83     34.88      3.56
SRCPARAM L0042983     0.0000361468      3.83     34.88      3.56
SRCPARAM L0042984     0.0000361468      3.83     34.88      3.56
SRCPARAM L0042985     0.0000361468      3.83     34.88      3.56
SRCPARAM L0042986     0.0000361468      3.83     34.88      3.56
SRCPARAM L0042987     0.0000361468      3.83     34.88      3.56
SRCPARAM L0042988     0.0000361468      3.83     34.88      3.56
SRCPARAM L0042989     0.0000361468      3.83     34.88      3.56
SRCPARAM L0042990     0.0000361468      3.83     34.88      3.56
SRCPARAM L0042991     0.0000361468      3.83     34.88      3.56
SRCPARAM L0042992     0.0000361468      3.83     34.88      3.56
SRCPARAM L0042993     0.0000361468      3.83     34.88      3.56
SRCPARAM L0042994     0.0000361468      3.83     34.88      3.56
SRCPARAM L0042995     0.0000361468      3.83     34.88      3.56
SRCPARAM L0042996     0.0000361468      3.83     34.88      3.56
SRCPARAM L0042997     0.0000361468      3.83     34.88      3.56
SRCPARAM L0042998     0.0000361468      3.83     34.88      3.56
SRCPARAM L0042999     0.0000361468      3.83     34.88      3.56
SRCPARAM L0043000     0.0000361468      3.83     34.88      3.56
SRCPARAM L0043001     0.0000361468      3.83     34.88      3.56
SRCPARAM L0043002     0.0000361468      3.83     34.88      3.56
SRCPARAM L0043003     0.0000361468      3.83     34.88      3.56
SRCPARAM L0043004     0.0000361468      3.83     34.88      3.56
SRCPARAM L0043005     0.0000361468      3.83     34.88      3.56
SRCPARAM L0043006     0.0000361468      3.83     34.88      3.56
SRCPARAM L0043007     0.0000361468      3.83     34.88      3.56
SRCPARAM L0043008     0.0000361468      3.83     34.88      3.56
SRCPARAM L0043009     0.0000361468      3.83     34.88      3.56
SRCPARAM L0043010     0.0000361468      3.83     34.88      3.56
SRCPARAM L0043011     0.0000361468      3.83     34.88      3.56
SRCPARAM L0043012     0.0000361468      3.83     34.88      3.56
SRCPARAM L0043013     0.0000361468      3.83     34.88      3.56
SRCPARAM L0043014     0.0000361468      3.83     34.88      3.56
SRCPARAM L0043015     0.0000361468      3.83     34.88      3.56
SRCPARAM L0043016     0.0000361468      3.83     34.88      3.56
SRCPARAM L0043017     0.0000361468      3.83     34.88      3.56
SRCPARAM L0043018     0.0000361468      3.83     34.88      3.56
SRCPARAM L0043019     0.0000361468      3.83     34.88      3.56
SRCPARAM L0043020     0.0000361468      3.83     34.88      3.56
SRCPARAM L0043021     0.0000361468      3.83     34.88      3.56
SRCPARAM L0043022     0.0000361468      3.83     34.88      3.56
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   SRCPARAM L0043023     0.0000361468      3.83     34.88      3.56
   SRCPARAM L0043024     0.0000361468      3.83     34.88      3.56
   SRCPARAM L0043025     0.0000361468      3.83     34.88      3.56
   SRCPARAM L0043026     0.0000361468      3.83     34.88      3.56
   SRCPARAM L0043027     0.0000361468      3.83     34.88      3.56
   SRCPARAM L0043028     0.0000361468      3.83     34.88      3.56
   SRCPARAM L0043029     0.0000361468      3.83     34.88      3.56
   SRCPARAM L0043030     0.0000361468      3.83     34.88      3.56
   SRCPARAM L0043031     0.0000361468      3.83     34.88      3.56
   SRCPARAM L0043032     0.0000361468      3.83     34.88      3.56
   SRCPARAM L0043033     0.0000361468      3.83     34.88      3.56
   SRCPARAM L0043034     0.0000361468      3.83     34.88      3.56
   SRCPARAM L0043035     0.0000361468      3.83     34.88      3.56
   SRCPARAM L0043036     0.0000361468      3.83     34.88      3.56
   SRCPARAM L0043037     0.0000361468      3.83     34.88      3.56
   SRCPARAM L0043038     0.0000361468      3.83     34.88      3.56
** ------------------------------------------------------------------
   URBANSRC ALL
   SRCGROUP ALL
SO FINISHED
**
**************************************
** AERMOD Receptor Pathway
**************************************
**
**
RE STARTING
   INCLUDED SOL_construction_r.rou
RE FINISHED
**
**************************************
** AERMOD Meteorology Pathway
**************************************
**
**
ME STARTING
** Surface File Path: C:\Lakes\AERMOD View\SOL_construction_r\KCNO_V9_ADJU\
   SURFFILE KCNO_V9_ADJU\KCNO_v9.SFC
** Profile File Path: C:\Lakes\AERMOD View\SOL_construction_r\KCNO_V9_ADJU\
   PROFFILE KCNO_V9_ADJU\KCNO_v9.PFL
   SURFDATA 3179 2012
   UAIRDATA 3190 2012
   PROFBASE 198.0 METERS
ME FINISHED
**
**************************************
** AERMOD Output Pathway
**************************************
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**
**
OU STARTING
   RECTABLE ALLAVE 1ST
   RECTABLE 1 1ST
   RECTABLE 24 1ST
** Auto-Generated Plotfiles
   PLOTFILE 1 ALL 1ST "C:\Lakes\AERMOD
View\SOL_construction_r\SOL_CONSTRUCTION_R.AD\01H1GALL.PLT" 31
   PLOTFILE 24 ALL 1ST "C:\Lakes\AERMOD
View\SOL_construction_r\SOL_CONSTRUCTION_R.AD\24H1GALL.PLT" 32
   PLOTFILE PERIOD ALL "C:\Lakes\AERMOD
View\SOL_construction_r\SOL_CONSTRUCTION_R.AD\PE00GALL.PLT" 33
   SUMMFILE "C:\Lakes\AERMOD View\SOL_construction_r\SOL_construction_r.sum"
OU FINISHED
**
************************************
** Project Parameters
************************************
** PROJCTN  CoordinateSystemUTM
** DESCPTN  UTM: Universal Transverse Mercator
** DATUM    World Geodetic System 1984
** DTMRGN   Global Definition
** UNITS    m
** ZONE     11
** ZONEINX  0
**
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```
**
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**
** AERMOD Input Produced by:
** AERMOD View Ver. 9.9.0
** Lakes Environmental Software Inc.
** Date: 3/8/2021
** File: C:\Lakes\AERMOD View\SOL_construction_r\SOL_construction_r.ADI
**
**************************************
**
**
**************************************
** AERMOD Control Pathway
**************************************
**
**
CO STARTING
   TITLEONE Construction
   MODELOPT DFAULT CONC
   AVERTIME 1 24 PERIOD
   URBANOPT 2035210 San_Bernardino_County
   POLLUTID PM_10
   RUNORNOT RUN
   ERRORFIL SOL_construction_r.err
CO FINISHED
**
**************************************
** AERMOD Source Pathway
**************************************
**
**
SO STARTING
** Source Location **
** Source ID - Type - X Coord. - Y Coord. **
** ----------------------------------------------------------------------
** Line Source Represented by Adjacent Volume Sources
** LINE VOLUME Source ID = SLINE2
** DESCRSRC Euclid Ave - Red Bud Lane to Merrill Ave
** PREFIX
** Length of Side = 12.00
** Configuration = Adjacent
** Emission Rate = 0.0000165
** Vertical Dimension = 6.22
** SZINIT = 2.89
** Nodes = 6
** 439897.910, 3762688.093, 217.36, 3.66, 5.58
** 439897.649, 3762632.423, 216.86, 3.66, 5.58
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** 439900.113, 3762370.124, 213.55, 3.66, 5.58
** 439898.053, 3762075.508, 210.11, 3.66, 5.58
** 439895.792, 3761276.665, 202.47, 3.66, 5.58
** 439895.843, 3760467.600, 193.65, 3.66, 5.58
** ----------------------------------------------------------------
   LOCATION L0015628     VOLUME   439897.882 3762682.093 217.46
   LOCATION L0015629     VOLUME   439897.826 3762670.093 217.29
   LOCATION L0015630     VOLUME   439897.770 3762658.093 217.15
   LOCATION L0015631     VOLUME   439897.713 3762646.093 217.01
   LOCATION L0015632     VOLUME   439897.657 3762634.093 216.85
   LOCATION L0015633     VOLUME   439897.746 3762622.094 216.69
   LOCATION L0015634     VOLUME   439897.859 3762610.094 216.53
   LOCATION L0015635     VOLUME   439897.972 3762598.095 216.38
   LOCATION L0015636     VOLUME   439898.084 3762586.095 216.23
   LOCATION L0015637     VOLUME   439898.197 3762574.096 216.09
   LOCATION L0015638     VOLUME   439898.310 3762562.096 215.96
   LOCATION L0015639     VOLUME   439898.423 3762550.097 215.83
   LOCATION L0015640     VOLUME   439898.535 3762538.097 215.68
   LOCATION L0015641     VOLUME   439898.648 3762526.098 215.54
   LOCATION L0015642     VOLUME   439898.761 3762514.098 215.40
   LOCATION L0015643     VOLUME   439898.873 3762502.099 215.28
   LOCATION L0015644     VOLUME   439898.986 3762490.100 215.15
   LOCATION L0015645     VOLUME   439899.099 3762478.100 215.02
   LOCATION L0015646     VOLUME   439899.212 3762466.101 214.89
   LOCATION L0015647     VOLUME   439899.324 3762454.101 214.75
   LOCATION L0015648     VOLUME   439899.437 3762442.102 214.59
   LOCATION L0015649     VOLUME   439899.550 3762430.102 214.43
   LOCATION L0015650     VOLUME   439899.663 3762418.103 214.28
   LOCATION L0015651     VOLUME   439899.775 3762406.103 214.12
   LOCATION L0015652     VOLUME   439899.888 3762394.104 213.97
   LOCATION L0015653     VOLUME   439900.001 3762382.104 213.81
   LOCATION L0015654     VOLUME   439900.113 3762370.105 213.66
   LOCATION L0015655     VOLUME   439900.029 3762358.105 213.50
   LOCATION L0015656     VOLUME   439899.945 3762346.105 213.33
   LOCATION L0015657     VOLUME   439899.861 3762334.106 213.16
   LOCATION L0015658     VOLUME   439899.778 3762322.106 212.98
   LOCATION L0015659     VOLUME   439899.694 3762310.106 212.80
   LOCATION L0015660     VOLUME   439899.610 3762298.107 212.61
   LOCATION L0015661     VOLUME   439899.526 3762286.107 212.40
   LOCATION L0015662     VOLUME   439899.442 3762274.107 212.20
   LOCATION L0015663     VOLUME   439899.358 3762262.107 212.00
   LOCATION L0015664     VOLUME   439899.274 3762250.108 211.81
   LOCATION L0015665     VOLUME   439899.190 3762238.108 211.62
   LOCATION L0015666     VOLUME   439899.106 3762226.108 211.45
   LOCATION L0015667     VOLUME   439899.022 3762214.109 211.29
   LOCATION L0015668     VOLUME   439898.938 3762202.109 211.14
   LOCATION L0015669     VOLUME   439898.854 3762190.109 211.00
   LOCATION L0015670     VOLUME   439898.771 3762178.110 210.87
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LOCATION L0015672     VOLUME   439898.603 3762154.110 210.65
LOCATION L0015673     VOLUME   439898.519 3762142.110 210.56
LOCATION L0015674     VOLUME   439898.435 3762130.111 210.48
LOCATION L0015675     VOLUME   439898.351 3762118.111 210.40
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LOCATION L0015677     VOLUME   439898.183 3762094.112 210.23
LOCATION L0015678     VOLUME   439898.099 3762082.112 210.14
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LOCATION L0015680     VOLUME   439898.004 3762058.112 209.95
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LOCATION L0015682     VOLUME   439897.936 3762034.112 209.77
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LOCATION L0015684     VOLUME   439897.868 3762010.112 209.59
LOCATION L0015685     VOLUME   439897.834 3761998.112 209.50
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LOCATION L0015690     VOLUME   439897.664 3761938.113 208.97
LOCATION L0015691     VOLUME   439897.630 3761926.113 208.87
LOCATION L0015692     VOLUME   439897.596 3761914.113 208.76
LOCATION L0015693     VOLUME   439897.562 3761902.113 208.66
LOCATION L0015694     VOLUME   439897.528 3761890.113 208.55
LOCATION L0015695     VOLUME   439897.494 3761878.113 208.45
LOCATION L0015696     VOLUME   439897.460 3761866.113 208.35
LOCATION L0015697     VOLUME   439897.426 3761854.113 208.25
LOCATION L0015698     VOLUME   439897.392 3761842.113 208.15
LOCATION L0015699     VOLUME   439897.358 3761830.113 208.04
LOCATION L0015700     VOLUME   439897.324 3761818.113 207.94
LOCATION L0015701     VOLUME   439897.291 3761806.113 207.83
LOCATION L0015702     VOLUME   439897.257 3761794.113 207.72
LOCATION L0015703     VOLUME   439897.223 3761782.113 207.62
LOCATION L0015704     VOLUME   439897.189 3761770.113 207.51
LOCATION L0015705     VOLUME   439897.155 3761758.113 207.40
LOCATION L0015706     VOLUME   439897.121 3761746.113 207.29
LOCATION L0015707     VOLUME   439897.087 3761734.113 207.19
LOCATION L0015708     VOLUME   439897.053 3761722.113 207.08
LOCATION L0015709     VOLUME   439897.019 3761710.114 206.99
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LOCATION L0015711     VOLUME   439896.951 3761686.114 206.79
LOCATION L0015712     VOLUME   439896.917 3761674.114 206.69
LOCATION L0015713     VOLUME   439896.883 3761662.114 206.58
LOCATION L0015714     VOLUME   439896.849 3761650.114 206.47
LOCATION L0015715     VOLUME   439896.815 3761638.114 206.38
LOCATION L0015716     VOLUME   439896.781 3761626.114 206.28
LOCATION L0015717     VOLUME   439896.747 3761614.114 206.19
LOCATION L0015718     VOLUME   439896.713 3761602.114 206.10
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LOCATION L0015720     VOLUME   439896.645 3761578.114 205.88
LOCATION L0015721     VOLUME   439896.611 3761566.114 205.76
LOCATION L0015722     VOLUME   439896.577 3761554.114 205.62
LOCATION L0015723     VOLUME   439896.543 3761542.114 205.48
LOCATION L0015724     VOLUME   439896.509 3761530.114 205.34
LOCATION L0015725     VOLUME   439896.475 3761518.114 205.20
LOCATION L0015726     VOLUME   439896.441 3761506.114 205.06
LOCATION L0015727     VOLUME   439896.407 3761494.114 204.92
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LOCATION L0015729     VOLUME   439896.339 3761470.114 204.64
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LOCATION L0015731     VOLUME   439896.272 3761446.115 204.36
LOCATION L0015732     VOLUME   439896.238 3761434.115 204.23
LOCATION L0015733     VOLUME   439896.204 3761422.115 204.08
LOCATION L0015734     VOLUME   439896.170 3761410.115 203.94
LOCATION L0015735     VOLUME   439896.136 3761398.115 203.79
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LOCATION L0015737     VOLUME   439896.068 3761374.115 203.48
LOCATION L0015738     VOLUME   439896.034 3761362.115 203.34
LOCATION L0015739     VOLUME   439896.000 3761350.115 203.19
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LOCATION L0015741     VOLUME   439895.932 3761326.115 202.93
LOCATION L0015742     VOLUME   439895.898 3761314.115 202.81
LOCATION L0015743     VOLUME   439895.864 3761302.115 202.68
LOCATION L0015744     VOLUME   439895.830 3761290.115 202.55
LOCATION L0015745     VOLUME   439895.796 3761278.115 202.42
LOCATION L0015746     VOLUME   439895.793 3761266.115 202.29
LOCATION L0015747     VOLUME   439895.793 3761254.115 202.16
LOCATION L0015748     VOLUME   439895.794 3761242.115 202.08
LOCATION L0015749     VOLUME   439895.795 3761230.115 202.00
LOCATION L0015750     VOLUME   439895.796 3761218.115 201.91
LOCATION L0015751     VOLUME   439895.796 3761206.115 201.81
LOCATION L0015752     VOLUME   439895.797 3761194.115 201.71
LOCATION L0015753     VOLUME   439895.798 3761182.115 201.59
LOCATION L0015754     VOLUME   439895.799 3761170.115 201.47
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LOCATION L0015756     VOLUME   439895.800 3761146.115 201.23
LOCATION L0015757     VOLUME   439895.801 3761134.115 201.10
LOCATION L0015758     VOLUME   439895.802 3761122.115 200.98
LOCATION L0015759     VOLUME   439895.802 3761110.115 200.86
LOCATION L0015760     VOLUME   439895.803 3761098.115 200.74
LOCATION L0015761     VOLUME   439895.804 3761086.115 200.62
LOCATION L0015762     VOLUME   439895.805 3761074.115 200.49
LOCATION L0015763     VOLUME   439895.805 3761062.115 200.37
LOCATION L0015764     VOLUME   439895.806 3761050.115 200.23
LOCATION L0015765     VOLUME   439895.807 3761038.115 200.09
LOCATION L0015766     VOLUME   439895.808 3761026.115 199.94
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   LOCATION L0015767     VOLUME   439895.808 3761014.115 199.79
   LOCATION L0015768     VOLUME   439895.809 3761002.115 199.63
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   LOCATION L0015770     VOLUME   439895.811 3760978.115 199.32
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   LOCATION L0015772     VOLUME   439895.812 3760954.115 199.01
   LOCATION L0015773     VOLUME   439895.813 3760942.115 198.86
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   LOCATION L0015777     VOLUME   439895.816 3760894.115 198.25
   LOCATION L0015778     VOLUME   439895.817 3760882.115 198.09
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   LOCATION L0015782     VOLUME   439895.820 3760834.115 197.43
   LOCATION L0015783     VOLUME   439895.820 3760822.115 197.26
   LOCATION L0015784     VOLUME   439895.821 3760810.115 197.10
   LOCATION L0015785     VOLUME   439895.822 3760798.115 196.95
   LOCATION L0015786     VOLUME   439895.823 3760786.115 196.80
   LOCATION L0015787     VOLUME   439895.823 3760774.115 196.66
   LOCATION L0015788     VOLUME   439895.824 3760762.115 196.52
   LOCATION L0015789     VOLUME   439895.825 3760750.115 196.38
   LOCATION L0015790     VOLUME   439895.826 3760738.115 196.24
   LOCATION L0015791     VOLUME   439895.826 3760726.115 196.11
   LOCATION L0015792     VOLUME   439895.827 3760714.115 195.98
   LOCATION L0015793     VOLUME   439895.828 3760702.115 195.85
   LOCATION L0015794     VOLUME   439895.829 3760690.115 195.74
   LOCATION L0015795     VOLUME   439895.829 3760678.115 195.63
   LOCATION L0015796     VOLUME   439895.830 3760666.115 195.52
   LOCATION L0015797     VOLUME   439895.831 3760654.115 195.42
   LOCATION L0015798     VOLUME   439895.832 3760642.115 195.31
   LOCATION L0015799     VOLUME   439895.832 3760630.115 195.21
   LOCATION L0015800     VOLUME   439895.833 3760618.115 195.11
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   LOCATION L0015802     VOLUME   439895.835 3760594.115 194.90
   LOCATION L0015803     VOLUME   439895.835 3760582.115 194.79
   LOCATION L0015804     VOLUME   439895.836 3760570.115 194.68
   LOCATION L0015805     VOLUME   439895.837 3760558.115 194.57
   LOCATION L0015806     VOLUME   439895.838 3760546.115 194.46
   LOCATION L0015807     VOLUME   439895.838 3760534.115 194.34
   LOCATION L0015808     VOLUME   439895.839 3760522.115 194.22
   LOCATION L0015809     VOLUME   439895.840 3760510.115 194.10
   LOCATION L0015810     VOLUME   439895.841 3760498.115 193.99
   LOCATION L0015811     VOLUME   439895.841 3760486.115 193.88
   LOCATION L0015812     VOLUME   439895.842 3760474.115 193.77
** End of LINE VOLUME Source ID = SLINE2
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** Line Source Represented by Adjacent Volume Sources
** LINE VOLUME Source ID = SLINE3
** DESCRSRC Euclid Ave - Merrill Ave to SR-71
** PREFIX
** Length of Side = 12.00
** Configuration = Adjacent
** Emission Rate = 7.07E-06
** Vertical Dimension = 6.22
** SZINIT = 2.89
** Nodes = 4
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** 439894.252, 3759955.407, 190.38, 3.66, 5.58
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   LOCATION L0042706     VOLUME   439895.409 3760429.476 193.38
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   LOCATION L0042711     VOLUME   439894.614 3760369.481 193.03
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   LOCATION L0042713     VOLUME   439894.296 3760345.483 192.88
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   LOCATION L0042716     VOLUME   439894.012 3760309.485 192.60
   LOCATION L0042717     VOLUME   439894.020 3760297.485 192.49
   LOCATION L0042718     VOLUME   439894.028 3760285.485 192.39
   LOCATION L0042719     VOLUME   439894.036 3760273.485 192.28
   LOCATION L0042720     VOLUME   439894.044 3760261.485 192.17
   LOCATION L0042721     VOLUME   439894.052 3760249.485 192.07
   LOCATION L0042722     VOLUME   439894.061 3760237.485 191.96
   LOCATION L0042723     VOLUME   439894.069 3760225.485 191.85
   LOCATION L0042724     VOLUME   439894.077 3760213.485 191.74
   LOCATION L0042725     VOLUME   439894.085 3760201.485 191.64
   LOCATION L0042726     VOLUME   439894.093 3760189.485 191.54
   LOCATION L0042727     VOLUME   439894.101 3760177.485 191.44
   LOCATION L0042728     VOLUME   439894.110 3760165.485 191.37
   LOCATION L0042729     VOLUME   439894.118 3760153.485 191.30
   LOCATION L0042730     VOLUME   439894.126 3760141.485 191.24
   LOCATION L0042731     VOLUME   439894.134 3760129.485 191.18
   LOCATION L0042732     VOLUME   439894.142 3760117.485 191.12
   LOCATION L0042733     VOLUME   439894.150 3760105.485 191.08
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   LOCATION L0042735     VOLUME   439894.167 3760081.485 190.98
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   LOCATION L0042740     VOLUME   439894.208 3760021.485 190.72
   LOCATION L0042741     VOLUME   439894.216 3760009.485 190.66
   LOCATION L0042742     VOLUME   439894.224 3759997.485 190.60
   LOCATION L0042743     VOLUME   439894.232 3759985.485 190.53
   LOCATION L0042744     VOLUME   439894.240 3759973.485 190.47
   LOCATION L0042745     VOLUME   439894.248 3759961.485 190.41
   LOCATION L0042746     VOLUME   439894.190 3759949.486 190.34
   LOCATION L0042747     VOLUME   439894.064 3759937.486 190.27
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   LOCATION L0042749     VOLUME   439893.812 3759913.488 190.14
   LOCATION L0042750     VOLUME   439893.686 3759901.488 190.08
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   LOCATION L0042773     VOLUME   439890.787 3759625.504 187.75
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   LOCATION L0042775     VOLUME   439890.535 3759601.505 187.54
   LOCATION L0042776     VOLUME   439890.409 3759589.505 187.44
   LOCATION L0042777     VOLUME   439890.283 3759577.506 187.35
   LOCATION L0042778     VOLUME   439890.157 3759565.507 187.25
   LOCATION L0042779     VOLUME   439890.031 3759553.507 187.15
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   LOCATION L0042781     VOLUME   439889.779 3759529.509 186.95
** End of LINE VOLUME Source ID = SLINE3
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** Line Source Represented by Adjacent Volume Sources
** LINE VOLUME Source ID = SLINE4
** DESCRSRC Merill Ave - Euclid Ave to Bon View Ave
** PREFIX
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** Configuration = Adjacent
** Emission Rate = 9.57E-06
** Vertical Dimension = 6.22
** SZINIT = 2.89
** Nodes = 9
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   LOCATION L0016328     VOLUME   439920.876 3760465.223 193.71
   LOCATION L0016329     VOLUME   439925.876 3760465.164 193.70
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   LOCATION L0016331     VOLUME   439935.875 3760465.045 193.65
   LOCATION L0016332     VOLUME   439940.875 3760464.986 193.63
   LOCATION L0016333     VOLUME   439945.875 3760464.982 193.61
   LOCATION L0016334     VOLUME   439950.875 3760464.987 193.59
   LOCATION L0016335     VOLUME   439955.875 3760464.993 193.58
   LOCATION L0016336     VOLUME   439960.875 3760464.998 193.58
   LOCATION L0016337     VOLUME   439965.875 3760465.004 193.57
   LOCATION L0016338     VOLUME   439970.875 3760465.010 193.56
   LOCATION L0016339     VOLUME   439975.875 3760465.015 193.56
   LOCATION L0016340     VOLUME   439980.875 3760465.021 193.56
   LOCATION L0016341     VOLUME   439985.875 3760465.026 193.57
   LOCATION L0016342     VOLUME   439990.875 3760465.032 193.57
   LOCATION L0016343     VOLUME   439995.875 3760465.037 193.57
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   LOCATION L0016345     VOLUME   440005.875 3760465.049 193.58
   LOCATION L0016346     VOLUME   440010.875 3760465.054 193.58
   LOCATION L0016347     VOLUME   440015.875 3760465.060 193.58
   LOCATION L0016348     VOLUME   440020.875 3760465.065 193.58
   LOCATION L0016349     VOLUME   440025.874 3760465.071 193.59
   LOCATION L0016350     VOLUME   440030.874 3760465.077 193.59
   LOCATION L0016351     VOLUME   440035.874 3760465.082 193.59
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LOCATION L0016356     VOLUME   440060.874 3760465.110 193.62
LOCATION L0016357     VOLUME   440065.874 3760465.116 193.63
LOCATION L0016358     VOLUME   440070.874 3760465.121 193.64
LOCATION L0016359     VOLUME   440075.874 3760465.127 193.65
LOCATION L0016360     VOLUME   440080.874 3760465.132 193.65
LOCATION L0016361     VOLUME   440085.874 3760465.138 193.66
LOCATION L0016362     VOLUME   440090.874 3760465.144 193.66
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LOCATION L0016364     VOLUME   440100.874 3760465.178 193.67
LOCATION L0016365     VOLUME   440105.874 3760465.202 193.68
LOCATION L0016366     VOLUME   440110.874 3760465.227 193.69
LOCATION L0016367     VOLUME   440115.874 3760465.251 193.70
LOCATION L0016368     VOLUME   440120.874 3760465.275 193.72
LOCATION L0016369     VOLUME   440125.874 3760465.300 193.73
LOCATION L0016370     VOLUME   440130.874 3760465.324 193.75
LOCATION L0016371     VOLUME   440135.874 3760465.349 193.78
LOCATION L0016372     VOLUME   440140.874 3760465.373 193.80
LOCATION L0016373     VOLUME   440145.874 3760465.397 193.83
LOCATION L0016374     VOLUME   440150.874 3760465.422 193.86
LOCATION L0016375     VOLUME   440155.874 3760465.446 193.88
LOCATION L0016376     VOLUME   440160.874 3760465.471 193.91
LOCATION L0016377     VOLUME   440165.874 3760465.495 193.94
LOCATION L0016378     VOLUME   440170.874 3760465.520 193.97
LOCATION L0016379     VOLUME   440175.873 3760465.544 194.00
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LOCATION L0016383     VOLUME   440195.873 3760465.642 194.10
LOCATION L0016384     VOLUME   440200.873 3760465.666 194.12
LOCATION L0016385     VOLUME   440205.873 3760465.690 194.14
LOCATION L0016386     VOLUME   440210.873 3760465.715 194.16
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LOCATION L0016394     VOLUME   440250.873 3760465.910 194.37
LOCATION L0016395     VOLUME   440255.873 3760465.934 194.41
LOCATION L0016396     VOLUME   440260.872 3760465.959 194.44
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** Line Source Represented by Adjacent Volume Sources
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** DESCRSRC Merill Ave - Archibald Ave to Grove Ave
** PREFIX
** Length of Side = 5.00
** Configuration = Adjacent
** Emission Rate = 0.000014
** Vertical Dimension = 6.22
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** PREFIX
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LOCATION L0042945     VOLUME   440964.205 3760810.584 199.49
LOCATION L0042946     VOLUME   440964.745 3760885.582 201.26
LOCATION L0042947     VOLUME   440965.285 3760960.580 202.03
LOCATION L0042948     VOLUME   440965.825 3761035.579 202.85
LOCATION L0042949     VOLUME   440966.365 3761110.577 203.74
LOCATION L0042950     VOLUME   440966.905 3761185.575 204.44
LOCATION L0042951     VOLUME   441023.020 3761203.706 203.46
LOCATION L0042952     VOLUME   441098.011 3761202.524 203.57
LOCATION L0042953     VOLUME   441101.485 3761132.049 203.33
LOCATION L0042954     VOLUME   441100.298 3761057.059 202.84
LOCATION L0042955     VOLUME   441099.111 3760982.068 202.11
LOCATION L0042956     VOLUME   441097.925 3760907.077 201.48
LOCATION L0042957     VOLUME   441096.738 3760832.087 201.09
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LOCATION L0042962     VOLUME   441153.764 3760518.738 199.47
LOCATION L0042963     VOLUME   441224.215 3760522.870 199.29
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LOCATION L0042966     VOLUME   441224.368 3760747.870 201.08
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LOCATION L0042969     VOLUME   441224.522 3760972.870 202.42
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LOCATION L0042975     VOLUME   441350.870 3761146.955 203.65
LOCATION L0042976     VOLUME   441349.884 3761071.962 203.15
LOCATION L0042977     VOLUME   441348.899 3760996.968 202.65
LOCATION L0042978     VOLUME   441347.914 3760921.975 202.18
LOCATION L0042979     VOLUME   441346.928 3760846.981 201.77
LOCATION L0042980     VOLUME   441345.943 3760771.988 201.23
LOCATION L0042981     VOLUME   441344.958 3760696.994 200.80
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LOCATION L0042986     VOLUME   441477.748 3760591.405 200.16
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LOCATION L0042993     VOLUME   441474.406 3761116.394 203.45
LOCATION L0042994     VOLUME   441473.929 3761191.393 203.94
LOCATION L0042995     VOLUME   441525.522 3761213.327 204.18
LOCATION L0042996     VOLUME   441600.498 3761211.431 204.71
LOCATION L0042997     VOLUME   441610.887 3761148.963 204.45
LOCATION L0042998     VOLUME   441607.974 3761074.020 203.73
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LOCATION L0043004     VOLUME   441590.493 3760624.360 200.65
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LOCATION L0043025     VOLUME   441804.008 3760680.305 201.62
LOCATION L0043026     VOLUME   441804.062 3760605.305 200.85
LOCATION L0043027     VOLUME   441804.116 3760530.305 200.09
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LOCATION L0043030     VOLUME   441911.990 3760612.033 200.91
LOCATION L0043031     VOLUME   441911.899 3760687.033 201.84
LOCATION L0043032     VOLUME   441911.809 3760762.033 201.92
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LOCATION L0043034     VOLUME   441911.628 3760912.033 202.87
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SRCPARAM L0064308     0.00000003704      3.66      2.33      2.89
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SRCPARAM L0064310     0.00000003704      3.66      2.33      2.89
SRCPARAM L0064311     0.00000003704      3.66      2.33      2.89
SRCPARAM L0064312     0.00000003704      3.66      2.33      2.89
SRCPARAM L0064313     0.00000003704      3.66      2.33      2.89
SRCPARAM L0064314     0.00000003704      3.66      2.33      2.89
SRCPARAM L0064315     0.00000003704      3.66      2.33      2.89
SRCPARAM L0064316     0.00000003704      3.66      2.33      2.89
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SRCPARAM L0064410     0.00000003704      3.66      2.33      2.89
SRCPARAM L0064411     0.00000003704      3.66      2.33      2.89
SRCPARAM L0064412     0.00000003704      3.66      2.33      2.89
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   SRCPARAM L0042934     0.0000361468      3.83     34.88      3.56
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   SRCPARAM L0042936     0.0000361468      3.83     34.88      3.56
   SRCPARAM L0042937     0.0000361468      3.83     34.88      3.56
   SRCPARAM L0042938     0.0000361468      3.83     34.88      3.56
   SRCPARAM L0042939     0.0000361468      3.83     34.88      3.56
   SRCPARAM L0042940     0.0000361468      3.83     34.88      3.56
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   SRCPARAM L0042944     0.0000361468      3.83     34.88      3.56
   SRCPARAM L0042945     0.0000361468      3.83     34.88      3.56
   SRCPARAM L0042946     0.0000361468      3.83     34.88      3.56
   SRCPARAM L0042947     0.0000361468      3.83     34.88      3.56
   SRCPARAM L0042948     0.0000361468      3.83     34.88      3.56
   SRCPARAM L0042949     0.0000361468      3.83     34.88      3.56
   SRCPARAM L0042950     0.0000361468      3.83     34.88      3.56
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   SRCPARAM L0042974     0.0000361468      3.83     34.88      3.56
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SRCPARAM L0043022     0.0000361468      3.83     34.88      3.56
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   SRCPARAM L0043037     0.0000361468      3.83     34.88      3.56
   SRCPARAM L0043038     0.0000361468      3.83     34.88      3.56
** ----------------------------------------------------------------------
   URBANSRC ALL
   SRCGROUP ALL
SO FINISHED
**
**************************************
** AERMOD Receptor Pathway
**************************************
**
**
RE STARTING
   INCLUDED SOL_construction_r.rou
RE FINISHED
**
**************************************
** AERMOD Meteorology Pathway
**************************************
**
**
ME STARTING
   SURFFILE KCNO_V9_ADJU\KCNO_v9.SFC
   PROFFILE KCNO_V9_ADJU\KCNO_v9.PFL
   SURFDATA 3179 2012
   UAIRDATA 3190 2012
   PROFBASE 198.0 METERS
ME FINISHED
**
**************************************
** AERMOD Output Pathway
**************************************
**
**
```

```
OU STARTING
   RECTABLE ALLAVE 1ST
   RECTABLE 1 1ST
   RECTABLE 24 1ST
** Auto-Generated Plotfiles
   PLOTFILE 1 ALL 1ST SOL_CONSTRUCTION_R.AD\01H1GALL.PLT 31
   PLOTFILE 24 ALL 1ST SOL_CONSTRUCTION_R.AD\24H1GALL.PLT 32
   PLOTFILE PERIOD ALL SOL_CONSTRUCTION_R.AD\PE00GALL.PLT 33
   SUMMFILE SOL_construction_r.sum
OU FINISHED


  *** Message Summary For AERMOD Model Setup ***

  --------- Summary of Total Messages --------

 A Total of            0 Fatal Error Message(s)
 A Total of            2 Warning Message(s)
 A Total of            0 Informational Message(s)


    ******** FATAL ERROR MESSAGES ********
               ***  NONE  ***


    ********   WARNING MESSAGES   ********
 ME W186    2202       MEOPEN: THRESH_1MIN 1-min ASOS wind speed threshold used
      0.50
 ME W187    2202       MEOPEN: ADJ_U* Option for Stable Low Winds used in AERMET


 ***********************************
 *** SETUP Finishes Successfully ***
 ***********************************

 *** AERMOD - VERSION  19191 ***   *** Construction
                          ***        03/08/21
 *** AERMET - VERSION  16216 ***   ***
                         ***        15:14:46

                                   PAGE   1
 *** MODELOPTs:    RegDFAULT  CONC  ELEV  URBAN  ADJ_U*

                                             ***     MODEL SETUP OPTIONS SUMMARY
  ***
 - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
- - - - - - - - - - - - - - - - - - - - -
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```
 **Model Is Setup For Calculation of Average CONCentration Values.

   --  DEPOSITION LOGIC  --
 **NO GAS DEPOSITION Data Provided.
 **NO PARTICLE DEPOSITION Data Provided.
 **Model Uses NO DRY DEPLETION.  DRYDPLT  =  F
 **Model Uses NO WET DEPLETION.  WETDPLT  =  F

 **Model Uses URBAN Dispersion Algorithm for the SBL for  1009 Source(s),
   for Total of    1 Urban Area(s):
   Urban Population =   2035210.0 ;  Urban Roughness Length =  1.000 m

 **Model Uses Regulatory DEFAULT Options:
         1. Stack-tip Downwash.
         2. Model Accounts for ELEVated Terrain Effects.
         3. Use Calms Processing Routine.
         4. Use Missing Data Processing Routine.
         5. No Exponential Decay.
         6. Urban Roughness Length of 1.0 Meter Assumed.

 **Other Options Specified:
         ADJ_U*   - Use ADJ_U* option for SBL in AERMET
         CCVR_Sub - Meteorological data includes CCVR substitutions
         TEMP_Sub - Meteorological data includes TEMP substitutions

 **Model Assumes No FLAGPOLE Receptor Heights.

 **The User Specified a Pollutant Type of:  PM_10

 **Model Calculates  2 Short Term Average(s) of:   1-HR  24-HR
     and Calculates PERIOD Averages

 **This Run Includes:   1009 Source(s);       1 Source Group(s); and     160
Receptor(s)

                with:      0 POINT(s), including
                           0 POINTCAP(s) and      0 POINTHOR(s)
                 and:   1009 VOLUME source(s)
                 and:      0 AREA type source(s)
                 and:      0 LINE source(s)
                 and:      0 RLINE/RLINEXT source(s)
                 and:      0 OPENPIT source(s)
                 and:      0 BUOYANT LINE source(s) with      0 line(s)


 **Model Set To Continue RUNning After the Setup Testing.

 **The AERMET Input Meteorological Data Version Date:  16216
```

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 **Output Options Selected:
          Model Outputs Tables of PERIOD Averages by Receptor
          Model Outputs Tables of Highest Short Term Values by Receptor (RECTABLE
Keyword)
          Model Outputs External File(s) of High Values for Plotting (PLOTFILE
Keyword)
          Model Outputs Separate Summary File of High Ranked Values (SUMMFILE
Keyword)

 **NOTE:  The Following Flags May Appear Following CONC Values:  c for Calm Hours
                                                                 m for Missing
Hours
                                                                 b for Both Calm
and Missing Hours

 **Misc. Inputs:  Base Elev. for Pot. Temp. Profile (m MSL) =   198.00 ;  Decay
Coef. =    0.000     ;  Rot. Angle =     0.0
                  Emission Units = GRAMS/SEC                                 ;
Emission Rate Unit Factor =   0.10000E+07
                  Output Units   = MICROGRAMS/M**3

 **Approximate Storage Requirements of Model =      3.9 MB of RAM.

 **Input Runstream File:          aermod.inp

 **Output Print File:             aermod.out


 **Detailed Error/Message File:   SOL_construction_r.err

 **File for Summary of Results:   SOL_construction_r.sum

 *** AERMOD - VERSION  19191 ***   *** Construction
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 *** AERMET - VERSION  16216 ***   ***
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 *** MODELOPTs:    RegDFAULT  CONC  ELEV  URBAN  ADJ_U*


                                                    *** VOLUME SOURCE DATA ***

               NUMBER EMISSION RATE                    BASE    RELEASE    INIT.
INIT.   URBAN  EMISSION RATE
   SOURCE       PART.  (GRAMS/SEC)     X        Y      ELEV.   HEIGHT      SY
SZ     SOURCE  SCALAR VARY
```

ID	CATS.	(METERS)	(METERS)	(METERS)	(METERS)	(METERS)	(METERS)	BY
L0015628	0	0.89190E-07	439897.9	3762682.1	217.5	3.66	5.58	2.89 YES
L0015629	0	0.89190E-07	439897.8	3762670.1	217.3	3.66	5.58	2.89 YES
L0015630	0	0.89190E-07	439897.8	3762658.1	217.2	3.66	5.58	2.89 YES
L0015631	0	0.89190E-07	439897.7	3762646.1	217.0	3.66	5.58	2.89 YES
L0015632	0	0.89190E-07	439897.7	3762634.1	216.9	3.66	5.58	2.89 YES
L0015633	0	0.89190E-07	439897.7	3762622.1	216.7	3.66	5.58	2.89 YES
L0015634	0	0.89190E-07	439897.9	3762610.1	216.5	3.66	5.58	2.89 YES
L0015635	0	0.89190E-07	439898.0	3762598.1	216.4	3.66	5.58	2.89 YES
L0015636	0	0.89190E-07	439898.1	3762586.1	216.2	3.66	5.58	2.89 YES
L0015637	0	0.89190E-07	439898.2	3762574.1	216.1	3.66	5.58	2.89 YES
L0015638	0	0.89190E-07	439898.3	3762562.1	216.0	3.66	5.58	2.89 YES
L0015639	0	0.89190E-07	439898.4	3762550.1	215.8	3.66	5.58	2.89 YES
L0015640	0	0.89190E-07	439898.5	3762538.1	215.7	3.66	5.58	2.89 YES
L0015641	0	0.89190E-07	439898.6	3762526.1	215.5	3.66	5.58	2.89 YES
L0015642	0	0.89190E-07	439898.8	3762514.1	215.4	3.66	5.58	2.89 YES
L0015643	0	0.89190E-07	439898.9	3762502.1	215.3	3.66	5.58	2.89 YES
L0015644	0	0.89190E-07	439899.0	3762490.1	215.2	3.66	5.58	2.89 YES
L0015645	0	0.89190E-07	439899.1	3762478.1	215.0	3.66	5.58	2.89 YES
L0015646	0	0.89190E-07	439899.2	3762466.1	214.9	3.66	5.58	2.89 YES
L0015647	0	0.89190E-07	439899.3	3762454.1	214.8	3.66	5.58	2.89 YES
L0015648	0	0.89190E-07	439899.4	3762442.1	214.6	3.66	5.58	2.89 YES
L0015649	0	0.89190E-07	439899.5	3762430.1	214.4	3.66	5.58	

```
2.89     YES
 L0015650         0   0.89190E-07  439899.7 3762418.1   214.3     3.66     5.58
2.89     YES
 L0015651         0   0.89190E-07  439899.8 3762406.1   214.1     3.66     5.58
2.89     YES
 L0015652         0   0.89190E-07  439899.9 3762394.1   214.0     3.66     5.58
2.89     YES
 L0015653         0   0.89190E-07  439900.0 3762382.1   213.8     3.66     5.58
2.89     YES
 L0015654         0   0.89190E-07  439900.1 3762370.1   213.7     3.66     5.58
2.89     YES
 L0015655         0   0.89190E-07  439900.0 3762358.1   213.5     3.66     5.58
2.89     YES
 L0015656         0   0.89190E-07  439899.9 3762346.1   213.3     3.66     5.58
2.89     YES
 L0015657         0   0.89190E-07  439899.9 3762334.1   213.2     3.66     5.58
2.89     YES
 L0015658         0   0.89190E-07  439899.8 3762322.1   213.0     3.66     5.58
2.89     YES
 L0015659         0   0.89190E-07  439899.7 3762310.1   212.8     3.66     5.58
2.89     YES
 L0015660         0   0.89190E-07  439899.6 3762298.1   212.6     3.66     5.58
2.89     YES
 L0015661         0   0.89190E-07  439899.5 3762286.1   212.4     3.66     5.58
2.89     YES
 L0015662         0   0.89190E-07  439899.4 3762274.1   212.2     3.66     5.58
2.89     YES
 L0015663         0   0.89190E-07  439899.4 3762262.1   212.0     3.66     5.58
2.89     YES
 L0015664         0   0.89190E-07  439899.3 3762250.1   211.8     3.66     5.58
2.89     YES
 L0015665         0   0.89190E-07  439899.2 3762238.1   211.6     3.66     5.58
2.89     YES
 L0015666         0   0.89190E-07  439899.1 3762226.1   211.5     3.66     5.58
2.89     YES
 L0015667         0   0.89190E-07  439899.0 3762214.1   211.3     3.66     5.58
2.89     YES
 *** AERMOD - VERSION  19191 ***   *** Construction
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 *** MODELOPTs:    RegDFAULT  CONC  ELEV  URBAN  ADJ_U*


                                                  *** VOLUME SOURCE DATA ***
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SOURCE ID	NUMBER PART. SCALAR CATS.	EMISSION RATE (GRAMS/SEC) VARY BY	X (METERS)	Y (METERS)	BASE ELEV. (METERS)	RELEASE HEIGHT (METERS)	INIT. SY (METERS)	INIT. SZ (METERS)	URBAN SOURCE
L0015668	0	0.89190E-07	439898.9	3762202.1	211.1	3.66	5.58	2.89	YES
L0015669	0	0.89190E-07	439898.9	3762190.1	211.0	3.66	5.58	2.89	YES
L0015670	0	0.89190E-07	439898.8	3762178.1	210.9	3.66	5.58	2.89	YES
L0015671	0	0.89190E-07	439898.7	3762166.1	210.8	3.66	5.58	2.89	YES
L0015672	0	0.89190E-07	439898.6	3762154.1	210.7	3.66	5.58	2.89	YES
L0015673	0	0.89190E-07	439898.5	3762142.1	210.6	3.66	5.58	2.89	YES
L0015674	0	0.89190E-07	439898.4	3762130.1	210.5	3.66	5.58	2.89	YES
L0015675	0	0.89190E-07	439898.4	3762118.1	210.4	3.66	5.58	2.89	YES
L0015676	0	0.89190E-07	439898.3	3762106.1	210.3	3.66	5.58	2.89	YES
L0015677	0	0.89190E-07	439898.2	3762094.1	210.2	3.66	5.58	2.89	YES
L0015678	0	0.89190E-07	439898.1	3762082.1	210.1	3.66	5.58	2.89	YES
L0015679	0	0.89190E-07	439898.0	3762070.1	210.0	3.66	5.58	2.89	YES
L0015680	0	0.89190E-07	439898.0	3762058.1	210.0	3.66	5.58	2.89	YES
L0015681	0	0.89190E-07	439898.0	3762046.1	209.9	3.66	5.58	2.89	YES
L0015682	0	0.89190E-07	439897.9	3762034.1	209.8	3.66	5.58	2.89	YES
L0015683	0	0.89190E-07	439897.9	3762022.1	209.7	3.66	5.58	2.89	YES
L0015684	0	0.89190E-07	439897.9	3762010.1	209.6	3.66	5.58	2.89	YES
L0015685	0	0.89190E-07	439897.8	3761998.1	209.5	3.66	5.58	2.89	YES
L0015686	0	0.89190E-07	439897.8	3761986.1	209.4	3.66	5.58	2.89	YES
L0015687	0	0.89190E-07	439897.8	3761974.1	209.3	3.66	5.58		

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2.89     YES
 L0015688         0   0.89190E-07  439897.7 3761962.1   209.2     3.66     5.58
2.89     YES
 L0015689         0   0.89190E-07  439897.7 3761950.1   209.1     3.66     5.58
2.89     YES
 L0015690         0   0.89190E-07  439897.7 3761938.1   209.0     3.66     5.58
2.89     YES
 L0015691         0   0.89190E-07  439897.6 3761926.1   208.9     3.66     5.58
2.89     YES
 L0015692         0   0.89190E-07  439897.6 3761914.1   208.8     3.66     5.58
2.89     YES
 L0015693         0   0.89190E-07  439897.6 3761902.1   208.7     3.66     5.58
2.89     YES
 L0015694         0   0.89190E-07  439897.5 3761890.1   208.6     3.66     5.58
2.89     YES
 L0015695         0   0.89190E-07  439897.5 3761878.1   208.5     3.66     5.58
2.89     YES
 L0015696         0   0.89190E-07  439897.5 3761866.1   208.4     3.66     5.58
2.89     YES
 L0015697         0   0.89190E-07  439897.4 3761854.1   208.2     3.66     5.58
2.89     YES
 L0015698         0   0.89190E-07  439897.4 3761842.1   208.2     3.66     5.58
2.89     YES
 L0015699         0   0.89190E-07  439897.4 3761830.1   208.0     3.66     5.58
2.89     YES
 L0015700         0   0.89190E-07  439897.3 3761818.1   207.9     3.66     5.58
2.89     YES
 L0015701         0   0.89190E-07  439897.3 3761806.1   207.8     3.66     5.58
2.89     YES
 L0015702         0   0.89190E-07  439897.3 3761794.1   207.7     3.66     5.58
2.89     YES
 L0015703         0   0.89190E-07  439897.2 3761782.1   207.6     3.66     5.58
2.89     YES
 L0015704         0   0.89190E-07  439897.2 3761770.1   207.5     3.66     5.58
2.89     YES
 L0015705         0   0.89190E-07  439897.2 3761758.1   207.4     3.66     5.58
2.89     YES
 L0015706         0   0.89190E-07  439897.1 3761746.1   207.3     3.66     5.58
2.89     YES
 L0015707         0   0.89190E-07  439897.1 3761734.1   207.2     3.66     5.58
2.89     YES
 *** AERMOD - VERSION  19191 ***   *** Construction
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 *** MODELOPTs:    RegDFAULT  CONC  ELEV  URBAN  ADJ_U*
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*** VOLUME SOURCE DATA ***

SOURCE ID	NUMBER EMISSION RATE PART. SCALAR CATS.	EMISSION RATE (GRAMS/SEC)	X (METERS)	Y (METERS)	BASE ELEV. (METERS)	RELEASE HEIGHT (METERS)	INIT. SY (METERS)	INIT. SZ (METERS)	URBAN SOURCE VARY BY
L0015708	0	0.89190E-07	439897.1	3761722.1	207.1	3.66	5.58	2.89	YES
L0015709	0	0.89190E-07	439897.0	3761710.1	207.0	3.66	5.58	2.89	YES
L0015710	0	0.89190E-07	439897.0	3761698.1	206.9	3.66	5.58	2.89	YES
L0015711	0	0.89190E-07	439897.0	3761686.1	206.8	3.66	5.58	2.89	YES
L0015712	0	0.89190E-07	439896.9	3761674.1	206.7	3.66	5.58	2.89	YES
L0015713	0	0.89190E-07	439896.9	3761662.1	206.6	3.66	5.58	2.89	YES
L0015714	0	0.89190E-07	439896.8	3761650.1	206.5	3.66	5.58	2.89	YES
L0015715	0	0.89190E-07	439896.8	3761638.1	206.4	3.66	5.58	2.89	YES
L0015716	0	0.89190E-07	439896.8	3761626.1	206.3	3.66	5.58	2.89	YES
L0015717	0	0.89190E-07	439896.7	3761614.1	206.2	3.66	5.58	2.89	YES
L0015718	0	0.89190E-07	439896.7	3761602.1	206.1	3.66	5.58	2.89	YES
L0015719	0	0.89190E-07	439896.7	3761590.1	206.0	3.66	5.58	2.89	YES
L0015720	0	0.89190E-07	439896.6	3761578.1	205.9	3.66	5.58	2.89	YES
L0015721	0	0.89190E-07	439896.6	3761566.1	205.8	3.66	5.58	2.89	YES
L0015722	0	0.89190E-07	439896.6	3761554.1	205.6	3.66	5.58	2.89	YES
L0015723	0	0.89190E-07	439896.5	3761542.1	205.5	3.66	5.58	2.89	YES
L0015724	0	0.89190E-07	439896.5	3761530.1	205.3	3.66	5.58	2.89	YES
L0015725	0	0.89190E-07	439896.5	3761518.1	205.2	3.66	5.58		

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2.89     YES
 L0015726         0   0.89190E-07  439896.4 3761506.1   205.1     3.66     5.58
2.89     YES
 L0015727         0   0.89190E-07  439896.4 3761494.1   204.9     3.66     5.58
2.89     YES
 L0015728         0   0.89190E-07  439896.4 3761482.1   204.8     3.66     5.58
2.89     YES
 L0015729         0   0.89190E-07  439896.3 3761470.1   204.6     3.66     5.58
2.89     YES
 L0015730         0   0.89190E-07  439896.3 3761458.1   204.5     3.66     5.58
2.89     YES
 L0015731         0   0.89190E-07  439896.3 3761446.1   204.4     3.66     5.58
2.89     YES
 L0015732         0   0.89190E-07  439896.2 3761434.1   204.2     3.66     5.58
2.89     YES
 L0015733         0   0.89190E-07  439896.2 3761422.1   204.1     3.66     5.58
2.89     YES
 L0015734         0   0.89190E-07  439896.2 3761410.1   203.9     3.66     5.58
2.89     YES
 L0015735         0   0.89190E-07  439896.1 3761398.1   203.8     3.66     5.58
2.89     YES
 L0015736         0   0.89190E-07  439896.1 3761386.1   203.6     3.66     5.58
2.89     YES
 L0015737         0   0.89190E-07  439896.1 3761374.1   203.5     3.66     5.58
2.89     YES
 L0015738         0   0.89190E-07  439896.0 3761362.1   203.3     3.66     5.58
2.89     YES
 L0015739         0   0.89190E-07  439896.0 3761350.1   203.2     3.66     5.58
2.89     YES
 L0015740         0   0.89190E-07  439896.0 3761338.1   203.1     3.66     5.58
2.89     YES
 L0015741         0   0.89190E-07  439895.9 3761326.1   202.9     3.66     5.58
2.89     YES
 L0015742         0   0.89190E-07  439895.9 3761314.1   202.8     3.66     5.58
2.89     YES
 L0015743         0   0.89190E-07  439895.9 3761302.1   202.7     3.66     5.58
2.89     YES
 L0015744         0   0.89190E-07  439895.8 3761290.1   202.6     3.66     5.58
2.89     YES
 L0015745         0   0.89190E-07  439895.8 3761278.1   202.4     3.66     5.58
2.89     YES
 L0015746         0   0.89190E-07  439895.8 3761266.1   202.3     3.66     5.58
2.89     YES
 L0015747         0   0.89190E-07  439895.8 3761254.1   202.2     3.66     5.58
2.89     YES
 *** AERMOD - VERSION  19191 ***   *** Construction
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 *** AERMET - VERSION  16216 ***   ***
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*** MODELOPTs: RegDFAULT CONC ELEV URBAN ADJ_U*

*** VOLUME SOURCE DATA ***

SOURCE ID	NUMBER PART. CATS.	EMISSION RATE (GRAMS/SEC)	X (METERS)	Y (METERS)	BASE ELEV. (METERS)	RELEASE HEIGHT (METERS)	INIT. SY (METERS)	INIT. SZ (METERS)	URBAN SOURCE	EMISSION RATE SCALAR VARY BY
L0015748	0	0.89190E-07	439895.8	3761242.1	202.1	3.66	5.58	2.89	YES	
L0015749	0	0.89190E-07	439895.8	3761230.1	202.0	3.66	5.58	2.89	YES	
L0015750	0	0.89190E-07	439895.8	3761218.1	201.9	3.66	5.58	2.89	YES	
L0015751	0	0.89190E-07	439895.8	3761206.1	201.8	3.66	5.58	2.89	YES	
L0015752	0	0.89190E-07	439895.8	3761194.1	201.7	3.66	5.58	2.89	YES	
L0015753	0	0.89190E-07	439895.8	3761182.1	201.6	3.66	5.58	2.89	YES	
L0015754	0	0.89190E-07	439895.8	3761170.1	201.5	3.66	5.58	2.89	YES	
L0015755	0	0.89190E-07	439895.8	3761158.1	201.4	3.66	5.58	2.89	YES	
L0015756	0	0.89190E-07	439895.8	3761146.1	201.2	3.66	5.58	2.89	YES	
L0015757	0	0.89190E-07	439895.8	3761134.1	201.1	3.66	5.58	2.89	YES	
L0015758	0	0.89190E-07	439895.8	3761122.1	201.0	3.66	5.58	2.89	YES	
L0015759	0	0.89190E-07	439895.8	3761110.1	200.9	3.66	5.58	2.89	YES	
L0015760	0	0.89190E-07	439895.8	3761098.1	200.7	3.66	5.58	2.89	YES	
L0015761	0	0.89190E-07	439895.8	3761086.1	200.6	3.66	5.58	2.89	YES	
L0015762	0	0.89190E-07	439895.8	3761074.1	200.5	3.66	5.58	2.89	YES	
L0015763	0	0.89190E-07	439895.8	3761062.1	200.4	3.66	5.58			

2.89 YES							
L0015764	0	0.89190E-07	439895.8	3761050.1	200.2	3.66	5.58
2.89 YES							
L0015765	0	0.89190E-07	439895.8	3761038.1	200.1	3.66	5.58
2.89 YES							
L0015766	0	0.89190E-07	439895.8	3761026.1	199.9	3.66	5.58
2.89 YES							
L0015767	0	0.89190E-07	439895.8	3761014.1	199.8	3.66	5.58
2.89 YES							
L0015768	0	0.89190E-07	439895.8	3761002.1	199.6	3.66	5.58
2.89 YES							
L0015769	0	0.89190E-07	439895.8	3760990.1	199.5	3.66	5.58
2.89 YES							
L0015770	0	0.89190E-07	439895.8	3760978.1	199.3	3.66	5.58
2.89 YES							
L0015771	0	0.89190E-07	439895.8	3760966.1	199.2	3.66	5.58
2.89 YES							
L0015772	0	0.89190E-07	439895.8	3760954.1	199.0	3.66	5.58
2.89 YES							
L0015773	0	0.89190E-07	439895.8	3760942.1	198.9	3.66	5.58
2.89 YES							
L0015774	0	0.89190E-07	439895.8	3760930.1	198.7	3.66	5.58
2.89 YES							
L0015775	0	0.89190E-07	439895.8	3760918.1	198.6	3.66	5.58
2.89 YES							
L0015776	0	0.89190E-07	439895.8	3760906.1	198.4	3.66	5.58
2.89 YES							
L0015777	0	0.89190E-07	439895.8	3760894.1	198.2	3.66	5.58
2.89 YES							
L0015778	0	0.89190E-07	439895.8	3760882.1	198.1	3.66	5.58
2.89 YES							
L0015779	0	0.89190E-07	439895.8	3760870.1	197.9	3.66	5.58
2.89 YES							
L0015780	0	0.89190E-07	439895.8	3760858.1	197.8	3.66	5.58
2.89 YES							
L0015781	0	0.89190E-07	439895.8	3760846.1	197.6	3.66	5.58
2.89 YES							
L0015782	0	0.89190E-07	439895.8	3760834.1	197.4	3.66	5.58
2.89 YES							
L0015783	0	0.89190E-07	439895.8	3760822.1	197.3	3.66	5.58
2.89 YES							
L0015784	0	0.89190E-07	439895.8	3760810.1	197.1	3.66	5.58
2.89 YES							
L0015785	0	0.89190E-07	439895.8	3760798.1	197.0	3.66	5.58
2.89 YES							
L0015786	0	0.89190E-07	439895.8	3760786.1	196.8	3.66	5.58
2.89 YES							
L0015787	0	0.89190E-07	439895.8	3760774.1	196.7	3.66	5.58

2.89 YES
↟ *** AERMOD - VERSION 19191 *** *** Construction
*** 03/08/21
*** AERMET - VERSION 16216 *** ***
*** 15:14:46

*** MODELOPTs: RegDFAULT CONC ELEV URBAN ADJ_U*

*** VOLUME SOURCE DATA ***

SOURCE ID	NUMBER PART. CATS.	EMISSION RATE (GRAMS/SEC)	X (METERS)	Y (METERS)	BASE ELEV. (METERS)	RELEASE HEIGHT (METERS)	INIT. SY (METERS)	INIT. SZ (METERS)	URBAN SOURCE BY	EMISSION RATE SCALAR VARY
L0015788	0	0.89190E-07	439895.8	3760762.1	196.5	3.66	5.58	2.89	YES	
L0015789	0	0.89190E-07	439895.8	3760750.1	196.4	3.66	5.58	2.89	YES	
L0015790	0	0.89190E-07	439895.8	3760738.1	196.2	3.66	5.58	2.89	YES	
L0015791	0	0.89190E-07	439895.8	3760726.1	196.1	3.66	5.58	2.89	YES	
L0015792	0	0.89190E-07	439895.8	3760714.1	196.0	3.66	5.58	2.89	YES	
L0015793	0	0.89190E-07	439895.8	3760702.1	195.9	3.66	5.58	2.89	YES	
L0015794	0	0.89190E-07	439895.8	3760690.1	195.7	3.66	5.58	2.89	YES	
L0015795	0	0.89190E-07	439895.8	3760678.1	195.6	3.66	5.58	2.89	YES	
L0015796	0	0.89190E-07	439895.8	3760666.1	195.5	3.66	5.58	2.89	YES	
L0015797	0	0.89190E-07	439895.8	3760654.1	195.4	3.66	5.58	2.89	YES	
L0015798	0	0.89190E-07	439895.8	3760642.1	195.3	3.66	5.58	2.89	YES	
L0015799	0	0.89190E-07	439895.8	3760630.1	195.2	3.66	5.58	2.89	YES	
L0015800	0	0.89190E-07	439895.8	3760618.1	195.1	3.66	5.58	2.89	YES	
L0015801	0	0.89190E-07	439895.8	3760606.1	195.0	3.66	5.58			

2.89	YES						
L0015802	0	0.89190E-07	439895.8	3760594.1	194.9	3.66	5.58
2.89	YES						
L0015803	0	0.89190E-07	439895.8	3760582.1	194.8	3.66	5.58
2.89	YES						
L0015804	0	0.89190E-07	439895.8	3760570.1	194.7	3.66	5.58
2.89	YES						
L0015805	0	0.89190E-07	439895.8	3760558.1	194.6	3.66	5.58
2.89	YES						
L0015806	0	0.89190E-07	439895.8	3760546.1	194.5	3.66	5.58
2.89	YES						
L0015807	0	0.89190E-07	439895.8	3760534.1	194.3	3.66	5.58
2.89	YES						
L0015808	0	0.89190E-07	439895.8	3760522.1	194.2	3.66	5.58
2.89	YES						
L0015809	0	0.89190E-07	439895.8	3760510.1	194.1	3.66	5.58
2.89	YES						
L0015810	0	0.89190E-07	439895.8	3760498.1	194.0	3.66	5.58
2.89	YES						
L0015811	0	0.89190E-07	439895.8	3760486.1	193.9	3.66	5.58
2.89	YES						
L0015812	0	0.89190E-07	439895.8	3760474.1	193.8	3.66	5.58
2.89	YES						
L0042703	0	0.89490E-07	439895.9	3760465.5	193.7	3.66	5.58
2.89	YES						
L0042704	0	0.89490E-07	439895.7	3760453.5	193.6	3.66	5.58
2.89	YES						
L0042705	0	0.89490E-07	439895.6	3760441.5	193.5	3.66	5.58
2.89	YES						
L0042706	0	0.89490E-07	439895.4	3760429.5	193.4	3.66	5.58
2.89	YES						
L0042707	0	0.89490E-07	439895.2	3760417.5	193.3	3.66	5.58
2.89	YES						
L0042708	0	0.89490E-07	439895.1	3760405.5	193.2	3.66	5.58
2.89	YES						
L0042709	0	0.89490E-07	439894.9	3760393.5	193.2	3.66	5.58
2.89	YES						
L0042710	0	0.89490E-07	439894.8	3760381.5	193.1	3.66	5.58
2.89	YES						
L0042711	0	0.89490E-07	439894.6	3760369.5	193.0	3.66	5.58
2.89	YES						
L0042712	0	0.89490E-07	439894.5	3760357.5	193.0	3.66	5.58
2.89	YES						
L0042713	0	0.89490E-07	439894.3	3760345.5	192.9	3.66	5.58
2.89	YES						
L0042714	0	0.89490E-07	439894.1	3760333.5	192.8	3.66	5.58
2.89	YES						
L0042715	0	0.89490E-07	439894.0	3760321.5	192.7	3.66	5.58

2.89 YES
L0042716 0 0.89490E-07 439894.0 3760309.5 192.6 3.66 5.58
2.89 YES
L0042717 0 0.89490E-07 439894.0 3760297.5 192.5 3.66 5.58
2.89 YES
*** AERMOD - VERSION 19191 *** *** Construction
*** 03/08/21
*** AERMET - VERSION 16216 *** ***
*** 15:14:46

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*** MODELOPTs: RegDFAULT CONC ELEV URBAN ADJ_U*

*** VOLUME SOURCE DATA ***

SOURCE ID	NUMBER PART. CATS.	EMISSION RATE (GRAMS/SEC)	X (METERS)	Y (METERS)	BASE ELEV. (METERS)	RELEASE HEIGHT (METERS)	INIT. SY (METERS)	INIT. SZ (METERS)	URBAN SOURCE BY	EMISSION RATE SCALAR VARY
L0042718	0	0.89490E-07	439894.0	3760285.5	192.4	3.66	5.58	2.89	YES	
L0042719	0	0.89490E-07	439894.0	3760273.5	192.3	3.66	5.58	2.89	YES	
L0042720	0	0.89490E-07	439894.0	3760261.5	192.2	3.66	5.58	2.89	YES	
L0042721	0	0.89490E-07	439894.1	3760249.5	192.1	3.66	5.58	2.89	YES	
L0042722	0	0.89490E-07	439894.1	3760237.5	192.0	3.66	5.58	2.89	YES	
L0042723	0	0.89490E-07	439894.1	3760225.5	191.9	3.66	5.58	2.89	YES	
L0042724	0	0.89490E-07	439894.1	3760213.5	191.7	3.66	5.58	2.89	YES	
L0042725	0	0.89490E-07	439894.1	3760201.5	191.6	3.66	5.58	2.89	YES	
L0042726	0	0.89490E-07	439894.1	3760189.5	191.5	3.66	5.58	2.89	YES	
L0042727	0	0.89490E-07	439894.1	3760177.5	191.4	3.66	5.58	2.89	YES	
L0042728	0	0.89490E-07	439894.1	3760165.5	191.4	3.66	5.58	2.89	YES	
L0042729	0	0.89490E-07	439894.1	3760153.5	191.3	3.66	5.58			

2.89	YES							
L0042730		0	0.89490E-07	439894.1	3760141.5	191.2	3.66	5.58
2.89	YES							
L0042731		0	0.89490E-07	439894.1	3760129.5	191.2	3.66	5.58
2.89	YES							
L0042732		0	0.89490E-07	439894.1	3760117.5	191.1	3.66	5.58
2.89	YES							
L0042733		0	0.89490E-07	439894.1	3760105.5	191.1	3.66	5.58
2.89	YES							
L0042734		0	0.89490E-07	439894.2	3760093.5	191.0	3.66	5.58
2.89	YES							
L0042735		0	0.89490E-07	439894.2	3760081.5	191.0	3.66	5.58
2.89	YES							
L0042736		0	0.89490E-07	439894.2	3760069.5	190.9	3.66	5.58
2.89	YES							
L0042737		0	0.89490E-07	439894.2	3760057.5	190.9	3.66	5.58
2.89	YES							
L0042738		0	0.89490E-07	439894.2	3760045.5	190.8	3.66	5.58
2.89	YES							
L0042739		0	0.89490E-07	439894.2	3760033.5	190.8	3.66	5.58
2.89	YES							
L0042740		0	0.89490E-07	439894.2	3760021.5	190.7	3.66	5.58
2.89	YES							
L0042741		0	0.89490E-07	439894.2	3760009.5	190.7	3.66	5.58
2.89	YES							
L0042742		0	0.89490E-07	439894.2	3759997.5	190.6	3.66	5.58
2.89	YES							
L0042743		0	0.89490E-07	439894.2	3759985.5	190.5	3.66	5.58
2.89	YES							
L0042744		0	0.89490E-07	439894.2	3759973.5	190.5	3.66	5.58
2.89	YES							
L0042745		0	0.89490E-07	439894.2	3759961.5	190.4	3.66	5.58
2.89	YES							
L0042746		0	0.89490E-07	439894.2	3759949.5	190.3	3.66	5.58
2.89	YES							
L0042747		0	0.89490E-07	439894.1	3759937.5	190.3	3.66	5.58
2.89	YES							
L0042748		0	0.89490E-07	439893.9	3759925.5	190.2	3.66	5.58
2.89	YES							
L0042749		0	0.89490E-07	439893.8	3759913.5	190.1	3.66	5.58
2.89	YES							
L0042750		0	0.89490E-07	439893.7	3759901.5	190.1	3.66	5.58
2.89	YES							
L0042751		0	0.89490E-07	439893.6	3759889.5	190.0	3.66	5.58
2.89	YES							
L0042752		0	0.89490E-07	439893.4	3759877.5	189.9	3.66	5.58
2.89	YES							
L0042753		0	0.89490E-07	439893.3	3759865.5	189.8	3.66	5.58

```
2.89     YES
 L0042754         0   0.89490E-07  439893.2 3759853.5   189.7     3.66     5.58
2.89     YES
 L0042755         0   0.89490E-07  439893.1 3759841.5   189.6     3.66     5.58
2.89     YES
 L0042756         0   0.89490E-07  439892.9 3759829.5   189.5     3.66     5.58
2.89     YES
 L0042757         0   0.89490E-07  439892.8 3759817.5   189.4     3.66     5.58
2.89     YES
 *** AERMOD - VERSION  19191 ***   *** Construction
                         ***        03/08/21
 *** AERMET - VERSION  16216 ***   ***
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 *** MODELOPTs:    RegDFAULT  CONC  ELEV  URBAN  ADJ_U*


                                                    *** VOLUME SOURCE DATA ***

               NUMBER EMISSION RATE                    BASE    RELEASE    INIT.
INIT.   URBAN  EMISSION RATE
   SOURCE       PART.  (GRAMS/SEC)     X        Y      ELEV.   HEIGHT      SY
SZ     SOURCE  SCALAR VARY
     ID         CATS.               (METERS) (METERS) (METERS) (METERS) (METERS)
(METERS)             BY
 - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
- - - - - - - - - - - - - - - - - - - -

 L0042758         0   0.89490E-07  439892.7 3759805.5   189.3     3.66     5.58
2.89     YES
 L0042759         0   0.89490E-07  439892.6 3759793.5   189.2     3.66     5.58
2.89     YES
 L0042760         0   0.89490E-07  439892.4 3759781.5   189.1     3.66     5.58
2.89     YES
 L0042761         0   0.89490E-07  439892.3 3759769.5   189.0     3.66     5.58
2.89     YES
 L0042762         0   0.89490E-07  439892.2 3759757.5   188.9     3.66     5.58
2.89     YES
 L0042763         0   0.89490E-07  439892.0 3759745.5   188.8     3.66     5.58
2.89     YES
 L0042764         0   0.89490E-07  439891.9 3759733.5   188.7     3.66     5.58
2.89     YES
 L0042765         0   0.89490E-07  439891.8 3759721.5   188.6     3.66     5.58
2.89     YES
 L0042766         0   0.89490E-07  439891.7 3759709.5   188.5     3.66     5.58
2.89     YES
 L0042767         0   0.89490E-07  439891.5 3759697.5   188.4     3.66     5.58
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2.89 YES							
L0042768	0	0.89490E-07	439891.4	3759685.5	188.3	3.66	5.58
2.89 YES							
L0042769	0	0.89490E-07	439891.3	3759673.5	188.2	3.66	5.58
2.89 YES							
L0042770	0	0.89490E-07	439891.2	3759661.5	188.1	3.66	5.58
2.89 YES							
L0042771	0	0.89490E-07	439891.0	3759649.5	188.0	3.66	5.58
2.89 YES							
L0042772	0	0.89490E-07	439890.9	3759637.5	187.9	3.66	5.58
2.89 YES							
L0042773	0	0.89490E-07	439890.8	3759625.5	187.8	3.66	5.58
2.89 YES							
L0042774	0	0.89490E-07	439890.7	3759613.5	187.6	3.66	5.58
2.89 YES							
L0042775	0	0.89490E-07	439890.5	3759601.5	187.5	3.66	5.58
2.89 YES							
L0042776	0	0.89490E-07	439890.4	3759589.5	187.4	3.66	5.58
2.89 YES							
L0042777	0	0.89490E-07	439890.3	3759577.5	187.4	3.66	5.58
2.89 YES							
L0042778	0	0.89490E-07	439890.2	3759565.5	187.2	3.66	5.58
2.89 YES							
L0042779	0	0.89490E-07	439890.0	3759553.5	187.2	3.66	5.58
2.89 YES							
L0042780	0	0.89490E-07	439889.9	3759541.5	187.1	3.66	5.58
2.89 YES							
L0042781	0	0.89490E-07	439889.8	3759529.5	187.0	3.66	5.58
2.89 YES							
L0016324	0	0.37090E-07	439900.9	3760465.5	193.7	3.66	2.33
2.89 YES							
L0016325	0	0.37090E-07	439905.9	3760465.4	193.7	3.66	2.33
2.89 YES							
L0016326	0	0.37090E-07	439910.9	3760465.3	193.7	3.66	2.33
2.89 YES							
L0016327	0	0.37090E-07	439915.9	3760465.3	193.7	3.66	2.33
2.89 YES							
L0016328	0	0.37090E-07	439920.9	3760465.2	193.7	3.66	2.33
2.89 YES							
L0016329	0	0.37090E-07	439925.9	3760465.2	193.7	3.66	2.33
2.89 YES							
L0016330	0	0.37090E-07	439930.9	3760465.1	193.7	3.66	2.33
2.89 YES							
L0016331	0	0.37090E-07	439935.9	3760465.0	193.7	3.66	2.33
2.89 YES							
L0016332	0	0.37090E-07	439940.9	3760465.0	193.6	3.66	2.33
2.89 YES							
L0016333	0	0.37090E-07	439945.9	3760465.0	193.6	3.66	2.33

```
2.89     YES
 L0016334         0   0.37090E-07  439950.9 3760465.0   193.6     3.66     2.33
2.89     YES
 L0016335         0   0.37090E-07  439955.9 3760465.0   193.6     3.66     2.33
2.89     YES
 L0016336         0   0.37090E-07  439960.9 3760465.0   193.6     3.66     2.33
2.89     YES
 L0016337         0   0.37090E-07  439965.9 3760465.0   193.6     3.66     2.33
2.89     YES
 L0016338         0   0.37090E-07  439970.9 3760465.0   193.6     3.66     2.33
2.89     YES
 L0016339         0   0.37090E-07  439975.9 3760465.0   193.6     3.66     2.33
2.89     YES
 *** AERMOD - VERSION  19191 ***   *** Construction
                         ***        03/08/21
 *** AERMET - VERSION  16216 ***   ***
                        ***        15:14:46

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 *** MODELOPTs:    RegDFAULT  CONC  ELEV  URBAN  ADJ_U*


                                                    *** VOLUME SOURCE DATA ***

              NUMBER EMISSION RATE                    BASE    RELEASE    INIT.
INIT.   URBAN  EMISSION RATE
   SOURCE       PART.  (GRAMS/SEC)     X        Y      ELEV.   HEIGHT      SY
SZ     SOURCE  SCALAR VARY
     ID         CATS.               (METERS) (METERS) (METERS) (METERS) (METERS)
(METERS)             BY
 - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
- - - - - - - - - - - - - - - - - - - - - -

 L0016340         0   0.37090E-07  439980.9 3760465.0   193.6     3.66     2.33
2.89     YES
 L0016341         0   0.37090E-07  439985.9 3760465.0   193.6     3.66     2.33
2.89     YES
 L0016342         0   0.37090E-07  439990.9 3760465.0   193.6     3.66     2.33
2.89     YES
 L0016343         0   0.37090E-07  439995.9 3760465.0   193.6     3.66     2.33
2.89     YES
 L0016344         0   0.37090E-07  440000.9 3760465.0   193.6     3.66     2.33
2.89     YES
 L0016345         0   0.37090E-07  440005.9 3760465.0   193.6     3.66     2.33
2.89     YES
 L0016346         0   0.37090E-07  440010.9 3760465.1   193.6     3.66     2.33
2.89     YES
 L0016347         0   0.37090E-07  440015.9 3760465.1   193.6     3.66     2.33
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2.89	YES							
L0016348		0	0.37090E-07	440020.9	3760465.1	193.6	3.66	2.33
2.89	YES							
L0016349		0	0.37090E-07	440025.9	3760465.1	193.6	3.66	2.33
2.89	YES							
L0016350		0	0.37090E-07	440030.9	3760465.1	193.6	3.66	2.33
2.89	YES							
L0016351		0	0.37090E-07	440035.9	3760465.1	193.6	3.66	2.33
2.89	YES							
L0016352		0	0.37090E-07	440040.9	3760465.1	193.6	3.66	2.33
2.89	YES							
L0016353		0	0.37090E-07	440045.9	3760465.1	193.6	3.66	2.33
2.89	YES							
L0016354		0	0.37090E-07	440050.9	3760465.1	193.6	3.66	2.33
2.89	YES							
L0016355		0	0.37090E-07	440055.9	3760465.1	193.6	3.66	2.33
2.89	YES							
L0016356		0	0.37090E-07	440060.9	3760465.1	193.6	3.66	2.33
2.89	YES							
L0016357		0	0.37090E-07	440065.9	3760465.1	193.6	3.66	2.33
2.89	YES							
L0016358		0	0.37090E-07	440070.9	3760465.1	193.6	3.66	2.33
2.89	YES							
L0016359		0	0.37090E-07	440075.9	3760465.1	193.7	3.66	2.33
2.89	YES							
L0016360		0	0.37090E-07	440080.9	3760465.1	193.7	3.66	2.33
2.89	YES							
L0016361		0	0.37090E-07	440085.9	3760465.1	193.7	3.66	2.33
2.89	YES							
L0016362		0	0.37090E-07	440090.9	3760465.1	193.7	3.66	2.33
2.89	YES							
L0016363		0	0.37090E-07	440095.9	3760465.2	193.7	3.66	2.33
2.89	YES							
L0016364		0	0.37090E-07	440100.9	3760465.2	193.7	3.66	2.33
2.89	YES							
L0016365		0	0.37090E-07	440105.9	3760465.2	193.7	3.66	2.33
2.89	YES							
L0016366		0	0.37090E-07	440110.9	3760465.2	193.7	3.66	2.33
2.89	YES							
L0016367		0	0.37090E-07	440115.9	3760465.3	193.7	3.66	2.33
2.89	YES							
L0016368		0	0.37090E-07	440120.9	3760465.3	193.7	3.66	2.33
2.89	YES							
L0016369		0	0.37090E-07	440125.9	3760465.3	193.7	3.66	2.33
2.89	YES							
L0016370		0	0.37090E-07	440130.9	3760465.3	193.8	3.66	2.33
2.89	YES							
L0016371		0	0.37090E-07	440135.9	3760465.3	193.8	3.66	2.33

```
2.89     YES
 L0016372         0   0.37090E-07  440140.9 3760465.4   193.8     3.66     2.33
2.89     YES
 L0016373         0   0.37090E-07  440145.9 3760465.4   193.8     3.66     2.33
2.89     YES
 L0016374         0   0.37090E-07  440150.9 3760465.4   193.9     3.66     2.33
2.89     YES
 L0016375         0   0.37090E-07  440155.9 3760465.4   193.9     3.66     2.33
2.89     YES
 L0016376         0   0.37090E-07  440160.9 3760465.5   193.9     3.66     2.33
2.89     YES
 L0016377         0   0.37090E-07  440165.9 3760465.5   193.9     3.66     2.33
2.89     YES
 L0016378         0   0.37090E-07  440170.9 3760465.5   194.0     3.66     2.33
2.89     YES
 L0016379         0   0.37090E-07  440175.9 3760465.5   194.0     3.66     2.33
2.89     YES
 *** AERMOD - VERSION  19191 ***   *** Construction
                         ***        03/08/21
 *** AERMET - VERSION  16216 ***   ***
                        ***        15:14:46

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 *** MODELOPTs:    RegDFAULT  CONC  ELEV  URBAN  ADJ_U*


                                                    *** VOLUME SOURCE DATA ***

               NUMBER EMISSION RATE                    BASE    RELEASE    INIT.
INIT.   URBAN  EMISSION RATE
   SOURCE       PART.  (GRAMS/SEC)     X        Y      ELEV.   HEIGHT      SY
SZ     SOURCE  SCALAR VARY
     ID         CATS.               (METERS) (METERS) (METERS) (METERS) (METERS)
(METERS)             BY
 - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
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 L0016380         0   0.37090E-07  440180.9 3760465.6   194.0     3.66     2.33
2.89     YES
 L0016381         0   0.37090E-07  440185.9 3760465.6   194.1     3.66     2.33
2.89     YES
 L0016382         0   0.37090E-07  440190.9 3760465.6   194.1     3.66     2.33
2.89     YES
 L0016383         0   0.37090E-07  440195.9 3760465.6   194.1     3.66     2.33
2.89     YES
 L0016384         0   0.37090E-07  440200.9 3760465.7   194.1     3.66     2.33
2.89     YES
 L0016385         0   0.37090E-07  440205.9 3760465.7   194.1     3.66     2.33
```

2.89 YES							
L0016386	0	0.37090E-07	440210.9	3760465.7	194.2	3.66	2.33
2.89 YES							
L0016387	0	0.37090E-07	440215.9	3760465.7	194.2	3.66	2.33
2.89 YES							
L0016388	0	0.37090E-07	440220.9	3760465.8	194.2	3.66	2.33
2.89 YES							
L0016389	0	0.37090E-07	440225.9	3760465.8	194.2	3.66	2.33
2.89 YES							
L0016390	0	0.37090E-07	440230.9	3760465.8	194.2	3.66	2.33
2.89 YES							
L0016391	0	0.37090E-07	440235.9	3760465.8	194.3	3.66	2.33
2.89 YES							
L0016392	0	0.37090E-07	440240.9	3760465.9	194.3	3.66	2.33
2.89 YES							
L0016393	0	0.37090E-07	440245.9	3760465.9	194.3	3.66	2.33
2.89 YES							
L0016394	0	0.37090E-07	440250.9	3760465.9	194.4	3.66	2.33
2.89 YES							
L0016395	0	0.37090E-07	440255.9	3760465.9	194.4	3.66	2.33
2.89 YES							
L0016396	0	0.37090E-07	440260.9	3760466.0	194.4	3.66	2.33
2.89 YES							
L0016397	0	0.37090E-07	440265.9	3760466.0	194.5	3.66	2.33
2.89 YES							
L0016398	0	0.37090E-07	440270.9	3760466.0	194.5	3.66	2.33
2.89 YES							
L0016399	0	0.37090E-07	440275.9	3760466.0	194.5	3.66	2.33
2.89 YES							
L0016400	0	0.37090E-07	440280.9	3760466.1	194.6	3.66	2.33
2.89 YES							
L0016401	0	0.37090E-07	440285.9	3760466.1	194.6	3.66	2.33
2.89 YES							
L0016402	0	0.37090E-07	440290.9	3760466.1	194.6	3.66	2.33
2.89 YES							
L0016403	0	0.37090E-07	440295.9	3760466.1	194.6	3.66	2.33
2.89 YES							
L0016404	0	0.37090E-07	440300.9	3760466.2	194.6	3.66	2.33
2.89 YES							
L0016405	0	0.37090E-07	440305.9	3760466.2	194.6	3.66	2.33
2.89 YES							
L0016406	0	0.37090E-07	440310.9	3760466.2	194.7	3.66	2.33
2.89 YES							
L0016407	0	0.37090E-07	440315.9	3760466.2	194.7	3.66	2.33
2.89 YES							
L0016408	0	0.37090E-07	440320.9	3760466.3	194.7	3.66	2.33
2.89 YES							
L0016409	0	0.37090E-07	440325.9	3760466.3	194.7	3.66	2.33

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2.89     YES
 L0016410         0   0.37090E-07  440330.9 3760466.3   194.7     3.66     2.33
2.89     YES
 L0016411         0   0.37090E-07  440335.9 3760466.3   194.8     3.66     2.33
2.89     YES
 L0016412         0   0.37090E-07  440340.9 3760466.3   194.8     3.66     2.33
2.89     YES
 L0016413         0   0.37090E-07  440345.9 3760466.4   194.8     3.66     2.33
2.89     YES
 L0016414         0   0.37090E-07  440350.9 3760466.4   194.8     3.66     2.33
2.89     YES
 L0016415         0   0.37090E-07  440355.9 3760466.4   194.8     3.66     2.33
2.89     YES
 L0016416         0   0.37090E-07  440360.9 3760466.4   194.9     3.66     2.33
2.89     YES
 L0016417         0   0.37090E-07  440365.9 3760466.5   194.9     3.66     2.33
2.89     YES
 L0016418         0   0.37090E-07  440370.9 3760466.5   195.0     3.66     2.33
2.89     YES
 L0016419         0   0.37090E-07  440375.9 3760466.5   195.1     3.66     2.33
2.89     YES
 *** AERMOD - VERSION  19191 ***   *** Construction
                         ***        03/08/21
 *** AERMET - VERSION  16216 ***   ***
                        ***        15:14:46

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 *** MODELOPTs:    RegDFAULT  CONC  ELEV  URBAN  ADJ_U*


                                                    *** VOLUME SOURCE DATA ***

              NUMBER EMISSION RATE                    BASE    RELEASE    INIT.
INIT.   URBAN  EMISSION RATE
   SOURCE       PART.  (GRAMS/SEC)     X        Y      ELEV.   HEIGHT      SY
SZ     SOURCE  SCALAR VARY
     ID         CATS.               (METERS) (METERS) (METERS) (METERS) (METERS)
(METERS)             BY
 - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
- - - - - - - - - - - - - - - - - - - - - -

 L0016420         0   0.37090E-07  440380.9 3760466.5   195.1     3.66     2.33
2.89     YES
 L0016421         0   0.37090E-07  440385.9 3760466.6   195.2     3.66     2.33
2.89     YES
 L0016422         0   0.37090E-07  440390.9 3760466.6   195.2     3.66     2.33
2.89     YES
 L0016423         0   0.37090E-07  440395.9 3760466.6   195.2     3.66     2.33
```

2.89 YES							
L0016424	0	0.37090E-07	440400.9	3760466.6	195.2	3.66	2.33
2.89 YES							
L0016425	0	0.37090E-07	440405.9	3760466.7	195.3	3.66	2.33
2.89 YES							
L0016426	0	0.37090E-07	440410.9	3760466.7	195.3	3.66	2.33
2.89 YES							
L0016427	0	0.37090E-07	440415.9	3760466.7	195.2	3.66	2.33
2.89 YES							
L0016428	0	0.37090E-07	440420.9	3760466.7	195.2	3.66	2.33
2.89 YES							
L0016429	0	0.37090E-07	440425.9	3760466.8	195.2	3.66	2.33
2.89 YES							
L0016430	0	0.37090E-07	440430.9	3760466.8	195.1	3.66	2.33
2.89 YES							
L0016431	0	0.37090E-07	440435.9	3760466.8	195.1	3.66	2.33
2.89 YES							
L0016432	0	0.37090E-07	440440.9	3760466.8	195.1	3.66	2.33
2.89 YES							
L0016433	0	0.37090E-07	440445.9	3760466.8	195.1	3.66	2.33
2.89 YES							
L0016434	0	0.37090E-07	440450.9	3760466.9	195.1	3.66	2.33
2.89 YES							
L0016435	0	0.37090E-07	440455.9	3760466.9	195.1	3.66	2.33
2.89 YES							
L0016436	0	0.37090E-07	440460.9	3760466.9	195.1	3.66	2.33
2.89 YES							
L0016437	0	0.37090E-07	440465.9	3760466.9	195.1	3.66	2.33
2.89 YES							
L0016438	0	0.37090E-07	440470.9	3760467.0	195.1	3.66	2.33
2.89 YES							
L0016439	0	0.37090E-07	440475.9	3760467.0	195.2	3.66	2.33
2.89 YES							
L0016440	0	0.37090E-07	440480.9	3760467.0	195.2	3.66	2.33
2.89 YES							
L0016441	0	0.37090E-07	440485.9	3760467.0	195.2	3.66	2.33
2.89 YES							
L0016442	0	0.37090E-07	440490.9	3760467.1	195.2	3.66	2.33
2.89 YES							
L0016443	0	0.37090E-07	440495.9	3760467.1	195.2	3.66	2.33
2.89 YES							
L0016444	0	0.37090E-07	440500.9	3760467.1	195.2	3.66	2.33
2.89 YES							
L0016445	0	0.37090E-07	440505.9	3760467.1	195.2	3.66	2.33
2.89 YES							
L0016446	0	0.37090E-07	440510.9	3760467.1	195.2	3.66	2.33
2.89 YES							
L0016447	0	0.37090E-07	440515.9	3760467.1	195.2	3.66	2.33

2.89 YES
L0016448 0 0.37090E-07 440520.9 3760467.1 195.3 3.66 2.33
2.89 YES
L0016449 0 0.37090E-07 440525.9 3760467.1 195.3 3.66 2.33
2.89 YES
L0016450 0 0.37090E-07 440530.9 3760467.1 195.3 3.66 2.33
2.89 YES
L0016451 0 0.37090E-07 440535.9 3760467.1 195.3 3.66 2.33
2.89 YES
L0016452 0 0.37090E-07 440540.9 3760467.1 195.3 3.66 2.33
2.89 YES
L0016453 0 0.37090E-07 440545.9 3760467.1 195.3 3.66 2.33
2.89 YES
L0016454 0 0.37090E-07 440550.9 3760467.1 195.4 3.66 2.33
2.89 YES
L0016455 0 0.37090E-07 440555.9 3760467.1 195.4 3.66 2.33
2.89 YES
L0016456 0 0.37090E-07 440560.9 3760467.1 195.4 3.66 2.33
2.89 YES
L0016457 0 0.37090E-07 440565.9 3760467.1 195.4 3.66 2.33
2.89 YES
L0016458 0 0.37090E-07 440570.9 3760467.1 195.4 3.66 2.33
2.89 YES
L0016459 0 0.37090E-07 440575.9 3760467.1 195.4 3.66 2.33
2.89 YES

*** MODELOPTs: RegDFAULT CONC ELEV URBAN ADJ_U*

*** VOLUME SOURCE DATA ***

SOURCE ID	NUMBER PART. CATS.	EMISSION RATE (GRAMS/SEC)	X (METERS)	Y (METERS)	BASE ELEV. (METERS)	RELEASE HEIGHT (METERS)	INIT. SY (METERS)	INIT. SZ (METERS)	URBAN SOURCE BY	EMISSION RATE SCALAR VARY
L0016460	0	0.37090E-07	440580.9	3760467.1	195.5	3.66	2.33	2.89	YES	
L0016461	0	0.37090E-07	440585.9	3760467.1	195.5	3.66	2.33			

2.89 YES							
L0016462	0	0.37090E-07	440590.9	3760467.1	195.5	3.66	2.33
2.89 YES							
L0016463	0	0.37090E-07	440595.9	3760467.1	195.5	3.66	2.33
2.89 YES							
L0016464	0	0.37090E-07	440600.9	3760467.1	195.5	3.66	2.33
2.89 YES							
L0016465	0	0.37090E-07	440605.9	3760467.1	195.5	3.66	2.33
2.89 YES							
L0016466	0	0.37090E-07	440610.9	3760467.1	195.6	3.66	2.33
2.89 YES							
L0016467	0	0.37090E-07	440615.9	3760467.1	195.6	3.66	2.33
2.89 YES							
L0016468	0	0.37090E-07	440620.9	3760467.1	195.6	3.66	2.33
2.89 YES							
L0016469	0	0.37090E-07	440625.9	3760467.1	195.6	3.66	2.33
2.89 YES							
L0016470	0	0.37090E-07	440630.9	3760467.1	195.6	3.66	2.33
2.89 YES							
L0016471	0	0.37090E-07	440635.9	3760467.1	195.6	3.66	2.33
2.89 YES							
L0016472	0	0.37090E-07	440640.9	3760467.1	195.6	3.66	2.33
2.89 YES							
L0016473	0	0.37090E-07	440645.9	3760467.1	195.7	3.66	2.33
2.89 YES							
L0016474	0	0.37090E-07	440650.9	3760467.1	195.7	3.66	2.33
2.89 YES							
L0016475	0	0.37090E-07	440655.9	3760467.1	195.7	3.66	2.33
2.89 YES							
L0016476	0	0.37090E-07	440660.9	3760467.1	195.7	3.66	2.33
2.89 YES							
L0016477	0	0.37090E-07	440665.9	3760467.1	195.7	3.66	2.33
2.89 YES							
L0016478	0	0.37090E-07	440670.9	3760467.1	195.8	3.66	2.33
2.89 YES							
L0016479	0	0.37090E-07	440675.9	3760467.1	195.8	3.66	2.33
2.89 YES							
L0016480	0	0.37090E-07	440680.9	3760467.1	195.8	3.66	2.33
2.89 YES							
L0016481	0	0.37090E-07	440685.9	3760467.1	195.8	3.66	2.33
2.89 YES							
L0016482	0	0.37090E-07	440690.9	3760467.1	195.9	3.66	2.33
2.89 YES							
L0016483	0	0.37090E-07	440695.9	3760467.1	195.9	3.66	2.33
2.89 YES							
L0016484	0	0.37090E-07	440700.9	3760467.1	195.9	3.66	2.33
2.89 YES							
L0016485	0	0.37090E-07	440705.9	3760467.1	195.9	3.66	2.33

```
2.89     YES
 L0016486         0   0.37090E-07  440710.9 3760467.1   196.0     3.66     2.33
2.89     YES
 L0016487         0   0.37090E-07  440715.9 3760467.1   196.0     3.66     2.33
2.89     YES
 L0016488         0   0.37090E-07  440720.9 3760467.1   196.0     3.66     2.33
2.89     YES
 L0016489         0   0.37090E-07  440725.9 3760467.1   196.1     3.66     2.33
2.89     YES
 L0016490         0   0.37090E-07  440730.9 3760467.1   196.1     3.66     2.33
2.89     YES
 L0016491         0   0.37090E-07  440735.9 3760467.1   196.1     3.66     2.33
2.89     YES
 L0016492         0   0.37090E-07  440740.9 3760467.1   196.2     3.66     2.33
2.89     YES
 L0016493         0   0.37090E-07  440745.9 3760467.1   196.2     3.66     2.33
2.89     YES
 L0016494         0   0.37090E-07  440750.9 3760467.1   196.3     3.66     2.33
2.89     YES
 L0016495         0   0.37090E-07  440755.9 3760467.1   196.4     3.66     2.33
2.89     YES
 L0016496         0   0.37090E-07  440760.9 3760467.1   196.5     3.66     2.33
2.89     YES
 L0016497         0   0.37090E-07  440765.9 3760467.1   196.5     3.66     2.33
2.89     YES
 L0016498         0   0.37090E-07  440770.9 3760467.1   196.6     3.66     2.33
2.89     YES
 L0016499         0   0.37090E-07  440775.9 3760467.1   196.6     3.66     2.33
2.89     YES
 *** AERMOD - VERSION  19191 ***   *** Construction
                         ***        03/08/21
 *** AERMET - VERSION  16216 ***   ***
                        ***        15:14:46

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 *** MODELOPTs:    RegDFAULT  CONC  ELEV  URBAN  ADJ_U*


                                                    *** VOLUME SOURCE DATA ***

              NUMBER EMISSION RATE                    BASE    RELEASE    INIT.
INIT.   URBAN  EMISSION RATE
   SOURCE       PART.  (GRAMS/SEC)     X        Y      ELEV.   HEIGHT      SY
SZ     SOURCE  SCALAR VARY
     ID         CATS.               (METERS) (METERS) (METERS) (METERS) (METERS)
(METERS)             BY
 - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
- - - - - - - - - - - - - - - - - - - -
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L0016500	0	0.37090E-07	440780.9	3760467.1	196.7	3.66	2.33	2.89 YES
L0016501	0	0.37090E-07	440785.9	3760467.0	196.7	3.66	2.33	2.89 YES
L0016502	0	0.37090E-07	440790.9	3760467.0	196.7	3.66	2.33	2.89 YES
L0016503	0	0.37090E-07	440795.9	3760466.9	196.7	3.66	2.33	2.89 YES
L0016504	0	0.37090E-07	440800.9	3760466.9	196.7	3.66	2.33	2.89 YES
L0016505	0	0.37090E-07	440805.9	3760466.9	196.7	3.66	2.33	2.89 YES
L0016506	0	0.37090E-07	440810.9	3760466.8	196.7	3.66	2.33	2.89 YES
L0016507	0	0.37090E-07	440815.9	3760466.8	196.7	3.66	2.33	2.89 YES
L0016508	0	0.37090E-07	440820.9	3760466.7	196.6	3.66	2.33	2.89 YES
L0016509	0	0.37090E-07	440825.9	3760466.7	196.7	3.66	2.33	2.89 YES
L0016510	0	0.37090E-07	440830.9	3760466.7	196.7	3.66	2.33	2.89 YES
L0016511	0	0.37090E-07	440835.9	3760466.6	196.7	3.66	2.33	2.89 YES
L0016512	0	0.37090E-07	440840.9	3760466.6	196.8	3.66	2.33	2.89 YES
L0016513	0	0.37090E-07	440845.9	3760466.5	196.8	3.66	2.33	2.89 YES
L0016514	0	0.37090E-07	440850.9	3760466.5	196.8	3.66	2.33	2.89 YES
L0016515	0	0.37090E-07	440855.9	3760466.5	196.9	3.66	2.33	2.89 YES
L0016516	0	0.37090E-07	440860.9	3760466.4	196.9	3.66	2.33	2.89 YES
L0016517	0	0.37090E-07	440865.9	3760466.4	196.9	3.66	2.33	2.89 YES
L0016518	0	0.37090E-07	440870.9	3760466.4	197.0	3.66	2.33	2.89 YES
L0016519	0	0.37090E-07	440875.9	3760466.3	197.0	3.66	2.33	2.89 YES
L0016520	0	0.37090E-07	440880.9	3760466.3	197.1	3.66	2.33	2.89 YES
L0016521	0	0.37090E-07	440885.9	3760466.2	197.1	3.66	2.33	2.89 YES
L0016522	0	0.37090E-07	440890.9	3760466.2	197.2	3.66	2.33	2.89 YES
L0016523	0	0.37090E-07	440895.9	3760466.2	197.2	3.66	2.33	

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2.89     YES
 L0016524         0   0.37090E-07  440900.9 3760466.1   197.3     3.66     2.33
2.89     YES
 L0016525         0   0.37090E-07  440905.9 3760466.1   197.3     3.66     2.33
2.89     YES
 L0016526         0   0.37090E-07  440910.9 3760466.0   197.4     3.66     2.33
2.89     YES
 L0016527         0   0.37090E-07  440915.9 3760466.0   197.4     3.66     2.33
2.89     YES
 L0016528         0   0.37090E-07  440920.9 3760466.0   197.5     3.66     2.33
2.89     YES
 L0016529         0   0.37090E-07  440925.9 3760466.0   197.5     3.66     2.33
2.89     YES
 L0016530         0   0.37090E-07  440930.9 3760466.0   197.5     3.66     2.33
2.89     YES
 L0016531         0   0.37090E-07  440935.9 3760466.0   197.5     3.66     2.33
2.89     YES
 L0016532         0   0.37090E-07  440940.9 3760466.1   197.5     3.66     2.33
2.89     YES
 L0016533         0   0.37090E-07  440945.9 3760466.1   197.6     3.66     2.33
2.89     YES
 L0016534         0   0.37090E-07  440950.9 3760466.1   197.6     3.66     2.33
2.89     YES
 L0016535         0   0.37090E-07  440955.9 3760466.1   197.6     3.66     2.33
2.89     YES
 L0016536         0   0.37090E-07  440960.9 3760466.1   197.6     3.66     2.33
2.89     YES
 L0016537         0   0.37090E-07  440965.9 3760466.2   197.6     3.66     2.33
2.89     YES
 L0016538         0   0.37090E-07  440970.9 3760466.2   197.6     3.66     2.33
2.89     YES
 L0016539         0   0.37090E-07  440975.9 3760466.2   197.6     3.66     2.33
2.89     YES
 *** AERMOD - VERSION  19191 ***   *** Construction
                         ***        03/08/21
 *** AERMET - VERSION  16216 ***   ***
                        ***        15:14:46

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 *** MODELOPTs:    RegDFAULT  CONC  ELEV  URBAN  ADJ_U*


                                                  *** VOLUME SOURCE DATA ***

               NUMBER EMISSION RATE                    BASE    RELEASE    INIT.
INIT.   URBAN  EMISSION RATE
   SOURCE       PART.  (GRAMS/SEC)     X        Y      ELEV.   HEIGHT      SY
SZ     SOURCE  SCALAR VARY
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ID	CATS.	(METERS)	(METERS)	(METERS)	(METERS)	(METERS)	(METERS)	BY
L0016540	0	0.37090E-07	440980.9	3760466.2	197.7	3.66	2.33	2.89 YES
L0016541	0	0.37090E-07	440985.9	3760466.3	197.7	3.66	2.33	2.89 YES
L0016542	0	0.37090E-07	440990.9	3760466.3	197.7	3.66	2.33	2.89 YES
L0016543	0	0.37090E-07	440995.9	3760466.3	197.7	3.66	2.33	2.89 YES
L0016544	0	0.37090E-07	441000.9	3760466.3	197.8	3.66	2.33	2.89 YES
L0016545	0	0.37090E-07	441005.9	3760466.4	197.8	3.66	2.33	2.89 YES
L0016546	0	0.37090E-07	441010.9	3760466.4	197.8	3.66	2.33	2.89 YES
L0016547	0	0.37090E-07	441015.9	3760466.4	197.9	3.66	2.33	2.89 YES
L0016548	0	0.37090E-07	441020.9	3760466.4	197.9	3.66	2.33	2.89 YES
L0016549	0	0.37090E-07	441025.9	3760466.4	197.9	3.66	2.33	2.89 YES
L0016550	0	0.37090E-07	441030.9	3760466.5	197.9	3.66	2.33	2.89 YES
L0016551	0	0.37090E-07	441035.9	3760466.5	198.0	3.66	2.33	2.89 YES
L0016552	0	0.37090E-07	441040.9	3760466.5	198.0	3.66	2.33	2.89 YES
L0016553	0	0.37090E-07	441045.9	3760466.5	198.0	3.66	2.33	2.89 YES
L0016554	0	0.37090E-07	441050.9	3760466.6	198.1	3.66	2.33	2.89 YES
L0016555	0	0.37090E-07	441055.9	3760466.6	198.1	3.66	2.33	2.89 YES
L0016556	0	0.37090E-07	441060.9	3760466.6	198.1	3.66	2.33	2.89 YES
L0016557	0	0.37090E-07	441065.9	3760466.6	198.2	3.66	2.33	2.89 YES
L0016558	0	0.37090E-07	441070.9	3760466.7	198.2	3.66	2.33	2.89 YES
L0016559	0	0.37090E-07	441075.9	3760466.7	198.2	3.66	2.33	2.89 YES
L0016560	0	0.37090E-07	441080.9	3760466.7	198.3	3.66	2.33	2.89 YES
L0016561	0	0.37090E-07	441085.9	3760466.7	198.3	3.66	2.33	

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2.89     YES
 L0016562         0   0.37090E-07  441090.9 3760466.8   198.4     3.66     2.33
2.89     YES
 L0016563         0   0.37090E-07  441095.9 3760466.8   198.4     3.66     2.33
2.89     YES
 L0016564         0   0.37090E-07  441100.9 3760466.8   198.4     3.66     2.33
2.89     YES
 L0016565         0   0.37090E-07  441105.9 3760466.8   198.5     3.66     2.33
2.89     YES
 L0016566         0   0.37090E-07  441110.9 3760466.8   198.5     3.66     2.33
2.89     YES
 L0016567         0   0.37090E-07  441115.9 3760466.9   198.5     3.66     2.33
2.89     YES
 L0016568         0   0.37090E-07  441120.9 3760466.9   198.5     3.66     2.33
2.89     YES
 L0016569         0   0.37090E-07  441125.9 3760466.9   198.5     3.66     2.33
2.89     YES
 L0016570         0   0.37090E-07  441130.9 3760466.9   198.5     3.66     2.33
2.89     YES
 L0016571         0   0.37090E-07  441135.9 3760466.9   198.5     3.66     2.33
2.89     YES
 L0016572         0   0.37090E-07  441140.9 3760466.9   198.5     3.66     2.33
2.89     YES
 L0016573         0   0.37090E-07  441145.9 3760466.8   198.6     3.66     2.33
2.89     YES
 L0016574         0   0.37090E-07  441150.9 3760466.7   198.6     3.66     2.33
2.89     YES
 L0016575         0   0.37090E-07  441155.9 3760466.7   198.6     3.66     2.33
2.89     YES
 L0016576         0   0.37090E-07  441160.9 3760466.6   198.6     3.66     2.33
2.89     YES
 L0016577         0   0.37090E-07  441165.9 3760466.6   198.6     3.66     2.33
2.89     YES
 L0016578         0   0.37090E-07  441170.9 3760466.5   198.6     3.66     2.33
2.89     YES
 L0016579         0   0.37090E-07  441175.9 3760466.5   198.6     3.66     2.33
2.89     YES
 *** AERMOD - VERSION  19191 ***   *** Construction
                         ***        03/08/21
 *** AERMET - VERSION  16216 ***   ***
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 *** MODELOPTs:    RegDFAULT  CONC  ELEV  URBAN  ADJ_U*

                                                *** VOLUME SOURCE DATA ***
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SOURCE ID	NUMBER PART. SCALAR CATS.	EMISSION RATE (GRAMS/SEC)	X (METERS)	Y (METERS)	BASE ELEV. (METERS)	RELEASE HEIGHT (METERS)	INIT. SY (METERS)	INIT. SZ (METERS)	URBAN SOURCE VARY BY
L0016580	0	0.37090E-07	441180.9	3760466.4	198.6	3.66	2.33	2.89	YES
L0016581	0	0.37090E-07	441185.9	3760466.3	198.7	3.66	2.33	2.89	YES
L0064036	0	0.37040E-07	441996.7	3760466.5	199.9	3.66	2.33	2.89	YES
L0064037	0	0.37040E-07	442001.7	3760466.5	199.8	3.66	2.33	2.89	YES
L0064038	0	0.37040E-07	442006.7	3760466.6	199.9	3.66	2.33	2.89	YES
L0064039	0	0.37040E-07	442011.7	3760466.6	200.0	3.66	2.33	2.89	YES
L0064040	0	0.37040E-07	442016.7	3760466.6	200.1	3.66	2.33	2.89	YES
L0064041	0	0.37040E-07	442021.7	3760466.6	200.2	3.66	2.33	2.89	YES
L0064042	0	0.37040E-07	442026.7	3760466.6	200.3	3.66	2.33	2.89	YES
L0064043	0	0.37040E-07	442031.7	3760466.6	200.3	3.66	2.33	2.89	YES
L0064044	0	0.37040E-07	442036.7	3760466.6	200.3	3.66	2.33	2.89	YES
L0064045	0	0.37040E-07	442041.7	3760466.6	200.3	3.66	2.33	2.89	YES
L0064046	0	0.37040E-07	442046.7	3760466.7	200.3	3.66	2.33	2.89	YES
L0064047	0	0.37040E-07	442051.7	3760466.7	200.4	3.66	2.33	2.89	YES
L0064048	0	0.37040E-07	442056.7	3760466.7	200.4	3.66	2.33	2.89	YES
L0064049	0	0.37040E-07	442061.7	3760466.7	200.4	3.66	2.33	2.89	YES
L0064050	0	0.37040E-07	442066.7	3760466.7	200.4	3.66	2.33	2.89	YES
L0064051	0	0.37040E-07	442071.7	3760466.7	200.4	3.66	2.33	2.89	YES
L0064052	0	0.37040E-07	442076.7	3760466.7	200.4	3.66	2.33	2.89	YES
L0064053	0	0.37040E-07	442081.7	3760466.7	200.4	3.66	2.33		

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2.89     YES
 L0064054         0   0.37040E-07  442086.7 3760466.8   200.4     3.66     2.33
2.89     YES
 L0064055         0   0.37040E-07  442091.7 3760466.8   200.4     3.66     2.33
2.89     YES
 L0064056         0   0.37040E-07  442096.7 3760466.8   200.4     3.66     2.33
2.89     YES
 L0064057         0   0.37040E-07  442101.7 3760466.8   200.4     3.66     2.33
2.89     YES
 L0064058         0   0.37040E-07  442106.7 3760466.8   200.4     3.66     2.33
2.89     YES
 L0064059         0   0.37040E-07  442111.7 3760466.8   200.3     3.66     2.33
2.89     YES
 L0064060         0   0.37040E-07  442116.7 3760466.8   200.3     3.66     2.33
2.89     YES
 L0064061         0   0.37040E-07  442121.7 3760466.8   200.3     3.66     2.33
2.89     YES
 L0064062         0   0.37040E-07  442126.7 3760466.9   200.3     3.66     2.33
2.89     YES
 L0064063         0   0.37040E-07  442131.7 3760466.9   200.3     3.66     2.33
2.89     YES
 L0064064         0   0.37040E-07  442136.7 3760466.9   200.3     3.66     2.33
2.89     YES
 L0064065         0   0.37040E-07  442141.7 3760466.9   200.3     3.66     2.33
2.89     YES
 L0064066         0   0.37040E-07  442146.7 3760466.9   200.3     3.66     2.33
2.89     YES
 L0064067         0   0.37040E-07  442151.7 3760466.9   200.4     3.66     2.33
2.89     YES
 L0064068         0   0.37040E-07  442156.7 3760466.9   200.4     3.66     2.33
2.89     YES
 L0064069         0   0.37040E-07  442161.7 3760466.9   200.4     3.66     2.33
2.89     YES
 L0064070         0   0.37040E-07  442166.7 3760467.0   200.4     3.66     2.33
2.89     YES
 L0064071         0   0.37040E-07  442171.7 3760467.0   200.4     3.66     2.33
2.89     YES
 L0064072         0   0.37040E-07  442176.7 3760467.0   200.4     3.66     2.33
2.89     YES
 L0064073         0   0.37040E-07  442181.7 3760467.0   200.4     3.66     2.33
2.89     YES
 *** AERMOD - VERSION  19191 ***   *** Construction
                         ***        03/08/21
 *** AERMET - VERSION  16216 ***   ***
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 *** MODELOPTs:    RegDFAULT  CONC  ELEV  URBAN  ADJ_U*
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*** VOLUME SOURCE DATA ***

SOURCE ID	NUMBER EMISSION RATE PART. SCALAR VARY CATS.	EMISSION RATE (GRAMS/SEC)	X (METERS)	Y (METERS)	BASE ELEV. (METERS)	RELEASE HEIGHT (METERS)	INIT. SY (METERS)	INIT. SZ (METERS)	URBAN SOURCE BY
L0064074	0	0.37040E-07	442186.7	3760467.0	200.4	3.66	2.33	2.89	YES
L0064075	0	0.37040E-07	442191.7	3760467.0	200.4	3.66	2.33	2.89	YES
L0064076	0	0.37040E-07	442196.7	3760467.0	200.4	3.66	2.33	2.89	YES
L0064077	0	0.37040E-07	442201.7	3760467.0	200.4	3.66	2.33	2.89	YES
L0064078	0	0.37040E-07	442206.7	3760467.1	200.4	3.66	2.33	2.89	YES
L0064079	0	0.37040E-07	442211.7	3760467.1	200.4	3.66	2.33	2.89	YES
L0064080	0	0.37040E-07	442216.7	3760467.1	200.4	3.66	2.33	2.89	YES
L0064081	0	0.37040E-07	442221.7	3760467.1	200.4	3.66	2.33	2.89	YES
L0064082	0	0.37040E-07	442226.7	3760467.1	200.4	3.66	2.33	2.89	YES
L0064083	0	0.37040E-07	442231.7	3760467.1	200.4	3.66	2.33	2.89	YES
L0064084	0	0.37040E-07	442236.7	3760467.1	200.5	3.66	2.33	2.89	YES
L0064085	0	0.37040E-07	442241.7	3760467.1	200.5	3.66	2.33	2.89	YES
L0064086	0	0.37040E-07	442246.7	3760467.2	200.5	3.66	2.33	2.89	YES
L0064087	0	0.37040E-07	442251.7	3760467.2	200.5	3.66	2.33	2.89	YES
L0064088	0	0.37040E-07	442256.7	3760467.2	200.5	3.66	2.33	2.89	YES
L0064089	0	0.37040E-07	442261.7	3760467.2	200.6	3.66	2.33	2.89	YES
L0064090	0	0.37040E-07	442266.7	3760467.2	200.6	3.66	2.33	2.89	YES
L0064091	0	0.37040E-07	442271.7	3760467.2	200.6	3.66	2.33		

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2.89     YES
 L0064092         0   0.37040E-07  442276.7 3760467.2   200.6     3.66     2.33
2.89     YES
 L0064093         0   0.37040E-07  442281.7 3760467.2   200.6     3.66     2.33
2.89     YES
 L0064094         0   0.37040E-07  442286.7 3760467.3   200.7     3.66     2.33
2.89     YES
 L0064095         0   0.37040E-07  442291.7 3760467.3   200.7     3.66     2.33
2.89     YES
 L0064096         0   0.37040E-07  442296.7 3760467.3   200.7     3.66     2.33
2.89     YES
 L0064097         0   0.37040E-07  442301.7 3760467.3   200.7     3.66     2.33
2.89     YES
 L0064098         0   0.37040E-07  442306.7 3760467.3   200.7     3.66     2.33
2.89     YES
 L0064099         0   0.37040E-07  442311.7 3760467.3   200.7     3.66     2.33
2.89     YES
 L0064100         0   0.37040E-07  442316.7 3760467.3   200.8     3.66     2.33
2.89     YES
 L0064101         0   0.37040E-07  442321.7 3760467.3   200.8     3.66     2.33
2.89     YES
 L0064102         0   0.37040E-07  442326.7 3760467.4   200.8     3.66     2.33
2.89     YES
 L0064103         0   0.37040E-07  442331.7 3760467.4   200.9     3.66     2.33
2.89     YES
 L0064104         0   0.37040E-07  442336.7 3760467.4   200.9     3.66     2.33
2.89     YES
 L0064105         0   0.37040E-07  442341.7 3760467.4   200.9     3.66     2.33
2.89     YES
 L0064106         0   0.37040E-07  442346.7 3760467.5   200.9     3.66     2.33
2.89     YES
 L0064107         0   0.37040E-07  442351.7 3760467.6   201.0     3.66     2.33
2.89     YES
 L0064108         0   0.37040E-07  442356.7 3760467.7   201.0     3.66     2.33
2.89     YES
 L0064109         0   0.37040E-07  442361.7 3760467.7   201.0     3.66     2.33
2.89     YES
 L0064110         0   0.37040E-07  442366.7 3760467.8   201.0     3.66     2.33
2.89     YES
 L0064111         0   0.37040E-07  442371.7 3760467.9   201.0     3.66     2.33
2.89     YES
 L0064112         0   0.37040E-07  442376.7 3760468.0   201.0     3.66     2.33
2.89     YES
 L0064113         0   0.37040E-07  442381.7 3760468.1   201.0     3.66     2.33
2.89     YES
 *** AERMOD - VERSION  19191 ***   *** Construction
                           ***        03/08/21
 *** AERMET - VERSION  16216 ***   ***
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*** MODELOPTs: RegDFAULT CONC ELEV URBAN ADJ_U*

*** VOLUME SOURCE DATA ***

SOURCE ID	NUMBER PART. CATS.	EMISSION RATE (GRAMS/SEC)	X (METERS)	Y (METERS)	BASE ELEV. (METERS)	RELEASE HEIGHT (METERS)	INIT. SY (METERS)	INIT. SZ (METERS)	URBAN SOURCE	EMISSION RATE SCALAR VARY BY
L0064114	0	0.37040E-07	442386.7	3760468.1	201.0	3.66	2.33	2.89	YES	
L0064115	0	0.37040E-07	442391.7	3760468.2	201.0	3.66	2.33	2.89	YES	
L0064116	0	0.37040E-07	442396.7	3760468.3	201.0	3.66	2.33	2.89	YES	
L0064117	0	0.37040E-07	442401.7	3760468.4	201.1	3.66	2.33	2.89	YES	
L0064118	0	0.37040E-07	442406.7	3760468.4	201.1	3.66	2.33	2.89	YES	
L0064119	0	0.37040E-07	442411.7	3760468.5	201.1	3.66	2.33	2.89	YES	
L0064120	0	0.37040E-07	442416.7	3760468.6	201.1	3.66	2.33	2.89	YES	
L0064121	0	0.37040E-07	442421.7	3760468.7	201.1	3.66	2.33	2.89	YES	
L0064122	0	0.37040E-07	442426.7	3760468.7	201.2	3.66	2.33	2.89	YES	
L0064123	0	0.37040E-07	442431.7	3760468.8	201.2	3.66	2.33	2.89	YES	
L0064124	0	0.37040E-07	442436.7	3760468.9	201.2	3.66	2.33	2.89	YES	
L0064125	0	0.37040E-07	442441.7	3760469.0	201.2	3.66	2.33	2.89	YES	
L0064126	0	0.37040E-07	442446.7	3760469.0	201.2	3.66	2.33	2.89	YES	
L0064127	0	0.37040E-07	442451.7	3760469.1	201.2	3.66	2.33	2.89	YES	
L0064128	0	0.37040E-07	442456.7	3760469.2	201.2	3.66	2.33	2.89	YES	
L0064129	0	0.37040E-07	442461.7	3760469.3	201.2	3.66	2.33			

2.89	YES						
L0064130	0	0.37040E-07	442466.7	3760469.3	201.2	3.66	2.33
2.89	YES						
L0064131	0	0.37040E-07	442471.7	3760469.4	201.2	3.66	2.33
2.89	YES						
L0064132	0	0.37040E-07	442476.7	3760469.5	201.2	3.66	2.33
2.89	YES						
L0064133	0	0.37040E-07	442481.7	3760469.6	201.1	3.66	2.33
2.89	YES						
L0064134	0	0.37040E-07	442486.7	3760469.6	201.1	3.66	2.33
2.89	YES						
L0064135	0	0.37040E-07	442491.7	3760469.7	201.1	3.66	2.33
2.89	YES						
L0064136	0	0.37040E-07	442496.7	3760469.8	201.1	3.66	2.33
2.89	YES						
L0064137	0	0.37040E-07	442501.7	3760469.9	201.1	3.66	2.33
2.89	YES						
L0064138	0	0.37040E-07	442506.7	3760469.9	201.1	3.66	2.33
2.89	YES						
L0064139	0	0.37040E-07	442511.7	3760469.8	201.1	3.66	2.33
2.89	YES						
L0064140	0	0.37040E-07	442516.7	3760469.8	201.1	3.66	2.33
2.89	YES						
L0064141	0	0.37040E-07	442521.7	3760469.7	201.1	3.66	2.33
2.89	YES						
L0064142	0	0.37040E-07	442526.7	3760469.7	201.1	3.66	2.33
2.89	YES						
L0064143	0	0.37040E-07	442531.7	3760469.6	201.1	3.66	2.33
2.89	YES						
L0064144	0	0.37040E-07	442536.7	3760469.6	201.1	3.66	2.33
2.89	YES						
L0064145	0	0.37040E-07	442541.7	3760469.5	201.0	3.66	2.33
2.89	YES						
L0064146	0	0.37040E-07	442546.7	3760469.5	201.0	3.66	2.33
2.89	YES						
L0064147	0	0.37040E-07	442551.7	3760469.4	201.0	3.66	2.33
2.89	YES						
L0064148	0	0.37040E-07	442556.7	3760469.4	201.0	3.66	2.33
2.89	YES						
L0064149	0	0.37040E-07	442561.7	3760469.3	201.0	3.66	2.33
2.89	YES						
L0064150	0	0.37040E-07	442566.7	3760469.3	201.0	3.66	2.33
2.89	YES						
L0064151	0	0.37040E-07	442571.7	3760469.2	201.0	3.66	2.33
2.89	YES						
L0064152	0	0.37040E-07	442576.7	3760469.2	201.0	3.66	2.33
2.89	YES						
L0064153	0	0.37040E-07	442581.7	3760469.1	200.9	3.66	2.33

2.89 YES
↟ *** AERMOD - VERSION 19191 *** *** Construction
*** 03/08/21
*** AERMET - VERSION 16216 *** ***
*** 15:14:46

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*** MODELOPTs: RegDFAULT CONC ELEV URBAN ADJ_U*

*** VOLUME SOURCE DATA ***

SOURCE ID	NUMBER PART. CATS.	EMISSION RATE (GRAMS/SEC)	X (METERS)	Y (METERS)	BASE ELEV. (METERS)	RELEASE HEIGHT (METERS)	INIT. SY (METERS)	INIT. SZ (METERS)	URBAN SOURCE BY	EMISSION RATE SCALAR VARY
L0064154	0	0.37040E-07	442586.7	3760469.1	200.9	3.66	2.33	2.89	YES	
L0064155	0	0.37040E-07	442591.7	3760469.0	200.9	3.66	2.33	2.89	YES	
L0064156	0	0.37040E-07	442596.7	3760469.0	200.9	3.66	2.33	2.89	YES	
L0064157	0	0.37040E-07	442601.7	3760468.9	200.9	3.66	2.33	2.89	YES	
L0064158	0	0.37040E-07	442606.7	3760468.9	200.9	3.66	2.33	2.89	YES	
L0064159	0	0.37040E-07	442611.7	3760468.8	200.9	3.66	2.33	2.89	YES	
L0064160	0	0.37040E-07	442616.7	3760468.8	200.9	3.66	2.33	2.89	YES	
L0064161	0	0.37040E-07	442621.7	3760468.7	200.9	3.66	2.33	2.89	YES	
L0064162	0	0.37040E-07	442626.7	3760468.7	200.9	3.66	2.33	2.89	YES	
L0064163	0	0.37040E-07	442631.7	3760468.6	200.9	3.66	2.33	2.89	YES	
L0064164	0	0.37040E-07	442636.7	3760468.6	200.9	3.66	2.33	2.89	YES	
L0064165	0	0.37040E-07	442641.7	3760468.5	200.9	3.66	2.33	2.89	YES	
L0064166	0	0.37040E-07	442646.7	3760468.5	200.9	3.66	2.33	2.89	YES	
L0064167	0	0.37040E-07	442651.7	3760468.4	200.9	3.66	2.33			

2.89	YES							
L0064168		0	0.37040E-07	442656.7	3760468.4	200.9	3.66	2.33
2.89	YES							
L0064169		0	0.37040E-07	442661.7	3760468.3	200.9	3.66	2.33
2.89	YES							
L0064170		0	0.37040E-07	442666.7	3760468.3	200.9	3.66	2.33
2.89	YES							
L0064171		0	0.37040E-07	442671.7	3760468.2	200.9	3.66	2.33
2.89	YES							
L0064172		0	0.37040E-07	442676.7	3760468.2	200.8	3.66	2.33
2.89	YES							
L0064173		0	0.37040E-07	442681.7	3760468.1	200.8	3.66	2.33
2.89	YES							
L0064174		0	0.37040E-07	442686.7	3760468.1	200.8	3.66	2.33
2.89	YES							
L0064175		0	0.37040E-07	442691.7	3760468.0	200.8	3.66	2.33
2.89	YES							
L0064176		0	0.37040E-07	442696.7	3760468.0	200.8	3.66	2.33
2.89	YES							
L0064177		0	0.37040E-07	442701.7	3760467.9	200.8	3.66	2.33
2.89	YES							
L0064178		0	0.37040E-07	442706.7	3760467.9	200.8	3.66	2.33
2.89	YES							
L0064179		0	0.37040E-07	442711.7	3760467.8	200.8	3.66	2.33
2.89	YES							
L0064180		0	0.37040E-07	442716.7	3760467.8	200.8	3.66	2.33
2.89	YES							
L0064181		0	0.37040E-07	442721.7	3760467.7	200.8	3.66	2.33
2.89	YES							
L0064182		0	0.37040E-07	442726.7	3760467.7	200.9	3.66	2.33
2.89	YES							
L0064183		0	0.37040E-07	442731.7	3760467.6	200.9	3.66	2.33
2.89	YES							
L0064184		0	0.37040E-07	442736.7	3760467.6	200.9	3.66	2.33
2.89	YES							
L0064185		0	0.37040E-07	442741.7	3760467.5	200.9	3.66	2.33
2.89	YES							
L0064186		0	0.37040E-07	442746.7	3760467.5	200.9	3.66	2.33
2.89	YES							
L0064187		0	0.37040E-07	442751.7	3760467.4	200.9	3.66	2.33
2.89	YES							
L0064188		0	0.37040E-07	442756.7	3760467.4	200.9	3.66	2.33
2.89	YES							
L0064189		0	0.37040E-07	442761.7	3760467.3	200.9	3.66	2.33
2.89	YES							
L0064190		0	0.37040E-07	442766.7	3760467.3	200.8	3.66	2.33
2.89	YES							
L0064191		0	0.37040E-07	442771.7	3760467.2	200.8	3.66	2.33

2.89 YES
L0064192 0 0.37040E-07 442776.7 3760467.2 200.8 3.66 2.33
2.89 YES
L0064193 0 0.37040E-07 442781.7 3760467.1 200.8 3.66 2.33
2.89 YES
*** AERMOD - VERSION 19191 *** *** Construction
*** 03/08/21
*** AERMET - VERSION 16216 *** ***
*** 15:14:46

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*** MODELOPTs: RegDFAULT CONC ELEV URBAN ADJ_U*

*** VOLUME SOURCE DATA ***

SOURCE ID	NUMBER PART. CATS.	EMISSION RATE (GRAMS/SEC)	X (METERS)	Y (METERS)	BASE ELEV. (METERS)	RELEASE HEIGHT (METERS)	INIT. SY (METERS)	INIT. SZ (METERS)	URBAN SOURCE BY	EMISSION RATE SCALAR VARY
L0064194	0	0.37040E-07	442786.7	3760467.1	200.8	3.66	2.33	2.89	YES	
L0064195	0	0.37040E-07	442791.7	3760467.0	200.8	3.66	2.33	2.89	YES	
L0064196	0	0.37040E-07	442796.7	3760467.0	200.8	3.66	2.33	2.89	YES	
L0064197	0	0.37040E-07	442801.7	3760466.9	200.8	3.66	2.33	2.89	YES	
L0064198	0	0.37040E-07	442806.7	3760466.9	200.8	3.66	2.33	2.89	YES	
L0064199	0	0.37040E-07	442811.7	3760466.8	200.8	3.66	2.33	2.89	YES	
L0064200	0	0.37040E-07	442816.7	3760466.8	200.8	3.66	2.33	2.89	YES	
L0064201	0	0.37040E-07	442821.7	3760466.7	200.8	3.66	2.33	2.89	YES	
L0064202	0	0.37040E-07	442826.7	3760466.7	200.8	3.66	2.33	2.89	YES	
L0064203	0	0.37040E-07	442831.7	3760466.6	200.8	3.66	2.33	2.89	YES	
L0064204	0	0.37040E-07	442836.7	3760466.6	200.9	3.66	2.33	2.89	YES	
L0064205	0	0.37040E-07	442841.7	3760466.5	200.9	3.66	2.33			

2.89	YES							
L0064206		0	0.37040E-07	442846.7	3760466.5	200.9	3.66	2.33
2.89	YES							
L0064207		0	0.37040E-07	442851.7	3760466.4	200.9	3.66	2.33
2.89	YES							
L0064208		0	0.37040E-07	442856.7	3760466.4	201.0	3.66	2.33
2.89	YES							
L0064209		0	0.37040E-07	442861.7	3760466.4	201.0	3.66	2.33
2.89	YES							
L0064210		0	0.37040E-07	442866.7	3760466.4	201.0	3.66	2.33
2.89	YES							
L0064211		0	0.37040E-07	442871.7	3760466.3	201.0	3.66	2.33
2.89	YES							
L0064212		0	0.37040E-07	442876.7	3760466.3	201.1	3.66	2.33
2.89	YES							
L0064213		0	0.37040E-07	442881.7	3760466.3	201.1	3.66	2.33
2.89	YES							
L0064214		0	0.37040E-07	442886.7	3760466.3	201.1	3.66	2.33
2.89	YES							
L0064215		0	0.37040E-07	442891.7	3760466.3	201.1	3.66	2.33
2.89	YES							
L0064216		0	0.37040E-07	442896.7	3760466.3	201.1	3.66	2.33
2.89	YES							
L0064217		0	0.37040E-07	442901.7	3760466.2	201.1	3.66	2.33
2.89	YES							
L0064218		0	0.37040E-07	442906.7	3760466.2	201.1	3.66	2.33
2.89	YES							
L0064219		0	0.37040E-07	442911.7	3760466.2	201.2	3.66	2.33
2.89	YES							
L0064220		0	0.37040E-07	442916.7	3760466.2	201.2	3.66	2.33
2.89	YES							
L0064221		0	0.37040E-07	442921.7	3760466.2	201.2	3.66	2.33
2.89	YES							
L0064222		0	0.37040E-07	442926.7	3760466.1	201.2	3.66	2.33
2.89	YES							
L0064223		0	0.37040E-07	442931.7	3760466.1	201.2	3.66	2.33
2.89	YES							
L0064224		0	0.37040E-07	442936.7	3760466.1	201.3	3.66	2.33
2.89	YES							
L0064225		0	0.37040E-07	442941.7	3760466.1	201.3	3.66	2.33
2.89	YES							
L0064226		0	0.37040E-07	442946.7	3760466.1	201.3	3.66	2.33
2.89	YES							
L0064227		0	0.37040E-07	442951.7	3760466.1	201.3	3.66	2.33
2.89	YES							
L0064228		0	0.37040E-07	442956.7	3760466.0	201.4	3.66	2.33
2.89	YES							
L0064229		0	0.37040E-07	442961.7	3760466.0	201.4	3.66	2.33

```
2.89     YES
 L0064230         0   0.37040E-07  442966.7 3760466.0   201.4     3.66     2.33
2.89     YES
 L0064231         0   0.37040E-07  442971.7 3760466.0   201.4     3.66     2.33
2.89     YES
 L0064232         0   0.37040E-07  442976.7 3760466.0   201.4     3.66     2.33
2.89     YES
 L0064233         0   0.37040E-07  442981.7 3760466.0   201.5     3.66     2.33
2.89     YES
 *** AERMOD - VERSION  19191 ***   *** Construction
                         ***        03/08/21
 *** AERMET - VERSION  16216 ***   ***
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 *** MODELOPTs:    RegDFAULT  CONC  ELEV  URBAN  ADJ_U*


                                                    *** VOLUME SOURCE DATA ***

               NUMBER EMISSION RATE                    BASE    RELEASE    INIT.
INIT.   URBAN  EMISSION RATE
   SOURCE       PART.  (GRAMS/SEC)     X        Y      ELEV.   HEIGHT      SY
SZ     SOURCE  SCALAR VARY
     ID         CATS.               (METERS) (METERS) (METERS) (METERS) (METERS)
(METERS)              BY
 - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
- - - - - - - - - - - - - - - - - - - - - -

 L0064234         0   0.37040E-07  442986.7 3760466.0   201.6     3.66     2.33
2.89     YES
 L0064235         0   0.37040E-07  442991.7 3760466.0   201.6     3.66     2.33
2.89     YES
 L0064236         0   0.37040E-07  442996.7 3760466.0   201.7     3.66     2.33
2.89     YES
 L0064237         0   0.37040E-07  443001.7 3760466.0   201.8     3.66     2.33
2.89     YES
 L0064238         0   0.37040E-07  443006.7 3760466.0   201.8     3.66     2.33
2.89     YES
 L0064239         0   0.37040E-07  443011.7 3760466.0   201.8     3.66     2.33
2.89     YES
 L0064240         0   0.37040E-07  443016.7 3760466.0   201.8     3.66     2.33
2.89     YES
 L0064241         0   0.37040E-07  443021.7 3760466.0   201.8     3.66     2.33
2.89     YES
 L0064242         0   0.37040E-07  443026.7 3760466.0   201.8     3.66     2.33
2.89     YES
 L0064243         0   0.37040E-07  443031.7 3760466.0   201.8     3.66     2.33
```

2.89 YES							
L0064244	0	0.37040E-07	443036.7	3760466.0	201.8	3.66	2.33
2.89 YES							
L0064245	0	0.37040E-07	443041.7	3760466.0	201.8	3.66	2.33
2.89 YES							
L0064246	0	0.37040E-07	443046.7	3760466.0	201.7	3.66	2.33
2.89 YES							
L0064247	0	0.37040E-07	443051.7	3760466.0	201.7	3.66	2.33
2.89 YES							
L0064248	0	0.37040E-07	443056.7	3760466.1	201.7	3.66	2.33
2.89 YES							
L0064249	0	0.37040E-07	443061.7	3760466.1	201.7	3.66	2.33
2.89 YES							
L0064250	0	0.37040E-07	443066.7	3760466.1	201.7	3.66	2.33
2.89 YES							
L0064251	0	0.37040E-07	443071.7	3760466.1	201.8	3.66	2.33
2.89 YES							
L0064252	0	0.37040E-07	443076.7	3760466.1	201.8	3.66	2.33
2.89 YES							
L0064253	0	0.37040E-07	443081.7	3760466.1	201.8	3.66	2.33
2.89 YES							
L0064254	0	0.37040E-07	443086.7	3760466.1	201.8	3.66	2.33
2.89 YES							
L0064255	0	0.37040E-07	443091.7	3760466.1	201.8	3.66	2.33
2.89 YES							
L0064256	0	0.37040E-07	443096.7	3760466.1	201.8	3.66	2.33
2.89 YES							
L0064257	0	0.37040E-07	443101.7	3760466.1	201.8	3.66	2.33
2.89 YES							
L0064258	0	0.37040E-07	443106.7	3760466.1	201.8	3.66	2.33
2.89 YES							
L0064259	0	0.37040E-07	443111.7	3760466.1	201.8	3.66	2.33
2.89 YES							
L0064260	0	0.37040E-07	443116.7	3760466.1	201.9	3.66	2.33
2.89 YES							
L0064261	0	0.37040E-07	443121.7	3760466.2	201.9	3.66	2.33
2.89 YES							
L0064262	0	0.37040E-07	443126.7	3760466.2	201.9	3.66	2.33
2.89 YES							
L0064263	0	0.37040E-07	443131.7	3760466.2	201.9	3.66	2.33
2.89 YES							
L0064264	0	0.37040E-07	443136.7	3760466.2	201.9	3.66	2.33
2.89 YES							
L0064265	0	0.37040E-07	443141.7	3760466.2	202.0	3.66	2.33
2.89 YES							
L0064266	0	0.37040E-07	443146.7	3760466.2	202.0	3.66	2.33
2.89 YES							
L0064267	0	0.37040E-07	443151.7	3760466.2	202.0	3.66	2.33

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2.89     YES
 L0064268         0   0.37040E-07  443156.7 3760466.2   202.0     3.66     2.33
2.89     YES
 L0064269         0   0.37040E-07  443161.7 3760466.2   202.1     3.66     2.33
2.89     YES
 L0064270         0   0.37040E-07  443166.7 3760466.2   202.1     3.66     2.33
2.89     YES
 L0064271         0   0.37040E-07  443171.7 3760466.2   202.2     3.66     2.33
2.89     YES
 L0064272         0   0.37040E-07  443176.7 3760466.2   202.2     3.66     2.33
2.89     YES
 L0064273         0   0.37040E-07  443181.7 3760466.2   202.3     3.66     2.33
2.89     YES
 *** AERMOD - VERSION  19191 ***   *** Construction
                         ***        03/08/21
 *** AERMET - VERSION  16216 ***   ***
                        ***        15:14:46

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 *** MODELOPTs:    RegDFAULT  CONC  ELEV  URBAN  ADJ_U*


                                                    *** VOLUME SOURCE DATA ***

               NUMBER EMISSION RATE                    BASE    RELEASE    INIT.
INIT.   URBAN  EMISSION RATE
   SOURCE       PART.  (GRAMS/SEC)     X        Y      ELEV.   HEIGHT      SY
SZ     SOURCE  SCALAR VARY
     ID         CATS.               (METERS) (METERS) (METERS) (METERS) (METERS)
(METERS)             BY
 - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
- - - - - - - - - - - - - - - - - - - - -

 L0064274         0   0.37040E-07  443186.7 3760466.2   202.3     3.66     2.33
2.89     YES
 L0064275         0   0.37040E-07  443191.7 3760466.3   202.4     3.66     2.33
2.89     YES
 L0064276         0   0.37040E-07  443196.7 3760466.3   202.5     3.66     2.33
2.89     YES
 L0064277         0   0.37040E-07  443201.7 3760466.3   202.6     3.66     2.33
2.89     YES
 L0064278         0   0.37040E-07  443206.7 3760466.3   202.7     3.66     2.33
2.89     YES
 L0064279         0   0.37040E-07  443211.7 3760466.3   202.7     3.66     2.33
2.89     YES
 L0064280         0   0.37040E-07  443216.7 3760466.3   202.7     3.66     2.33
2.89     YES
 L0064281         0   0.37040E-07  443221.7 3760466.3   202.7     3.66     2.33
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2.89 YES							
L0064282	0	0.37040E-07	443226.7	3760466.3	202.8	3.66	2.33
2.89 YES							
L0064283	0	0.37040E-07	443231.7	3760466.3	202.8	3.66	2.33
2.89 YES							
L0064284	0	0.37040E-07	443236.7	3760466.3	202.8	3.66	2.33
2.89 YES							
L0064285	0	0.37040E-07	443241.7	3760466.3	202.8	3.66	2.33
2.89 YES							
L0064286	0	0.37040E-07	443246.7	3760466.3	202.8	3.66	2.33
2.89 YES							
L0064287	0	0.37040E-07	443251.7	3760466.3	202.8	3.66	2.33
2.89 YES							
L0064288	0	0.37040E-07	443256.7	3760466.3	202.8	3.66	2.33
2.89 YES							
L0064289	0	0.37040E-07	443261.7	3760466.4	202.8	3.66	2.33
2.89 YES							
L0064290	0	0.37040E-07	443266.7	3760466.4	202.8	3.66	2.33
2.89 YES							
L0064291	0	0.37040E-07	443271.7	3760466.4	202.8	3.66	2.33
2.89 YES							
L0064292	0	0.37040E-07	443276.7	3760466.4	202.8	3.66	2.33
2.89 YES							
L0064293	0	0.37040E-07	443281.7	3760466.4	202.8	3.66	2.33
2.89 YES							
L0064294	0	0.37040E-07	443286.7	3760466.4	202.8	3.66	2.33
2.89 YES							
L0064295	0	0.37040E-07	443291.7	3760466.4	202.9	3.66	2.33
2.89 YES							
L0064296	0	0.37040E-07	443296.7	3760466.4	202.9	3.66	2.33
2.89 YES							
L0064297	0	0.37040E-07	443301.7	3760466.4	202.9	3.66	2.33
2.89 YES							
L0064298	0	0.37040E-07	443306.7	3760466.4	202.9	3.66	2.33
2.89 YES							
L0064299	0	0.37040E-07	443311.7	3760466.4	202.9	3.66	2.33
2.89 YES							
L0064300	0	0.37040E-07	443316.7	3760466.4	202.9	3.66	2.33
2.89 YES							
L0064301	0	0.37040E-07	443321.7	3760466.4	202.9	3.66	2.33
2.89 YES							
L0064302	0	0.37040E-07	443326.7	3760466.3	203.0	3.66	2.33
2.89 YES							
L0064303	0	0.37040E-07	443331.7	3760466.3	203.0	3.66	2.33
2.89 YES							
L0064304	0	0.37040E-07	443336.7	3760466.3	203.0	3.66	2.33
2.89 YES							
L0064305	0	0.37040E-07	443341.7	3760466.3	203.0	3.66	2.33

```
2.89     YES
 L0064306         0   0.37040E-07  443346.7 3760466.3   203.0     3.66     2.33
2.89     YES
 L0064307         0   0.37040E-07  443351.7 3760466.3   203.0     3.66     2.33
2.89     YES
 L0064308         0   0.37040E-07  443356.7 3760466.3   203.1     3.66     2.33
2.89     YES
 L0064309         0   0.37040E-07  443361.7 3760466.3   203.1     3.66     2.33
2.89     YES
 L0064310         0   0.37040E-07  443366.7 3760466.3   203.1     3.66     2.33
2.89     YES
 L0064311         0   0.37040E-07  443371.7 3760466.3   203.1     3.66     2.33
2.89     YES
 L0064312         0   0.37040E-07  443376.7 3760466.3   203.1     3.66     2.33
2.89     YES
 L0064313         0   0.37040E-07  443381.7 3760466.3   203.1     3.66     2.33
2.89     YES
```


*** VOLUME SOURCE DATA ***

SOURCE ID	NUMBER PART. CATS.	EMISSION RATE (GRAMS/SEC)	X (METERS)	Y (METERS)	BASE ELEV. (METERS)	RELEASE HEIGHT (METERS)	INIT. SY (METERS)	INIT. SZ	URBAN SOURCE	EMISSION RATE SCALAR VARY BY
L0064314	0	0.37040E-07	443386.7	3760466.3	203.2	3.66	2.33	2.89	YES	
L0064315	0	0.37040E-07	443391.7	3760466.3	203.2	3.66	2.33	2.89	YES	
L0064316	0	0.37040E-07	443396.7	3760466.2	203.2	3.66	2.33	2.89	YES	
L0064317	0	0.37040E-07	443401.7	3760466.2	203.2	3.66	2.33	2.89	YES	
L0064318	0	0.37040E-07	443406.7	3760466.2	203.2	3.66	2.33	2.89	YES	
L0064319	0	0.37040E-07	443411.7	3760466.2	203.2	3.66	2.33			

2.89	YES							
L0064320		0	0.37040E-07	443416.7	3760466.2	203.2	3.66	2.33
2.89	YES							
L0064321		0	0.37040E-07	443421.7	3760466.2	203.2	3.66	2.33
2.89	YES							
L0064322		0	0.37040E-07	443426.7	3760466.2	203.2	3.66	2.33
2.89	YES							
L0064323		0	0.37040E-07	443431.7	3760466.2	203.2	3.66	2.33
2.89	YES							
L0064324		0	0.37040E-07	443436.7	3760466.2	203.2	3.66	2.33
2.89	YES							
L0064325		0	0.37040E-07	443441.7	3760466.2	203.2	3.66	2.33
2.89	YES							
L0064326		0	0.37040E-07	443446.7	3760466.2	203.2	3.66	2.33
2.89	YES							
L0064327		0	0.37040E-07	443451.7	3760466.2	203.2	3.66	2.33
2.89	YES							
L0064328		0	0.37040E-07	443456.7	3760466.2	203.2	3.66	2.33
2.89	YES							
L0064329		0	0.37040E-07	443461.7	3760466.1	203.2	3.66	2.33
2.89	YES							
L0064330		0	0.37040E-07	443466.7	3760466.1	203.2	3.66	2.33
2.89	YES							
L0064331		0	0.37040E-07	443471.7	3760466.1	203.2	3.66	2.33
2.89	YES							
L0064332		0	0.37040E-07	443476.7	3760466.1	203.3	3.66	2.33
2.89	YES							
L0064333		0	0.37040E-07	443481.7	3760466.1	203.3	3.66	2.33
2.89	YES							
L0064334		0	0.37040E-07	443486.7	3760466.1	203.3	3.66	2.33
2.89	YES							
L0064335		0	0.37040E-07	443491.7	3760466.1	203.3	3.66	2.33
2.89	YES							
L0064336		0	0.37040E-07	443496.7	3760466.1	203.3	3.66	2.33
2.89	YES							
L0064337		0	0.37040E-07	443501.7	3760466.1	203.3	3.66	2.33
2.89	YES							
L0064338		0	0.37040E-07	443506.7	3760466.1	203.3	3.66	2.33
2.89	YES							
L0064339		0	0.37040E-07	443511.7	3760466.1	203.3	3.66	2.33
2.89	YES							
L0064340		0	0.37040E-07	443516.7	3760466.1	203.3	3.66	2.33
2.89	YES							
L0064341		0	0.37040E-07	443521.7	3760466.1	203.2	3.66	2.33
2.89	YES							
L0064342		0	0.37040E-07	443526.7	3760466.0	203.2	3.66	2.33
2.89	YES							
L0064343		0	0.37040E-07	443531.7	3760466.0	203.2	3.66	2.33

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2.89     YES
 L0064344         0   0.37040E-07  443536.7 3760466.0   203.2     3.66     2.33
2.89     YES
 L0064345         0   0.37040E-07  443541.7 3760466.0   203.2     3.66     2.33
2.89     YES
 L0064346         0   0.37040E-07  443546.7 3760466.0   203.2     3.66     2.33
2.89     YES
 L0064347         0   0.37040E-07  443551.7 3760466.0   203.2     3.66     2.33
2.89     YES
 L0064348         0   0.37040E-07  443556.7 3760466.0   203.2     3.66     2.33
2.89     YES
 L0064349         0   0.37040E-07  443561.7 3760466.0   203.2     3.66     2.33
2.89     YES
 L0064350         0   0.37040E-07  443566.7 3760466.0   203.2     3.66     2.33
2.89     YES
 L0064351         0   0.37040E-07  443571.7 3760466.0   203.3     3.66     2.33
2.89     YES
 L0064352         0   0.37040E-07  443576.7 3760466.0   203.3     3.66     2.33
2.89     YES
 L0064353         0   0.37040E-07  443581.7 3760466.0   203.3     3.66     2.33
2.89     YES
 *** AERMOD - VERSION  19191 ***   *** Construction
                         ***        03/08/21
 *** AERMET - VERSION  16216 ***   ***
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 *** MODELOPTs:    RegDFAULT  CONC  ELEV  URBAN  ADJ_U*


                                                    *** VOLUME SOURCE DATA ***

               NUMBER EMISSION RATE                    BASE    RELEASE    INIT.
INIT.   URBAN  EMISSION RATE
   SOURCE       PART.  (GRAMS/SEC)     X        Y      ELEV.   HEIGHT      SY
SZ     SOURCE  SCALAR VARY
     ID         CATS.               (METERS) (METERS) (METERS) (METERS) (METERS)
(METERS)             BY
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- - - - - - - - - - - - - - - - - - - -

 L0064354         0   0.37040E-07  443586.7 3760466.0   203.3     3.66     2.33
2.89     YES
 L0064355         0   0.37040E-07  443591.7 3760465.9   203.3     3.66     2.33
2.89     YES
 L0064356         0   0.37040E-07  443596.7 3760465.9   203.3     3.66     2.33
2.89     YES
 L0064357         0   0.37040E-07  443601.7 3760465.9   203.3     3.66     2.33
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2.89	YES							
L0064358		0	0.37040E-07	443606.7	3760465.9	203.3	3.66	2.33
2.89	YES							
L0064359		0	0.37040E-07	443611.7	3760465.9	203.3	3.66	2.33
2.89	YES							
L0064360		0	0.37040E-07	443616.7	3760465.9	203.4	3.66	2.33
2.89	YES							
L0064361		0	0.37040E-07	443621.7	3760465.9	203.4	3.66	2.33
2.89	YES							
L0064362		0	0.37040E-07	443626.7	3760465.9	203.4	3.66	2.33
2.89	YES							
L0064363		0	0.37040E-07	443631.7	3760465.9	203.4	3.66	2.33
2.89	YES							
L0064364		0	0.37040E-07	443636.7	3760465.9	203.4	3.66	2.33
2.89	YES							
L0064365		0	0.37040E-07	443641.7	3760465.9	203.4	3.66	2.33
2.89	YES							
L0064366		0	0.37040E-07	443646.7	3760465.9	203.4	3.66	2.33
2.89	YES							
L0064367		0	0.37040E-07	443651.7	3760465.9	203.5	3.66	2.33
2.89	YES							
L0064368		0	0.37040E-07	443656.7	3760465.9	203.5	3.66	2.33
2.89	YES							
L0064369		0	0.37040E-07	443661.7	3760465.9	203.5	3.66	2.33
2.89	YES							
L0064370		0	0.37040E-07	443666.7	3760465.9	203.5	3.66	2.33
2.89	YES							
L0064371		0	0.37040E-07	443671.7	3760465.9	203.5	3.66	2.33
2.89	YES							
L0064372		0	0.37040E-07	443676.7	3760465.9	203.5	3.66	2.33
2.89	YES							
L0064373		0	0.37040E-07	443681.7	3760466.0	203.5	3.66	2.33
2.89	YES							
L0064374		0	0.37040E-07	443686.7	3760466.0	203.5	3.66	2.33
2.89	YES							
L0064375		0	0.37040E-07	443691.7	3760466.0	203.5	3.66	2.33
2.89	YES							
L0064376		0	0.37040E-07	443696.7	3760466.1	203.5	3.66	2.33
2.89	YES							
L0064377		0	0.37040E-07	443701.7	3760466.1	203.6	3.66	2.33
2.89	YES							
L0064378		0	0.37040E-07	443706.7	3760466.1	203.6	3.66	2.33
2.89	YES							
L0064379		0	0.37040E-07	443711.7	3760466.2	203.6	3.66	2.33
2.89	YES							
L0064380		0	0.37040E-07	443716.7	3760466.2	203.6	3.66	2.33
2.89	YES							
L0064381		0	0.37040E-07	443721.7	3760466.2	203.6	3.66	2.33

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2.89     YES
 L0064382         0   0.37040E-07  443726.7 3760466.3   203.6     3.66     2.33
2.89     YES
 L0064383         0   0.37040E-07  443731.7 3760466.3   203.6     3.66     2.33
2.89     YES
 L0064384         0   0.37040E-07  443736.7 3760466.3   203.6     3.66     2.33
2.89     YES
 L0064385         0   0.37040E-07  443741.7 3760466.4   203.6     3.66     2.33
2.89     YES
 L0064386         0   0.37040E-07  443746.7 3760466.4   203.7     3.66     2.33
2.89     YES
 L0064387         0   0.37040E-07  443751.7 3760466.4   203.7     3.66     2.33
2.89     YES
 L0064388         0   0.37040E-07  443756.7 3760466.5   203.7     3.66     2.33
2.89     YES
 L0064389         0   0.37040E-07  443761.7 3760466.5   203.7     3.66     2.33
2.89     YES
 L0064390         0   0.37040E-07  443766.7 3760466.5   203.7     3.66     2.33
2.89     YES
 L0064391         0   0.37040E-07  443771.7 3760466.6   203.7     3.66     2.33
2.89     YES
 L0064392         0   0.37040E-07  443776.7 3760466.6   203.8     3.66     2.33
2.89     YES
 L0064393         0   0.37040E-07  443781.7 3760466.6   203.8     3.66     2.33
2.89     YES
 *** AERMOD - VERSION  19191 ***   *** Construction
                         ***        03/08/21
 *** AERMET - VERSION  16216 ***   ***
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 *** MODELOPTs:    RegDFAULT  CONC  ELEV  URBAN  ADJ_U*


                                                    *** VOLUME SOURCE DATA ***

               NUMBER EMISSION RATE                    BASE    RELEASE    INIT.
INIT.   URBAN  EMISSION RATE
   SOURCE       PART.  (GRAMS/SEC)     X        Y      ELEV.   HEIGHT      SY
SZ     SOURCE  SCALAR VARY
     ID         CATS.               (METERS) (METERS) (METERS) (METERS) (METERS)
(METERS)             BY
 - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
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 L0064394         0   0.37040E-07  443786.7 3760466.7   203.8     3.66     2.33
2.89     YES
 L0064395         0   0.37040E-07  443791.7 3760466.7   203.8     3.66     2.33
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2.89	YES							
L0064396		0	0.37040E-07	443796.7	3760466.7	203.9	3.66	2.33
2.89	YES							
L0064397		0	0.37040E-07	443801.7	3760466.8	203.9	3.66	2.33
2.89	YES							
L0064398		0	0.37040E-07	443806.7	3760466.8	203.9	3.66	2.33
2.89	YES							
L0064399		0	0.37040E-07	443811.7	3760466.8	203.9	3.66	2.33
2.89	YES							
L0064400		0	0.37040E-07	443816.7	3760466.9	204.0	3.66	2.33
2.89	YES							
L0064401		0	0.37040E-07	443821.7	3760466.9	204.0	3.66	2.33
2.89	YES							
L0064402		0	0.37040E-07	443826.7	3760466.9	204.0	3.66	2.33
2.89	YES							
L0064403		0	0.37040E-07	443831.7	3760467.0	204.0	3.66	2.33
2.89	YES							
L0064404		0	0.37040E-07	443836.7	3760467.0	204.0	3.66	2.33
2.89	YES							
L0064405		0	0.37040E-07	443841.7	3760467.0	204.1	3.66	2.33
2.89	YES							
L0064406		0	0.37040E-07	443846.7	3760467.1	204.1	3.66	2.33
2.89	YES							
L0064407		0	0.37040E-07	443851.7	3760467.1	204.1	3.66	2.33
2.89	YES							
L0064408		0	0.37040E-07	443856.7	3760467.1	204.2	3.66	2.33
2.89	YES							
L0064409		0	0.37040E-07	443861.7	3760467.2	204.2	3.66	2.33
2.89	YES							
L0064410		0	0.37040E-07	443866.7	3760467.2	204.2	3.66	2.33
2.89	YES							
L0064411		0	0.37040E-07	443871.7	3760467.2	204.3	3.66	2.33
2.89	YES							
L0064412		0	0.37040E-07	443876.7	3760467.3	204.3	3.66	2.33
2.89	YES							
L0064413		0	0.37040E-07	443881.7	3760467.3	204.3	3.66	2.33
2.89	YES							
L0042930		0	0.36147E-04	440839.7	3761204.0	203.0	3.83	34.88
3.56	YES							
L0042931		0	0.36147E-04	440840.1	3761129.0	202.3	3.83	34.88
3.56	YES							
L0042932		0	0.36147E-04	440840.6	3761054.0	201.6	3.83	34.88
3.56	YES							
L0042933		0	0.36147E-04	440841.0	3760979.0	200.7	3.83	34.88
3.56	YES							
L0042934		0	0.36147E-04	440841.4	3760904.0	200.2	3.83	34.88
3.56	YES							
L0042935		0	0.36147E-04	440841.9	3760829.0	199.8	3.83	34.88

```
3.56     YES
 L0042936         0   0.36147E-04  440842.3 3760754.0   199.3     3.83    34.88
3.56     YES
 L0042937         0   0.36147E-04  440842.7 3760679.0   198.6     3.83    34.88
3.56     YES
 L0042938         0   0.36147E-04  440843.2 3760604.0   197.9     3.83    34.88
3.56     YES
 L0042939         0   0.36147E-04  440843.6 3760529.0   197.1     3.83    34.88
3.56     YES
 L0042940         0   0.36147E-04  440891.8 3760503.6   197.6     3.83    34.88
3.56     YES
 L0042941         0   0.36147E-04  440962.0 3760510.6   198.1     3.83    34.88
3.56     YES
 L0042942         0   0.36147E-04  440962.6 3760585.6   198.8     3.83    34.88
3.56     YES
 L0042943         0   0.36147E-04  440963.1 3760660.6   199.2     3.83    34.88
3.56     YES
 L0042944         0   0.36147E-04  440963.7 3760735.6   199.7     3.83    34.88
3.56     YES
 L0042945         0   0.36147E-04  440964.2 3760810.6   199.5     3.83    34.88
3.56     YES
 L0042946         0   0.36147E-04  440964.7 3760885.6   201.3     3.83    34.88
3.56     YES
 L0042947         0   0.36147E-04  440965.3 3760960.6   202.0     3.83    34.88
3.56     YES
 L0042948         0   0.36147E-04  440965.8 3761035.6   202.9     3.83    34.88
3.56     YES
 L0042949         0   0.36147E-04  440966.4 3761110.6   203.7     3.83    34.88
3.56     YES
 *** AERMOD - VERSION  19191 ***   *** Construction
                         ***        03/08/21
 *** AERMET - VERSION  16216 ***   ***
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 *** MODELOPTs:    RegDFAULT  CONC  ELEV  URBAN  ADJ_U*


                                                    *** VOLUME SOURCE DATA ***

              NUMBER EMISSION RATE                    BASE    RELEASE    INIT.
INIT.   URBAN  EMISSION RATE
   SOURCE       PART.  (GRAMS/SEC)     X        Y      ELEV.   HEIGHT      SY
SZ     SOURCE  SCALAR VARY
     ID         CATS.               (METERS) (METERS) (METERS) (METERS) (METERS)
(METERS)             BY
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L0042950	0	0.36147E-04	440966.9	3761185.6	204.4	3.83	34.88	3.56 YES
L0042951	0	0.36147E-04	441023.0	3761203.7	203.5	3.83	34.88	3.56 YES
L0042952	0	0.36147E-04	441098.0	3761202.5	203.6	3.83	34.88	3.56 YES
L0042953	0	0.36147E-04	441101.5	3761132.0	203.3	3.83	34.88	3.56 YES
L0042954	0	0.36147E-04	441100.3	3761057.1	202.8	3.83	34.88	3.56 YES
L0042955	0	0.36147E-04	441099.1	3760982.1	202.1	3.83	34.88	3.56 YES
L0042956	0	0.36147E-04	441097.9	3760907.1	201.5	3.83	34.88	3.56 YES
L0042957	0	0.36147E-04	441096.7	3760832.1	201.1	3.83	34.88	3.56 YES
L0042958	0	0.36147E-04	441095.6	3760757.1	200.5	3.83	34.88	3.56 YES
L0042959	0	0.36147E-04	441094.4	3760682.1	200.5	3.83	34.88	3.56 YES
L0042960	0	0.36147E-04	441093.2	3760607.1	200.0	3.83	34.88	3.56 YES
L0042961	0	0.36147E-04	441092.0	3760532.1	199.4	3.83	34.88	3.56 YES
L0042962	0	0.36147E-04	441153.8	3760518.7	199.5	3.83	34.88	3.56 YES
L0042963	0	0.36147E-04	441224.2	3760522.9	199.3	3.83	34.88	3.56 YES
L0042964	0	0.36147E-04	441224.3	3760597.9	200.2	3.83	34.88	3.56 YES
L0042965	0	0.36147E-04	441224.3	3760672.9	200.6	3.83	34.88	3.56 YES
L0042966	0	0.36147E-04	441224.4	3760747.9	201.1	3.83	34.88	3.56 YES
L0042967	0	0.36147E-04	441224.4	3760822.9	201.5	3.83	34.88	3.56 YES
L0042968	0	0.36147E-04	441224.5	3760897.9	202.0	3.83	34.88	3.56 YES
L0042969	0	0.36147E-04	441224.5	3760972.9	202.4	3.83	34.88	3.56 YES
L0042970	0	0.36147E-04	441224.6	3761047.9	202.9	3.83	34.88	3.56 YES
L0042971	0	0.36147E-04	441224.6	3761122.9	203.4	3.83	34.88	3.56 YES
L0042972	0	0.36147E-04	441224.7	3761197.9	203.8	3.83	34.88	3.56 YES
L0042973	0	0.36147E-04	441275.3	3761221.5	204.1	3.83	34.88	

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3.56     YES
 L0042975         0   0.36147E-04  441350.9 3761147.0   203.7     3.83    34.88
3.56     YES
 L0042976         0   0.36147E-04  441349.9 3761072.0   203.2     3.83    34.88
3.56     YES
 L0042977         0   0.36147E-04  441348.9 3760997.0   202.7     3.83    34.88
3.56     YES
 L0042978         0   0.36147E-04  441347.9 3760922.0   202.2     3.83    34.88
3.56     YES
 L0042979         0   0.36147E-04  441346.9 3760847.0   201.8     3.83    34.88
3.56     YES
 L0042980         0   0.36147E-04  441345.9 3760772.0   201.2     3.83    34.88
3.56     YES
 L0042981         0   0.36147E-04  441345.0 3760697.0   200.8     3.83    34.88
3.56     YES
 L0042982         0   0.36147E-04  441344.0 3760622.0   200.4     3.83    34.88
3.56     YES
 L0042983         0   0.36147E-04  441343.0 3760547.0   200.2     3.83    34.88
3.56     YES
 L0042984         0   0.36147E-04  441399.1 3760525.2   199.6     3.83    34.88
3.56     YES
 L0042985         0   0.36147E-04  441474.0 3760520.8   199.7     3.83    34.88
3.56     YES
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3.56     YES
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3.56     YES
 L0042988         0   0.36147E-04  441476.8 3760741.4   201.0     3.83    34.88
3.56     YES
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3.56     YES
 *** AERMOD - VERSION  19191 ***   *** Construction
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 *** MODELOPTs:    RegDFAULT  CONC  ELEV  URBAN  ADJ_U*


                                                  *** VOLUME SOURCE DATA ***

               NUMBER EMISSION RATE                    BASE    RELEASE    INIT.
INIT.   URBAN  EMISSION RATE
   SOURCE       PART.  (GRAMS/SEC)     X        Y      ELEV.   HEIGHT      SY
SZ     SOURCE  SCALAR VARY
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ID	CATS.	(METERS)	(METERS)	(METERS)	(METERS)	(METERS)	(METERS)	BY
L0042990	0	0.36147E-04	441475.8	3760891.4	202.0	3.83	34.88	3.56 YES
L0042991	0	0.36147E-04	441475.4	3760966.4	202.2	3.83	34.88	3.56 YES
L0042992	0	0.36147E-04	441474.9	3761041.4	202.9	3.83	34.88	3.56 YES
L0042993	0	0.36147E-04	441474.4	3761116.4	203.5	3.83	34.88	3.56 YES
L0042994	0	0.36147E-04	441473.9	3761191.4	203.9	3.83	34.88	3.56 YES
L0042995	0	0.36147E-04	441525.5	3761213.3	204.2	3.83	34.88	3.56 YES
L0042996	0	0.36147E-04	441600.5	3761211.4	204.7	3.83	34.88	3.56 YES
L0042997	0	0.36147E-04	441610.9	3761149.0	204.5	3.83	34.88	3.56 YES
L0042998	0	0.36147E-04	441608.0	3761074.0	203.7	3.83	34.88	3.56 YES
L0042999	0	0.36147E-04	441605.1	3760999.1	203.0	3.83	34.88	3.56 YES
L0043000	0	0.36147E-04	441602.1	3760924.1	202.5	3.83	34.88	3.56 YES
L0043001	0	0.36147E-04	441599.2	3760849.2	201.9	3.83	34.88	3.56 YES
L0043002	0	0.36147E-04	441596.3	3760774.2	201.2	3.83	34.88	3.56 YES
L0043003	0	0.36147E-04	441593.4	3760699.3	200.2	3.83	34.88	3.56 YES
L0043004	0	0.36147E-04	441590.5	3760624.4	200.7	3.83	34.88	3.56 YES
L0043005	0	0.36147E-04	441587.6	3760549.4	200.1	3.83	34.88	3.56 YES
L0043006	0	0.36147E-04	441634.0	3760522.7	200.2	3.83	34.88	3.56 YES
L0043007	0	0.36147E-04	441709.0	3760523.8	200.2	3.83	34.88	3.56 YES
L0043008	0	0.36147E-04	441709.3	3760598.0	200.8	3.83	34.88	3.56 YES
L0043009	0	0.36147E-04	441708.8	3760673.0	199.7	3.83	34.88	3.56 YES
L0043010	0	0.36147E-04	441708.3	3760748.0	200.6	3.83	34.88	3.56 YES
L0043011	0	0.36147E-04	441707.8	3760823.0	201.9	3.83	34.88	

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3.56     YES
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3.56     YES
 L0043014         0   0.36147E-04  441706.2 3761048.0   203.2     3.83    34.88
3.56     YES
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3.56     YES
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3.56     YES
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 L0043022         0   0.36147E-04  441803.8 3760905.3   202.7     3.83    34.88
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 L0043024         0   0.36147E-04  441804.0 3760755.3   201.5     3.83    34.88
3.56     YES
 L0043025         0   0.36147E-04  441804.0 3760680.3   201.6     3.83    34.88
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3.56     YES
 L0043027         0   0.36147E-04  441804.1 3760530.3   200.1     3.83    34.88
3.56     YES
 L0043028         0   0.36147E-04  441862.8 3760512.6   199.9     3.83    34.88
3.56     YES
 L0043029         0   0.36147E-04  441912.1 3760537.0   200.1     3.83    34.88
3.56     YES
 *** AERMOD - VERSION  19191 ***   *** Construction
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 *** MODELOPTs:    RegDFAULT  CONC  ELEV  URBAN  ADJ_U*


                                                  *** VOLUME SOURCE DATA ***
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SOURCE ID	NUMBER EMISSION RATE PART. SCALAR VARY BY	EMISSION RATE (GRAMS/SEC)	X (METERS)	Y (METERS)	BASE ELEV. (METERS)	RELEASE HEIGHT (METERS)	INIT. SY (METERS)	INIT. SZ	URBAN SOURCE ID	EMISSION RATE CATS.
L0043030	0	0.36147E-04	441912.0	3760612.0	200.9	3.83	34.88	3.56	YES	
L0043031	0	0.36147E-04	441911.9	3760687.0	201.8	3.83	34.88	3.56	YES	
L0043032	0	0.36147E-04	441911.8	3760762.0	201.9	3.83	34.88	3.56	YES	
L0043033	0	0.36147E-04	441911.7	3760837.0	202.5	3.83	34.88	3.56	YES	
L0043034	0	0.36147E-04	441911.6	3760912.0	202.9	3.83	34.88	3.56	YES	
L0043035	0	0.36147E-04	441911.5	3760987.0	203.3	3.83	34.88	3.56	YES	
L0043036	0	0.36147E-04	441911.4	3761062.0	203.7	3.83	34.88	3.56	YES	
L0043037	0	0.36147E-04	441911.4	3761137.0	204.3	3.83	34.88	3.56	YES	
L0043038	0	0.36147E-04	441911.3	3761212.0	204.9	3.83	34.88	3.56	YES	

*** MODELOPTs: RegDFAULT CONC ELEV URBAN ADJ_U*

*** SOURCE IDs DEFINING SOURCE GROUPS ***

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 *** MODELOPTs:    RegDFAULT  CONC  ELEV  URBAN  ADJ_U*


                                          *** SOURCE IDs DEFINING SOURCE GROUPS
***

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 *** AERMOD - VERSION  19191 ***   *** Construction
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 *** MODELOPTs:    RegDFAULT  CONC  ELEV  URBAN  ADJ_U*


                                          *** SOURCE IDs DEFINING SOURCE GROUPS
***

 SRCGROUP ID                                          SOURCE IDs
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 *** AERMOD - VERSION  19191 ***   *** Construction
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 *** AERMET - VERSION  16216 ***   ***
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 *** MODELOPTs:    RegDFAULT  CONC  ELEV  URBAN  ADJ_U*


                                          *** SOURCE IDs DEFINING SOURCE GROUPS
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 *** AERMOD - VERSION  19191 ***   *** Construction
                          ***        03/08/21
 *** AERMET - VERSION  16216 ***   ***
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 *** MODELOPTs:    RegDFAULT  CONC  ELEV  URBAN  ADJ_U*
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*** SOURCE IDs DEFINING SOURCE GROUPS ***

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 *** AERMOD - VERSION  19191 ***   *** Construction
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 *** AERMET - VERSION  16216 ***   ***
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 *** MODELOPTs:    RegDFAULT  CONC  ELEV  URBAN  ADJ_U*


                                          *** SOURCE IDs DEFINING SOURCE GROUPS
***

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 *** AERMOD - VERSION  19191 ***   *** Construction
                          ***        03/08/21
 *** AERMET - VERSION  16216 ***   ***
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*** SOURCE IDs DEFINING SOURCE GROUPS ***

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*** SOURCE IDs DEFINED AS URBAN SOURCES ***

URBAN ID	URBAN POP	SOURCE IDs

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 *** AERMOD - VERSION  19191 ***   *** Construction
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 *** MODELOPTs:    RegDFAULT  CONC  ELEV  URBAN  ADJ_U*


                                          *** SOURCE IDs DEFINED AS URBAN SOURCES
***

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 *** AERMOD - VERSION  19191 ***   *** Construction
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 *** AERMET - VERSION  16216 ***   ***
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 *** MODELOPTs:    RegDFAULT  CONC  ELEV  URBAN  ADJ_U*
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*** SOURCE IDs DEFINED AS URBAN SOURCES ***

URBAN ID	URBAN POP	SOURCE IDs
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 *** AERMOD - VERSION  19191 ***   *** Construction
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 *** MODELOPTs:    RegDFAULT  CONC  ELEV  URBAN  ADJ_U*


                                          *** SOURCE IDs DEFINED AS URBAN SOURCES
***

  URBAN ID   URBAN POP                                  SOURCE IDs
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 *** AERMOD - VERSION  19191 ***   *** Construction
                           ***        03/08/21
 *** AERMET - VERSION  16216 ***   ***
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*** MODELOPTs: RegDFAULT CONC ELEV URBAN ADJ_U*

*** SOURCE IDs DEFINED AS URBAN SOURCES ***

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L0064295    , L0064296    , L0064297    ,

             L0064298    , L0064299    , L0064300    , L0064301    , L0064302    ,
L0064303    , L0064304    , L0064305    ,

             L0064306    , L0064307    , L0064308    , L0064309    , L0064310    ,
L0064311    , L0064312    , L0064313    ,
 *** AERMOD - VERSION  19191 ***   *** Construction
                          ***        03/08/21
 *** AERMET - VERSION  16216 ***   ***
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 *** MODELOPTs:    RegDFAULT  CONC  ELEV  URBAN  ADJ_U*


                                          *** SOURCE IDs DEFINED AS URBAN SOURCES
***

  URBAN ID   URBAN POP                                    SOURCE IDs
  --------   ---------                                    ----------


             L0064314    , L0064315    , L0064316    , L0064317    , L0064318    ,
L0064319    , L0064320    , L0064321    ,

             L0064322    , L0064323    , L0064324    , L0064325    , L0064326    ,
L0064327    , L0064328    , L0064329    ,

             L0064330    , L0064331    , L0064332    , L0064333    , L0064334    ,
L0064335    , L0064336    , L0064337    ,
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             L0064338    , L0064339    , L0064340    , L0064341    , L0064342    ,
L0064343     , L0064344    , L0064345    ,

             L0064346    , L0064347    , L0064348    , L0064349    , L0064350    ,
L0064351     , L0064352    , L0064353    ,

             L0064354    , L0064355    , L0064356    , L0064357    , L0064358    ,
L0064359     , L0064360    , L0064361    ,

             L0064362    , L0064363    , L0064364    , L0064365    , L0064366    ,
L0064367     , L0064368    , L0064369    ,

             L0064370    , L0064371    , L0064372    , L0064373    , L0064374    ,
L0064375     , L0064376    , L0064377    ,

             L0064378    , L0064379    , L0064380    , L0064381    , L0064382    ,
L0064383     , L0064384    , L0064385    ,

             L0064386    , L0064387    , L0064388    , L0064389    , L0064390    ,
L0064391     , L0064392    , L0064393    ,

             L0064394    , L0064395    , L0064396    , L0064397    , L0064398    ,
L0064399     , L0064400    , L0064401    ,

             L0064402    , L0064403    , L0064404    , L0064405    , L0064406    ,
L0064407     , L0064408    , L0064409    ,

             L0064410    , L0064411    , L0064412    , L0064413    , L0042930    ,
L0042931     , L0042932    , L0042933    ,

             L0042934    , L0042935    , L0042936    , L0042937    , L0042938    ,
L0042939     , L0042940    , L0042941    ,

             L0042942    , L0042943    , L0042944    , L0042945    , L0042946    ,
L0042947     , L0042948    , L0042949    ,

             L0042950    , L0042951    , L0042952    , L0042953    , L0042954    ,
L0042955     , L0042956    , L0042957    ,

             L0042958    , L0042959    , L0042960    , L0042961    , L0042962    ,
L0042963     , L0042964    , L0042965    ,

             L0042966    , L0042967    , L0042968    , L0042969    , L0042970    ,
L0042971     , L0042972    , L0042973    ,

             L0042974    , L0042975    , L0042976    , L0042977    , L0042978    ,
L0042979     , L0042980    , L0042981    ,
```

L0042982 , L0042983 , L0042984 , L0042985 , L0042986 ,
L0042987 , L0042988 , L0042989 ,
*** AERMOD - VERSION 19191 *** *** Construction
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*** AERMET - VERSION 16216 *** ***
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*** MODELOPTs: RegDFAULT CONC ELEV URBAN ADJ_U*

*** SOURCE IDs DEFINED AS URBAN SOURCES
***

URBAN ID	URBAN POP	SOURCE IDs

L0042990 , L0042991 , L0042992 , L0042993 , L0042994 ,
L0042995 , L0042996 , L0042997 ,

L0042998 , L0042999 , L0043000 , L0043001 , L0043002 ,
L0043003 , L0043004 , L0043005 ,

L0043006 , L0043007 , L0043008 , L0043009 , L0043010 ,
L0043011 , L0043012 , L0043013 ,

L0043014 , L0043015 , L0043016 , L0043017 , L0043018 ,
L0043019 , L0043020 , L0043021 ,

L0043022 , L0043023 , L0043024 , L0043025 , L0043026 ,
L0043027 , L0043028 , L0043029 ,

L0043030 , L0043031 , L0043032 , L0043033 , L0043034 ,
L0043035 , L0043036 , L0043037 ,

L0043038 ,
*** AERMOD - VERSION 19191 *** *** Construction
*** 03/08/21
*** AERMET - VERSION 16216 *** ***
*** 15:14:46

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*** MODELOPTs: RegDFAULT CONC ELEV URBAN ADJ_U*

*** GRIDDED RECEPTOR NETWORK SUMMARY ***

*** X-COORDINATES OF GRID ***
(METERS)

439452.6, 439552.6, 439652.6, 439752.6, 439852.6,

*** Y-COORDINATES OF GRID ***
(METERS)

3760842.0, 3760942.0, 3761042.0, 3761142.0, 3761242.0, 3761342.0, 3761442.0,
3761542.0, 3761642.0, 3761742.0,
3761842.0, 3761942.0, 3762042.0, 3762142.0, 3762242.0, 3762342.0, 3762442.0,
3762542.0, 3762642.0, 3762742.0,

* ELEVATION HEIGHTS IN METERS *

Y-COORD (METERS)	X-COORD (METERS) 439452.62	439552.62	439652.62	439752.62	439852.62
3762741.97	216.10	216.80	217.40	217.70	218.20
3762641.97	214.90	215.60	215.90	216.20	216.70
3762541.97	214.30	214.80	215.00	215.30	215.40
3762441.97	213.50	213.40	213.60	213.80	214.30
3762341.97	211.70	212.00	212.40	212.90	213.10
3762241.97	210.50	210.80	211.50	212.00	211.60
3762141.97	209.80	210.30	211.00	211.70	210.70
3762041.97	208.90	209.30	209.00	209.40	209.40
3761941.97	208.20	208.80	207.70	207.60	208.30
3761841.97	206.20	206.30	207.10	206.80	207.40
3761741.97	205.00	205.50	206.40	205.90	206.50
3761641.97	204.30	204.70	204.90	205.30	205.70
3761541.97	202.90	203.40	203.80	204.60	205.00
3761441.97	202.60	203.00	203.20	203.70	203.90

3761341.97	201.40	201.90	202.80	202.60	203.20
3761241.97	200.80	201.30	201.80	202.20	202.40
3761141.97	200.00	200.50	200.90	201.30	201.50
3761041.97	199.90	199.60	200.00	200.90	200.50
3760941.97	198.70	199.00	199.30	200.00	199.70
3760841.97	197.00	197.00	197.20	198.00	198.20

*** MODELOPTs: RegDFAULT CONC ELEV URBAN ADJ_U*

*** NETWORK ID: UCART1 ; NETWORK TYPE: GRIDCART ***

* HILL HEIGHT SCALES IN METERS *

Y-COORD (METERS)	X-COORD (METERS) 439452.62	439552.62	439652.62	439752.62	439852.62
3762741.97	216.10	216.80	217.40	217.70	218.20
3762641.97	214.90	215.60	215.90	216.20	216.70
3762541.97	214.30	214.80	215.00	215.30	215.40
3762441.97	213.50	213.40	213.60	213.80	214.30
3762341.97	211.70	212.00	212.40	212.90	213.10
3762241.97	210.50	210.80	211.50	212.00	211.60
3762141.97	209.80	210.30	211.00	211.70	210.70
3762041.97	208.90	209.30	209.00	209.40	209.40
3761941.97	208.20	208.80	207.70	207.60	208.30
3761841.97	206.20	206.30	207.10	206.80	207.40
3761741.97	205.00	205.50	206.40	205.90	206.50
3761641.97	204.30	204.70	204.90	205.30	205.70
3761541.97	202.90	203.40	203.80	204.60	205.00
3761441.97	202.60	203.00	203.20	203.70	203.90
3761341.97	201.40	201.90	202.80	202.60	203.20
3761241.97	200.80	201.30	201.80	202.20	202.40
3761141.97	200.00	200.50	200.90	201.30	201.50
3761041.97	199.90	199.60	200.00	200.90	200.50
3760941.97	198.70	199.00	199.30	200.00	199.70
3760841.97	197.00	197.00	197.20	198.00	198.20

*** MODELOPTs: RegDFAULT CONC ELEV URBAN ADJ_U*

*** DISCRETE CARTESIAN RECEPTORS ***
(X-COORD, Y-COORD, ZELEV, ZHILL, ZFLAG)
(METERS)

(439915.2, 3757928.3, 174.6, 174.6, 0.0); (440215.2, 3758078.3, 175.7, 175.7, 0.0);
(439815.2, 3759928.3, 189.9, 189.9, 0.0); (439815.2, 3759978.3, 190.2, 190.2, 0.0);
(439815.2, 3760028.3, 190.6, 190.6, 0.0); (439815.2, 3760078.3, 190.9, 190.9, 0.0);
(439815.2, 3760128.3, 191.2, 191.2, 0.0); (439815.2, 3760178.3, 191.6, 191.6, 0.0);
(443434.9, 3760505.4, 203.8, 203.8, 0.0); (443519.0, 3760505.4, 203.5, 203.5, 0.0);
(443548.3, 3760505.4, 203.5, 203.5, 0.0); (443736.5, 3760500.5, 203.9, 203.9, 0.0);
(443823.4, 3760503.2, 204.4, 204.4, 0.0); (442026.2, 3761011.9, 203.5, 203.5, 0.0);
(440165.2, 3761228.3, 203.2, 203.2, 0.0); (440215.2, 3761228.3, 203.4, 203.4, 0.0);
(440265.2, 3761228.3, 203.2, 203.2, 0.0); (440615.2, 3761228.3, 203.2, 203.2, 0.0);
(440665.2, 3761228.3, 203.4, 203.4, 0.0); (440715.2, 3761228.3, 203.3, 203.3, 0.0);
(442027.4, 3761229.6, 205.0, 205.0, 0.0); (442665.2, 3761228.3, 206.3, 206.3, 0.0);
(442865.2, 3761228.3, 206.6, 206.6, 0.0); (442965.2, 3761228.3, 206.5, 206.5, 0.0);
(443065.2, 3761228.3, 207.1, 207.1, 0.0); (443265.2, 3761228.3, 207.8, 207.8, 0.0);
(440263.7, 3761292.1, 203.3, 203.3, 0.0); (440322.1, 3761293.7, 203.4, 203.4, 0.0);
(440565.2, 3761299.8, 203.9, 203.9, 0.0); (440756.0, 3761299.0, 204.0, 204.0, 0.0);
(440968.3, 3761294.4, 204.2, 204.2, 0.0); (440862.1, 3761300.7, 204.2, 204.2, 0.0);
(442015.2, 3761328.3, 206.2, 206.2, 0.0); (441165.2, 3761378.3, 205.0, 205.0, 0.0);
(439948.6, 3761395.7, 203.7, 203.7, 0.0); (441215.2, 3761428.3, 205.5, 205.5, 0.0);
(442015.2, 3761428.3, 206.9, 206.9, 0.0); (440415.2, 3761478.3, 205.1, 205.1, 0.0);
(441965.2, 3761478.3, 207.7, 207.7, 0.0); (439933.9, 3761525.3, 205.2, 205.2, 0.0);

```
     ( 441965.2, 3761528.3,     207.7,     207.7,       0.0);         ( 442015.2,
3761528.3,     207.6,     207.6,       0.0);
     ( 442065.2, 3761528.3,     207.9,     207.9,       0.0);         ( 439948.3,
3761730.3,     206.9,     206.9,       0.0);
     ( 439937.2, 3761960.1,     209.4,     209.4,       0.0);         ( 439938.5,
3762030.3,     209.8,     209.8,       0.0);
     ( 439942.0, 3762097.7,     210.5,     210.5,       0.0);         ( 440115.2,
3762128.3,     210.9,     210.9,       0.0);
     ( 440165.2, 3762128.3,     211.2,     211.2,       0.0);         ( 440215.2,
3762128.3,     211.5,     211.5,       0.0);
     ( 439965.2, 3762528.3,     215.5,     215.5,       0.0);         ( 439965.2,
3762578.3,     216.4,     216.4,       0.0);
     ( 439965.2, 3762628.3,     217.1,     217.1,       0.0);         ( 439965.2,
3762678.3,     218.0,     218.0,       0.0);
     ( 439965.2, 3763678.3,     229.4,     229.4,       0.0);         ( 440065.2,
3763728.3,     229.9,     229.9,       0.0);
     ( 440115.2, 3763728.3,     229.4,     229.4,       0.0);         ( 440165.2,
3763728.3,     229.4,     229.4,       0.0);
     ( 440215.2, 3763728.3,     229.2,     229.2,       0.0);         ( 442023.5,
3761048.7,     203.7,     203.7,       0.0);
 *** AERMOD - VERSION  19191 ***   *** Construction
                          ***        03/08/21
 *** AERMET - VERSION  16216 ***   ***
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 *** MODELOPTs:    RegDFAULT  CONC  ELEV  URBAN  ADJ_U*

                                              *** METEOROLOGICAL DAYS SELECTED FOR
PROCESSING ***
                                                                  (1=YES; 0=NO)

           1 1 1 1 1 1 1 1 1 1   1 1 1 1 1 1 1 1 1 1   1 1 1 1 1 1 1 1 1 1   1 1 1
1 1 1 1 1 1 1   1 1 1 1 1 1 1 1 1 1
           1 1 1 1 1 1 1 1 1 1   1 1 1 1 1 1 1 1 1 1   1 1 1 1 1 1 1 1 1 1   1 1 1
1 1 1 1 1 1 1   1 1 1 1 1 1 1 1 1 1
           1 1 1 1 1 1 1 1 1 1   1 1 1 1 1 1 1 1 1 1   1 1 1 1 1 1 1 1 1 1   1 1 1
1 1 1 1 1 1 1   1 1 1 1 1 1 1 1 1 1
           1 1 1 1 1 1 1 1 1 1   1 1 1 1 1 1 1 1 1 1   1 1 1 1 1 1 1 1 1 1   1 1 1
1 1 1 1 1 1 1   1 1 1 1 1 1 1 1 1 1
           1 1 1 1 1 1 1 1 1 1   1 1 1 1 1 1 1 1 1 1   1 1 1 1 1 1 1 1 1 1   1 1 1
1 1 1 1 1 1 1   1 1 1 1 1 1 1 1 1 1
           1 1 1 1 1 1 1 1 1 1   1 1 1 1 1 1 1 1 1 1   1 1 1 1 1 1 1 1 1 1   1 1 1
1 1 1 1 1 1 1   1 1 1 1 1 1 1 1 1 1
           1 1 1 1 1 1 1 1 1 1   1 1 1 1 1 1 1 1 1 1   1 1 1 1 1 1 1 1 1 1   1 1 1
1 1 1 1 1 1 1   1 1 1 1 1 1 1 1 1 1
           1 1 1 1 1 1 1 1 1 1   1 1 1 1 1
```

NOTE: METEOROLOGICAL DATA ACTUALLY PROCESSED WILL ALSO DEPEND ON WHAT IS INCLUDED IN THE DATA FILE.

*** UPPER BOUND OF FIRST THROUGH FIFTH WIND SPEED CATEGORIES ***

(METERS/SEC)

1.54, 3.09, 5.14, 8.23, 10.80,

*** MODELOPTs: RegDFAULT CONC ELEV URBAN ADJ_U*

*** UP TO THE FIRST 24 HOURS OF METEOROLOGICAL DATA ***

Surface file: KCNO_V9_ADJU\KCNO_v9.SFC
Met Version: 16216
Profile file: KCNO_V9_ADJU\KCNO_v9.PFL

Surface format: FREE

Profile format: FREE

Surface station no.: 3179 Upper air station no.: 3190
Name: UNKNOWN Name: UNKNOWN

Year: 2012 Year: 2012

First 24 hours of scalar data

YR	MO	DY	JDY	HR	H0	U*	W*	DT/DZ	ZICNV	ZIMCH	M-O LEN	Z0	BOWEN	ALBEDO	REF WS	WD	HT	REF TA	HT
12	01	01	1	01	-2.3	0.067	-9.000	-9.000	-999.	41.	11.2	0.09	0.74	1.00	0.73	313.	7.9	279.2	2.0
12	01	01	1	02	-2.7	0.070	-9.000	-9.000	-999.	44.	11.3	0.09	0.74	1.00	0.80	342.	7.9	280.9	2.0
12	01	01	1	03	-5.6	0.098	-9.000	-9.000	-999.	73.	14.7	0.09	0.74	1.00	1.20	9.	7.9	281.4	2.0
12	01	01	1	04	-3.5	0.078	-9.000	-9.000	-999.	52.	11.9	0.09	0.74	1.00	0.94	21.	7.9	282.0	2.0

```
 12 01 01   1 05   -8.4  0.119 -9.000 -9.000 -999.   99.     18.1  0.09   0.74
1.00    1.45  353.    7.9  279.9    2.0
 12 01 01   1 06   -7.6  0.113 -9.000 -9.000 -999.   91.     17.0  0.09   0.74
1.00    1.38  325.    7.9  277.5    2.0
 12 01 01   1 07   -8.0  0.117 -9.000 -9.000 -999.   96.     17.7  0.09   0.74
1.00    1.42  313.    7.9  281.4    2.0
 12 01 01   1 08   -5.2  0.101 -9.000 -9.000 -999.   77.     17.5  0.09   0.74
0.53    1.23   19.    7.9  280.9    2.0
 12 01 01   1 09   23.2  0.117  0.267  0.012   29.   97.     -6.2  0.09   0.74
0.31    0.96  318.    7.9  287.5    2.0
 12 01 01   1 10   65.2  0.101  0.531  0.014   82.   77.     -1.4  0.09   0.74
0.24    0.63  244.    7.9  291.4    2.0
 12 01 01   1 11   95.5  0.162  0.778  0.008  176.  156.     -4.0  0.09   0.74
0.21    1.23   91.    7.9  296.4    2.0
 12 01 01   1 12  110.8  0.197  1.018  0.005  338.  209.     -6.1  0.09   0.74
0.20    1.60   90.    7.9  299.9    2.0
 12 01 01   1 13  110.5  0.229  1.184  0.005  534.  262.     -9.6  0.09   0.74
0.20    1.98   92.    7.9  302.0    2.0
 12 01 01   1 14   94.6  0.185  1.215  0.005  674.  191.     -5.9  0.09   0.74
0.21    1.50   73.    7.9  303.1    2.0
 12 01 01   1 15   68.6  0.187  1.184  0.005  858.  194.     -8.4  0.09   0.74
0.25    1.59   64.    7.9  303.1    2.0
 12 01 01   1 16   24.9  0.255  0.862  0.005  911.  308.    -58.8  0.09   0.74
0.34    2.61   92.    7.9  300.4    2.0
 12 01 01   1 17  -13.7  0.168 -9.000 -9.000 -999.  168.     31.1  0.09   0.74
0.62    1.98  107.    7.9  295.4    2.0
 12 01 01   1 18  -26.7  0.279 -9.000 -9.000 -999.  354.     85.6  0.09   0.74
1.00    3.22  134.    7.9  291.4    2.0
 12 01 01   1 19   -8.0  0.118 -9.000 -9.000 -999.  120.     18.2  0.09   0.74
1.00    1.43   37.    7.9  290.4    2.0
 12 01 01   1 20   -7.7  0.115 -9.000 -9.000 -999.   94.     17.6  0.09   0.74
1.00    1.40   49.    7.9  287.0    2.0
 12 01 01   1 21   -9.7  0.130 -9.000 -9.000 -999.  113.     20.2  0.09   0.74
1.00    1.57   26.    7.9  288.8    2.0
 12 01 01   1 22   -4.8  0.090 -9.000 -9.000 -999.   65.     13.6  0.09   0.74
1.00    1.11   56.    7.9  284.9    2.0
 12 01 01   1 23  -11.5  0.141 -9.000 -9.000 -999.  127.     21.9  0.09   0.74
1.00    1.69   36.    7.9  282.0    2.0
 12 01 01   1 24  -16.9  0.172 -9.000 -9.000 -999.  171.     32.4  0.09   0.74
1.00    2.03   33.    7.9  279.9    2.0


 First hour of profile data
 YR MO DY HR HEIGHT F  WDIR    WSPD AMB_TMP sigmaA  sigmaW  sigmaV
 12 01 01 01    7.9 1  313.    0.73   279.3   99.0  -99.00  -99.00

 F indicates top of profile (=1) or below (=0)
 *** AERMOD - VERSION  19191 ***   *** Construction
```

*** MODELOPTs: RegDFAULT CONC ELEV URBAN ADJ_U*

*** THE PERIOD (43848 HRS) AVERAGE CONCENTRATION VALUES FOR SOURCE GROUP: ALL ***
INCLUDING SOURCE(S): L0015628 , L0015629 , L0015630 , L0015631 , L0015632 , L0015633 , L0015634 , L0015635 , L0015636 , L0015637 , L0015638 , L0015639 , L0015640 , L0015641 , L0015642 , L0015643 , L0015644 , L0015645 , L0015646 , L0015647 , L0015648 , L0015649 , L0015650 , L0015651 , L0015652 , L0015653 , L0015654 , L0015655 , . . . ,

*** NETWORK ID: UCART1 ; NETWORK TYPE: GRIDCART ***

** CONC OF PM_10 IN MICROGRAMS/M**3 **

Y-COORD (METERS)	X-COORD (METERS) 439452.62	439552.62	439652.62	439752.62	439852.62
3762741.97	0.00064	0.00065	0.00067	0.00070	0.00074
3762641.97	0.00068	0.00071	0.00074	0.00078	0.00093
3762541.97	0.00073	0.00076	0.00080	0.00086	0.00104
3762441.97	0.00078	0.00082	0.00086	0.00093	0.00112
3762341.97	0.00084	0.00088	0.00093	0.00101	0.00120
3762241.97	0.00090	0.00095	0.00100	0.00108	0.00130
3762141.97	0.00096	0.00101	0.00107	0.00115	0.00139
3762041.97	0.00103	0.00109	0.00118	0.00128	0.00151
3761941.97	0.00110	0.00116	0.00130	0.00143	0.00165
3761841.97	0.00122	0.00131	0.00139	0.00154	0.00178
3761741.97	0.00130	0.00139	0.00148	0.00165	0.00193
3761641.97	0.00137	0.00147	0.00161	0.00176	0.00206
3761541.97	0.00143	0.00155	0.00170	0.00187	0.00219
3761441.97	0.00148	0.00161	0.00177	0.00197	0.00232
3761341.97	0.00152	0.00167	0.00183	0.00206	0.00243
3761241.97	0.00156	0.00171	0.00190	0.00213	0.00253
3761141.97	0.00160	0.00176	0.00195	0.00219	0.00261
3761041.97	0.00163	0.00179	0.00199	0.00224	0.00267
3760941.97	0.00165	0.00182	0.00202	0.00228	0.00272

3760841.97 | 0.00166 0.00183 0.00204 0.00231 0.00275
*** AERMOD - VERSION 19191 *** *** Construction ***
*** AERMET - VERSION 16216 *** *** 03/08/21 15:14:46

*** MODELOPTs: RegDFAULT CONC ELEV URBAN ADJ_U*

*** THE PERIOD (43848 HRS) AVERAGE CONCENTRATION VALUES FOR SOURCE GROUP: ALL ***
INCLUDING SOURCE(S): L0015628 , L0015629 , L0015630 , L0015631 , L0015632 , L0015633 , L0015634 , L0015635 , L0015636 , L0015637 , L0015638 , L0015639 , L0015640 , L0015641 , L0015642 , L0015643 , L0015644 , L0015645 , L0015646 , L0015647 , L0015648 , L0015649 , L0015650 , L0015651 , L0015652 , L0015653 , L0015654 , L0015655 , . . . ,

*** DISCRETE CARTESIAN RECEPTOR POINTS ***

** CONC OF PM_10 IN MICROGRAMS/M**3 **

X-COORD (M)	Y-COORD (M)	CONC	X-COORD (M)	Y-COORD (M)	CONC
439915.21	3757928.34	0.00068	440215.21	3758078.34	0.00078
439815.21	3759928.34	0.00204	439815.21	3759978.34	0.00209
439815.21	3760028.34	0.00214	439815.21	3760078.34	0.00218
439815.21	3760128.34	0.00223	439815.21	3760178.34	0.00227
443434.87	3760505.41	0.00319	443519.04	3760505.41	0.00302
443548.29	3760505.41	0.00296	443736.51	3760500.50	0.00267
443823.40	3760503.23	0.00250	442026.18	3761011.86	0.03026
440165.21	3761228.34	0.00340	440215.21	3761228.34	0.00364
440265.21	3761228.34	0.00392	440615.21	3761228.34	0.00790

```
         440665.21    3761228.34        0.00921                    440715.21
3761228.34        0.01115
         442027.40    3761229.63        0.02277                    442665.21
3761228.34        0.00677
         442865.21    3761228.34        0.00542                    442965.21
3761228.34        0.00489
         443065.21    3761228.34        0.00448                    443265.21
3761228.34        0.00377
         440263.68    3761292.14        0.00374                    440322.11
3761293.68        0.00407
         440565.21    3761299.81        0.00624                    440756.01
3761299.04        0.01031
         440968.28    3761294.45        0.01781                    440862.15
3761300.73        0.01397
         442015.21    3761328.34        0.01561                    441165.21
3761378.34        0.01390
         439948.61    3761395.68        0.00264                    441215.21
3761428.34        0.01165
         442015.21    3761428.34        0.01070                    440415.21
3761478.34        0.00381
         441965.21    3761478.34        0.00938                    439933.91
3761525.28        0.00249
         441965.21    3761528.34        0.00807                    442015.21
3761528.34        0.00784
         442065.21    3761528.34        0.00756                    439948.29
3761730.30        0.00211
         439937.22    3761960.11        0.00178                    439938.52
3762030.30        0.00169
         439941.98    3762097.71        0.00159                    440115.21
3762128.34        0.00142
         440165.21    3762128.34        0.00142                    440215.21
3762128.34        0.00144
         439965.21    3762528.34        0.00109                    439965.21
3762578.34        0.00104
         439965.21    3762628.34        0.00098                    439965.21
3762678.34        0.00090
         439965.21    3763678.34        0.00037                    440065.21
3763728.34        0.00036
         440115.21    3763728.34        0.00037                    440165.21
3763728.34        0.00037
         440215.21    3763728.34        0.00037                    442023.45
3761048.68        0.03014
 *** AERMOD - VERSION  19191 ***   *** Construction
                          ***        03/08/21
 *** AERMET - VERSION  16216 ***   ***
                          ***       15:14:46
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*** MODELOPTs: RegDFAULT CONC ELEV URBAN ADJ_U*

*** THE 1ST HIGHEST 1-HR AVERAGE CONCENTRATION VALUES FOR SOURCE GROUP: ALL ***
INCLUDING SOURCE(S): L0015628 , L0015629 , L0015630 , L0015631 , L0015632 ,
L0015633 , L0015634 , L0015635 , L0015636 , L0015637 , L0015638 , L0015639 , L0015640 ,
L0015641 , L0015642 , L0015643 , L0015644 , L0015645 , L0015646 , L0015647 , L0015648 ,
L0015649 , L0015650 , L0015651 , L0015652 , L0015653 , L0015654 , L0015655 , . . . ,

*** NETWORK ID: UCART1 ; NETWORK TYPE: GRIDCART ***

** CONC OF PM_10 IN MICROGRAMS/M**3 **

Y-COORD (METERS)	X-COORD (METERS)			
	439452.62	439552.62	439652.62	439752.62	439852.62
3762742.0	0.02472 (12081704)	0.02542 (12081704)	0.02609 (15091923)	0.02648 (15062721)	0.02710 (12080924)
3762642.0	0.02447 (15082702)	0.02575 (12081704)	0.02630 (12081704)	0.02692 (15062721)	0.02767 (15062721)
3762542.0	0.02499 (15031022)	0.02577 (15082702)	0.02683 (12081704)	0.02748 (12081704)	0.02832 (15062721)
3762442.0	0.02571 (12071302)	0.02586 (15031022)	0.02668 (15082702)	0.02768 (12081704)	0.02877 (12081704)
3762342.0	0.02551 (15101220)	0.02615 (12071302)	0.02675 (14120303)	0.02798 (15082702)	0.02919 (12081704)
3762242.0	0.02506 (15101220)	0.02648 (15101220)	0.02766 (15101220)	0.02834 (12071302)	0.02924 (15082702)
3762142.0	0.02548 (15091002)	0.02638 (16072304)	0.02833 (15101220)	0.02984 (15101220)	0.02966 (15101220)
3762042.0	0.02535 (15091002)	0.02673 (15091002)	0.02692 (16102806)	0.02881 (15101220)	0.03021 (15101220)
3761942.0	0.02481 (15072001)	0.02697 (15072001)	0.02561 (15072001)	0.02648 (15010620)	0.02915 (15101220)
3761842.0	0.02194 (15090919)	0.02307 (16122818)	0.02583 (15072001)	0.02600 (15072001)	0.02859 (15010620)
3761742.0	0.02148 (15090919)	0.02309 (15090919)	0.02494 (15090919)	0.02551 (16122818)	0.02783 (15072001)
3761642.0	0.02166 (15112017)	0.02288 (15112017)	0.02417		

(15090919) 0.02617 (15090919) 0.02773 (15090919)
 3761542.0 | 0.02255 (15063019) 0.02348 (15063019) 0.02450
(15112017) 0.02611 (15112017) 0.02794 (15090919)
 3761442.0 | 0.02301 (15063019) 0.02439 (15063019) 0.02581
(15063019) 0.02725 (15063019) 0.02881 (15063019)
 3761342.0 | 0.02309 (15031224) 0.02440 (15031224) 0.02589
(15031223) 0.02782 (15063019) 0.02992 (15063019)
 3761242.0 | 0.02319 (15110717) 0.02454 (15110717) 0.02607
(15031224) 0.02790 (15031224) 0.02997 (15031224)
 3761142.0 | 0.02331 (16022406) 0.02469 (16022406) 0.02623
(16032301) 0.02804 (15110717) 0.03019 (15110717)
 3761042.0 | 0.02345 (16122920) 0.02480 (16122920) 0.02632
(16122920) 0.02811 (12121001) 0.03019 (12121001)
 3760942.0 | 0.02403 (16102417) 0.02546 (16102417) 0.02706
(16102417) 0.02887 (16102417) 0.03093 (16102417)
 3760842.0 | 0.02395 (16102417) 0.02538 (16102417) 0.02698
(16102417) 0.02883 (16102417) 0.03094 (16102417)

*** MODELOPTs: RegDFAULT CONC ELEV URBAN ADJ_U*

*** THE 1ST HIGHEST 1-HR AVERAGE CONCENTRATION VALUES FOR SOURCE GROUP: ALL ***
INCLUDING SOURCE(S): L0015628 , L0015629 , L0015630 , L0015631 , L0015632 ,
L0015633 , L0015634 , L0015635 , L0015636 , L0015637 , L0015638 , L0015639 , L0015640 ,
L0015641 , L0015642 , L0015643 , L0015644 , L0015645 , L0015646 , L0015647 , L0015648 ,
L0015649 , L0015650 , L0015651 , L0015652 , L0015653 , L0015654 , L0015655 , . . . ,

*** DISCRETE CARTESIAN RECEPTOR POINTS ***

** CONC OF PM_10 IN MICROGRAMS/M**3 **

X-COORD (M)	Y-COORD (M)	CONC	(YYMMDDHH)	X-COORD (M)	Y-COORD (M)	CONC	(YYMMDDHH)
439915.21	3757928.34	0.01059	(16112918)	440215.21	3758078.34	0.01158	(13101419)

```
       439815.21   3759928.34        0.02446  (16101918)              439815.21
3759978.34        0.02461  (16101918)
       439815.21   3760028.34        0.02536  (15071822)              439815.21
3760078.34        0.02610  (14051322)
       439815.21   3760128.34        0.02653  (14051322)              439815.21
3760178.34        0.02687  (15031321)
       443434.87   3760505.41        0.02309  (15082519)              443519.04
3760505.41        0.02207  (15082519)
       443548.29   3760505.41        0.02173  (15082519)              443736.51
3760500.50        0.01979  (15082519)
       443823.40   3760503.23        0.01907  (13090520)              442026.18
3761011.86        0.08237  (15101507)
       440165.21   3761228.34        0.03752  (15063019)              440215.21
3761228.34        0.03924  (15063019)
       440265.21   3761228.34        0.04109  (15063019)              440615.21
3761228.34        0.06066  (15063019)
       440665.21   3761228.34        0.06562  (15090919)              440715.21
3761228.34        0.07276  (15090919)
       442027.40   3761229.63        0.08097  (15062719)              442665.21
3761228.34        0.03885  (13090620)
       442865.21   3761228.34        0.03419  (15101304)              442965.21
3761228.34        0.03213  (15101304)
       443065.21   3761228.34        0.03152  (15101304)              443265.21
3761228.34        0.02963  (15082922)
       440263.68   3761292.14        0.04030  (15063019)              440322.11
3761293.68        0.04219  (15063019)
       440565.21   3761299.81        0.05400  (15090919)              440756.01
3761299.04        0.06723  (15031221)
       440968.28   3761294.45        0.07556  (13101421)              440862.15
3761300.73        0.06935  (15031221)
       442015.21   3761328.34        0.07167  (16061306)              441165.21
3761378.34        0.06206  (16102019)
       439948.61   3761395.68        0.03083  (15063019)              441215.21
3761428.34        0.05650  (13030120)
       442015.21   3761428.34        0.05999  (15070606)              440415.21
3761478.34        0.04018  (15031221)
       441965.21   3761478.34        0.05718  (16102717)              439933.91
3761525.28        0.02941  (15090919)
       441965.21   3761528.34        0.05283  (16102717)              442015.21
3761528.34        0.05242  (16102717)
       442065.21   3761528.34        0.05203  (15072106)              439948.29
3761730.30        0.02953  (15072001)
       439937.22   3761960.11        0.03178  (15101220)              439938.52
3762030.30        0.03116  (15101220)
       439941.98   3762097.71        0.03024  (15082702)              440115.21
3762128.34        0.03109  (12081704)
       440165.21   3762128.34        0.03159  (12081704)              440215.21
3762128.34        0.03221  (15062721)
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       439965.21   3762528.34        0.02840  (15062721)               439965.21
 3762578.34        0.02823  (12080924)
       439965.21   3762628.34        0.02814  (12080924)               439965.21
 3762678.34        0.02798  (12080924)
       439965.21   3763678.34        0.02269  (15091824)               440065.21
 3763728.34        0.02265  (12081106)
       440115.21   3763728.34        0.02269  (12081106)               440165.21
 3763728.34        0.02267  (12081106)
       440215.21   3763728.34        0.02249  (12081106)               442023.45
 3761048.68        0.08320  (15101507)
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*** MODELOPTs:    RegDFAULT  CONC  ELEV  URBAN  ADJ_U*

                              *** THE   1ST HIGHEST 24-HR AVERAGE CONCENTRATION
VALUES FOR SOURCE GROUP:  ALL      ***
                                 INCLUDING SOURCE(S):     L0015628    , L0015629
 , L0015630    , L0015631    , L0015632    ,
                  L0015633    , L0015634    , L0015635    , L0015636    , L0015637
 , L0015638    , L0015639    , L0015640    ,
                  L0015641    , L0015642    , L0015643    , L0015644    , L0015645
 , L0015646    , L0015647    , L0015648    ,
                  L0015649    , L0015650    , L0015651    , L0015652    , L0015653
 , L0015654    , L0015655    ,  . . .      ,

                                  *** NETWORK ID: UCART1   ;  NETWORK TYPE:
GRIDCART ***

                                     ** CONC OF PM_10    IN MICROGRAMS/M**3
                    **

  Y-COORD  |                                                 X-COORD (METERS)
  (METERS) |       439452.62              439552.62              439652.62
       439752.62              439852.62
 - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
- - - - - - - - - - - - - - - - - - - - - - - - - - - - -

 3762742.0 |      0.00577 (12020424)      0.00566 (12020424)      0.00544
(12020424)      0.00513 (12020424)      0.00471m(15011124)
 3762642.0 |      0.00610 (12020424)      0.00613 (12020424)      0.00604
(12020424)      0.00584 (12020424)      0.00568 (12020424)
 3762542.0 |      0.00634 (12020424)      0.00651 (12020424)      0.00655
(12020424)      0.00649 (12020424)      0.00646 (12020424)
 3762442.0 |      0.00644 (12020424)      0.00675 (12020424)      0.00696
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(12020424)      0.00706 (12020424)      0.00716 (12020424)
 3762342.0 |      0.00640 (12020424)      0.00686 (12020424)      0.00724
(12020424)      0.00751 (12020424)      0.00777 (12020424)
 3762242.0 |      0.00624 (12020424)      0.00684 (12020424)      0.00738
(12020424)      0.00784 (12020424)      0.00827 (12020424)
 3762142.0 |      0.00633 (12011324)      0.00670 (12020424)      0.00738
(12020424)      0.00802 (12020424)      0.00864 (12020424)
 3762042.0 |      0.00670 (12011324)      0.00695 (12011324)      0.00715
(12020424)      0.00795 (12020424)      0.00878 (12020424)
 3761942.0 |      0.00688 (12011324)      0.00740 (12011324)      0.00711
(12011324)      0.00762 (12020424)      0.00871 (12020424)
 3761842.0 |      0.00643 (12011324)      0.00684 (12011324)      0.00748
(12011324)      0.00765 (12011324)      0.00847 (12020424)
 3761742.0 |      0.00610 (12011324)      0.00676 (12011324)      0.00756
(12011324)      0.00789 (12011324)      0.00864 (12011324)
 3761642.0 |      0.00617 (12122024)      0.00651 (12011324)      0.00713
(12011324)      0.00797 (12011324)      0.00886 (12011324)
 3761542.0 |      0.00662 (12122024)      0.00702 (12122024)      0.00746
(12122024)      0.00794 (12122024)      0.00876 (12011324)
 3761442.0 |      0.00691 (12122024)      0.00741 (12122024)      0.00797
(12122024)      0.00860 (12122024)      0.00945 (12122024)
 3761342.0 |      0.00701 (12122024)      0.00760 (12122024)      0.00826
(12122024)      0.00902 (12122024)      0.01003 (12122024)
 3761242.0 |      0.00691 (12122024)      0.00755 (12122024)      0.00829
(12122024)      0.00914 (12122024)      0.01028 (12122024)
 3761142.0 |      0.00664 (12122024)      0.00731 (12122024)      0.00808
(12122024)      0.00899 (12122024)      0.01020 (12122024)
 3761042.0 |      0.00625 (12122024)      0.00690 (12122024)      0.00768
(12122024)      0.00861 (12122024)      0.00986 (12122024)
 3760942.0 |      0.00577 (12122024)      0.00640 (12122024)      0.00714
(12122024)      0.00806 (12122024)      0.00929 (12122024)
 3760842.0 |      0.00531 (12020624)      0.00583 (12122024)      0.00652
(12122024)      0.00738 (12122024)      0.00857 (12122024)
 *** AERMOD - VERSION  19191 ***   *** Construction
                          ***        03/08/21
 *** AERMET - VERSION  16216 ***   ***
                         ***        15:14:46

                                    PAGE  53
 *** MODELOPTs:    RegDFAULT  CONC  ELEV  URBAN  ADJ_U*

                                *** THE   1ST HIGHEST 24-HR AVERAGE CONCENTRATION
VALUES FOR SOURCE GROUP:  ALL      ***
                                   INCLUDING SOURCE(S):     L0015628    , L0015629
 , L0015630    , L0015631    , L0015632    ,
                 L0015633    , L0015634    , L0015635    , L0015636    , L0015637
 , L0015638    , L0015639    , L0015640    ,
                 L0015641    , L0015642    , L0015643    , L0015644    , L0015645
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, L0015646 , L0015647 , L0015648 ,
L0015649 , L0015650 , L0015651 , L0015652 , L0015653
, L0015654 , L0015655 , . . . ,

*** DISCRETE CARTESIAN RECEPTOR POINTS ***

** CONC OF PM_10 IN MICROGRAMS/M**3 **

X-COORD (M)	Y-COORD (M)	CONC	(YYMMDDHH)	X-COORD (M)	Y-COORD (M)	CONC	(YYMMDDHH)
439915.21	3757928.34	0.00234	(15010624)	440215.21	3758078.34	0.00253	(13121424)
439815.21	3759928.34	0.00806	(16122724)	439815.21	3759978.34	0.00821	(16122724)
439815.21	3760028.34	0.00842	(14122624)	439815.21	3760078.34	0.00860	(14122624)
439815.21	3760128.34	0.00873	(14122624)	439815.21	3760178.34	0.00880	(14122624)
443434.87	3760505.41	0.00890	(13050124)	443519.04	3760505.41	0.00845	(13050124)
443548.29	3760505.41	0.00830	(13050124)	443736.51	3760500.50	0.00749	(13050124)
443823.40	3760503.23	0.00717	(13050124)	442026.18	3761011.86	0.04849	(13020624)
440165.21	3761228.34	0.01368	(12122024)	440215.21	3761228.34	0.01449	(12122024)
440265.21	3761228.34	0.01537	(12122024)	440615.21	3761228.34	0.02606	(12122024)
440665.21	3761228.34	0.02914	(12122024)	440715.21	3761228.34	0.03342	(12122024)
442027.40	3761229.63	0.04631	(12120224)	442665.21	3761228.34	0.01805m	(12050224)
442865.21	3761228.34	0.01574m	(12050224)	442965.21	3761228.34	0.01474m	(12050224)
443065.21	3761228.34	0.01409m	(12050224)	443265.21	3761228.34	0.01283m	(12050224)
440263.68	3761292.14	0.01464	(12122024)	440322.11	3761293.68	0.01557	(12122024)
440565.21	3761299.81	0.02094	(12011324)	440756.01	3761299.04	0.02908	(12020424)
440968.28	3761294.45	0.03696	(13012524)	440862.15	3761300.73	0.03212	(13012524)
442015.21	3761328.34	0.03696	(12120224)	441165.21	3761378.34	0.02633	(13012524)

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       439948.61   3761395.68        0.01021  (12122024)               441215.21
 3761428.34        0.02240  (12120624)
       442015.21   3761428.34        0.02831m (16031424)               440415.21
 3761478.34        0.01440  (12020424)
       441965.21   3761478.34        0.02603m (16031424)               439933.91
 3761525.28        0.00923  (12011324)
       441965.21   3761528.34        0.02303m (16031424)               442015.21
 3761528.34        0.02279m (16031424)
       442065.21   3761528.34        0.02268m (16031424)               439948.29
 3761730.30        0.00898  (12011324)
       439937.22   3761960.11        0.00918  (12020424)               439938.52
 3762030.30        0.00905  (12020424)
       439941.98   3762097.71        0.00884  (12020424)               440115.21
 3762128.34        0.00871  (12020424)
       440165.21   3762128.34        0.00863  (12020424)               440215.21
 3762128.34        0.00850  (12020424)
       439965.21   3762528.34        0.00585  (12020424)               439965.21
 3762578.34        0.00543  (12020424)
       439965.21   3762628.34        0.00517m (15011124)               439965.21
 3762678.34        0.00511m (15011124)
       439965.21   3763678.34        0.00304m (15011124)               440065.21
 3763728.34        0.00275m (15011124)
       440115.21   3763728.34        0.00265m (15011124)               440165.21
 3763728.34        0.00267  (12052224)
       440215.21   3763728.34        0.00267  (12052224)               442023.45
 3761048.68        0.04894  (12120224)
 *** AERMOD - VERSION  19191 ***   *** Construction
                          ***        03/08/21
 *** AERMET - VERSION  16216 ***   ***
                         ***        15:14:46

                                   PAGE  54
 *** MODELOPTs:    RegDFAULT  CONC  ELEV  URBAN  ADJ_U*

                                        *** THE SUMMARY OF MAXIMUM PERIOD ( 43848
HRS) RESULTS ***


                                    ** CONC OF PM_10    IN MICROGRAMS/M**3
               **


                         NETWORK
GROUP ID                       AVERAGE CONC                RECEPTOR  (XR, YR,
ZELEV, ZHILL, ZFLAG)  OF TYPE  GRID-ID
- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
- - - - - - - - - - - - - - - - - - -
```

```
ALL       1ST HIGHEST VALUE IS       0.03026 AT (  442026.18,  3761011.86,
203.50,   203.50,    0.00)  DC
          2ND HIGHEST VALUE IS       0.03014 AT (  442023.45,  3761048.68,
203.71,   203.71,    0.00)  DC
          3RD HIGHEST VALUE IS       0.02277 AT (  442027.40,  3761229.63,
205.04,   205.04,    0.00)  DC
          4TH HIGHEST VALUE IS       0.01781 AT (  440968.28,  3761294.45,
204.23,   204.23,    0.00)  DC
          5TH HIGHEST VALUE IS       0.01561 AT (  442015.21,  3761328.34,
206.15,   206.15,    0.00)  DC
          6TH HIGHEST VALUE IS       0.01397 AT (  440862.15,  3761300.73,
204.20,   204.20,    0.00)  DC
          7TH HIGHEST VALUE IS       0.01390 AT (  441165.21,  3761378.34,
205.00,   205.00,    0.00)  DC
          8TH HIGHEST VALUE IS       0.01165 AT (  441215.21,  3761428.34,
205.47,   205.47,    0.00)  DC
          9TH HIGHEST VALUE IS       0.01115 AT (  440715.21,  3761228.34,
203.33,   203.33,    0.00)  DC
         10TH HIGHEST VALUE IS       0.01070 AT (  442015.21,  3761428.34,
206.90,   206.90,    0.00)  DC


 *** RECEPTOR TYPES:  GC = GRIDCART
                      GP = GRIDPOLR
                      DC = DISCCART
                      DP = DISCPOLR
 *** AERMOD - VERSION  19191 ***   *** Construction
                         ***        03/08/21
 *** AERMET - VERSION  16216 ***   ***
                        ***        15:14:46

                                   PAGE  55
 *** MODELOPTs:    RegDFAULT  CONC  ELEV  URBAN  ADJ_U*

                                                *** THE SUMMARY OF HIGHEST  1-HR
RESULTS ***


                                    ** CONC OF PM_10    IN MICROGRAMS/M**3
              **

                                                      DATE
                                          NETWORK
GROUP ID                            AVERAGE CONC     (YYMMDDHH)             RECEPTOR
(XR, YR, ZELEV, ZHILL, ZFLAG)    OF TYPE  GRID-ID
- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
- - - - - - - - - - - - - - - - - - - - - - - -
```

ALL HIGH 1ST HIGH VALUE IS 0.08320 ON 15101507: AT (442023.45, 3761048.68, 203.71, 203.71, 0.00) DC

*** RECEPTOR TYPES: GC = GRIDCART
GP = GRIDPOLR
DC = DISCCART
DP = DISCPOLR
*** AERMOD - VERSION 19191 *** *** Construction
*** 03/08/21
*** AERMET - VERSION 16216 *** ***
*** 15:14:46

PAGE 56
*** MODELOPTs: RegDFAULT CONC ELEV URBAN ADJ_U*

*** THE SUMMARY OF HIGHEST 24-HR RESULTS ***

** CONC OF PM_10 IN MICROGRAMS/M**3 **

GROUP ID	AVERAGE	CONC	DATE (YYMMDDHH)	RECEPTOR (XR, YR, ZELEV, ZHILL, ZFLAG)	OF TYPE	GRID-ID
ALL	HIGH 1ST HIGH VALUE IS	0.04894	ON 12120224:	AT (442023.45, 3761048.68, 203.71, 203.71, 0.00)	DC	

*** RECEPTOR TYPES: GC = GRIDCART
GP = GRIDPOLR
DC = DISCCART
DP = DISCPOLR
*** AERMOD - VERSION 19191 *** *** Construction
*** 03/08/21
*** AERMET - VERSION 16216 *** ***
*** 15:14:46

PAGE 57
*** MODELOPTs: RegDFAULT CONC ELEV URBAN ADJ_U*

*** Message Summary : AERMOD Model Execution ***

--------- Summary of Total Messages --------

A Total of 0 Fatal Error Message(s)
A Total of 2 Warning Message(s)
A Total of 1279 Informational Message(s)

A Total of 43848 Hours Were Processed

A Total of 917 Calm Hours Identified

A Total of 362 Missing Hours Identified (0.83 Percent)

******** FATAL ERROR MESSAGES ********
*** NONE ***

******** WARNING MESSAGES ********
ME W186 2202 MEOPEN: THRESH_1MIN 1-min ASOS wind speed threshold used
0.50
ME W187 2202 MEOPEN: ADJ_U* Option for Stable Low Winds used in AERMET

****
*** AERMOD Finishes Successfully ***
****

```
**
**************************************
**
** AERMOD Input Produced by:
** AERMOD View Ver. 9.8.3
** Lakes Environmental Software Inc.
** Date: 3/11/2021
** File: C:\Lakes\AERMOD View\SOL_operations_rev2\SOL_operations_rev2.ADI
**
**************************************
**
**
**************************************
** AERMOD Control Pathway
**************************************
**
**
CO STARTING
   TITLEONE C:\Lakes\AERMOD View\SOL_operations_rev2\SOL_operations_rev2.isc
   MODELOPT DFAULT CONC
   AVERTIME 1 24 PERIOD
   URBANOPT 2035210 San_Bernardino_County
   POLLUTID PM_10
   RUNORNOT RUN
   ERRORFIL SOL_operations_rev2.err
CO FINISHED
**
**************************************
** AERMOD Source Pathway
**************************************
**
**
SO STARTING
** Source Location **
** Source ID - Type - X Coord. - Y Coord. **
** ----------------------------------------------------------------------
** Line Source Represented by Adjacent Volume Sources
** LINE VOLUME Source ID = SLINE2
** DESCRSRC Euclid Ave - Red Bud Lane to Merrill Ave
** PREFIX
** Length of Side = 12.00
** Configuration = Adjacent
** Emission Rate = 0.0000334
** Vertical Dimension = 6.22
** SZINIT = 2.89
** Nodes = 6
** 439897.910, 3762688.093, 217.36, 3.66, 5.58
** 439897.649, 3762632.423, 216.86, 3.66, 5.58
** 439900.113, 3762370.124, 213.55, 3.66, 5.58
** 439898.053, 3762075.508, 210.11, 3.66, 5.58
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** 439895.792, 3761276.665, 202.47, 3.66, 5.58
** 439895.843, 3760467.600, 193.65, 3.66, 5.58
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   LOCATION L0040785     VOLUME   439897.826 3762670.093 217.29
   LOCATION L0040786     VOLUME   439897.770 3762658.093 217.15
   LOCATION L0040787     VOLUME   439897.713 3762646.093 217.01
   LOCATION L0040788     VOLUME   439897.657 3762634.093 216.85
   LOCATION L0040789     VOLUME   439897.746 3762622.094 216.69
   LOCATION L0040790     VOLUME   439897.859 3762610.094 216.53
   LOCATION L0040791     VOLUME   439897.972 3762598.095 216.38
   LOCATION L0040792     VOLUME   439898.084 3762586.095 216.23
   LOCATION L0040793     VOLUME   439898.197 3762574.096 216.09
   LOCATION L0040794     VOLUME   439898.310 3762562.096 215.96
   LOCATION L0040795     VOLUME   439898.423 3762550.097 215.83
   LOCATION L0040796     VOLUME   439898.535 3762538.097 215.68
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   LOCATION L0040799     VOLUME   439898.873 3762502.099 215.28
   LOCATION L0040800     VOLUME   439898.986 3762490.100 215.15
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   LOCATION L0040805     VOLUME   439899.550 3762430.102 214.43
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   LOCATION L0040822     VOLUME   439899.106 3762226.108 211.45
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   LOCATION L0040830     VOLUME   439898.435 3762130.111 210.48
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LOCATION L0040847     VOLUME   439897.630 3761926.113 208.87
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LOCATION L0040858     VOLUME   439897.257 3761794.113 207.72
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LOCATION L0040861     VOLUME   439897.155 3761758.113 207.40
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LOCATION L0040863     VOLUME   439897.087 3761734.113 207.19
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LOCATION L0040865     VOLUME   439897.019 3761710.114 206.99
LOCATION L0040866     VOLUME   439896.985 3761698.114 206.89
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LOCATION L0040875     VOLUME   439896.679 3761590.114 206.00
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LOCATION L0040878     VOLUME   439896.577 3761554.114 205.62
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LOCATION L0040901     VOLUME   439895.796 3761278.115 202.42
LOCATION L0040902     VOLUME   439895.793 3761266.115 202.29
LOCATION L0040903     VOLUME   439895.793 3761254.115 202.16
LOCATION L0040904     VOLUME   439895.794 3761242.115 202.08
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LOCATION L0040906     VOLUME   439895.796 3761218.115 201.91
LOCATION L0040907     VOLUME   439895.796 3761206.115 201.81
LOCATION L0040908     VOLUME   439895.797 3761194.115 201.71
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LOCATION L0040912     VOLUME   439895.800 3761146.115 201.23
LOCATION L0040913     VOLUME   439895.801 3761134.115 201.10
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LOCATION L0040915     VOLUME   439895.802 3761110.115 200.86
LOCATION L0040916     VOLUME   439895.803 3761098.115 200.74
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LOCATION L0040918     VOLUME   439895.805 3761074.115 200.49
LOCATION L0040919     VOLUME   439895.805 3761062.115 200.37
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LOCATION L0040923     VOLUME   439895.808 3761014.115 199.79
LOCATION L0040924     VOLUME   439895.809 3761002.115 199.63
LOCATION L0040925     VOLUME   439895.810 3760990.115 199.48
LOCATION L0040926     VOLUME   439895.811 3760978.115 199.32
LOCATION L0040927     VOLUME   439895.811 3760966.115 199.16
LOCATION L0040928     VOLUME   439895.812 3760954.115 199.01
LOCATION L0040929     VOLUME   439895.813 3760942.115 198.86
LOCATION L0040930     VOLUME   439895.814 3760930.115 198.71
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   LOCATION L0040935     VOLUME   439895.817 3760870.115 197.94
   LOCATION L0040936     VOLUME   439895.818 3760858.115 197.78
   LOCATION L0040937     VOLUME   439895.819 3760846.115 197.61
   LOCATION L0040938     VOLUME   439895.820 3760834.115 197.43
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   LOCATION L0040941     VOLUME   439895.822 3760798.115 196.95
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   LOCATION L0040945     VOLUME   439895.825 3760750.115 196.38
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   LOCATION L0040962     VOLUME   439895.838 3760546.115 194.46
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   LOCATION L0040965     VOLUME   439895.840 3760510.115 194.10
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   LOCATION L0040967     VOLUME   439895.841 3760486.115 193.88
   LOCATION L0040968     VOLUME   439895.842 3760474.115 193.77
** End of LINE VOLUME Source ID = SLINE2
** ----------------------------------------------------------------------
** Line Source Represented by Adjacent Volume Sources
** LINE VOLUME Source ID = SLINE3
** DESCRSRC Euclid Ave - Merrill Ave to SR-71
** PREFIX
** Length of Side = 12.00
** Configuration = Adjacent
** Emission Rate = 0.000016
** Vertical Dimension = 6.22
** SZINIT = 2.89
** Nodes = 7
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** 439894.252, 3759955.407, 190.38, 3.66, 5.58
** 439889.660, 3759518.181, 186.91, 3.66, 5.58
** 439888.673, 3759221.010, 184.82, 3.66, 5.58
** 439889.264, 3759072.819, 183.50, 3.66, 5.58
** 439887.586, 3758873.931, 182.11, 3.66, 5.58
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   LOCATION L0040972     VOLUME   439895.409 3760429.476 193.38
   LOCATION L0040973     VOLUME   439895.250 3760417.477 193.29
   LOCATION L0040974     VOLUME   439895.091 3760405.478 193.23
   LOCATION L0040975     VOLUME   439894.932 3760393.479 193.17
   LOCATION L0040976     VOLUME   439894.773 3760381.480 193.10
   LOCATION L0040977     VOLUME   439894.614 3760369.481 193.03
   LOCATION L0040978     VOLUME   439894.455 3760357.482 192.96
   LOCATION L0040979     VOLUME   439894.296 3760345.483 192.88
   LOCATION L0040980     VOLUME   439894.137 3760333.484 192.80
   LOCATION L0040981     VOLUME   439894.003 3760321.485 192.70
   LOCATION L0040982     VOLUME   439894.012 3760309.485 192.60
   LOCATION L0040983     VOLUME   439894.020 3760297.485 192.49
   LOCATION L0040984     VOLUME   439894.028 3760285.485 192.39
   LOCATION L0040985     VOLUME   439894.036 3760273.485 192.28
   LOCATION L0040986     VOLUME   439894.044 3760261.485 192.17
   LOCATION L0040987     VOLUME   439894.052 3760249.485 192.07
   LOCATION L0040988     VOLUME   439894.061 3760237.485 191.96
   LOCATION L0040989     VOLUME   439894.069 3760225.485 191.85
   LOCATION L0040990     VOLUME   439894.077 3760213.485 191.74
   LOCATION L0040991     VOLUME   439894.085 3760201.485 191.64
   LOCATION L0040992     VOLUME   439894.093 3760189.485 191.54
   LOCATION L0040993     VOLUME   439894.101 3760177.485 191.44
   LOCATION L0040994     VOLUME   439894.110 3760165.485 191.37
   LOCATION L0040995     VOLUME   439894.118 3760153.485 191.30
   LOCATION L0040996     VOLUME   439894.126 3760141.485 191.24
   LOCATION L0040997     VOLUME   439894.134 3760129.485 191.18
   LOCATION L0040998     VOLUME   439894.142 3760117.485 191.12
   LOCATION L0040999     VOLUME   439894.150 3760105.485 191.08
   LOCATION L0041000     VOLUME   439894.159 3760093.485 191.03
   LOCATION L0041001     VOLUME   439894.167 3760081.485 190.98
   LOCATION L0041002     VOLUME   439894.175 3760069.485 190.93
   LOCATION L0041003     VOLUME   439894.183 3760057.485 190.88
   LOCATION L0041004     VOLUME   439894.191 3760045.485 190.83
   LOCATION L0041005     VOLUME   439894.199 3760033.485 190.78
   LOCATION L0041006     VOLUME   439894.208 3760021.485 190.72
   LOCATION L0041007     VOLUME   439894.216 3760009.485 190.66
   LOCATION L0041008     VOLUME   439894.224 3759997.485 190.60
   LOCATION L0041009     VOLUME   439894.232 3759985.485 190.53
   LOCATION L0041010     VOLUME   439894.240 3759973.485 190.47
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LOCATION L0041012     VOLUME   439894.190 3759949.486 190.34
LOCATION L0041013     VOLUME   439894.064 3759937.486 190.27
LOCATION L0041014     VOLUME   439893.938 3759925.487 190.21
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LOCATION L0041019     VOLUME   439893.308 3759865.490 189.84
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LOCATION L0041021     VOLUME   439893.056 3759841.492 189.64
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LOCATION L0041024     VOLUME   439892.678 3759805.494 189.33
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LOCATION L0041029     VOLUME   439892.048 3759745.497 188.80
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LOCATION L0041043     VOLUME   439890.283 3759577.506 187.35
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LOCATION L0041056     VOLUME   439889.339 3759421.510 186.26
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LOCATION L0041059     VOLUME   439889.219 3759385.510 186.00
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   LOCATION L0041066     VOLUME   439888.940 3759301.511 185.52
   LOCATION L0041067     VOLUME   439888.900 3759289.511 185.44
   LOCATION L0041068     VOLUME   439888.860 3759277.511 185.35
   LOCATION L0041069     VOLUME   439888.820 3759265.511 185.25
   LOCATION L0041070     VOLUME   439888.781 3759253.511 185.14
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   LOCATION L0041072     VOLUME   439888.701 3759229.511 184.91
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   LOCATION L0041075     VOLUME   439888.782 3759193.511 184.56
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   LOCATION L0041086     VOLUME   439889.169 3759061.513 183.48
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   LOCATION L0041095     VOLUME   439888.258 3758953.517 182.87
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   LOCATION L0041097     VOLUME   439888.055 3758929.517 182.67
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** Line Source Represented by Adjacent Volume Sources
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** DESCRSRC Merill Ave - Euclid Ave to Bon View Ave
** PREFIX
** Length of Side = 5.00
** Configuration = Adjacent
** Emission Rate = 0.000012
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** SZINIT = 2.89
** Nodes = 6
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   LOCATION L0041109     VOLUME   439935.875 3760465.045 193.65
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   LOCATION L0041117     VOLUME   439975.875 3760465.015 193.56
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   LOCATION L0041123     VOLUME   440005.875 3760465.049 193.58
   LOCATION L0041124     VOLUME   440010.875 3760465.054 193.58
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   LOCATION L0041137     VOLUME   440075.874 3760465.127 193.65
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LOCATION L0041145     VOLUME   440115.874 3760465.251 193.70
LOCATION L0041146     VOLUME   440120.874 3760465.275 193.72
LOCATION L0041147     VOLUME   440125.874 3760465.300 193.73
LOCATION L0041148     VOLUME   440130.874 3760465.324 193.75
LOCATION L0041149     VOLUME   440135.874 3760465.349 193.78
LOCATION L0041150     VOLUME   440140.874 3760465.373 193.80
LOCATION L0041151     VOLUME   440145.874 3760465.397 193.83
LOCATION L0041152     VOLUME   440150.874 3760465.422 193.86
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LOCATION L0041154     VOLUME   440160.874 3760465.471 193.91
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LOCATION L0041157     VOLUME   440175.873 3760465.544 194.00
LOCATION L0041158     VOLUME   440180.873 3760465.568 194.02
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LOCATION L0041165     VOLUME   440215.873 3760465.739 194.18
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LOCATION L0041167     VOLUME   440225.873 3760465.788 194.21
LOCATION L0041168     VOLUME   440230.873 3760465.812 194.22
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LOCATION L0041170     VOLUME   440240.873 3760465.861 194.30
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LOCATION L0041173     VOLUME   440255.873 3760465.934 194.41
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LOCATION L0041176     VOLUME   440270.872 3760466.008 194.50
LOCATION L0041177     VOLUME   440275.872 3760466.032 194.53
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LOCATION L0041185     VOLUME   440315.872 3760466.227 194.67
LOCATION L0041186     VOLUME   440320.872 3760466.252 194.69
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LOCATION L0041191     VOLUME   440345.871 3760466.372 194.80
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LOCATION L0041202     VOLUME   440400.871 3760466.632 195.25
LOCATION L0041203     VOLUME   440405.871 3760466.656 195.27
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LOCATION L0041205     VOLUME   440415.871 3760466.703 195.24
LOCATION L0041206     VOLUME   440420.871 3760466.726 195.20
LOCATION L0041207     VOLUME   440425.871 3760466.750 195.15
LOCATION L0041208     VOLUME   440430.871 3760466.774 195.11
LOCATION L0041209     VOLUME   440435.870 3760466.797 195.06
LOCATION L0041210     VOLUME   440440.870 3760466.821 195.07
LOCATION L0041211     VOLUME   440445.870 3760466.845 195.08
LOCATION L0041212     VOLUME   440450.870 3760466.868 195.09
LOCATION L0041213     VOLUME   440455.870 3760466.892 195.11
LOCATION L0041214     VOLUME   440460.870 3760466.916 195.12
LOCATION L0041215     VOLUME   440465.870 3760466.939 195.13
LOCATION L0041216     VOLUME   440470.870 3760466.963 195.14
LOCATION L0041217     VOLUME   440475.870 3760466.987 195.15
LOCATION L0041218     VOLUME   440480.870 3760467.010 195.16
LOCATION L0041219     VOLUME   440485.870 3760467.034 195.17
LOCATION L0041220     VOLUME   440490.870 3760467.057 195.18
LOCATION L0041221     VOLUME   440495.870 3760467.081 195.20
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LOCATION L0041225     VOLUME   440515.870 3760467.090 195.25
LOCATION L0041226     VOLUME   440520.870 3760467.090 195.26
LOCATION L0041227     VOLUME   440525.870 3760467.090 195.28
LOCATION L0041228     VOLUME   440530.870 3760467.090 195.29
LOCATION L0041229     VOLUME   440535.870 3760467.090 195.31
LOCATION L0041230     VOLUME   440540.870 3760467.090 195.32
LOCATION L0041231     VOLUME   440545.870 3760467.090 195.34
LOCATION L0041232     VOLUME   440550.870 3760467.090 195.35
LOCATION L0041233     VOLUME   440555.870 3760467.090 195.37
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LOCATION L0041237     VOLUME   440575.870 3760467.090 195.43
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LOCATION L0041239     VOLUME   440585.870 3760467.090 195.47
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LOCATION L0041241     VOLUME   440595.870 3760467.090 195.51
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   LOCATION L0041249     VOLUME   440635.870 3760467.090 195.63
   LOCATION L0041250     VOLUME   440640.870 3760467.090 195.64
   LOCATION L0041251     VOLUME   440645.870 3760467.090 195.66
   LOCATION L0041252     VOLUME   440650.870 3760467.090 195.68
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   LOCATION L0041254     VOLUME   440660.870 3760467.090 195.72
   LOCATION L0041255     VOLUME   440665.870 3760467.090 195.73
   LOCATION L0041256     VOLUME   440670.870 3760467.090 195.76
   LOCATION L0041257     VOLUME   440675.870 3760467.090 195.78
   LOCATION L0041258     VOLUME   440680.870 3760467.090 195.81
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   LOCATION L0041269     VOLUME   440735.870 3760467.090 196.13
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   LOCATION L0041271     VOLUME   440745.870 3760467.090 196.23
   LOCATION L0041272     VOLUME   440750.870 3760467.090 196.31
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   LOCATION L0041275     VOLUME   440765.870 3760467.090 196.54
   LOCATION L0041276     VOLUME   440770.870 3760467.090 196.61
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** End of LINE VOLUME Source ID = SLINE4
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** Line Source Represented by Adjacent Volume Sources
** LINE VOLUME Source ID = SLINE5
** DESCRSRC Merill Ave - Archibald Ave to Grove Ave
** PREFIX
** Length of Side = 5.00
** Configuration = Adjacent
** Emission Rate = 0.0000437
** Vertical Dimension = 6.22
** SZINIT = 2.89
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LOCATION L0041879     VOLUME   444993.055 3760400.902 201.66
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LOCATION L0041881     VOLUME   445003.053 3760400.730 201.66
LOCATION L0041882     VOLUME   445008.053 3760400.644 201.66
LOCATION L0041883     VOLUME   445013.052 3760400.558 201.66
LOCATION L0041884     VOLUME   445018.051 3760400.472 201.66
LOCATION L0041885     VOLUME   445023.050 3760400.386 201.66
LOCATION L0041886     VOLUME   445028.050 3760400.300 201.66
LOCATION L0041887     VOLUME   445033.049 3760400.214 201.67
LOCATION L0041888     VOLUME   445038.048 3760400.128 201.67
LOCATION L0041889     VOLUME   445043.047 3760400.042 201.67
LOCATION L0041890     VOLUME   445048.047 3760399.956 201.68
LOCATION L0041891     VOLUME   445053.046 3760399.870 201.68
LOCATION L0041892     VOLUME   445058.045 3760399.785 201.67
LOCATION L0041893     VOLUME   445063.044 3760399.699 201.66
LOCATION L0041894     VOLUME   445068.044 3760399.613 201.65
LOCATION L0041895     VOLUME   445073.043 3760399.527 201.64
LOCATION L0041896     VOLUME   445078.042 3760399.441 201.63
LOCATION L0041897     VOLUME   445083.042 3760399.355 201.62
LOCATION L0041898     VOLUME   445088.041 3760399.269 201.60
LOCATION L0041899     VOLUME   445093.040 3760399.183 201.59
LOCATION L0041900     VOLUME   445098.039 3760399.097 201.57
LOCATION L0041901     VOLUME   445103.039 3760399.011 201.55
LOCATION L0041902     VOLUME   445108.038 3760398.925 201.57
LOCATION L0041903     VOLUME   445113.037 3760398.839 201.61
LOCATION L0041904     VOLUME   445118.036 3760398.753 201.66
LOCATION L0041905     VOLUME   445123.036 3760398.667 201.71
LOCATION L0041906     VOLUME   445128.035 3760398.581 201.75
LOCATION L0041907     VOLUME   445133.034 3760398.495 201.78
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   LOCATION L0041908     VOLUME   445138.033 3760398.409 201.76
   LOCATION L0041909     VOLUME   445143.033 3760398.323 201.75
   LOCATION L0041910     VOLUME   445148.032 3760398.237 201.73
   LOCATION L0041911     VOLUME   445153.029 3760398.316 201.72
   LOCATION L0041912     VOLUME   445158.026 3760398.511 201.70
   LOCATION L0041913     VOLUME   445163.022 3760398.707 201.64
   LOCATION L0041914     VOLUME   445168.018 3760398.902 201.58
   LOCATION L0041915     VOLUME   445173.014 3760399.097 201.52
   LOCATION L0041916     VOLUME   445178.010 3760399.293 201.45
   LOCATION L0041917     VOLUME   445183.006 3760399.488 201.39
   LOCATION L0041918     VOLUME   445188.003 3760399.684 201.37
   LOCATION L0041919     VOLUME   445192.999 3760399.879 201.35
** End of LINE VOLUME Source ID = SLINE5
** ----------------------------------------------------------------------
** Line Source Represented by Adjacent Volume Sources
** LINE VOLUME Source ID = SLINE13
** DESCRSRC Merilll Ave - Campus Ave to PA 4 Driveway
** PREFIX
** Length of Side = 5.00
** Configuration = Adjacent
** Emission Rate = 2.38E-06
** Vertical Dimension = 6.22
** SZINIT = 2.89
** Nodes = 2
** 440777.137, 3760467.056, 196.68, 3.66, 2.33
** 440991.318, 3760465.615, 197.60, 3.66, 2.33
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   LOCATION L0041920     VOLUME   440779.637 3760467.039 196.64
   LOCATION L0041921     VOLUME   440784.637 3760467.005 196.66
   LOCATION L0041922     VOLUME   440789.637 3760466.972 196.69
   LOCATION L0041923     VOLUME   440794.637 3760466.938 196.71
   LOCATION L0041924     VOLUME   440799.637 3760466.904 196.70
   LOCATION L0041925     VOLUME   440804.637 3760466.871 196.68
   LOCATION L0041926     VOLUME   440809.637 3760466.837 196.67
   LOCATION L0041927     VOLUME   440814.637 3760466.803 196.65
   LOCATION L0041928     VOLUME   440819.636 3760466.770 196.64
   LOCATION L0041929     VOLUME   440824.636 3760466.736 196.65
   LOCATION L0041930     VOLUME   440829.636 3760466.703 196.68
   LOCATION L0041931     VOLUME   440834.636 3760466.669 196.71
   LOCATION L0041932     VOLUME   440839.636 3760466.635 196.74
   LOCATION L0041933     VOLUME   440844.636 3760466.602 196.77
   LOCATION L0041934     VOLUME   440849.636 3760466.568 196.81
   LOCATION L0041935     VOLUME   440854.636 3760466.534 196.84
   LOCATION L0041936     VOLUME   440859.635 3760466.501 196.88
   LOCATION L0041937     VOLUME   440864.635 3760466.467 196.92
   LOCATION L0041938     VOLUME   440869.635 3760466.433 196.96
   LOCATION L0041939     VOLUME   440874.635 3760466.400 197.00
   LOCATION L0041940     VOLUME   440879.635 3760466.366 197.05
   LOCATION L0041941     VOLUME   440884.635 3760466.333 197.10
   LOCATION L0041942     VOLUME   440889.635 3760466.299 197.15
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   LOCATION L0041943     VOLUME   440894.635 3760466.265 197.20
   LOCATION L0041944     VOLUME   440899.635 3760466.232 197.25
   LOCATION L0041945     VOLUME   440904.634 3760466.198 197.30
   LOCATION L0041946     VOLUME   440909.634 3760466.164 197.35
   LOCATION L0041947     VOLUME   440914.634 3760466.131 197.39
   LOCATION L0041948     VOLUME   440919.634 3760466.097 197.44
   LOCATION L0041949     VOLUME   440924.634 3760466.063 197.48
   LOCATION L0041950     VOLUME   440929.634 3760466.030 197.50
   LOCATION L0041951     VOLUME   440934.634 3760465.996 197.52
   LOCATION L0041952     VOLUME   440939.634 3760465.963 197.54
   LOCATION L0041953     VOLUME   440944.634 3760465.929 197.55
   LOCATION L0041954     VOLUME   440949.633 3760465.895 197.57
   LOCATION L0041955     VOLUME   440954.633 3760465.862 197.58
   LOCATION L0041956     VOLUME   440959.633 3760465.828 197.59
   LOCATION L0041957     VOLUME   440964.633 3760465.794 197.60
   LOCATION L0041958     VOLUME   440969.633 3760465.761 197.61
   LOCATION L0041959     VOLUME   440974.633 3760465.727 197.61
   LOCATION L0041960     VOLUME   440979.633 3760465.693 197.64
   LOCATION L0041961     VOLUME   440984.633 3760465.660 197.67
   LOCATION L0041962     VOLUME   440989.633 3760465.626 197.69
** End of LINE VOLUME Source ID = SLINE13
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** Line Source Represented by Adjacent Volume Sources
** LINE VOLUME Source ID = SLINE14
** DESCRSRC Merrill Ave - PA 4 Driveway to Bon View Ave
** PREFIX
** Length of Side = 5.00
** Configuration = Adjacent
** Emission Rate = 1.86E-06
** Vertical Dimension = 6.22
** SZINIT = 2.89
** Nodes = 2
** 440992.011, 3760465.511, 197.60, 3.66, 2.33
** 441189.978, 3760466.341, 198.57, 3.66, 2.33
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   LOCATION L0041963     VOLUME   440994.511 3760465.522 197.72
   LOCATION L0041964     VOLUME   440999.511 3760465.543 197.74
   LOCATION L0041965     VOLUME   441004.511 3760465.564 197.77
   LOCATION L0041966     VOLUME   441009.511 3760465.585 197.80
   LOCATION L0041967     VOLUME   441014.511 3760465.606 197.83
   LOCATION L0041968     VOLUME   441019.511 3760465.627 197.86
   LOCATION L0041969     VOLUME   441024.511 3760465.647 197.89
   LOCATION L0041970     VOLUME   441029.511 3760465.668 197.91
   LOCATION L0041971     VOLUME   441034.511 3760465.689 197.94
   LOCATION L0041972     VOLUME   441039.511 3760465.710 197.97
   LOCATION L0041973     VOLUME   441044.511 3760465.731 198.00
   LOCATION L0041974     VOLUME   441049.511 3760465.752 198.03
   LOCATION L0041975     VOLUME   441054.511 3760465.773 198.07
   LOCATION L0041976     VOLUME   441059.511 3760465.794 198.10
   LOCATION L0041977     VOLUME   441064.511 3760465.815 198.14
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   LOCATION L0041978     VOLUME   441069.511 3760465.836 198.18
   LOCATION L0041979     VOLUME   441074.511 3760465.857 198.22
   LOCATION L0041980     VOLUME   441079.511 3760465.878 198.26
   LOCATION L0041981     VOLUME   441084.511 3760465.899 198.29
   LOCATION L0041982     VOLUME   441089.511 3760465.920 198.33
   LOCATION L0041983     VOLUME   441094.510 3760465.941 198.37
   LOCATION L0041984     VOLUME   441099.510 3760465.962 198.40
   LOCATION L0041985     VOLUME   441104.510 3760465.983 198.43
   LOCATION L0041986     VOLUME   441109.510 3760466.004 198.45
   LOCATION L0041987     VOLUME   441114.510 3760466.025 198.46
   LOCATION L0041988     VOLUME   441119.510 3760466.046 198.48
   LOCATION L0041989     VOLUME   441124.510 3760466.067 198.49
   LOCATION L0041990     VOLUME   441129.510 3760466.087 198.50
   LOCATION L0041991     VOLUME   441134.510 3760466.108 198.51
   LOCATION L0041992     VOLUME   441139.510 3760466.129 198.52
   LOCATION L0041993     VOLUME   441144.510 3760466.150 198.53
   LOCATION L0041994     VOLUME   441149.510 3760466.171 198.54
   LOCATION L0041995     VOLUME   441154.510 3760466.192 198.55
   LOCATION L0041996     VOLUME   441159.510 3760466.213 198.55
   LOCATION L0041997     VOLUME   441164.510 3760466.234 198.55
   LOCATION L0041998     VOLUME   441169.510 3760466.255 198.54
   LOCATION L0041999     VOLUME   441174.510 3760466.276 198.54
   LOCATION L0042000     VOLUME   441179.510 3760466.297 198.54
   LOCATION L0042001     VOLUME   441184.510 3760466.318 198.63
   LOCATION L0042002     VOLUME   441189.510 3760466.339 198.72
** End of LINE VOLUME Source ID = SLINE14
** ----------------------------------------------------------------------
** Line Source Represented by Adjacent Volume Sources
** LINE VOLUME Source ID = SLINE15
** DESCRSRC Merrill Ave - Bon View Ave to Driveway 7
** PREFIX
** Length of Side = 5.00
** Configuration = Adjacent
** Emission Rate = 3.22E-06
** Vertical Dimension = 6.22
** SZINIT = 2.89
** Nodes = 3
** 441189.566, 3760466.219, 198.57, 3.66, 2.33
** 441226.937, 3760466.415, 198.66, 3.66, 2.33
** 441552.028, 3760466.314, 199.95, 3.66, 2.33
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   LOCATION L0042003     VOLUME   441192.066 3760466.232 198.77
   LOCATION L0042004     VOLUME   441197.066 3760466.259 198.87
   LOCATION L0042005     VOLUME   441202.066 3760466.285 198.96
   LOCATION L0042006     VOLUME   441207.066 3760466.311 199.02
   LOCATION L0042007     VOLUME   441212.066 3760466.337 198.94
   LOCATION L0042008     VOLUME   441217.065 3760466.364 198.86
   LOCATION L0042009     VOLUME   441222.065 3760466.390 198.78
   LOCATION L0042010     VOLUME   441227.065 3760466.415 198.70
   LOCATION L0042011     VOLUME   441232.065 3760466.414 198.63
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LOCATION L0042012     VOLUME   441237.065 3760466.412 198.63
LOCATION L0042013     VOLUME   441242.065 3760466.411 198.63
LOCATION L0042014     VOLUME   441247.065 3760466.409 198.64
LOCATION L0042015     VOLUME   441252.065 3760466.408 198.64
LOCATION L0042016     VOLUME   441257.065 3760466.406 198.64
LOCATION L0042017     VOLUME   441262.065 3760466.404 198.65
LOCATION L0042018     VOLUME   441267.065 3760466.403 198.66
LOCATION L0042019     VOLUME   441272.065 3760466.401 198.67
LOCATION L0042020     VOLUME   441277.065 3760466.400 198.68
LOCATION L0042021     VOLUME   441282.065 3760466.398 198.69
LOCATION L0042022     VOLUME   441287.065 3760466.397 198.71
LOCATION L0042023     VOLUME   441292.065 3760466.395 198.73
LOCATION L0042024     VOLUME   441297.065 3760466.394 198.75
LOCATION L0042025     VOLUME   441302.065 3760466.392 198.77
LOCATION L0042026     VOLUME   441307.065 3760466.390 198.79
LOCATION L0042027     VOLUME   441312.065 3760466.389 198.81
LOCATION L0042028     VOLUME   441317.065 3760466.387 198.84
LOCATION L0042029     VOLUME   441322.065 3760466.386 198.86
LOCATION L0042030     VOLUME   441327.065 3760466.384 198.88
LOCATION L0042031     VOLUME   441332.065 3760466.383 198.90
LOCATION L0042032     VOLUME   441337.065 3760466.381 198.92
LOCATION L0042033     VOLUME   441342.065 3760466.380 198.94
LOCATION L0042034     VOLUME   441347.065 3760466.378 198.96
LOCATION L0042035     VOLUME   441352.065 3760466.376 198.98
LOCATION L0042036     VOLUME   441357.065 3760466.375 198.99
LOCATION L0042037     VOLUME   441362.065 3760466.373 199.02
LOCATION L0042038     VOLUME   441367.065 3760466.372 199.05
LOCATION L0042039     VOLUME   441372.065 3760466.370 199.08
LOCATION L0042040     VOLUME   441377.065 3760466.369 199.11
LOCATION L0042041     VOLUME   441382.065 3760466.367 199.14
LOCATION L0042042     VOLUME   441387.065 3760466.366 199.17
LOCATION L0042043     VOLUME   441392.065 3760466.364 199.19
LOCATION L0042044     VOLUME   441397.065 3760466.362 199.21
LOCATION L0042045     VOLUME   441402.065 3760466.361 199.23
LOCATION L0042046     VOLUME   441407.065 3760466.359 199.25
LOCATION L0042047     VOLUME   441412.065 3760466.358 199.27
LOCATION L0042048     VOLUME   441417.065 3760466.356 199.28
LOCATION L0042049     VOLUME   441422.065 3760466.355 199.29
LOCATION L0042050     VOLUME   441427.065 3760466.353 199.30
LOCATION L0042051     VOLUME   441432.065 3760466.352 199.31
LOCATION L0042052     VOLUME   441437.065 3760466.350 199.32
LOCATION L0042053     VOLUME   441442.065 3760466.348 199.32
LOCATION L0042054     VOLUME   441447.065 3760466.347 199.32
LOCATION L0042055     VOLUME   441452.065 3760466.345 199.33
LOCATION L0042056     VOLUME   441457.065 3760466.344 199.33
LOCATION L0042057     VOLUME   441462.065 3760466.342 199.33
LOCATION L0042058     VOLUME   441467.065 3760466.341 199.39
LOCATION L0042059     VOLUME   441472.065 3760466.339 199.45
LOCATION L0042060     VOLUME   441477.065 3760466.338 199.51
LOCATION L0042061     VOLUME   441482.065 3760466.336 199.58
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   LOCATION L0042062     VOLUME   441487.065 3760466.335 199.64
   LOCATION L0042063     VOLUME   441492.065 3760466.333 199.67
   LOCATION L0042064     VOLUME   441497.065 3760466.331 199.70
   LOCATION L0042065     VOLUME   441502.065 3760466.330 199.72
   LOCATION L0042066     VOLUME   441507.065 3760466.328 199.75
   LOCATION L0042067     VOLUME   441512.065 3760466.327 199.77
   LOCATION L0042068     VOLUME   441517.065 3760466.325 199.79
   LOCATION L0042069     VOLUME   441522.065 3760466.324 199.81
   LOCATION L0042070     VOLUME   441527.065 3760466.322 199.83
   LOCATION L0042071     VOLUME   441532.065 3760466.321 199.85
   LOCATION L0042072     VOLUME   441537.065 3760466.319 199.87
   LOCATION L0042073     VOLUME   441542.065 3760466.317 199.88
   LOCATION L0042074     VOLUME   441547.065 3760466.316 199.90
** End of LINE VOLUME Source ID = SLINE15
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** Line Source Represented by Adjacent Volume Sources
** LINE VOLUME Source ID = SLINE16
** DESCRSRC Merrill Ave - Driveway 7 to PA 5 Driveway
** PREFIX
** Length of Side = 5.00
** Configuration = Adjacent
** Emission Rate = 1.39E-06
** Vertical Dimension = 6.22
** SZINIT = 2.89
** Nodes = 2
** 441549.056, 3760466.358, 199.93, 3.66, 2.33
** 441746.603, 3760467.302, 200.08, 3.66, 2.33
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   LOCATION L0042075     VOLUME   441551.556 3760466.370 199.91
   LOCATION L0042076     VOLUME   441556.556 3760466.394 199.92
   LOCATION L0042077     VOLUME   441561.556 3760466.418 199.93
   LOCATION L0042078     VOLUME   441566.556 3760466.442 199.94
   LOCATION L0042079     VOLUME   441571.556 3760466.466 199.95
   LOCATION L0042080     VOLUME   441576.556 3760466.490 199.95
   LOCATION L0042081     VOLUME   441581.556 3760466.514 199.96
   LOCATION L0042082     VOLUME   441586.556 3760466.538 199.96
   LOCATION L0042083     VOLUME   441591.556 3760466.561 199.97
   LOCATION L0042084     VOLUME   441596.556 3760466.585 199.98
   LOCATION L0042085     VOLUME   441601.556 3760466.609 200.00
   LOCATION L0042086     VOLUME   441606.556 3760466.633 200.02
   LOCATION L0042087     VOLUME   441611.556 3760466.657 200.04
   LOCATION L0042088     VOLUME   441616.556 3760466.681 200.06
   LOCATION L0042089     VOLUME   441621.556 3760466.705 200.07
   LOCATION L0042090     VOLUME   441626.556 3760466.729 200.09
   LOCATION L0042091     VOLUME   441631.556 3760466.753 200.11
   LOCATION L0042092     VOLUME   441636.555 3760466.776 200.13
   LOCATION L0042093     VOLUME   441641.555 3760466.800 200.15
   LOCATION L0042094     VOLUME   441646.555 3760466.824 200.15
   LOCATION L0042095     VOLUME   441651.555 3760466.848 200.14
   LOCATION L0042096     VOLUME   441656.555 3760466.872 200.14
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   LOCATION L0042097     VOLUME   441661.555 3760466.896 200.13
   LOCATION L0042098     VOLUME   441666.555 3760466.920 200.13
   LOCATION L0042099     VOLUME   441671.555 3760466.944 200.13
   LOCATION L0042100     VOLUME   441676.555 3760466.968 200.13
   LOCATION L0042101     VOLUME   441681.555 3760466.991 200.13
   LOCATION L0042102     VOLUME   441686.555 3760467.015 200.13
   LOCATION L0042103     VOLUME   441691.555 3760467.039 200.13
   LOCATION L0042104     VOLUME   441696.555 3760467.063 200.12
   LOCATION L0042105     VOLUME   441701.555 3760467.087 200.12
   LOCATION L0042106     VOLUME   441706.555 3760467.111 200.11
   LOCATION L0042107     VOLUME   441711.555 3760467.135 200.10
   LOCATION L0042108     VOLUME   441716.555 3760467.159 200.10
   LOCATION L0042109     VOLUME   441721.555 3760467.183 200.09
   LOCATION L0042110     VOLUME   441726.554 3760467.207 200.08
   LOCATION L0042111     VOLUME   441731.554 3760467.230 200.07
   LOCATION L0042112     VOLUME   441736.554 3760467.254 200.06
   LOCATION L0042113     VOLUME   441741.554 3760467.278 200.05
   LOCATION L0042114     VOLUME   441746.554 3760467.302 200.04
** End of LINE VOLUME Source ID = SLINE16
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** Line Source Represented by Adjacent Volume Sources
** LINE VOLUME Source ID = SLINE17
** DESCRSRC Merrill Ave - PA 5 Driveway to Grove Ave
** PREFIX
** Length of Side = 5.00
** Configuration = Adjacent
** Emission Rate = 1.16E-06
** Vertical Dimension = 6.22
** SZINIT = 2.89
** Nodes = 2
** 441747.949, 3760467.599, 200.08, 3.66, 2.33
** 441996.174, 3760466.514, 199.90, 3.66, 2.33
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   LOCATION L0042115     VOLUME   441750.449 3760467.588 200.04
   LOCATION L0042116     VOLUME   441755.449 3760467.566 200.04
   LOCATION L0042117     VOLUME   441760.449 3760467.544 200.04
   LOCATION L0042118     VOLUME   441765.449 3760467.522 200.04
   LOCATION L0042119     VOLUME   441770.449 3760467.500 200.04
   LOCATION L0042120     VOLUME   441775.449 3760467.479 200.05
   LOCATION L0042121     VOLUME   441780.448 3760467.457 200.05
   LOCATION L0042122     VOLUME   441785.448 3760467.435 200.06
   LOCATION L0042123     VOLUME   441790.448 3760467.413 200.06
   LOCATION L0042124     VOLUME   441795.448 3760467.391 200.06
   LOCATION L0042125     VOLUME   441800.448 3760467.369 200.06
   LOCATION L0042126     VOLUME   441805.448 3760467.347 200.06
   LOCATION L0042127     VOLUME   441810.448 3760467.326 200.06
   LOCATION L0042128     VOLUME   441815.448 3760467.304 200.07
   LOCATION L0042129     VOLUME   441820.448 3760467.282 200.07
   LOCATION L0042130     VOLUME   441825.448 3760467.260 200.07
   LOCATION L0042131     VOLUME   441830.448 3760467.238 200.07
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   LOCATION L0042132     VOLUME   441835.448 3760467.216 200.07
   LOCATION L0042133     VOLUME   441840.448 3760467.195 200.07
   LOCATION L0042134     VOLUME   441845.448 3760467.173 200.07
   LOCATION L0042135     VOLUME   441850.448 3760467.151 200.07
   LOCATION L0042136     VOLUME   441855.448 3760467.129 200.08
   LOCATION L0042137     VOLUME   441860.448 3760467.107 200.08
   LOCATION L0042138     VOLUME   441865.448 3760467.085 200.09
   LOCATION L0042139     VOLUME   441870.448 3760467.063 200.10
   LOCATION L0042140     VOLUME   441875.448 3760467.042 200.10
   LOCATION L0042141     VOLUME   441880.448 3760467.020 200.11
   LOCATION L0042142     VOLUME   441885.447 3760466.998 200.11
   LOCATION L0042143     VOLUME   441890.447 3760466.976 200.12
   LOCATION L0042144     VOLUME   441895.447 3760466.954 200.13
   LOCATION L0042145     VOLUME   441900.447 3760466.932 200.14
   LOCATION L0042146     VOLUME   441905.447 3760466.911 200.15
   LOCATION L0042147     VOLUME   441910.447 3760466.889 200.16
   LOCATION L0042148     VOLUME   441915.447 3760466.867 200.17
   LOCATION L0042149     VOLUME   441920.447 3760466.845 200.18
   LOCATION L0042150     VOLUME   441925.447 3760466.823 200.19
   LOCATION L0042151     VOLUME   441930.447 3760466.801 200.20
   LOCATION L0042152     VOLUME   441935.447 3760466.780 200.21
   LOCATION L0042153     VOLUME   441940.447 3760466.758 200.22
   LOCATION L0042154     VOLUME   441945.447 3760466.736 200.23
   LOCATION L0042155     VOLUME   441950.447 3760466.714 200.23
   LOCATION L0042156     VOLUME   441955.447 3760466.692 200.20
   LOCATION L0042157     VOLUME   441960.447 3760466.670 200.16
   LOCATION L0042158     VOLUME   441965.447 3760466.648 200.12
   LOCATION L0042159     VOLUME   441970.447 3760466.627 200.08
   LOCATION L0042160     VOLUME   441975.447 3760466.605 200.04
   LOCATION L0042161     VOLUME   441980.447 3760466.583 200.00
   LOCATION L0042162     VOLUME   441985.447 3760466.561 199.96
   LOCATION L0042163     VOLUME   441990.446 3760466.539 199.92
   LOCATION L0042164     VOLUME   441995.446 3760466.517 199.88
** End of LINE VOLUME Source ID = SLINE17
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** Line Source Represented by Adjacent Volume Sources
** LINE VOLUME Source ID = SLINE18
** DESCRSRC Bon View Ave - Merrill Ave to PA 4 Driveway
** PREFIX
** Length of Side = 5.00
** Configuration = Adjacent
** Emission Rate = 9.75E-06
** Vertical Dimension = 6.22
** SZINIT = 2.89
** Nodes = 3
** 441189.788, 3760470.335, 198.63, 3.66, 2.33
** 441189.788, 3760529.541, 199.52, 3.66, 2.33
** 441190.787, 3760873.923, 201.31, 3.66, 2.33
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   LOCATION L0042165     VOLUME   441189.788 3760472.835 198.87
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LOCATION L0042166     VOLUME   441189.788 3760477.835 198.94
LOCATION L0042167     VOLUME   441189.788 3760482.835 198.98
LOCATION L0042168     VOLUME   441189.788 3760487.835 199.03
LOCATION L0042169     VOLUME   441189.788 3760492.835 199.07
LOCATION L0042170     VOLUME   441189.788 3760497.835 199.11
LOCATION L0042171     VOLUME   441189.788 3760502.835 199.16
LOCATION L0042172     VOLUME   441189.788 3760507.835 199.21
LOCATION L0042173     VOLUME   441189.788 3760512.835 199.28
LOCATION L0042174     VOLUME   441189.788 3760517.835 199.35
LOCATION L0042175     VOLUME   441189.788 3760522.835 199.42
LOCATION L0042176     VOLUME   441189.788 3760527.835 199.49
LOCATION L0042177     VOLUME   441189.797 3760532.835 199.56
LOCATION L0042178     VOLUME   441189.812 3760537.835 199.63
LOCATION L0042179     VOLUME   441189.826 3760542.835 199.66
LOCATION L0042180     VOLUME   441189.841 3760547.835 199.69
LOCATION L0042181     VOLUME   441189.855 3760552.835 199.73
LOCATION L0042182     VOLUME   441189.870 3760557.835 199.76
LOCATION L0042183     VOLUME   441189.884 3760562.835 199.79
LOCATION L0042184     VOLUME   441189.899 3760567.835 199.83
LOCATION L0042185     VOLUME   441189.913 3760572.835 199.86
LOCATION L0042186     VOLUME   441189.928 3760577.835 199.90
LOCATION L0042187     VOLUME   441189.943 3760582.835 199.94
LOCATION L0042188     VOLUME   441189.957 3760587.835 199.97
LOCATION L0042189     VOLUME   441189.972 3760592.835 200.01
LOCATION L0042190     VOLUME   441189.986 3760597.835 200.05
LOCATION L0042191     VOLUME   441190.001 3760602.835 200.08
LOCATION L0042192     VOLUME   441190.015 3760607.835 200.12
LOCATION L0042193     VOLUME   441190.030 3760612.835 200.15
LOCATION L0042194     VOLUME   441190.044 3760617.835 200.19
LOCATION L0042195     VOLUME   441190.059 3760622.835 200.22
LOCATION L0042196     VOLUME   441190.073 3760627.835 200.26
LOCATION L0042197     VOLUME   441190.088 3760632.835 200.29
LOCATION L0042198     VOLUME   441190.102 3760637.835 200.32
LOCATION L0042199     VOLUME   441190.117 3760642.835 200.35
LOCATION L0042200     VOLUME   441190.131 3760647.835 200.37
LOCATION L0042201     VOLUME   441190.146 3760652.835 200.40
LOCATION L0042202     VOLUME   441190.160 3760657.835 200.43
LOCATION L0042203     VOLUME   441190.175 3760662.835 200.46
LOCATION L0042204     VOLUME   441190.189 3760667.835 200.48
LOCATION L0042205     VOLUME   441190.204 3760672.834 200.51
LOCATION L0042206     VOLUME   441190.218 3760677.834 200.54
LOCATION L0042207     VOLUME   441190.233 3760682.834 200.56
LOCATION L0042208     VOLUME   441190.247 3760687.834 200.59
LOCATION L0042209     VOLUME   441190.262 3760692.834 200.62
LOCATION L0042210     VOLUME   441190.276 3760697.834 200.65
LOCATION L0042211     VOLUME   441190.291 3760702.834 200.68
LOCATION L0042212     VOLUME   441190.305 3760707.834 200.70
LOCATION L0042213     VOLUME   441190.320 3760712.834 200.73
LOCATION L0042214     VOLUME   441190.334 3760717.834 200.76
LOCATION L0042215     VOLUME   441190.349 3760722.834 200.79
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   LOCATION L0042216     VOLUME   441190.363 3760727.834 200.81
   LOCATION L0042217     VOLUME   441190.378 3760732.834 200.83
   LOCATION L0042218     VOLUME   441190.392 3760737.834 200.86
   LOCATION L0042219     VOLUME   441190.407 3760742.834 200.88
   LOCATION L0042220     VOLUME   441190.421 3760747.834 200.90
   LOCATION L0042221     VOLUME   441190.436 3760752.834 200.93
   LOCATION L0042222     VOLUME   441190.450 3760757.834 200.95
   LOCATION L0042223     VOLUME   441190.465 3760762.834 200.98
   LOCATION L0042224     VOLUME   441190.479 3760767.834 201.00
   LOCATION L0042225     VOLUME   441190.494 3760772.834 201.03
   LOCATION L0042226     VOLUME   441190.508 3760777.834 201.06
   LOCATION L0042227     VOLUME   441190.523 3760782.834 201.08
   LOCATION L0042228     VOLUME   441190.537 3760787.834 201.10
   LOCATION L0042229     VOLUME   441190.552 3760792.834 201.12
   LOCATION L0042230     VOLUME   441190.566 3760797.834 201.14
   LOCATION L0042231     VOLUME   441190.581 3760802.834 201.16
   LOCATION L0042232     VOLUME   441190.595 3760807.834 201.17
   LOCATION L0042233     VOLUME   441190.610 3760812.834 201.19
   LOCATION L0042234     VOLUME   441190.624 3760817.834 201.21
   LOCATION L0042235     VOLUME   441190.639 3760822.834 201.23
   LOCATION L0042236     VOLUME   441190.653 3760827.834 201.25
   LOCATION L0042237     VOLUME   441190.668 3760832.834 201.27
   LOCATION L0042238     VOLUME   441190.682 3760837.834 201.29
   LOCATION L0042239     VOLUME   441190.697 3760842.834 201.32
   LOCATION L0042240     VOLUME   441190.711 3760847.834 201.34
   LOCATION L0042241     VOLUME   441190.726 3760852.834 201.35
   LOCATION L0042242     VOLUME   441190.740 3760857.834 201.37
   LOCATION L0042243     VOLUME   441190.755 3760862.834 201.39
   LOCATION L0042244     VOLUME   441190.769 3760867.834 201.41
   LOCATION L0042245     VOLUME   441190.784 3760872.834 201.43
** End of LINE VOLUME Source ID = SLINE18
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** Line Source Represented by Adjacent Volume Sources
** LINE VOLUME Source ID = SLINE19
** DESCRSRC Bon View Ave - PA 4 Driveway to Driveway 1
** PREFIX
** Length of Side = 5.00
** Configuration = Adjacent
** Emission Rate = 4.68E-06
** Vertical Dimension = 6.22
** SZINIT = 2.89
** Nodes = 2
** 441190.698, 3760873.430, 201.31, 3.66, 2.33
** 441189.126, 3761142.593, 202.97, 3.66, 2.33
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   LOCATION L0042246     VOLUME   441190.683 3760875.930 201.44
   LOCATION L0042247     VOLUME   441190.654 3760880.930 201.47
   LOCATION L0042248     VOLUME   441190.625 3760885.930 201.50
   LOCATION L0042249     VOLUME   441190.596 3760890.930 201.53
   LOCATION L0042250     VOLUME   441190.567 3760895.930 201.56
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   LOCATION L0042251     VOLUME   441190.537 3760900.930 201.59
   LOCATION L0042252     VOLUME   441190.508 3760905.930 201.62
   LOCATION L0042253     VOLUME   441190.479 3760910.930 201.66
   LOCATION L0042254     VOLUME   441190.450 3760915.930 201.69
   LOCATION L0042255     VOLUME   441190.421 3760920.930 201.73
   LOCATION L0042256     VOLUME   441190.391 3760925.929 201.76
   LOCATION L0042257     VOLUME   441190.362 3760930.929 201.80
   LOCATION L0042258     VOLUME   441190.333 3760935.929 201.83
   LOCATION L0042259     VOLUME   441190.304 3760940.929 201.86
   LOCATION L0042260     VOLUME   441190.274 3760945.929 201.89
   LOCATION L0042261     VOLUME   441190.245 3760950.929 201.93
   LOCATION L0042262     VOLUME   441190.216 3760955.929 201.96
   LOCATION L0042263     VOLUME   441190.187 3760960.929 201.99
   LOCATION L0042264     VOLUME   441190.158 3760965.929 202.02
   LOCATION L0042265     VOLUME   441190.128 3760970.929 202.05
   LOCATION L0042266     VOLUME   441190.099 3760975.929 202.08
   LOCATION L0042267     VOLUME   441190.070 3760980.929 202.11
   LOCATION L0042268     VOLUME   441190.041 3760985.928 202.14
   LOCATION L0042269     VOLUME   441190.012 3760990.928 202.17
   LOCATION L0042270     VOLUME   441189.982 3760995.928 202.20
   LOCATION L0042271     VOLUME   441189.953 3761000.928 202.23
   LOCATION L0042272     VOLUME   441189.924 3761005.928 202.27
   LOCATION L0042273     VOLUME   441189.895 3761010.928 202.30
   LOCATION L0042274     VOLUME   441189.866 3761015.928 202.34
   LOCATION L0042275     VOLUME   441189.836 3761020.928 202.38
   LOCATION L0042276     VOLUME   441189.807 3761025.928 202.42
   LOCATION L0042277     VOLUME   441189.778 3761030.928 202.45
   LOCATION L0042278     VOLUME   441189.749 3761035.928 202.49
   LOCATION L0042279     VOLUME   441189.720 3761040.928 202.52
   LOCATION L0042280     VOLUME   441189.690 3761045.927 202.55
   LOCATION L0042281     VOLUME   441189.661 3761050.927 202.59
   LOCATION L0042282     VOLUME   441189.632 3761055.927 202.62
   LOCATION L0042283     VOLUME   441189.603 3761060.927 202.65
   LOCATION L0042284     VOLUME   441189.574 3761065.927 202.67
   LOCATION L0042285     VOLUME   441189.544 3761070.927 202.69
   LOCATION L0042286     VOLUME   441189.515 3761075.927 202.71
   LOCATION L0042287     VOLUME   441189.486 3761080.927 202.74
   LOCATION L0042288     VOLUME   441189.457 3761085.927 202.76
   LOCATION L0042289     VOLUME   441189.428 3761090.927 202.78
   LOCATION L0042290     VOLUME   441189.398 3761095.927 202.80
   LOCATION L0042291     VOLUME   441189.369 3761100.926 202.83
   LOCATION L0042292     VOLUME   441189.340 3761105.926 202.85
   LOCATION L0042293     VOLUME   441189.311 3761110.926 202.88
   LOCATION L0042294     VOLUME   441189.281 3761115.926 202.90
   LOCATION L0042295     VOLUME   441189.252 3761120.926 202.93
   LOCATION L0042296     VOLUME   441189.223 3761125.926 202.95
   LOCATION L0042297     VOLUME   441189.194 3761130.926 202.98
   LOCATION L0042298     VOLUME   441189.165 3761135.926 203.00
   LOCATION L0042299     VOLUME   441189.135 3761140.926 203.03
** End of LINE VOLUME Source ID = SLINE19
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** Line Source Represented by Adjacent Volume Sources
** LINE VOLUME Source ID = SLINE20
** DESCRSRC Bon View Ave - Driveway 1 to Eucalyptus Ave
** PREFIX
** Length of Side = 5.00
** Configuration = Adjacent
** Emission Rate = 1.41E-06
** Vertical Dimension = 6.22
** SZINIT = 2.89
** Nodes = 2
** 441189.027, 3761141.906, 202.97, 3.66, 2.33
** 441189.231, 3761269.136, 204.07, 3.66, 2.33
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   LOCATION L0042300     VOLUME   441189.031 3761144.406 203.05
   LOCATION L0042301     VOLUME   441189.039 3761149.406 203.07
   LOCATION L0042302     VOLUME   441189.047 3761154.406 203.10
   LOCATION L0042303     VOLUME   441189.055 3761159.406 203.13
   LOCATION L0042304     VOLUME   441189.063 3761164.406 203.16
   LOCATION L0042305     VOLUME   441189.071 3761169.406 203.19
   LOCATION L0042306     VOLUME   441189.079 3761174.406 203.22
   LOCATION L0042307     VOLUME   441189.087 3761179.406 203.25
   LOCATION L0042308     VOLUME   441189.095 3761184.406 203.29
   LOCATION L0042309     VOLUME   441189.103 3761189.406 203.32
   LOCATION L0042310     VOLUME   441189.111 3761194.406 203.35
   LOCATION L0042311     VOLUME   441189.119 3761199.406 203.38
   LOCATION L0042312     VOLUME   441189.127 3761204.406 203.42
   LOCATION L0042313     VOLUME   441189.135 3761209.406 203.45
   LOCATION L0042314     VOLUME   441189.143 3761214.406 203.48
   LOCATION L0042315     VOLUME   441189.151 3761219.406 203.53
   LOCATION L0042316     VOLUME   441189.159 3761224.406 203.57
   LOCATION L0042317     VOLUME   441189.167 3761229.406 203.62
   LOCATION L0042318     VOLUME   441189.175 3761234.406 203.66
   LOCATION L0042319     VOLUME   441189.183 3761239.406 203.71
   LOCATION L0042320     VOLUME   441189.192 3761244.406 203.75
   LOCATION L0042321     VOLUME   441189.200 3761249.406 203.81
   LOCATION L0042322     VOLUME   441189.208 3761254.406 203.87
   LOCATION L0042323     VOLUME   441189.216 3761259.406 203.93
   LOCATION L0042324     VOLUME   441189.224 3761264.406 204.00
** End of LINE VOLUME Source ID = SLINE20
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** Line Source Represented by Adjacent Volume Sources
** LINE VOLUME Source ID = SLINE21
** DESCRSRC Grove Ave - Merrill Ave to Driveway 11
** PREFIX
** Length of Side = 5.00
** Configuration = Adjacent
** Emission Rate = 3.23E-06
** Vertical Dimension = 6.22
** SZINIT = 2.89
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** Nodes = 3
** 441995.174, 3760469.550, 199.90, 3.66, 2.33
** 441994.804, 3760521.346, 200.41, 3.66, 2.33
** 441995.215, 3760854.109, 202.59, 3.66, 2.33
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   LOCATION L0042325     VOLUME   441995.156 3760472.050 199.95
   LOCATION L0042326     VOLUME   441995.120 3760477.050 200.01
   LOCATION L0042327     VOLUME   441995.085 3760482.050 200.07
   LOCATION L0042328     VOLUME   441995.049 3760487.050 200.13
   LOCATION L0042329     VOLUME   441995.013 3760492.050 200.19
   LOCATION L0042330     VOLUME   441994.978 3760497.049 200.25
   LOCATION L0042331     VOLUME   441994.942 3760502.049 200.31
   LOCATION L0042332     VOLUME   441994.906 3760507.049 200.34
   LOCATION L0042333     VOLUME   441994.870 3760512.049 200.37
   LOCATION L0042334     VOLUME   441994.835 3760517.049 200.40
   LOCATION L0042335     VOLUME   441994.805 3760522.049 200.43
   LOCATION L0042336     VOLUME   441994.811 3760527.049 200.47
   LOCATION L0042337     VOLUME   441994.817 3760532.049 200.50
   LOCATION L0042338     VOLUME   441994.823 3760537.049 200.52
   LOCATION L0042339     VOLUME   441994.830 3760542.049 200.55
   LOCATION L0042340     VOLUME   441994.836 3760547.049 200.58
   LOCATION L0042341     VOLUME   441994.842 3760552.049 200.60
   LOCATION L0042342     VOLUME   441994.848 3760557.049 200.63
   LOCATION L0042343     VOLUME   441994.854 3760562.049 200.65
   LOCATION L0042344     VOLUME   441994.860 3760567.049 200.68
   LOCATION L0042345     VOLUME   441994.867 3760572.049 200.70
   LOCATION L0042346     VOLUME   441994.873 3760577.049 200.72
   LOCATION L0042347     VOLUME   441994.879 3760582.049 200.75
   LOCATION L0042348     VOLUME   441994.885 3760587.049 200.77
   LOCATION L0042349     VOLUME   441994.891 3760592.049 200.79
   LOCATION L0042350     VOLUME   441994.898 3760597.049 200.82
   LOCATION L0042351     VOLUME   441994.904 3760602.049 200.85
   LOCATION L0042352     VOLUME   441994.910 3760607.049 200.88
   LOCATION L0042353     VOLUME   441994.916 3760612.049 200.91
   LOCATION L0042354     VOLUME   441994.922 3760617.049 200.95
   LOCATION L0042355     VOLUME   441994.928 3760622.049 200.98
   LOCATION L0042356     VOLUME   441994.935 3760627.049 201.01
   LOCATION L0042357     VOLUME   441994.941 3760632.049 201.04
   LOCATION L0042358     VOLUME   441994.947 3760637.049 201.08
   LOCATION L0042359     VOLUME   441994.953 3760642.049 201.11
   LOCATION L0042360     VOLUME   441994.959 3760647.049 201.15
   LOCATION L0042361     VOLUME   441994.965 3760652.049 201.18
   LOCATION L0042362     VOLUME   441994.972 3760657.049 201.21
   LOCATION L0042363     VOLUME   441994.978 3760662.049 201.25
   LOCATION L0042364     VOLUME   441994.984 3760667.049 201.28
   LOCATION L0042365     VOLUME   441994.990 3760672.049 201.32
   LOCATION L0042366     VOLUME   441994.996 3760677.049 201.35
   LOCATION L0042367     VOLUME   441995.002 3760682.049 201.38
   LOCATION L0042368     VOLUME   441995.009 3760687.049 201.42
   LOCATION L0042369     VOLUME   441995.015 3760692.049 201.46
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   LOCATION L0042370     VOLUME   441995.021 3760697.049 201.49
   LOCATION L0042371     VOLUME   441995.027 3760702.049 201.53
   LOCATION L0042372     VOLUME   441995.033 3760707.049 201.57
   LOCATION L0042373     VOLUME   441995.039 3760712.049 201.61
   LOCATION L0042374     VOLUME   441995.046 3760717.049 201.64
   LOCATION L0042375     VOLUME   441995.052 3760722.049 201.68
   LOCATION L0042376     VOLUME   441995.058 3760727.049 201.71
   LOCATION L0042377     VOLUME   441995.064 3760732.049 201.75
   LOCATION L0042378     VOLUME   441995.070 3760737.049 201.78
   LOCATION L0042379     VOLUME   441995.077 3760742.049 201.82
   LOCATION L0042380     VOLUME   441995.083 3760747.049 201.85
   LOCATION L0042381     VOLUME   441995.089 3760752.049 201.89
   LOCATION L0042382     VOLUME   441995.095 3760757.049 201.92
   LOCATION L0042383     VOLUME   441995.101 3760762.049 201.96
   LOCATION L0042384     VOLUME   441995.107 3760767.049 201.99
   LOCATION L0042385     VOLUME   441995.114 3760772.049 202.03
   LOCATION L0042386     VOLUME   441995.120 3760777.049 202.06
   LOCATION L0042387     VOLUME   441995.126 3760782.049 202.08
   LOCATION L0042388     VOLUME   441995.132 3760787.049 202.10
   LOCATION L0042389     VOLUME   441995.138 3760792.049 202.13
   LOCATION L0042390     VOLUME   441995.144 3760797.049 202.15
   LOCATION L0042391     VOLUME   441995.151 3760802.049 202.17
   LOCATION L0042392     VOLUME   441995.157 3760807.049 202.19
   LOCATION L0042393     VOLUME   441995.163 3760812.049 202.21
   LOCATION L0042394     VOLUME   441995.169 3760817.049 202.24
   LOCATION L0042395     VOLUME   441995.175 3760822.049 202.27
   LOCATION L0042396     VOLUME   441995.181 3760827.049 202.30
   LOCATION L0042397     VOLUME   441995.188 3760832.049 202.33
   LOCATION L0042398     VOLUME   441995.194 3760837.049 202.36
   LOCATION L0042399     VOLUME   441995.200 3760842.049 202.40
   LOCATION L0042400     VOLUME   441995.206 3760847.049 202.43
   LOCATION L0042401     VOLUME   441995.212 3760852.049 202.47
** End of LINE VOLUME Source ID = SLINE21
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** Line Source Represented by Adjacent Volume Sources
** LINE VOLUME Source ID = SLINE22
** DESCRSRC Grove Ave - Driveway #11 to Driveway #9
** PREFIX
** Length of Side = 5.00
** Configuration = Adjacent
** Emission Rate = 9.45E-07
** Vertical Dimension = 6.22
** SZINIT = 2.89
** Nodes = 7
** 441994.958, 3760853.741, 202.59, 3.66, 2.33
** 441994.358, 3761106.578, 204.17, 3.66, 2.33
** 441994.358, 3761250.177, 205.36, 3.66, 2.33
** 441994.358, 3761265.018, 205.35, 3.66, 2.33
** 441992.765, 3761269.907, 205.38, 3.66, 2.33
** 441980.470, 3761269.907, 205.50, 3.66, 2.33
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** 441819.956, 3761270.745, 205.64, 3.66, 2.33
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   LOCATION L0042403     VOLUME   441994.940 3760861.241 202.54
   LOCATION L0042404     VOLUME   441994.928 3760866.241 202.57
   LOCATION L0042405     VOLUME   441994.916 3760871.241 202.61
   LOCATION L0042406     VOLUME   441994.904 3760876.241 202.64
   LOCATION L0042407     VOLUME   441994.892 3760881.241 202.68
   LOCATION L0042408     VOLUME   441994.881 3760886.241 202.71
   LOCATION L0042409     VOLUME   441994.869 3760891.241 202.74
   LOCATION L0042410     VOLUME   441994.857 3760896.241 202.77
   LOCATION L0042411     VOLUME   441994.845 3760901.241 202.81
   LOCATION L0042412     VOLUME   441994.833 3760906.241 202.85
   LOCATION L0042413     VOLUME   441994.821 3760911.241 202.89
   LOCATION L0042414     VOLUME   441994.809 3760916.241 202.93
   LOCATION L0042415     VOLUME   441994.798 3760921.241 202.97
   LOCATION L0042416     VOLUME   441994.786 3760926.241 203.01
   LOCATION L0042417     VOLUME   441994.774 3760931.241 203.05
   LOCATION L0042418     VOLUME   441994.762 3760936.241 203.09
   LOCATION L0042419     VOLUME   441994.750 3760941.241 203.12
   LOCATION L0042420     VOLUME   441994.738 3760946.241 203.16
   LOCATION L0042421     VOLUME   441994.726 3760951.241 203.19
   LOCATION L0042422     VOLUME   441994.714 3760956.241 203.23
   LOCATION L0042423     VOLUME   441994.703 3760961.241 203.26
   LOCATION L0042424     VOLUME   441994.691 3760966.241 203.29
   LOCATION L0042425     VOLUME   441994.679 3760971.241 203.33
   LOCATION L0042426     VOLUME   441994.667 3760976.241 203.36
   LOCATION L0042427     VOLUME   441994.655 3760981.241 203.39
   LOCATION L0042428     VOLUME   441994.643 3760986.241 203.42
   LOCATION L0042429     VOLUME   441994.631 3760991.241 203.45
   LOCATION L0042430     VOLUME   441994.619 3760996.241 203.49
   LOCATION L0042431     VOLUME   441994.608 3761001.241 203.52
   LOCATION L0042432     VOLUME   441994.596 3761006.241 203.56
   LOCATION L0042433     VOLUME   441994.584 3761011.241 203.59
   LOCATION L0042434     VOLUME   441994.572 3761016.241 203.63
   LOCATION L0042435     VOLUME   441994.560 3761021.241 203.66
   LOCATION L0042436     VOLUME   441994.548 3761026.241 203.69
   LOCATION L0042437     VOLUME   441994.536 3761031.241 203.71
   LOCATION L0042438     VOLUME   441994.525 3761036.241 203.73
   LOCATION L0042439     VOLUME   441994.513 3761041.241 203.76
   LOCATION L0042440     VOLUME   441994.501 3761046.241 203.78
   LOCATION L0042441     VOLUME   441994.489 3761051.241 203.80
   LOCATION L0042442     VOLUME   441994.477 3761056.241 203.82
   LOCATION L0042443     VOLUME   441994.465 3761061.241 203.85
   LOCATION L0042444     VOLUME   441994.453 3761066.241 203.88
   LOCATION L0042445     VOLUME   441994.441 3761071.241 203.91
   LOCATION L0042446     VOLUME   441994.430 3761076.241 203.94
   LOCATION L0042447     VOLUME   441994.418 3761081.241 203.97
   LOCATION L0042448     VOLUME   441994.406 3761086.241 204.00
   LOCATION L0042449     VOLUME   441994.394 3761091.241 204.03
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LOCATION L0042450     VOLUME   441994.382 3761096.241 204.06
LOCATION L0042451     VOLUME   441994.370 3761101.241 204.09
LOCATION L0042452     VOLUME   441994.358 3761106.241 204.12
LOCATION L0042453     VOLUME   441994.358 3761111.241 204.15
LOCATION L0042454     VOLUME   441994.358 3761116.241 204.18
LOCATION L0042455     VOLUME   441994.358 3761121.241 204.21
LOCATION L0042456     VOLUME   441994.358 3761126.241 204.24
LOCATION L0042457     VOLUME   441994.358 3761131.241 204.27
LOCATION L0042458     VOLUME   441994.358 3761136.241 204.30
LOCATION L0042459     VOLUME   441994.358 3761141.241 204.34
LOCATION L0042460     VOLUME   441994.358 3761146.241 204.37
LOCATION L0042461     VOLUME   441994.358 3761151.241 204.41
LOCATION L0042462     VOLUME   441994.358 3761156.241 204.45
LOCATION L0042463     VOLUME   441994.358 3761161.241 204.50
LOCATION L0042464     VOLUME   441994.358 3761166.241 204.54
LOCATION L0042465     VOLUME   441994.358 3761171.241 204.58
LOCATION L0042466     VOLUME   441994.358 3761176.241 204.63
LOCATION L0042467     VOLUME   441994.358 3761181.241 204.68
LOCATION L0042468     VOLUME   441994.358 3761186.241 204.73
LOCATION L0042469     VOLUME   441994.358 3761191.241 204.79
LOCATION L0042470     VOLUME   441994.358 3761196.241 204.84
LOCATION L0042471     VOLUME   441994.358 3761201.241 204.90
LOCATION L0042472     VOLUME   441994.358 3761206.241 204.95
LOCATION L0042473     VOLUME   441994.358 3761211.241 205.00
LOCATION L0042474     VOLUME   441994.358 3761216.241 205.02
LOCATION L0042475     VOLUME   441994.358 3761221.241 205.05
LOCATION L0042476     VOLUME   441994.358 3761226.241 205.08
LOCATION L0042477     VOLUME   441994.358 3761231.241 205.10
LOCATION L0042478     VOLUME   441994.358 3761236.241 205.13
LOCATION L0042479     VOLUME   441994.358 3761241.241 205.16
LOCATION L0042480     VOLUME   441994.358 3761246.241 205.19
LOCATION L0042481     VOLUME   441994.358 3761251.241 205.22
LOCATION L0042482     VOLUME   441994.358 3761256.241 205.25
LOCATION L0042483     VOLUME   441994.358 3761261.241 205.28
LOCATION L0042484     VOLUME   441993.979 3761266.180 205.31
LOCATION L0042485     VOLUME   441991.684 3761269.907 205.36
LOCATION L0042486     VOLUME   441986.684 3761269.907 205.42
LOCATION L0042487     VOLUME   441981.684 3761269.907 205.48
LOCATION L0042488     VOLUME   441976.684 3761269.927 205.53
LOCATION L0042489     VOLUME   441971.684 3761269.953 205.58
LOCATION L0042490     VOLUME   441966.685 3761269.979 205.62
LOCATION L0042491     VOLUME   441961.685 3761270.005 205.66
LOCATION L0042492     VOLUME   441956.685 3761270.031 205.71
LOCATION L0042493     VOLUME   441951.685 3761270.057 205.72
LOCATION L0042494     VOLUME   441946.685 3761270.083 205.73
LOCATION L0042495     VOLUME   441941.685 3761270.110 205.74
LOCATION L0042496     VOLUME   441936.685 3761270.136 205.74
LOCATION L0042497     VOLUME   441931.685 3761270.162 205.75
LOCATION L0042498     VOLUME   441926.685 3761270.188 205.78
LOCATION L0042499     VOLUME   441921.685 3761270.214 205.82
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   LOCATION L0042500     VOLUME   441916.685 3761270.240 205.87
   LOCATION L0042501     VOLUME   441911.685 3761270.266 205.92
   LOCATION L0042502     VOLUME   441906.685 3761270.292 205.96
   LOCATION L0042503     VOLUME   441901.685 3761270.318 205.99
   LOCATION L0042504     VOLUME   441896.686 3761270.345 206.00
   LOCATION L0042505     VOLUME   441891.686 3761270.371 206.00
   LOCATION L0042506     VOLUME   441886.686 3761270.397 206.01
   LOCATION L0042507     VOLUME   441881.686 3761270.423 206.01
   LOCATION L0042508     VOLUME   441876.686 3761270.449 206.01
   LOCATION L0042509     VOLUME   441871.686 3761270.475 206.00
   LOCATION L0042510     VOLUME   441866.686 3761270.501 206.00
   LOCATION L0042511     VOLUME   441861.686 3761270.527 205.99
   LOCATION L0042512     VOLUME   441856.686 3761270.554 205.98
   LOCATION L0042513     VOLUME   441851.686 3761270.580 205.96
   LOCATION L0042514     VOLUME   441846.686 3761270.606 205.90
   LOCATION L0042515     VOLUME   441841.686 3761270.632 205.84
   LOCATION L0042516     VOLUME   441836.686 3761270.658 205.78
   LOCATION L0042517     VOLUME   441831.686 3761270.684 205.72
   LOCATION L0042518     VOLUME   441826.686 3761270.710 205.65
   LOCATION L0042519     VOLUME   441821.687 3761270.736 205.63
** End of LINE VOLUME Source ID = SLINE22
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** Line Source Represented by Adjacent Volume Sources
** LINE VOLUME Source ID = SLINE23
** DESCRSRC Eucalyptus Ave - Bon View Ave to Driveway #4
** PREFIX
** Length of Side = 5.00
** Configuration = Adjacent
** Emission Rate = 1.75E-06
** Vertical Dimension = 6.22
** SZINIT = 2.89
** Nodes = 2
** 441188.940, 3761269.592, 204.07, 3.66, 2.33
** 441370.765, 3761270.242, 204.91, 3.66, 2.33
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   LOCATION L0042520     VOLUME   441191.440 3761269.601 204.08
   LOCATION L0042521     VOLUME   441196.440 3761269.618 204.13
   LOCATION L0042522     VOLUME   441201.440 3761269.636 204.19
   LOCATION L0042523     VOLUME   441206.440 3761269.654 204.24
   LOCATION L0042524     VOLUME   441211.440 3761269.672 204.29
   LOCATION L0042525     VOLUME   441216.440 3761269.690 204.30
   LOCATION L0042526     VOLUME   441221.440 3761269.708 204.32
   LOCATION L0042527     VOLUME   441226.440 3761269.726 204.34
   LOCATION L0042528     VOLUME   441231.440 3761269.744 204.36
   LOCATION L0042529     VOLUME   441236.440 3761269.762 204.38
   LOCATION L0042530     VOLUME   441241.440 3761269.780 204.40
   LOCATION L0042531     VOLUME   441246.440 3761269.797 204.42
   LOCATION L0042532     VOLUME   441251.440 3761269.815 204.44
   LOCATION L0042533     VOLUME   441256.440 3761269.833 204.46
   LOCATION L0042534     VOLUME   441261.440 3761269.851 204.48
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   LOCATION L0042535     VOLUME   441266.440 3761269.869 204.49
   LOCATION L0042536     VOLUME   441271.440 3761269.887 204.51
   LOCATION L0042537     VOLUME   441276.440 3761269.905 204.52
   LOCATION L0042538     VOLUME   441281.439 3761269.923 204.53
   LOCATION L0042539     VOLUME   441286.439 3761269.941 204.55
   LOCATION L0042540     VOLUME   441291.439 3761269.959 204.56
   LOCATION L0042541     VOLUME   441296.439 3761269.976 204.58
   LOCATION L0042542     VOLUME   441301.439 3761269.994 204.59
   LOCATION L0042543     VOLUME   441306.439 3761270.012 204.61
   LOCATION L0042544     VOLUME   441311.439 3761270.030 204.62
   LOCATION L0042545     VOLUME   441316.439 3761270.048 204.64
   LOCATION L0042546     VOLUME   441321.439 3761270.066 204.67
   LOCATION L0042547     VOLUME   441326.439 3761270.084 204.69
   LOCATION L0042548     VOLUME   441331.439 3761270.102 204.71
   LOCATION L0042549     VOLUME   441336.439 3761270.120 204.73
   LOCATION L0042550     VOLUME   441341.439 3761270.138 204.75
   LOCATION L0042551     VOLUME   441346.439 3761270.155 204.77
   LOCATION L0042552     VOLUME   441351.439 3761270.173 204.79
   LOCATION L0042553     VOLUME   441356.439 3761270.191 204.81
   LOCATION L0042554     VOLUME   441361.439 3761270.209 204.82
   LOCATION L0042555     VOLUME   441366.439 3761270.227 204.85
** End of LINE VOLUME Source ID = SLINE23
** ----------------------------------------------------------------------
** Line Source Represented by Adjacent Volume Sources
** LINE VOLUME Source ID = SLINE24
** DESCRSRC Eucalyptus Ave - Driveway #4 to Driveway #6
** PREFIX
** Length of Side = 5.00
** Configuration = Adjacent
** Emission Rate = 1.45E-06
** Vertical Dimension = 6.22
** SZINIT = 2.89
** Nodes = 2
** 441367.749, 3761270.269, 204.92, 3.66, 2.33
** 441508.074, 3761269.949, 204.72, 3.66, 2.33
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   LOCATION L0042556     VOLUME   441370.249 3761270.263 204.87
   LOCATION L0042557     VOLUME   441375.249 3761270.252 204.90
   LOCATION L0042558     VOLUME   441380.249 3761270.240 204.92
   LOCATION L0042559     VOLUME   441385.249 3761270.229 204.95
   LOCATION L0042560     VOLUME   441390.249 3761270.218 204.98
   LOCATION L0042561     VOLUME   441395.249 3761270.206 204.99
   LOCATION L0042562     VOLUME   441400.249 3761270.195 205.01
   LOCATION L0042563     VOLUME   441405.249 3761270.183 205.02
   LOCATION L0042564     VOLUME   441410.249 3761270.172 205.04
   LOCATION L0042565     VOLUME   441415.249 3761270.161 205.05
   LOCATION L0042566     VOLUME   441420.249 3761270.149 205.05
   LOCATION L0042567     VOLUME   441425.249 3761270.138 205.05
   LOCATION L0042568     VOLUME   441430.249 3761270.126 205.04
   LOCATION L0042569     VOLUME   441435.249 3761270.115 205.04
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   LOCATION L0042570     VOLUME   441440.249 3761270.104 205.03
   LOCATION L0042571     VOLUME   441445.249 3761270.092 204.99
   LOCATION L0042572     VOLUME   441450.249 3761270.081 204.94
   LOCATION L0042573     VOLUME   441455.249 3761270.069 204.88
   LOCATION L0042574     VOLUME   441460.249 3761270.058 204.82
   LOCATION L0042575     VOLUME   441465.249 3761270.046 204.76
   LOCATION L0042576     VOLUME   441470.249 3761270.035 204.69
   LOCATION L0042577     VOLUME   441475.249 3761270.024 204.62
   LOCATION L0042578     VOLUME   441480.249 3761270.012 204.54
   LOCATION L0042579     VOLUME   441485.249 3761270.001 204.46
   LOCATION L0042580     VOLUME   441490.249 3761269.989 204.39
   LOCATION L0042581     VOLUME   441495.249 3761269.978 204.39
   LOCATION L0042582     VOLUME   441500.249 3761269.967 204.49
   LOCATION L0042583     VOLUME   441505.249 3761269.955 204.60
** End of LINE VOLUME Source ID = SLINE24
** ----------------------------------------------------------------------
** Line Source Represented by Adjacent Volume Sources
** LINE VOLUME Source ID = SLINE25
** DESCRSRC Eucalyptus Ave - Driveway #6 to Driveway #8
** PREFIX
** Length of Side = 5.00
** Configuration = Adjacent
** Emission Rate = 1.08E-06
** Vertical Dimension = 6.22
** SZINIT = 2.89
** Nodes = 2
** 441505.917, 3761269.946, 204.64, 3.66, 2.33
** 441658.896, 3761269.990, 205.41, 3.66, 2.33
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   LOCATION L0042584     VOLUME   441508.417 3761269.947 204.67
   LOCATION L0042585     VOLUME   441513.417 3761269.948 204.78
   LOCATION L0042586     VOLUME   441518.417 3761269.950 204.89
   LOCATION L0042587     VOLUME   441523.417 3761269.951 204.89
   LOCATION L0042588     VOLUME   441528.417 3761269.953 204.89
   LOCATION L0042589     VOLUME   441533.417 3761269.954 204.89
   LOCATION L0042590     VOLUME   441538.417 3761269.955 204.89
   LOCATION L0042591     VOLUME   441543.417 3761269.957 204.90
   LOCATION L0042592     VOLUME   441548.417 3761269.958 204.91
   LOCATION L0042593     VOLUME   441553.417 3761269.960 204.93
   LOCATION L0042594     VOLUME   441558.417 3761269.961 204.95
   LOCATION L0042595     VOLUME   441563.417 3761269.963 204.97
   LOCATION L0042596     VOLUME   441568.417 3761269.964 204.99
   LOCATION L0042597     VOLUME   441573.417 3761269.965 205.03
   LOCATION L0042598     VOLUME   441578.417 3761269.967 205.10
   LOCATION L0042599     VOLUME   441583.417 3761269.968 205.16
   LOCATION L0042600     VOLUME   441588.417 3761269.970 205.22
   LOCATION L0042601     VOLUME   441593.417 3761269.971 205.28
   LOCATION L0042602     VOLUME   441598.417 3761269.973 205.34
   LOCATION L0042603     VOLUME   441603.417 3761269.974 205.40
   LOCATION L0042604     VOLUME   441608.417 3761269.975 205.45
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   LOCATION L0042605     VOLUME   441613.417 3761269.977 205.50
   LOCATION L0042606     VOLUME   441618.417 3761269.978 205.56
   LOCATION L0042607     VOLUME   441623.417 3761269.980 205.58
   LOCATION L0042608     VOLUME   441628.417 3761269.981 205.55
   LOCATION L0042609     VOLUME   441633.417 3761269.983 205.51
   LOCATION L0042610     VOLUME   441638.417 3761269.984 205.48
   LOCATION L0042611     VOLUME   441643.417 3761269.985 205.45
   LOCATION L0042612     VOLUME   441648.417 3761269.987 205.42
   LOCATION L0042613     VOLUME   441653.417 3761269.988 205.41
   LOCATION L0042614     VOLUME   441658.417 3761269.990 205.40
** End of LINE VOLUME Source ID = SLINE25
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** Line Source Represented by Adjacent Volume Sources
** LINE VOLUME Source ID = SLINE26
** DESCRSRC Eucalyptus Ave - Driveway #8 to Driveway #9
** PREFIX
** Length of Side = 5.00
** Configuration = Adjacent
** Emission Rate = 6.18E-07
** Vertical Dimension = 6.22
** SZINIT = 2.89
** Nodes = 2
** 441659.411, 3761270.258, 205.41, 3.66, 2.33
** 441819.475, 3761270.767, 205.64, 3.66, 2.33
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   LOCATION L0042615     VOLUME   441661.911 3761270.266 205.40
   LOCATION L0042616     VOLUME   441666.911 3761270.282 205.39
   LOCATION L0042617     VOLUME   441671.911 3761270.298 205.39
   LOCATION L0042618     VOLUME   441676.911 3761270.314 205.39
   LOCATION L0042619     VOLUME   441681.911 3761270.330 205.41
   LOCATION L0042620     VOLUME   441686.911 3761270.346 205.42
   LOCATION L0042621     VOLUME   441691.911 3761270.361 205.43
   LOCATION L0042622     VOLUME   441696.911 3761270.377 205.44
   LOCATION L0042623     VOLUME   441701.911 3761270.393 205.45
   LOCATION L0042624     VOLUME   441706.911 3761270.409 205.45
   LOCATION L0042625     VOLUME   441711.911 3761270.425 205.46
   LOCATION L0042626     VOLUME   441716.911 3761270.441 205.47
   LOCATION L0042627     VOLUME   441721.911 3761270.457 205.47
   LOCATION L0042628     VOLUME   441726.910 3761270.473 205.47
   LOCATION L0042629     VOLUME   441731.910 3761270.488 205.48
   LOCATION L0042630     VOLUME   441736.910 3761270.504 205.48
   LOCATION L0042631     VOLUME   441741.910 3761270.520 205.48
   LOCATION L0042632     VOLUME   441746.910 3761270.536 205.48
   LOCATION L0042633     VOLUME   441751.910 3761270.552 205.48
   LOCATION L0042634     VOLUME   441756.910 3761270.568 205.49
   LOCATION L0042635     VOLUME   441761.910 3761270.584 205.50
   LOCATION L0042636     VOLUME   441766.910 3761270.600 205.51
   LOCATION L0042637     VOLUME   441771.910 3761270.616 205.51
   LOCATION L0042638     VOLUME   441776.910 3761270.631 205.52
   LOCATION L0042639     VOLUME   441781.910 3761270.647 205.53
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   LOCATION L0042640     VOLUME   441786.910 3761270.663 205.53
   LOCATION L0042641     VOLUME   441791.910 3761270.679 205.53
   LOCATION L0042642     VOLUME   441796.910 3761270.695 205.54
   LOCATION L0042643     VOLUME   441801.910 3761270.711 205.55
   LOCATION L0042644     VOLUME   441806.910 3761270.727 205.57
   LOCATION L0042645     VOLUME   441811.910 3761270.743 205.59
   LOCATION L0042646     VOLUME   441816.910 3761270.758 205.61
** End of LINE VOLUME Source ID = SLINE26
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** Line Source Represented by Adjacent Volume Sources
** LINE VOLUME Source ID = SLINE27
** DESCRSRC Driveway 4
** PREFIX
** Length of Side = 5.00
** Configuration = Adjacent
** Emission Rate = 3.48E-07
** Vertical Dimension = 6.22
** SZINIT = 2.89
** Nodes = 2
** 441370.682, 3761269.731, 204.91, 3.66, 2.33
** 441372.563, 3761145.448, 203.68, 3.66, 2.33
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   LOCATION L0042647     VOLUME   441370.720 3761267.231 204.81
   LOCATION L0042648     VOLUME   441370.795 3761262.232 204.71
   LOCATION L0042649     VOLUME   441370.871 3761257.232 204.61
   LOCATION L0042650     VOLUME   441370.947 3761252.233 204.51
   LOCATION L0042651     VOLUME   441371.022 3761247.234 204.41
   LOCATION L0042652     VOLUME   441371.098 3761242.234 204.33
   LOCATION L0042653     VOLUME   441371.174 3761237.235 204.28
   LOCATION L0042654     VOLUME   441371.249 3761232.235 204.23
   LOCATION L0042655     VOLUME   441371.325 3761227.236 204.18
   LOCATION L0042656     VOLUME   441371.401 3761222.236 204.13
   LOCATION L0042657     VOLUME   441371.476 3761217.237 204.08
   LOCATION L0042658     VOLUME   441371.552 3761212.238 204.04
   LOCATION L0042659     VOLUME   441371.628 3761207.238 204.01
   LOCATION L0042660     VOLUME   441371.703 3761202.239 203.99
   LOCATION L0042661     VOLUME   441371.779 3761197.239 203.96
   LOCATION L0042662     VOLUME   441371.855 3761192.240 203.94
   LOCATION L0042663     VOLUME   441371.930 3761187.240 203.92
   LOCATION L0042664     VOLUME   441372.006 3761182.241 203.89
   LOCATION L0042665     VOLUME   441372.082 3761177.242 203.86
   LOCATION L0042666     VOLUME   441372.157 3761172.242 203.83
   LOCATION L0042667     VOLUME   441372.233 3761167.243 203.80
   LOCATION L0042668     VOLUME   441372.309 3761162.243 203.77
   LOCATION L0042669     VOLUME   441372.384 3761157.244 203.74
   LOCATION L0042670     VOLUME   441372.460 3761152.245 203.71
   LOCATION L0042671     VOLUME   441372.535 3761147.245 203.68
** End of LINE VOLUME Source ID = SLINE27
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** Line Source Represented by Adjacent Volume Sources
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** LINE VOLUME Source ID = SLINE28
** DESCRSRC Driveway 6
** PREFIX
** Length of Side = 5.00
** Configuration = Adjacent
** Emission Rate = 3.47E-07
** Vertical Dimension = 6.22
** SZINIT = 2.89
** Nodes = 2
** 441508.279, 3761268.964, 204.73, 3.66, 2.33
** 441508.879, 3761144.904, 203.69, 3.66, 2.33
** ----------------------------------------------------------------
   LOCATION L0042672     VOLUME   441508.291 3761266.464 204.65
   LOCATION L0042673     VOLUME   441508.316 3761261.464 204.61
   LOCATION L0042674     VOLUME   441508.340 3761256.464 204.58
   LOCATION L0042675     VOLUME   441508.364 3761251.464 204.55
   LOCATION L0042676     VOLUME   441508.388 3761246.464 204.52
   LOCATION L0042677     VOLUME   441508.412 3761241.464 204.47
   LOCATION L0042678     VOLUME   441508.437 3761236.464 204.42
   LOCATION L0042679     VOLUME   441508.461 3761231.464 204.36
   LOCATION L0042680     VOLUME   441508.485 3761226.464 204.30
   LOCATION L0042681     VOLUME   441508.509 3761221.464 204.25
   LOCATION L0042682     VOLUME   441508.533 3761216.464 204.19
   LOCATION L0042683     VOLUME   441508.557 3761211.464 204.14
   LOCATION L0042684     VOLUME   441508.582 3761206.464 204.10
   LOCATION L0042685     VOLUME   441508.606 3761201.464 204.06
   LOCATION L0042686     VOLUME   441508.630 3761196.465 204.03
   LOCATION L0042687     VOLUME   441508.654 3761191.465 203.99
   LOCATION L0042688     VOLUME   441508.678 3761186.465 203.96
   LOCATION L0042689     VOLUME   441508.702 3761181.465 203.92
   LOCATION L0042690     VOLUME   441508.727 3761176.465 203.89
   LOCATION L0042691     VOLUME   441508.751 3761171.465 203.85
   LOCATION L0042692     VOLUME   441508.775 3761166.465 203.82
   LOCATION L0042693     VOLUME   441508.799 3761161.465 203.78
   LOCATION L0042694     VOLUME   441508.823 3761156.465 203.75
   LOCATION L0042695     VOLUME   441508.848 3761151.465 203.71
   LOCATION L0042696     VOLUME   441508.872 3761146.465 203.68
** End of LINE VOLUME Source ID = SLINE28
** ----------------------------------------------------------------
** Line Source Represented by Adjacent Volume Sources
** LINE VOLUME Source ID = SLINE29
** DESCRSRC Driveway 8
** PREFIX
** Length of Side = 5.00
** Configuration = Adjacent
** Emission Rate = 3.48E-07
** Vertical Dimension = 6.22
** SZINIT = 2.89
** Nodes = 2
** 441659.118, 3761269.215, 205.41, 3.66, 2.33
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** 441659.907, 3761144.756, 203.99, 3.66, 2.33
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   LOCATION L0042697     VOLUME   441659.133 3761266.715 205.37
   LOCATION L0042698     VOLUME   441659.165 3761261.715 205.33
   LOCATION L0042699     VOLUME   441659.197 3761256.715 205.28
   LOCATION L0042700     VOLUME   441659.229 3761251.715 205.24
   LOCATION L0042701     VOLUME   441659.260 3761246.715 205.19
   LOCATION L0042702     VOLUME   441659.292 3761241.715 205.14
   LOCATION L0042703     VOLUME   441659.324 3761236.715 205.09
   LOCATION L0042704     VOLUME   441659.355 3761231.715 205.04
   LOCATION L0042705     VOLUME   441659.387 3761226.716 204.98
   LOCATION L0042706     VOLUME   441659.419 3761221.716 204.93
   LOCATION L0042707     VOLUME   441659.451 3761216.716 204.88
   LOCATION L0042708     VOLUME   441659.482 3761211.716 204.82
   LOCATION L0042709     VOLUME   441659.514 3761206.716 204.77
   LOCATION L0042710     VOLUME   441659.546 3761201.716 204.72
   LOCATION L0042711     VOLUME   441659.578 3761196.716 204.66
   LOCATION L0042712     VOLUME   441659.609 3761191.716 204.61
   LOCATION L0042713     VOLUME   441659.641 3761186.716 204.55
   LOCATION L0042714     VOLUME   441659.673 3761181.716 204.50
   LOCATION L0042715     VOLUME   441659.704 3761176.717 204.45
   LOCATION L0042716     VOLUME   441659.736 3761171.717 204.40
   LOCATION L0042717     VOLUME   441659.768 3761166.717 204.35
   LOCATION L0042718     VOLUME   441659.800 3761161.717 204.30
   LOCATION L0042719     VOLUME   441659.831 3761156.717 204.25
   LOCATION L0042720     VOLUME   441659.863 3761151.717 204.20
   LOCATION L0042721     VOLUME   441659.895 3761146.717 204.16
** End of LINE VOLUME Source ID = SLINE29
** ----------------------------------------------------------------
** Line Source Represented by Adjacent Volume Sources
** LINE VOLUME Source ID = SLINE30
** DESCRSRC Driveway 9
** PREFIX
** Length of Side = 5.00
** Configuration = Adjacent
** Emission Rate = 6.89E-07
** Vertical Dimension = 6.22
** SZINIT = 2.89
** Nodes = 2
** 441819.214, 3761269.765, 205.63, 3.66, 2.33
** 441818.253, 3761146.627, 204.42, 3.66, 2.33
** ----------------------------------------------------------------
   LOCATION L0042722     VOLUME   441819.194 3761267.265 205.60
   LOCATION L0042723     VOLUME   441819.155 3761262.266 205.57
   LOCATION L0042724     VOLUME   441819.116 3761257.266 205.55
   LOCATION L0042725     VOLUME   441819.077 3761252.266 205.52
   LOCATION L0042726     VOLUME   441819.038 3761247.266 205.49
   LOCATION L0042727     VOLUME   441818.999 3761242.266 205.46
   LOCATION L0042728     VOLUME   441818.960 3761237.266 205.41
   LOCATION L0042729     VOLUME   441818.921 3761232.267 205.35
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   LOCATION L0042730     VOLUME   441818.882 3761227.267 205.29
   LOCATION L0042731     VOLUME   441818.843 3761222.267 205.22
   LOCATION L0042732     VOLUME   441818.804 3761217.267 205.16
   LOCATION L0042733     VOLUME   441818.765 3761212.267 205.10
   LOCATION L0042734     VOLUME   441818.726 3761207.267 205.04
   LOCATION L0042735     VOLUME   441818.687 3761202.267 204.99
   LOCATION L0042736     VOLUME   441818.648 3761197.268 204.93
   LOCATION L0042737     VOLUME   441818.609 3761192.268 204.88
   LOCATION L0042738     VOLUME   441818.570 3761187.268 204.82
   LOCATION L0042739     VOLUME   441818.531 3761182.268 204.77
   LOCATION L0042740     VOLUME   441818.492 3761177.268 204.72
   LOCATION L0042741     VOLUME   441818.453 3761172.268 204.68
   LOCATION L0042742     VOLUME   441818.414 3761167.269 204.63
   LOCATION L0042743     VOLUME   441818.375 3761162.269 204.59
   LOCATION L0042744     VOLUME   441818.336 3761157.269 204.55
   LOCATION L0042745     VOLUME   441818.297 3761152.269 204.50
   LOCATION L0042746     VOLUME   441818.258 3761147.269 204.45
** End of LINE VOLUME Source ID = SLINE30
** ----------------------------------------------------------------------
** Line Source Represented by Adjacent Volume Sources
** LINE VOLUME Source ID = SLINE31
** DESCRSRC On-Site Circulation - Driveway 11
** PREFIX
** Length of Side = 5.00
** Configuration = Adjacent
** Emission Rate = 6.99E-06
** Vertical Dimension = 6.22
** SZINIT = 2.89
** Nodes = 2
** 441962.653, 3760855.742, 202.78, 3.66, 2.33
** 441536.461, 3760857.831, 202.08, 3.66, 2.33
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   LOCATION L0042747     VOLUME   441960.153 3760855.754 202.73
   LOCATION L0042748     VOLUME   441955.153 3760855.778 202.78
   LOCATION L0042749     VOLUME   441950.153 3760855.803 202.79
   LOCATION L0042750     VOLUME   441945.153 3760855.827 202.77
   LOCATION L0042751     VOLUME   441940.153 3760855.852 202.75
   LOCATION L0042752     VOLUME   441935.153 3760855.876 202.72
   LOCATION L0042753     VOLUME   441930.153 3760855.901 202.70
   LOCATION L0042754     VOLUME   441925.153 3760855.926 202.67
   LOCATION L0042755     VOLUME   441920.153 3760855.950 202.64
   LOCATION L0042756     VOLUME   441915.153 3760855.975 202.61
   LOCATION L0042757     VOLUME   441910.153 3760855.999 202.58
   LOCATION L0042758     VOLUME   441905.153 3760856.024 202.55
   LOCATION L0042759     VOLUME   441900.153 3760856.048 202.52
   LOCATION L0042760     VOLUME   441895.153 3760856.073 202.50
   LOCATION L0042761     VOLUME   441890.153 3760856.097 202.47
   LOCATION L0042762     VOLUME   441885.153 3760856.122 202.45
   LOCATION L0042763     VOLUME   441880.154 3760856.146 202.42
   LOCATION L0042764     VOLUME   441875.154 3760856.171 202.40
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LOCATION L0042765     VOLUME   441870.154 3760856.195 202.38
LOCATION L0042766     VOLUME   441865.154 3760856.220 202.37
LOCATION L0042767     VOLUME   441860.154 3760856.244 202.36
LOCATION L0042768     VOLUME   441855.154 3760856.269 202.34
LOCATION L0042769     VOLUME   441850.154 3760856.293 202.33
LOCATION L0042770     VOLUME   441845.154 3760856.318 202.33
LOCATION L0042771     VOLUME   441840.154 3760856.342 202.34
LOCATION L0042772     VOLUME   441835.154 3760856.367 202.34
LOCATION L0042773     VOLUME   441830.154 3760856.391 202.34
LOCATION L0042774     VOLUME   441825.154 3760856.416 202.35
LOCATION L0042775     VOLUME   441820.154 3760856.440 202.35
LOCATION L0042776     VOLUME   441815.154 3760856.465 202.35
LOCATION L0042777     VOLUME   441810.154 3760856.489 202.35
LOCATION L0042778     VOLUME   441805.154 3760856.514 202.35
LOCATION L0042779     VOLUME   441800.154 3760856.538 202.35
LOCATION L0042780     VOLUME   441795.155 3760856.563 202.34
LOCATION L0042781     VOLUME   441790.155 3760856.587 202.34
LOCATION L0042782     VOLUME   441785.155 3760856.612 202.34
LOCATION L0042783     VOLUME   441780.155 3760856.636 202.33
LOCATION L0042784     VOLUME   441775.155 3760856.661 202.33
LOCATION L0042785     VOLUME   441770.155 3760856.685 202.32
LOCATION L0042786     VOLUME   441765.155 3760856.710 202.30
LOCATION L0042787     VOLUME   441760.155 3760856.735 202.28
LOCATION L0042788     VOLUME   441755.155 3760856.759 202.26
LOCATION L0042789     VOLUME   441750.155 3760856.784 202.24
LOCATION L0042790     VOLUME   441745.155 3760856.808 202.23
LOCATION L0042791     VOLUME   441740.155 3760856.833 202.21
LOCATION L0042792     VOLUME   441735.155 3760856.857 202.20
LOCATION L0042793     VOLUME   441730.155 3760856.882 202.19
LOCATION L0042794     VOLUME   441725.155 3760856.906 202.18
LOCATION L0042795     VOLUME   441720.155 3760856.931 202.17
LOCATION L0042796     VOLUME   441715.156 3760856.955 202.16
LOCATION L0042797     VOLUME   441710.156 3760856.980 202.15
LOCATION L0042798     VOLUME   441705.156 3760857.004 202.15
LOCATION L0042799     VOLUME   441700.156 3760857.029 202.14
LOCATION L0042800     VOLUME   441695.156 3760857.053 202.13
LOCATION L0042801     VOLUME   441690.156 3760857.078 202.12
LOCATION L0042802     VOLUME   441685.156 3760857.102 202.12
LOCATION L0042803     VOLUME   441680.156 3760857.127 202.11
LOCATION L0042804     VOLUME   441675.156 3760857.151 202.10
LOCATION L0042805     VOLUME   441670.156 3760857.176 202.09
LOCATION L0042806     VOLUME   441665.156 3760857.200 202.09
LOCATION L0042807     VOLUME   441660.156 3760857.225 202.09
LOCATION L0042808     VOLUME   441655.156 3760857.249 202.09
LOCATION L0042809     VOLUME   441650.156 3760857.274 202.09
LOCATION L0042810     VOLUME   441645.156 3760857.298 202.09
LOCATION L0042811     VOLUME   441640.156 3760857.323 202.09
LOCATION L0042812     VOLUME   441635.156 3760857.347 202.09
LOCATION L0042813     VOLUME   441630.157 3760857.372 202.10
LOCATION L0042814     VOLUME   441625.157 3760857.396 202.10
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   LOCATION L0042815     VOLUME   441620.157 3760857.421 202.11
   LOCATION L0042816     VOLUME   441615.157 3760857.445 202.07
   LOCATION L0042817     VOLUME   441610.157 3760857.470 202.03
   LOCATION L0042818     VOLUME   441605.157 3760857.494 201.98
   LOCATION L0042819     VOLUME   441600.157 3760857.519 201.94
   LOCATION L0042820     VOLUME   441595.157 3760857.544 201.89
   LOCATION L0042821     VOLUME   441590.157 3760857.568 201.85
   LOCATION L0042822     VOLUME   441585.157 3760857.593 201.80
   LOCATION L0042823     VOLUME   441580.157 3760857.617 201.75
   LOCATION L0042824     VOLUME   441575.157 3760857.642 201.70
   LOCATION L0042825     VOLUME   441570.157 3760857.666 201.65
   LOCATION L0042826     VOLUME   441565.157 3760857.691 201.67
   LOCATION L0042827     VOLUME   441560.157 3760857.715 201.76
   LOCATION L0042828     VOLUME   441555.157 3760857.740 201.85
   LOCATION L0042829     VOLUME   441550.158 3760857.764 201.94
   LOCATION L0042830     VOLUME   441545.158 3760857.789 202.04
   LOCATION L0042831     VOLUME   441540.158 3760857.813 202.08
** End of LINE VOLUME Source ID = SLINE31
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** Line Source Represented by Adjacent Volume Sources
** LINE VOLUME Source ID = SLINE32
** DESCRSRC Driveway 1
** PREFIX
** Length of Side = 5.00
** Configuration = Adjacent
** Emission Rate = 6.7E-08
** Vertical Dimension = 6.22
** SZINIT = 2.89
** Nodes = 2
** 441191.229, 3761142.587, 202.97, 3.66, 2.33
** 441209.470, 3761142.929, 203.44, 3.66, 2.33
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   LOCATION L0042832     VOLUME   441193.728 3761142.634 203.12
   LOCATION L0042833     VOLUME   441198.727 3761142.727 203.21
   LOCATION L0042834     VOLUME   441203.726 3761142.821 203.30
   LOCATION L0042835     VOLUME   441208.725 3761142.915 203.39
** End of LINE VOLUME Source ID = SLINE32
** ----------------------------------------------------------------------
** Line Source Represented by Adjacent Volume Sources
** LINE VOLUME Source ID = SLINE33
** DESCRSRC Driveway 7
** PREFIX
** Length of Side = 5.00
** Configuration = Adjacent
** Emission Rate = 9.81E-07
** Vertical Dimension = 6.22
** SZINIT = 2.89
** Nodes = 3
** 441552.117, 3760467.647, 199.96, 3.66, 2.33
** 441552.105, 3760491.622, 199.66, 3.66, 2.33
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** 441529.849, 3760518.857, 199.56, 3.66, 2.33
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   LOCATION L0042836     VOLUME   441552.116 3760470.147 199.95
   LOCATION L0042837     VOLUME   441552.113 3760475.147 199.96
   LOCATION L0042838     VOLUME   441552.111 3760480.147 199.88
   LOCATION L0042839     VOLUME   441552.108 3760485.147 199.81
   LOCATION L0042840     VOLUME   441552.106 3760490.147 199.73
   LOCATION L0042841     VOLUME   441549.874 3760494.352 199.68
   LOCATION L0042842     VOLUME   441546.710 3760498.223 199.63
   LOCATION L0042843     VOLUME   441543.546 3760502.095 199.59
   LOCATION L0042844     VOLUME   441540.383 3760505.967 199.58
   LOCATION L0042845     VOLUME   441537.219 3760509.838 199.58
   LOCATION L0042846     VOLUME   441534.055 3760513.710 199.56
   LOCATION L0042847     VOLUME   441530.891 3760517.581 199.55
** End of LINE VOLUME Source ID = SLINE33
** ----------------------------------------------------------------
** Line Source Represented by Adjacent Volume Sources
** LINE VOLUME Source ID = SLINE34
** DESCRSRC PA 5 Driveway
** PREFIX
** Length of Side = 5.00
** Configuration = Adjacent
** Emission Rate = 2.03E-07
** Vertical Dimension = 6.22
** SZINIT = 2.89
** Nodes = 2
** 441746.676, 3760470.154, 200.09, 3.66, 2.33
** 441746.703, 3760499.185, 200.01, 3.66, 2.33
** ----------------------------------------------------------------
   LOCATION L0042848     VOLUME   441746.679 3760472.654 200.09
   LOCATION L0042849     VOLUME   441746.683 3760477.654 200.08
   LOCATION L0042850     VOLUME   441746.688 3760482.654 200.07
   LOCATION L0042851     VOLUME   441746.693 3760487.654 200.05
   LOCATION L0042852     VOLUME   441746.697 3760492.654 200.04
   LOCATION L0042853     VOLUME   441746.702 3760497.654 200.02
** End of LINE VOLUME Source ID = SLINE34
** ----------------------------------------------------------------
** Line Source Represented by Adjacent Volume Sources
** LINE VOLUME Source ID = SLINE35
** DESCRSRC PA 4 Driveway - Campus Ave
** PREFIX
** Length of Side = 5.00
** Configuration = Adjacent
** Emission Rate = 2.58E-07
** Vertical Dimension = 6.22
** SZINIT = 2.89
** Nodes = 2
** 441186.518, 3760874.815, 201.31, 3.66, 2.33
** 441138.711, 3760874.733, 201.46, 3.66, 2.33
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   LOCATION L0042854     VOLUME   441184.018 3760874.811 201.33
   LOCATION L0042855     VOLUME   441179.018 3760874.802 201.31
   LOCATION L0042856     VOLUME   441174.018 3760874.794 201.31
   LOCATION L0042857     VOLUME   441169.018 3760874.785 201.32
   LOCATION L0042858     VOLUME   441164.018 3760874.776 201.32
   LOCATION L0042859     VOLUME   441159.018 3760874.768 201.32
   LOCATION L0042860     VOLUME   441154.018 3760874.759 201.34
   LOCATION L0042861     VOLUME   441149.018 3760874.750 201.37
   LOCATION L0042862     VOLUME   441144.018 3760874.742 201.40
   LOCATION L0042863     VOLUME   441139.018 3760874.733 201.42
** End of LINE VOLUME Source ID = SLINE35
** ------------------------------------------------------------------
** Line Source Represented by Adjacent Volume Sources
** LINE VOLUME Source ID = SLINE36
** DESCRSRC PA 4 Driveway - Merrill Ave
** PREFIX
** Length of Side = 5.00
** Configuration = Adjacent
** Emission Rate = 6.02E-07
** Vertical Dimension = 6.22
** SZINIT = 2.89
** Nodes = 2
** 440992.050, 3760468.043, 197.63, 3.66, 2.33
** 440991.934, 3760506.772, 198.71, 3.66, 2.33
** ------------------------------------------------------------------
   LOCATION L0042864     VOLUME   440992.043 3760470.543 197.77
   LOCATION L0042865     VOLUME   440992.028 3760475.543 197.84
   LOCATION L0042866     VOLUME   440992.013 3760480.543 197.97
   LOCATION L0042867     VOLUME   440991.998 3760485.543 198.10
   LOCATION L0042868     VOLUME   440991.983 3760490.543 198.23
   LOCATION L0042869     VOLUME   440991.968 3760495.543 198.36
   LOCATION L0042870     VOLUME   440991.953 3760500.543 198.49
   LOCATION L0042871     VOLUME   440991.937 3760505.543 198.62
** End of LINE VOLUME Source ID = SLINE36
** ------------------------------------------------------------------
** Line Source Represented by Adjacent Volume Sources
** LINE VOLUME Source ID = SLINE37
** DESCRSRC Campus Ave - Merill Ave to PA 4 Driveway
** PREFIX
** Length of Side = 5.00
** Configuration = Adjacent
** Emission Rate = 4.27E-06
** Vertical Dimension = 6.22
** SZINIT = 2.89
** Nodes = 2
** 440778.565, 3760469.565, 196.71, 3.66, 2.33
** 440779.948, 3760845.054, 199.45, 3.66, 2.33
** ------------------------------------------------------------------
   LOCATION L0042872     VOLUME   440778.575 3760472.065 196.71
   LOCATION L0042873     VOLUME   440778.593 3760477.065 196.77
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LOCATION L0042874     VOLUME   440778.611 3760482.065 196.80
LOCATION L0042875     VOLUME   440778.630 3760487.065 196.83
LOCATION L0042876     VOLUME   440778.648 3760492.065 196.85
LOCATION L0042877     VOLUME   440778.667 3760497.065 196.88
LOCATION L0042878     VOLUME   440778.685 3760502.065 196.91
LOCATION L0042879     VOLUME   440778.704 3760507.064 196.93
LOCATION L0042880     VOLUME   440778.722 3760512.064 196.97
LOCATION L0042881     VOLUME   440778.740 3760517.064 197.01
LOCATION L0042882     VOLUME   440778.759 3760522.064 197.05
LOCATION L0042883     VOLUME   440778.777 3760527.064 197.09
LOCATION L0042884     VOLUME   440778.796 3760532.064 197.13
LOCATION L0042885     VOLUME   440778.814 3760537.064 197.16
LOCATION L0042886     VOLUME   440778.832 3760542.064 197.21
LOCATION L0042887     VOLUME   440778.851 3760547.064 197.25
LOCATION L0042888     VOLUME   440778.869 3760552.064 197.29
LOCATION L0042889     VOLUME   440778.888 3760557.064 197.33
LOCATION L0042890     VOLUME   440778.906 3760562.064 197.37
LOCATION L0042891     VOLUME   440778.925 3760567.064 197.41
LOCATION L0042892     VOLUME   440778.943 3760572.064 197.45
LOCATION L0042893     VOLUME   440778.961 3760577.064 197.49
LOCATION L0042894     VOLUME   440778.980 3760582.064 197.54
LOCATION L0042895     VOLUME   440778.998 3760587.064 197.58
LOCATION L0042896     VOLUME   440779.017 3760592.064 197.62
LOCATION L0042897     VOLUME   440779.035 3760597.064 197.67
LOCATION L0042898     VOLUME   440779.053 3760602.064 197.71
LOCATION L0042899     VOLUME   440779.072 3760607.064 197.75
LOCATION L0042900     VOLUME   440779.090 3760612.064 197.79
LOCATION L0042901     VOLUME   440779.109 3760617.064 197.83
LOCATION L0042902     VOLUME   440779.127 3760622.064 197.87
LOCATION L0042903     VOLUME   440779.146 3760627.064 197.91
LOCATION L0042904     VOLUME   440779.164 3760632.064 197.95
LOCATION L0042905     VOLUME   440779.182 3760637.064 198.00
LOCATION L0042906     VOLUME   440779.201 3760642.064 198.04
LOCATION L0042907     VOLUME   440779.219 3760647.064 198.08
LOCATION L0042908     VOLUME   440779.238 3760652.064 198.13
LOCATION L0042909     VOLUME   440779.256 3760657.063 198.17
LOCATION L0042910     VOLUME   440779.274 3760662.063 198.22
LOCATION L0042911     VOLUME   440779.293 3760667.063 198.26
LOCATION L0042912     VOLUME   440779.311 3760672.063 198.31
LOCATION L0042913     VOLUME   440779.330 3760677.063 198.35
LOCATION L0042914     VOLUME   440779.348 3760682.063 198.40
LOCATION L0042915     VOLUME   440779.367 3760687.063 198.44
LOCATION L0042916     VOLUME   440779.385 3760692.063 198.49
LOCATION L0042917     VOLUME   440779.403 3760697.063 198.53
LOCATION L0042918     VOLUME   440779.422 3760702.063 198.57
LOCATION L0042919     VOLUME   440779.440 3760707.063 198.60
LOCATION L0042920     VOLUME   440779.459 3760712.063 198.64
LOCATION L0042921     VOLUME   440779.477 3760717.063 198.68
LOCATION L0042922     VOLUME   440779.495 3760722.063 198.71
LOCATION L0042923     VOLUME   440779.514 3760727.063 198.75
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   LOCATION L0042924     VOLUME   440779.532 3760732.063 198.78
   LOCATION L0042925     VOLUME   440779.551 3760737.063 198.81
   LOCATION L0042926     VOLUME   440779.569 3760742.063 198.84
   LOCATION L0042927     VOLUME   440779.588 3760747.063 198.87
   LOCATION L0042928     VOLUME   440779.606 3760752.063 198.91
   LOCATION L0042929     VOLUME   440779.624 3760757.063 198.96
   LOCATION L0042930     VOLUME   440779.643 3760762.063 199.05
   LOCATION L0042931     VOLUME   440779.661 3760767.063 199.13
   LOCATION L0042932     VOLUME   440779.680 3760772.063 199.22
   LOCATION L0042933     VOLUME   440779.698 3760777.063 199.31
   LOCATION L0042934     VOLUME   440779.716 3760782.063 199.39
   LOCATION L0042935     VOLUME   440779.735 3760787.063 199.46
   LOCATION L0042936     VOLUME   440779.753 3760792.063 199.47
   LOCATION L0042937     VOLUME   440779.772 3760797.063 199.49
   LOCATION L0042938     VOLUME   440779.790 3760802.062 199.50
   LOCATION L0042939     VOLUME   440779.808 3760807.062 199.51
   LOCATION L0042940     VOLUME   440779.827 3760812.062 199.53
   LOCATION L0042941     VOLUME   440779.845 3760817.062 199.54
   LOCATION L0042942     VOLUME   440779.864 3760822.062 199.52
   LOCATION L0042943     VOLUME   440779.882 3760827.062 199.51
   LOCATION L0042944     VOLUME   440779.901 3760832.062 199.50
   LOCATION L0042945     VOLUME   440779.919 3760837.062 199.49
   LOCATION L0042946     VOLUME   440779.937 3760842.062 199.47
** End of LINE VOLUME Source ID = SLINE37
** ----------------------------------------------------------------------
** Line Source Represented by Adjacent Volume Sources
** LINE VOLUME Source ID = SLINE38
** DESCRSRC Campus Ave - PA 4 Driveway to PA 3 Driveway
** PREFIX
** Length of Side = 5.00
** Configuration = Adjacent
** Emission Rate = 1.36E-06
** Vertical Dimension = 6.22
** SZINIT = 2.89
** Nodes = 2
** 440779.580, 3760844.831, 199.44, 3.66, 2.33
** 440779.840, 3761143.700, 202.02, 3.66, 2.33
** ----------------------------------------------------------------------
   LOCATION L0042947     VOLUME   440779.582 3760847.331 199.46
   LOCATION L0042948     VOLUME   440779.587 3760852.331 199.49
   LOCATION L0042949     VOLUME   440779.591 3760857.331 199.52
   LOCATION L0042950     VOLUME   440779.595 3760862.331 199.55
   LOCATION L0042951     VOLUME   440779.600 3760867.331 199.58
   LOCATION L0042952     VOLUME   440779.604 3760872.331 199.62
   LOCATION L0042953     VOLUME   440779.609 3760877.331 199.65
   LOCATION L0042954     VOLUME   440779.613 3760882.331 199.68
   LOCATION L0042955     VOLUME   440779.617 3760887.331 199.72
   LOCATION L0042956     VOLUME   440779.622 3760892.331 199.76
   LOCATION L0042957     VOLUME   440779.626 3760897.331 199.80
   LOCATION L0042958     VOLUME   440779.630 3760902.331 199.83
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   LOCATION L0042959     VOLUME   440779.635 3760907.331 199.87
   LOCATION L0042960     VOLUME   440779.639 3760912.331 199.91
   LOCATION L0042961     VOLUME   440779.643 3760917.331 199.95
   LOCATION L0042962     VOLUME   440779.648 3760922.331 199.98
   LOCATION L0042963     VOLUME   440779.652 3760927.331 200.02
   LOCATION L0042964     VOLUME   440779.656 3760932.331 200.06
   LOCATION L0042965     VOLUME   440779.661 3760937.331 200.10
   LOCATION L0042966     VOLUME   440779.665 3760942.331 200.13
   LOCATION L0042967     VOLUME   440779.669 3760947.331 200.17
   LOCATION L0042968     VOLUME   440779.674 3760952.331 200.21
   LOCATION L0042969     VOLUME   440779.678 3760957.331 200.24
   LOCATION L0042970     VOLUME   440779.682 3760962.331 200.28
   LOCATION L0042971     VOLUME   440779.687 3760967.331 200.32
   LOCATION L0042972     VOLUME   440779.691 3760972.331 200.36
   LOCATION L0042973     VOLUME   440779.695 3760977.331 200.39
   LOCATION L0042974     VOLUME   440779.700 3760982.331 200.43
   LOCATION L0042975     VOLUME   440779.704 3760987.331 200.47
   LOCATION L0042976     VOLUME   440779.708 3760992.331 200.51
   LOCATION L0042977     VOLUME   440779.713 3760997.331 200.55
   LOCATION L0042978     VOLUME   440779.717 3761002.331 200.59
   LOCATION L0042979     VOLUME   440779.721 3761007.331 200.63
   LOCATION L0042980     VOLUME   440779.726 3761012.331 200.66
   LOCATION L0042981     VOLUME   440779.730 3761017.331 200.70
   LOCATION L0042982     VOLUME   440779.734 3761022.331 200.74
   LOCATION L0042983     VOLUME   440779.739 3761027.331 200.78
   LOCATION L0042984     VOLUME   440779.743 3761032.331 200.81
   LOCATION L0042985     VOLUME   440779.747 3761037.331 200.85
   LOCATION L0042986     VOLUME   440779.752 3761042.331 200.89
   LOCATION L0042987     VOLUME   440779.756 3761047.331 200.93
   LOCATION L0042988     VOLUME   440779.760 3761052.331 200.97
   LOCATION L0042989     VOLUME   440779.765 3761057.331 201.01
   LOCATION L0042990     VOLUME   440779.769 3761062.331 201.05
   LOCATION L0042991     VOLUME   440779.773 3761067.331 201.09
   LOCATION L0042992     VOLUME   440779.778 3761072.331 201.13
   LOCATION L0042993     VOLUME   440779.782 3761077.331 201.17
   LOCATION L0042994     VOLUME   440779.786 3761082.331 201.21
   LOCATION L0042995     VOLUME   440779.791 3761087.331 201.25
   LOCATION L0042996     VOLUME   440779.795 3761092.331 201.29
   LOCATION L0042997     VOLUME   440779.799 3761097.331 201.33
   LOCATION L0042998     VOLUME   440779.804 3761102.331 201.38
   LOCATION L0042999     VOLUME   440779.808 3761107.331 201.43
   LOCATION L0043000     VOLUME   440779.812 3761112.331 201.47
   LOCATION L0043001     VOLUME   440779.817 3761117.331 201.52
   LOCATION L0043002     VOLUME   440779.821 3761122.331 201.56
   LOCATION L0043003     VOLUME   440779.825 3761127.331 201.61
   LOCATION L0043004     VOLUME   440779.830 3761132.331 201.67
   LOCATION L0043005     VOLUME   440779.834 3761137.331 201.72
   LOCATION L0043006     VOLUME   440779.838 3761142.331 201.78
** End of LINE VOLUME Source ID = SLINE38
** ----------------------------------------------------------------------
```

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** Line Source Represented by Adjacent Volume Sources
** LINE VOLUME Source ID = SLINE39
** DESCRSRC Campus Ave - PA 3 Driveway to Eucalyptus Ave
** PREFIX
** Length of Side = 5.00
** Configuration = Adjacent
** Emission Rate = 1.69E-07
** Vertical Dimension = 6.22
** SZINIT = 2.89
** Nodes = 2
** 440779.648, 3761144.185, 202.03, 3.66, 2.33
** 440779.529, 3761266.902, 203.58, 3.66, 2.33
** ----------------------------------------------------------------------
   LOCATION L0043007     VOLUME   440779.645 3761146.685 201.83
   LOCATION L0043008     VOLUME   440779.641 3761151.685 201.88
   LOCATION L0043009     VOLUME   440779.636 3761156.685 201.94
   LOCATION L0043010     VOLUME   440779.631 3761161.685 201.99
   LOCATION L0043011     VOLUME   440779.626 3761166.685 202.05
   LOCATION L0043012     VOLUME   440779.621 3761171.685 202.10
   LOCATION L0043013     VOLUME   440779.616 3761176.685 202.15
   LOCATION L0043014     VOLUME   440779.611 3761181.685 202.21
   LOCATION L0043015     VOLUME   440779.607 3761186.685 202.26
   LOCATION L0043016     VOLUME   440779.602 3761191.685 202.33
   LOCATION L0043017     VOLUME   440779.597 3761196.685 202.39
   LOCATION L0043018     VOLUME   440779.592 3761201.685 202.45
   LOCATION L0043019     VOLUME   440779.587 3761206.685 202.51
   LOCATION L0043020     VOLUME   440779.582 3761211.685 202.58
   LOCATION L0043021     VOLUME   440779.577 3761216.685 202.64
   LOCATION L0043022     VOLUME   440779.573 3761221.685 202.72
   LOCATION L0043023     VOLUME   440779.568 3761226.685 202.81
   LOCATION L0043024     VOLUME   440779.563 3761231.685 202.90
   LOCATION L0043025     VOLUME   440779.558 3761236.685 202.99
   LOCATION L0043026     VOLUME   440779.553 3761241.685 203.07
   LOCATION L0043027     VOLUME   440779.548 3761246.685 203.16
   LOCATION L0043028     VOLUME   440779.543 3761251.685 203.25
   LOCATION L0043029     VOLUME   440779.539 3761256.685 203.35
   LOCATION L0043030     VOLUME   440779.534 3761261.685 203.44
   LOCATION L0043031     VOLUME   440779.529 3761266.685 203.54
** End of LINE VOLUME Source ID = SLINE39
** ----------------------------------------------------------------------
** Line Source Represented by Adjacent Volume Sources
** LINE VOLUME Source ID = SLINE40
** DESCRSRC Eucalyptus Ave - Campus Ave to PA 3 Driveway (Eucalyptus Ave)
** PREFIX
** Length of Side = 5.00
** Configuration = Adjacent
** Emission Rate = 2.25E-07
** Vertical Dimension = 6.22
** SZINIT = 2.89
** Nodes = 2
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** 440779.198, 3761269.224, 203.65, 3.66, 2.33
** 440942.586, 3761268.039, 204.11, 3.66, 2.33
** ----------------------------------------------------------------
   LOCATION L0043032     VOLUME   440781.698 3761269.206 203.59
   LOCATION L0043033     VOLUME   440786.698 3761269.170 203.59
   LOCATION L0043034     VOLUME   440791.698 3761269.133 203.59
   LOCATION L0043035     VOLUME   440796.698 3761269.097 203.59
   LOCATION L0043036     VOLUME   440801.698 3761269.061 203.60
   LOCATION L0043037     VOLUME   440806.698 3761269.025 203.62
   LOCATION L0043038     VOLUME   440811.697 3761268.988 203.63
   LOCATION L0043039     VOLUME   440816.697 3761268.952 203.64
   LOCATION L0043040     VOLUME   440821.697 3761268.916 203.66
   LOCATION L0043041     VOLUME   440826.697 3761268.879 203.68
   LOCATION L0043042     VOLUME   440831.697 3761268.843 203.72
   LOCATION L0043043     VOLUME   440836.697 3761268.807 203.77
   LOCATION L0043044     VOLUME   440841.697 3761268.771 203.81
   LOCATION L0043045     VOLUME   440846.697 3761268.734 203.86
   LOCATION L0043046     VOLUME   440851.696 3761268.698 203.90
   LOCATION L0043047     VOLUME   440856.696 3761268.662 203.91
   LOCATION L0043048     VOLUME   440861.696 3761268.626 203.93
   LOCATION L0043049     VOLUME   440866.696 3761268.589 203.94
   LOCATION L0043050     VOLUME   440871.696 3761268.553 203.95
   LOCATION L0043051     VOLUME   440876.696 3761268.517 203.96
   LOCATION L0043052     VOLUME   440881.696 3761268.481 203.98
   LOCATION L0043053     VOLUME   440886.695 3761268.444 203.99
   LOCATION L0043054     VOLUME   440891.695 3761268.408 204.00
   LOCATION L0043055     VOLUME   440896.695 3761268.372 204.01
   LOCATION L0043056     VOLUME   440901.695 3761268.336 204.02
   LOCATION L0043057     VOLUME   440906.695 3761268.299 204.04
   LOCATION L0043058     VOLUME   440911.695 3761268.263 204.05
   LOCATION L0043059     VOLUME   440916.695 3761268.227 204.06
   LOCATION L0043060     VOLUME   440921.695 3761268.191 204.07
   LOCATION L0043061     VOLUME   440926.694 3761268.154 204.08
   LOCATION L0043062     VOLUME   440931.694 3761268.118 204.09
   LOCATION L0043063     VOLUME   440936.694 3761268.082 204.09
   LOCATION L0043064     VOLUME   440941.694 3761268.045 204.09
** End of LINE VOLUME Source ID = SLINE40
** ----------------------------------------------------------------
** Line Source Represented by Adjacent Volume Sources
** LINE VOLUME Source ID = SLINE41
** DESCRSRC Eucalyptus Ave - PA 3 Driveway to Bon View Ave
** PREFIX
** Length of Side = 5.00
** Configuration = Adjacent
** Emission Rate = 3.39E-07
** Vertical Dimension = 6.22
** SZINIT = 2.89
** Nodes = 2
** 440942.599, 3761268.120, 204.11, 3.66, 2.33
** 441189.790, 3761269.451, 204.07, 3.66, 2.33
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** ------------------------------------------------------------------
   LOCATION L0043065     VOLUME   440945.099 3761268.133 204.09
   LOCATION L0043066     VOLUME   440950.099 3761268.160 204.09
   LOCATION L0043067     VOLUME   440955.099 3761268.187 204.09
   LOCATION L0043068     VOLUME   440960.098 3761268.214 204.10
   LOCATION L0043069     VOLUME   440965.098 3761268.241 204.10
   LOCATION L0043070     VOLUME   440970.098 3761268.268 204.11
   LOCATION L0043071     VOLUME   440975.098 3761268.295 204.11
   LOCATION L0043072     VOLUME   440980.098 3761268.322 204.12
   LOCATION L0043073     VOLUME   440985.098 3761268.349 204.13
   LOCATION L0043074     VOLUME   440990.098 3761268.376 204.15
   LOCATION L0043075     VOLUME   440995.098 3761268.402 204.16
   LOCATION L0043076     VOLUME   441000.098 3761268.429 204.18
   LOCATION L0043077     VOLUME   441005.098 3761268.456 204.20
   LOCATION L0043078     VOLUME   441010.098 3761268.483 204.20
   LOCATION L0043079     VOLUME   441015.098 3761268.510 204.20
   LOCATION L0043080     VOLUME   441020.098 3761268.537 204.20
   LOCATION L0043081     VOLUME   441025.098 3761268.564 204.20
   LOCATION L0043082     VOLUME   441030.097 3761268.591 204.20
   LOCATION L0043083     VOLUME   441035.097 3761268.618 204.19
   LOCATION L0043084     VOLUME   441040.097 3761268.645 204.17
   LOCATION L0043085     VOLUME   441045.097 3761268.672 204.15
   LOCATION L0043086     VOLUME   441050.097 3761268.699 204.13
   LOCATION L0043087     VOLUME   441055.097 3761268.725 204.11
   LOCATION L0043088     VOLUME   441060.097 3761268.752 204.09
   LOCATION L0043089     VOLUME   441065.097 3761268.779 204.08
   LOCATION L0043090     VOLUME   441070.097 3761268.806 204.06
   LOCATION L0043091     VOLUME   441075.097 3761268.833 204.05
   LOCATION L0043092     VOLUME   441080.097 3761268.860 204.03
   LOCATION L0043093     VOLUME   441085.097 3761268.887 204.02
   LOCATION L0043094     VOLUME   441090.097 3761268.914 204.01
   LOCATION L0043095     VOLUME   441095.097 3761268.941 204.01
   LOCATION L0043096     VOLUME   441100.096 3761268.968 204.00
   LOCATION L0043097     VOLUME   441105.096 3761268.995 203.99
   LOCATION L0043098     VOLUME   441110.096 3761269.022 204.00
   LOCATION L0043099     VOLUME   441115.096 3761269.048 204.01
   LOCATION L0043100     VOLUME   441120.096 3761269.075 204.03
   LOCATION L0043101     VOLUME   441125.096 3761269.102 204.04
   LOCATION L0043102     VOLUME   441130.096 3761269.129 204.06
   LOCATION L0043103     VOLUME   441135.096 3761269.156 204.07
   LOCATION L0043104     VOLUME   441140.096 3761269.183 204.08
   LOCATION L0043105     VOLUME   441145.096 3761269.210 204.09
   LOCATION L0043106     VOLUME   441150.096 3761269.237 204.10
   LOCATION L0043107     VOLUME   441155.096 3761269.264 204.10
   LOCATION L0043108     VOLUME   441160.096 3761269.291 204.11
   LOCATION L0043109     VOLUME   441165.096 3761269.318 204.09
   LOCATION L0043110     VOLUME   441170.095 3761269.344 204.07
   LOCATION L0043111     VOLUME   441175.095 3761269.371 204.05
   LOCATION L0043112     VOLUME   441180.095 3761269.398 204.04
   LOCATION L0043113     VOLUME   441185.095 3761269.425 204.02
```

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** End of LINE VOLUME Source ID = SLINE41
** ----------------------------------------------------------------------
** Line Source Represented by Adjacent Volume Sources
** LINE VOLUME Source ID = SLINE42
** DESCRSRC PA 3 Driveway - Bon View Ave
** PREFIX
** Length of Side = 5.00
** Configuration = Adjacent
** Emission Rate = 1.57E-07
** Vertical Dimension = 6.22
** SZINIT = 2.89
** Nodes = 2
** 441186.476, 3761151.616, 203.01, 3.66, 2.33
** 441133.863, 3761152.910, 202.93, 3.66, 2.33
** ----------------------------------------------------------------------
   LOCATION L0045253     VOLUME   441183.977 3761151.677 203.00
   LOCATION L0045254     VOLUME   441178.979 3761151.800 202.96
   LOCATION L0045255     VOLUME   441173.980 3761151.923 202.92
   LOCATION L0045256     VOLUME   441168.982 3761152.046 202.88
   LOCATION L0045257     VOLUME   441163.983 3761152.169 202.84
   LOCATION L0045258     VOLUME   441158.985 3761152.292 202.80
   LOCATION L0045259     VOLUME   441153.986 3761152.415 202.82
   LOCATION L0045260     VOLUME   441148.988 3761152.538 202.85
   LOCATION L0045261     VOLUME   441143.989 3761152.661 202.87
   LOCATION L0045262     VOLUME   441138.991 3761152.784 202.90
   LOCATION L0045263     VOLUME   441133.992 3761152.907 202.92
** End of LINE VOLUME Source ID = SLINE42
** ----------------------------------------------------------------------
** Line Source Represented by Adjacent Volume Sources
** LINE VOLUME Source ID = SLINE43
** DESCRSRC PA 3 Driveway - Eucalyptus Ave
** PREFIX
** Length of Side = 5.00
** Configuration = Adjacent
** Emission Rate = 8.96E-08
** Vertical Dimension = 6.22
** SZINIT = 2.89
** Nodes = 2
** 440943.428, 3761267.210, 204.11, 3.66, 2.33
** 440943.697, 3761234.532, 204.08, 3.66, 2.33
** ----------------------------------------------------------------------
   LOCATION L0043125     VOLUME   440943.449 3761264.710 204.09
   LOCATION L0043126     VOLUME   440943.490 3761259.710 204.08
   LOCATION L0043127     VOLUME   440943.531 3761254.710 204.07
   LOCATION L0043128     VOLUME   440943.572 3761249.711 204.06
   LOCATION L0043129     VOLUME   440943.613 3761244.711 204.07
   LOCATION L0043130     VOLUME   440943.655 3761239.711 204.10
   LOCATION L0043131     VOLUME   440943.696 3761234.711 204.13
** End of LINE VOLUME Source ID = SLINE43
** ----------------------------------------------------------------------
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** Line Source Represented by Adjacent Volume Sources
** LINE VOLUME Source ID = SLINE44
** DESCRSRC PA 3 Driveway - Campus Ave
** PREFIX
** Length of Side = 5.00
** Configuration = Adjacent
** Emission Rate = 1.02E-07
** Vertical Dimension = 6.22
** SZINIT = 2.89
** Nodes = 2
** 440782.168, 3761145.495, 202.04, 3.66, 2.33
** 440813.786, 3761145.259, 202.21, 3.66, 2.33
** ----------------------------------------------------------------------
   LOCATION L0043132     VOLUME   440784.668 3761145.476 201.87
   LOCATION L0043133     VOLUME   440789.668 3761145.439 201.93
   LOCATION L0043134     VOLUME   440794.668 3761145.402 201.99
   LOCATION L0043135     VOLUME   440799.667 3761145.364 202.04
   LOCATION L0043136     VOLUME   440804.667 3761145.327 202.10
   LOCATION L0043137     VOLUME   440809.667 3761145.289 202.16
** End of LINE VOLUME Source ID = SLINE44
** ----------------------------------------------------------------------
** Line Source Represented by Adjacent Volume Sources
** LINE VOLUME Source ID = SLINE45
** DESCRSRC PA 4 Driveway - Campus Ave
** PREFIX
** Length of Side = 5.00
** Configuration = Adjacent
** Emission Rate = 2.58E-07
** Vertical Dimension = 6.22
** SZINIT = 2.89
** Nodes = 2
** 440782.053, 3760845.530, 199.47, 3.66, 2.33
** 440820.788, 3760845.246, 199.74, 3.66, 2.33
** ----------------------------------------------------------------------
   LOCATION L0043138     VOLUME   440784.553 3760845.511 199.50
   LOCATION L0043139     VOLUME   440789.553 3760845.475 199.53
   LOCATION L0043140     VOLUME   440794.553 3760845.438 199.56
   LOCATION L0043141     VOLUME   440799.553 3760845.402 199.60
   LOCATION L0043142     VOLUME   440804.553 3760845.365 199.63
   LOCATION L0043143     VOLUME   440809.552 3760845.329 199.65
   LOCATION L0043144     VOLUME   440814.552 3760845.292 199.68
   LOCATION L0043145     VOLUME   440819.552 3760845.255 199.71
** End of LINE VOLUME Source ID = SLINE45
** ----------------------------------------------------------------------
** Line Source Represented by Adjacent Volume Sources
** LINE VOLUME Source ID = SLINE46
** DESCRSRC On-site Circulation - Blgs 4-8 and Bldg 2
** PREFIX
** Length of Side = 5.00
** Configuration = Adjacent
```

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** Emission Rate = 0.0000107
** Vertical Dimension = 6.22
** SZINIT = 2.89
** Nodes = 2
** 441210.794, 3761143.089, 203.44, 3.66, 2.33
** 441990.105, 3761141.604, 204.38, 3.66, 2.33
** ----------------------------------------------------------------
   LOCATION L0043146     VOLUME   441213.294 3761143.084 203.43
   LOCATION L0043147     VOLUME   441218.294 3761143.074 203.45
   LOCATION L0043148     VOLUME   441223.294 3761143.065 203.47
   LOCATION L0043149     VOLUME   441228.294 3761143.055 203.49
   LOCATION L0043150     VOLUME   441233.294 3761143.046 203.51
   LOCATION L0043151     VOLUME   441238.294 3761143.036 203.52
   LOCATION L0043152     VOLUME   441243.294 3761143.027 203.52
   LOCATION L0043153     VOLUME   441248.294 3761143.017 203.52
   LOCATION L0043154     VOLUME   441253.294 3761143.008 203.52
   LOCATION L0043155     VOLUME   441258.294 3761142.998 203.52
   LOCATION L0043156     VOLUME   441263.294 3761142.989 203.52
   LOCATION L0043157     VOLUME   441268.294 3761142.979 203.52
   LOCATION L0043158     VOLUME   441273.294 3761142.970 203.53
   LOCATION L0043159     VOLUME   441278.294 3761142.960 203.54
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** DESCRSRC On-Site Circulation - Bldg 1 EAST
** PREFIX
** Length of Side = 5.00
** Configuration = Adjacent
** Emission Rate = 9.21E-06
** Vertical Dimension = 6.22
** SZINIT = 2.89
** Nodes = 11
** 441373.370, 3760501.936, 198.55, 3.66, 2.33
** 441413.187, 3760501.261, 198.75, 3.66, 2.33
** 441437.929, 3760501.261, 198.79, 3.66, 2.33
** 441457.991, 3760501.261, 198.99, 3.66, 2.33
** 441474.374, 3760501.595, 199.28, 3.66, 2.33
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** 441497.445, 3760501.261, 199.62, 3.66, 2.33
** 441506.807, 3760501.261, 199.47, 3.66, 2.33
** 441515.285, 3760503.229, 199.42, 3.66, 2.33
** 441522.931, 3760510.375, 199.48, 3.66, 2.33
** 441529.101, 3760523.517, 199.58, 3.66, 2.33
** 441531.237, 3761139.936, 203.72, 3.66, 2.33
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   LOCATION L0043453     VOLUME   441375.869 3760501.893 198.53
   LOCATION L0043454     VOLUME   441380.869 3760501.809 198.55
   LOCATION L0043455     VOLUME   441385.868 3760501.724 198.57
   LOCATION L0043456     VOLUME   441390.867 3760501.639 198.61
   LOCATION L0043457     VOLUME   441395.867 3760501.554 198.66
   LOCATION L0043458     VOLUME   441400.866 3760501.470 198.70
   LOCATION L0043459     VOLUME   441405.865 3760501.385 198.75
   LOCATION L0043460     VOLUME   441410.864 3760501.300 198.79
   LOCATION L0043461     VOLUME   441415.864 3760501.261 198.80
   LOCATION L0043462     VOLUME   441420.864 3760501.261 198.81
   LOCATION L0043463     VOLUME   441425.864 3760501.261 198.82
   LOCATION L0043464     VOLUME   441430.864 3760501.261 198.83
   LOCATION L0043465     VOLUME   441435.864 3760501.261 198.83
   LOCATION L0043466     VOLUME   441440.864 3760501.261 198.86
   LOCATION L0043467     VOLUME   441445.864 3760501.261 198.89
   LOCATION L0043468     VOLUME   441450.864 3760501.261 198.92
   LOCATION L0043469     VOLUME   441455.864 3760501.261 198.95
   LOCATION L0043470     VOLUME   441460.863 3760501.319 198.98
   LOCATION L0043471     VOLUME   441465.862 3760501.421 199.07
   LOCATION L0043472     VOLUME   441470.861 3760501.523 199.21
   LOCATION L0043473     VOLUME   441475.861 3760501.574 199.35
   LOCATION L0043474     VOLUME   441480.860 3760501.501 199.49
   LOCATION L0043475     VOLUME   441485.859 3760501.429 199.63
   LOCATION L0043476     VOLUME   441490.859 3760501.356 199.68
   LOCATION L0043477     VOLUME   441495.858 3760501.284 199.64
   LOCATION L0043478     VOLUME   441500.858 3760501.261 199.59
   LOCATION L0043479     VOLUME   441505.858 3760501.261 199.54
   LOCATION L0043480     VOLUME   441510.753 3760502.177 199.48
   LOCATION L0043481     VOLUME   441515.539 3760503.466 199.44
   LOCATION L0043482     VOLUME   441519.192 3760506.880 199.46
   LOCATION L0043483     VOLUME   441522.845 3760510.294 199.48
   LOCATION L0043484     VOLUME   441525.006 3760514.794 199.50
   LOCATION L0043485     VOLUME   441527.131 3760519.320 199.52
   LOCATION L0043486     VOLUME   441529.103 3760523.881 199.55
   LOCATION L0043487     VOLUME   441529.120 3760528.881 199.55
   LOCATION L0043488     VOLUME   441529.137 3760533.881 199.56
   LOCATION L0043489     VOLUME   441529.155 3760538.880 199.61
   LOCATION L0043490     VOLUME   441529.172 3760543.880 199.68
   LOCATION L0043491     VOLUME   441529.189 3760548.880 199.74
   LOCATION L0043492     VOLUME   441529.207 3760553.880 199.80
   LOCATION L0043493     VOLUME   441529.224 3760558.880 199.86
   LOCATION L0043494     VOLUME   441529.241 3760563.880 199.93
   LOCATION L0043495     VOLUME   441529.259 3760568.880 199.95
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LOCATION L0043496     VOLUME   441529.276 3760573.880 199.94
LOCATION L0043497     VOLUME   441529.293 3760578.880 199.94
LOCATION L0043498     VOLUME   441529.311 3760583.880 199.93
LOCATION L0043499     VOLUME   441529.328 3760588.880 199.93
LOCATION L0043500     VOLUME   441529.345 3760593.880 199.93
LOCATION L0043501     VOLUME   441529.362 3760598.880 199.94
LOCATION L0043502     VOLUME   441529.380 3760603.880 199.98
LOCATION L0043503     VOLUME   441529.397 3760608.880 200.02
LOCATION L0043504     VOLUME   441529.414 3760613.880 200.06
LOCATION L0043505     VOLUME   441529.432 3760618.880 200.10
LOCATION L0043506     VOLUME   441529.449 3760623.880 200.14
LOCATION L0043507     VOLUME   441529.466 3760628.880 200.19
LOCATION L0043508     VOLUME   441529.484 3760633.880 200.26
LOCATION L0043509     VOLUME   441529.501 3760638.880 200.33
LOCATION L0043510     VOLUME   441529.518 3760643.880 200.40
LOCATION L0043511     VOLUME   441529.536 3760648.880 200.47
LOCATION L0043512     VOLUME   441529.553 3760653.880 200.54
LOCATION L0043513     VOLUME   441529.570 3760658.880 200.60
LOCATION L0043514     VOLUME   441529.588 3760663.880 200.61
LOCATION L0043515     VOLUME   441529.605 3760668.880 200.62
LOCATION L0043516     VOLUME   441529.622 3760673.880 200.64
LOCATION L0043517     VOLUME   441529.640 3760678.880 200.65
LOCATION L0043518     VOLUME   441529.657 3760683.880 200.66
LOCATION L0043519     VOLUME   441529.674 3760688.880 200.68
LOCATION L0043520     VOLUME   441529.692 3760693.880 200.72
LOCATION L0043521     VOLUME   441529.709 3760698.880 200.76
LOCATION L0043522     VOLUME   441529.726 3760703.880 200.79
LOCATION L0043523     VOLUME   441529.744 3760708.879 200.83
LOCATION L0043524     VOLUME   441529.761 3760713.879 200.87
LOCATION L0043525     VOLUME   441529.778 3760718.879 200.91
LOCATION L0043526     VOLUME   441529.796 3760723.879 200.93
LOCATION L0043527     VOLUME   441529.813 3760728.879 200.95
LOCATION L0043528     VOLUME   441529.830 3760733.879 200.96
LOCATION L0043529     VOLUME   441529.848 3760738.879 200.98
LOCATION L0043530     VOLUME   441529.865 3760743.879 200.99
LOCATION L0043531     VOLUME   441529.882 3760748.879 201.01
LOCATION L0043532     VOLUME   441529.900 3760753.879 201.04
LOCATION L0043533     VOLUME   441529.917 3760758.879 201.08
LOCATION L0043534     VOLUME   441529.934 3760763.879 201.13
LOCATION L0043535     VOLUME   441529.952 3760768.879 201.17
LOCATION L0043536     VOLUME   441529.969 3760773.879 201.21
LOCATION L0043537     VOLUME   441529.986 3760778.879 201.25
LOCATION L0043538     VOLUME   441530.004 3760783.879 201.31
LOCATION L0043539     VOLUME   441530.021 3760788.879 201.39
LOCATION L0043540     VOLUME   441530.038 3760793.879 201.47
LOCATION L0043541     VOLUME   441530.055 3760798.879 201.56
LOCATION L0043542     VOLUME   441530.073 3760803.879 201.64
LOCATION L0043543     VOLUME   441530.090 3760808.879 201.72
LOCATION L0043544     VOLUME   441530.107 3760813.879 201.77
LOCATION L0043545     VOLUME   441530.125 3760818.879 201.78
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LOCATION L0043546     VOLUME   441530.142 3760823.879 201.78
LOCATION L0043547     VOLUME   441530.159 3760828.879 201.79
LOCATION L0043548     VOLUME   441530.177 3760833.879 201.79
LOCATION L0043549     VOLUME   441530.194 3760838.879 201.79
LOCATION L0043550     VOLUME   441530.211 3760843.879 201.81
LOCATION L0043551     VOLUME   441530.229 3760848.879 201.88
LOCATION L0043552     VOLUME   441530.246 3760853.879 201.95
LOCATION L0043553     VOLUME   441530.263 3760858.879 202.02
LOCATION L0043554     VOLUME   441530.281 3760863.879 202.08
LOCATION L0043555     VOLUME   441530.298 3760868.879 202.15
LOCATION L0043556     VOLUME   441530.315 3760873.878 202.22
LOCATION L0043557     VOLUME   441530.333 3760878.878 202.21
LOCATION L0043558     VOLUME   441530.350 3760883.878 202.21
LOCATION L0043559     VOLUME   441530.367 3760888.878 202.21
LOCATION L0043560     VOLUME   441530.385 3760893.878 202.21
LOCATION L0043561     VOLUME   441530.402 3760898.878 202.21
LOCATION L0043562     VOLUME   441530.419 3760903.878 202.20
LOCATION L0043563     VOLUME   441530.437 3760908.878 202.22
LOCATION L0043564     VOLUME   441530.454 3760913.878 202.24
LOCATION L0043565     VOLUME   441530.471 3760918.878 202.25
LOCATION L0043566     VOLUME   441530.489 3760923.878 202.27
LOCATION L0043567     VOLUME   441530.506 3760928.878 202.29
LOCATION L0043568     VOLUME   441530.523 3760933.878 202.31
LOCATION L0043569     VOLUME   441530.541 3760938.878 202.33
LOCATION L0043570     VOLUME   441530.558 3760943.878 202.36
LOCATION L0043571     VOLUME   441530.575 3760948.878 202.39
LOCATION L0043572     VOLUME   441530.593 3760953.878 202.41
LOCATION L0043573     VOLUME   441530.610 3760958.878 202.44
LOCATION L0043574     VOLUME   441530.627 3760963.878 202.47
LOCATION L0043575     VOLUME   441530.645 3760968.878 202.50
LOCATION L0043576     VOLUME   441530.662 3760973.878 202.53
LOCATION L0043577     VOLUME   441530.679 3760978.878 202.56
LOCATION L0043578     VOLUME   441530.697 3760983.878 202.59
LOCATION L0043579     VOLUME   441530.714 3760988.878 202.61
LOCATION L0043580     VOLUME   441530.731 3760993.878 202.64
LOCATION L0043581     VOLUME   441530.748 3760998.878 202.67
LOCATION L0043582     VOLUME   441530.766 3761003.878 202.71
LOCATION L0043583     VOLUME   441530.783 3761008.878 202.74
LOCATION L0043584     VOLUME   441530.800 3761013.878 202.77
LOCATION L0043585     VOLUME   441530.818 3761018.878 202.81
LOCATION L0043586     VOLUME   441530.835 3761023.878 202.84
LOCATION L0043587     VOLUME   441530.852 3761028.878 202.87
LOCATION L0043588     VOLUME   441530.870 3761033.878 202.91
LOCATION L0043589     VOLUME   441530.887 3761038.877 202.94
LOCATION L0043590     VOLUME   441530.904 3761043.877 202.97
LOCATION L0043591     VOLUME   441530.922 3761048.877 203.01
LOCATION L0043592     VOLUME   441530.939 3761053.877 203.04
LOCATION L0043593     VOLUME   441530.956 3761058.877 203.08
LOCATION L0043594     VOLUME   441530.974 3761063.877 203.11
LOCATION L0043595     VOLUME   441530.991 3761068.877 203.14
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   LOCATION L0043596     VOLUME   441531.008 3761073.877 203.18
   LOCATION L0043597     VOLUME   441531.026 3761078.877 203.21
   LOCATION L0043598     VOLUME   441531.043 3761083.877 203.25
   LOCATION L0043599     VOLUME   441531.060 3761088.877 203.28
   LOCATION L0043600     VOLUME   441531.078 3761093.877 203.32
   LOCATION L0043601     VOLUME   441531.095 3761098.877 203.36
   LOCATION L0043602     VOLUME   441531.112 3761103.877 203.40
   LOCATION L0043603     VOLUME   441531.130 3761108.877 203.44
   LOCATION L0043604     VOLUME   441531.147 3761113.877 203.48
   LOCATION L0043605     VOLUME   441531.164 3761118.877 203.52
   LOCATION L0043606     VOLUME   441531.182 3761123.877 203.56
   LOCATION L0043607     VOLUME   441531.199 3761128.877 203.60
   LOCATION L0043608     VOLUME   441531.216 3761133.877 203.63
   LOCATION L0043609     VOLUME   441531.234 3761138.877 203.67
** End of LINE VOLUME Source ID = SLINE48
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** Line Source Represented by Adjacent Volume Sources
** LINE VOLUME Source ID = SLINE49
** DESCRSRC Idle - Building 4 Loading Docks
** PREFIX
** Length of Side = 3.00
** Configuration = Adjacent
** Emission Rate = 9.08E-08
** Vertical Dimension = 6.22
** SZINIT = 2.89
** Nodes = 2
** 441256.979, 3761193.807, 203.77, 3.66, 1.40
** 441317.884, 3761194.373, 203.83, 3.66, 1.40
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   LOCATION L0045264     VOLUME   441258.479 3761193.821 203.87
   LOCATION L0045265     VOLUME   441261.479 3761193.849 203.87
   LOCATION L0045266     VOLUME   441264.479 3761193.877 203.88
   LOCATION L0045267     VOLUME   441267.479 3761193.905 203.88
   LOCATION L0045268     VOLUME   441270.479 3761193.933 203.88
   LOCATION L0045269     VOLUME   441273.479 3761193.961 203.88
   LOCATION L0045270     VOLUME   441276.479 3761193.989 203.88
   LOCATION L0045271     VOLUME   441279.478 3761194.016 203.88
   LOCATION L0045272     VOLUME   441282.478 3761194.044 203.88
   LOCATION L0045273     VOLUME   441285.478 3761194.072 203.89
   LOCATION L0045274     VOLUME   441288.478 3761194.100 203.89
   LOCATION L0045275     VOLUME   441291.478 3761194.128 203.89
   LOCATION L0045276     VOLUME   441294.478 3761194.156 203.89
   LOCATION L0045277     VOLUME   441297.478 3761194.184 203.89
   LOCATION L0045278     VOLUME   441300.477 3761194.212 203.89
   LOCATION L0045279     VOLUME   441303.477 3761194.239 203.89
   LOCATION L0045280     VOLUME   441306.477 3761194.267 203.89
   LOCATION L0045281     VOLUME   441309.477 3761194.295 203.89
   LOCATION L0045282     VOLUME   441312.477 3761194.323 203.89
   LOCATION L0045283     VOLUME   441315.477 3761194.351 203.89
** End of LINE VOLUME Source ID = SLINE49
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** Line Source Represented by Adjacent Volume Sources
** LINE VOLUME Source ID = SLINE50
** DESCRSRC Idle - Building 5 Loading Docks
** PREFIX
** Length of Side = 3.00
** Configuration = Adjacent
** Emission Rate = 9.08E-08
** Vertical Dimension = 6.22
** SZINIT = 2.89
** Nodes = 2
** 441416.126, 3761195.549, 203.84, 3.66, 1.40
** 441477.585, 3761195.215, 203.88, 3.66, 1.40
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   LOCATION L0045284     VOLUME   441417.626 3761195.541 203.92
   LOCATION L0045285     VOLUME   441420.626 3761195.525 203.93
   LOCATION L0045286     VOLUME   441423.626 3761195.509 203.93
   LOCATION L0045287     VOLUME   441426.626 3761195.492 203.93
   LOCATION L0045288     VOLUME   441429.626 3761195.476 203.93
   LOCATION L0045289     VOLUME   441432.626 3761195.460 203.93
   LOCATION L0045290     VOLUME   441435.626 3761195.443 203.94
   LOCATION L0045291     VOLUME   441438.626 3761195.427 203.94
   LOCATION L0045292     VOLUME   441441.626 3761195.411 203.94
   LOCATION L0045293     VOLUME   441444.626 3761195.394 203.94
   LOCATION L0045294     VOLUME   441447.626 3761195.378 203.94
   LOCATION L0045295     VOLUME   441450.626 3761195.361 203.95
   LOCATION L0045296     VOLUME   441453.626 3761195.345 203.95
   LOCATION L0045297     VOLUME   441456.626 3761195.329 203.95
   LOCATION L0045298     VOLUME   441459.626 3761195.312 203.95
   LOCATION L0045299     VOLUME   441462.625 3761195.296 203.95
   LOCATION L0045300     VOLUME   441465.625 3761195.280 203.95
   LOCATION L0045301     VOLUME   441468.625 3761195.263 203.96
   LOCATION L0045302     VOLUME   441471.625 3761195.247 203.96
   LOCATION L0045303     VOLUME   441474.625 3761195.231 203.97
** End of LINE VOLUME Source ID = SLINE50
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** Line Source Represented by Adjacent Volume Sources
** LINE VOLUME Source ID = SLINE51
** DESCRSRC Idle - Building 6 Loading Docks
** PREFIX
** Length of Side = 3.00
** Configuration = Adjacent
** Emission Rate = 9.08E-08
** Vertical Dimension = 6.22
** SZINIT = 2.89
** Nodes = 2
** 441552.795, 3761194.592, 204.12, 3.66, 1.40
** 441618.096, 3761194.927, 204.71, 3.66, 1.40
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   LOCATION L0045304     VOLUME   441554.295 3761194.600 204.19
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   LOCATION L0045305     VOLUME   441557.295 3761194.615 204.22
   LOCATION L0045306     VOLUME   441560.295 3761194.631 204.25
   LOCATION L0045307     VOLUME   441563.295 3761194.646 204.28
   LOCATION L0045308     VOLUME   441566.295 3761194.661 204.31
   LOCATION L0045309     VOLUME   441569.295 3761194.677 204.34
   LOCATION L0045310     VOLUME   441572.295 3761194.692 204.36
   LOCATION L0045311     VOLUME   441575.294 3761194.708 204.39
   LOCATION L0045312     VOLUME   441578.294 3761194.723 204.42
   LOCATION L0045313     VOLUME   441581.294 3761194.738 204.45
   LOCATION L0045314     VOLUME   441584.294 3761194.754 204.47
   LOCATION L0045315     VOLUME   441587.294 3761194.769 204.50
   LOCATION L0045316     VOLUME   441590.294 3761194.784 204.53
   LOCATION L0045317     VOLUME   441593.294 3761194.800 204.56
   LOCATION L0045318     VOLUME   441596.294 3761194.815 204.59
   LOCATION L0045319     VOLUME   441599.294 3761194.831 204.61
   LOCATION L0045320     VOLUME   441602.294 3761194.846 204.64
   LOCATION L0045321     VOLUME   441605.294 3761194.861 204.67
   LOCATION L0045322     VOLUME   441608.294 3761194.877 204.70
   LOCATION L0045323     VOLUME   441611.294 3761194.892 204.73
   LOCATION L0045324     VOLUME   441614.294 3761194.908 204.76
   LOCATION L0045325     VOLUME   441617.294 3761194.923 204.79
** End of LINE VOLUME Source ID = SLINE51
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** Line Source Represented by Adjacent Volume Sources
** LINE VOLUME Source ID = SLINE52
** DESCRSRC Idle - Building 7 Loading Docks
** PREFIX
** Length of Side = 3.00
** Configuration = Adjacent
** Emission Rate = 1.16E-07
** Vertical Dimension = 6.22
** SZINIT = 2.89
** Nodes = 2
** 441706.691, 3761196.147, 204.68, 3.66, 1.40
** 441772.731, 3761196.147, 204.68, 3.66, 1.40
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   LOCATION L0045326     VOLUME   441708.191 3761196.147 204.76
   LOCATION L0045327     VOLUME   441711.191 3761196.147 204.77
   LOCATION L0045328     VOLUME   441714.191 3761196.147 204.77
   LOCATION L0045329     VOLUME   441717.191 3761196.147 204.78
   LOCATION L0045330     VOLUME   441720.191 3761196.147 204.79
   LOCATION L0045331     VOLUME   441723.191 3761196.147 204.80
   LOCATION L0045332     VOLUME   441726.191 3761196.147 204.79
   LOCATION L0045333     VOLUME   441729.191 3761196.147 204.77
   LOCATION L0045334     VOLUME   441732.191 3761196.147 204.75
   LOCATION L0045335     VOLUME   441735.191 3761196.147 204.73
   LOCATION L0045336     VOLUME   441738.191 3761196.147 204.71
   LOCATION L0045337     VOLUME   441741.191 3761196.147 204.70
   LOCATION L0045338     VOLUME   441744.191 3761196.147 204.68
   LOCATION L0045339     VOLUME   441747.191 3761196.147 204.66
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   LOCATION L0045340     VOLUME   441750.191 3761196.147 204.65
   LOCATION L0045341     VOLUME   441753.191 3761196.147 204.67
   LOCATION L0045342     VOLUME   441756.191 3761196.147 204.69
   LOCATION L0045343     VOLUME   441759.191 3761196.147 204.71
   LOCATION L0045344     VOLUME   441762.191 3761196.147 204.73
   LOCATION L0045345     VOLUME   441765.191 3761196.147 204.74
   LOCATION L0045346     VOLUME   441768.191 3761196.147 204.76
   LOCATION L0045347     VOLUME   441771.191 3761196.147 204.78
** End of LINE VOLUME Source ID = SLINE52
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** Line Source Represented by Adjacent Volume Sources
** LINE VOLUME Source ID = SLINE53
** DESCRSRC Idle - Building 8 Loading Docks
** PREFIX
** Length of Side = 3.00
** Configuration = Adjacent
** Emission Rate = 9.08E-08
** Vertical Dimension = 6.22
** SZINIT = 2.89
** Nodes = 2
** 441877.413, 3761193.808, 204.31, 3.66, 1.40
** 441940.039, 3761194.143, 204.98, 3.66, 1.40
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   LOCATION L0045348     VOLUME   441878.913 3761193.816 204.33
   LOCATION L0045349     VOLUME   441881.913 3761193.833 204.36
   LOCATION L0045350     VOLUME   441884.912 3761193.849 204.39
   LOCATION L0045351     VOLUME   441887.912 3761193.865 204.42
   LOCATION L0045352     VOLUME   441890.912 3761193.881 204.45
   LOCATION L0045353     VOLUME   441893.912 3761193.897 204.48
   LOCATION L0045354     VOLUME   441896.912 3761193.913 204.51
   LOCATION L0045355     VOLUME   441899.912 3761193.929 204.54
   LOCATION L0045356     VOLUME   441902.912 3761193.945 204.57
   LOCATION L0045357     VOLUME   441905.912 3761193.961 204.62
   LOCATION L0045358     VOLUME   441908.912 3761193.977 204.67
   LOCATION L0045359     VOLUME   441911.912 3761193.993 204.72
   LOCATION L0045360     VOLUME   441914.912 3761194.009 204.77
   LOCATION L0045361     VOLUME   441917.912 3761194.025 204.82
   LOCATION L0045362     VOLUME   441920.912 3761194.041 204.87
   LOCATION L0045363     VOLUME   441923.912 3761194.057 204.92
   LOCATION L0045364     VOLUME   441926.912 3761194.073 204.97
   LOCATION L0045365     VOLUME   441929.912 3761194.089 205.02
   LOCATION L0045366     VOLUME   441932.912 3761194.105 205.05
   LOCATION L0045367     VOLUME   441935.912 3761194.121 205.08
   LOCATION L0045368     VOLUME   441938.912 3761194.137 205.11
** End of LINE VOLUME Source ID = SLINE53
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** Line Source Represented by Adjacent Volume Sources
** LINE VOLUME Source ID = SLINE54
** DESCRSRC Idle - Building 2 Loading Docks - North
** PREFIX
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** Length of Side = 3.00
** Configuration = Adjacent
** Emission Rate = 4.95E-07
** Vertical Dimension = 6.22
** SZINIT = 2.89
** Nodes = 2
** 441624.570, 3761087.775, 204.08, 3.66, 1.40
** 441912.354, 3761085.999, 203.81, 3.66, 1.40
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   LOCATION L0045369     VOLUME   441626.070 3761087.766 204.05
   LOCATION L0045370     VOLUME   441629.070 3761087.748 204.04
   LOCATION L0045371     VOLUME   441632.070 3761087.729 204.02
   LOCATION L0045372     VOLUME   441635.070 3761087.711 204.00
   LOCATION L0045373     VOLUME   441638.070 3761087.692 203.98
   LOCATION L0045374     VOLUME   441641.070 3761087.674 203.96
   LOCATION L0045375     VOLUME   441644.070 3761087.655 203.94
   LOCATION L0045376     VOLUME   441647.070 3761087.637 203.92
   LOCATION L0045377     VOLUME   441650.070 3761087.618 203.90
   LOCATION L0045378     VOLUME   441653.070 3761087.600 203.89
   LOCATION L0045379     VOLUME   441656.070 3761087.581 203.87
   LOCATION L0045380     VOLUME   441659.070 3761087.563 203.85
   LOCATION L0045381     VOLUME   441662.070 3761087.544 203.84
   LOCATION L0045382     VOLUME   441665.070 3761087.525 203.82
   LOCATION L0045383     VOLUME   441668.070 3761087.507 203.80
   LOCATION L0045384     VOLUME   441671.070 3761087.488 203.78
   LOCATION L0045385     VOLUME   441674.070 3761087.470 203.74
   LOCATION L0045386     VOLUME   441677.069 3761087.451 203.69
   LOCATION L0045387     VOLUME   441680.069 3761087.433 203.64
   LOCATION L0045388     VOLUME   441683.069 3761087.414 203.59
   LOCATION L0045389     VOLUME   441686.069 3761087.396 203.54
   LOCATION L0045390     VOLUME   441689.069 3761087.377 203.49
   LOCATION L0045391     VOLUME   441692.069 3761087.359 203.44
   LOCATION L0045392     VOLUME   441695.069 3761087.340 203.39
   LOCATION L0045393     VOLUME   441698.069 3761087.322 203.36
   LOCATION L0045394     VOLUME   441701.069 3761087.303 203.38
   LOCATION L0045395     VOLUME   441704.069 3761087.285 203.40
   LOCATION L0045396     VOLUME   441707.069 3761087.266 203.42
   LOCATION L0045397     VOLUME   441710.069 3761087.248 203.44
   LOCATION L0045398     VOLUME   441713.069 3761087.229 203.47
   LOCATION L0045399     VOLUME   441716.069 3761087.211 203.49
   LOCATION L0045400     VOLUME   441719.069 3761087.192 203.51
   LOCATION L0045401     VOLUME   441722.069 3761087.174 203.53
   LOCATION L0045402     VOLUME   441725.069 3761087.155 203.56
   LOCATION L0045403     VOLUME   441728.068 3761087.137 203.60
   LOCATION L0045404     VOLUME   441731.068 3761087.118 203.64
   LOCATION L0045405     VOLUME   441734.068 3761087.100 203.68
   LOCATION L0045406     VOLUME   441737.068 3761087.081 203.72
   LOCATION L0045407     VOLUME   441740.068 3761087.063 203.77
   LOCATION L0045408     VOLUME   441743.068 3761087.044 203.81
   LOCATION L0045409     VOLUME   441746.068 3761087.026 203.85
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LOCATION L0045410     VOLUME   441749.068 3761087.007 203.89
LOCATION L0045411     VOLUME   441752.068 3761086.988 203.91
LOCATION L0045412     VOLUME   441755.068 3761086.970 203.94
LOCATION L0045413     VOLUME   441758.068 3761086.951 203.96
LOCATION L0045414     VOLUME   441761.068 3761086.933 203.98
LOCATION L0045415     VOLUME   441764.068 3761086.914 204.01
LOCATION L0045416     VOLUME   441767.068 3761086.896 204.03
LOCATION L0045417     VOLUME   441770.068 3761086.877 204.06
LOCATION L0045418     VOLUME   441773.068 3761086.859 204.08
LOCATION L0045419     VOLUME   441776.068 3761086.840 204.09
LOCATION L0045420     VOLUME   441779.068 3761086.822 204.10
LOCATION L0045421     VOLUME   441782.067 3761086.803 204.10
LOCATION L0045422     VOLUME   441785.067 3761086.785 204.10
LOCATION L0045423     VOLUME   441788.067 3761086.766 204.10
LOCATION L0045424     VOLUME   441791.067 3761086.748 204.11
LOCATION L0045425     VOLUME   441794.067 3761086.729 204.11
LOCATION L0045426     VOLUME   441797.067 3761086.711 204.11
LOCATION L0045427     VOLUME   441800.067 3761086.692 204.11
LOCATION L0045428     VOLUME   441803.067 3761086.674 204.07
LOCATION L0045429     VOLUME   441806.067 3761086.655 204.02
LOCATION L0045430     VOLUME   441809.067 3761086.637 203.98
LOCATION L0045431     VOLUME   441812.067 3761086.618 203.93
LOCATION L0045432     VOLUME   441815.067 3761086.600 203.89
LOCATION L0045433     VOLUME   441818.067 3761086.581 203.85
LOCATION L0045434     VOLUME   441821.067 3761086.563 203.80
LOCATION L0045435     VOLUME   441824.067 3761086.544 203.76
LOCATION L0045436     VOLUME   441827.067 3761086.526 203.71
LOCATION L0045437     VOLUME   441830.067 3761086.507 203.67
LOCATION L0045438     VOLUME   441833.066 3761086.488 203.63
LOCATION L0045439     VOLUME   441836.066 3761086.470 203.58
LOCATION L0045440     VOLUME   441839.066 3761086.451 203.54
LOCATION L0045441     VOLUME   441842.066 3761086.433 203.49
LOCATION L0045442     VOLUME   441845.066 3761086.414 203.45
LOCATION L0045443     VOLUME   441848.066 3761086.396 203.41
LOCATION L0045444     VOLUME   441851.066 3761086.377 203.36
LOCATION L0045445     VOLUME   441854.066 3761086.359 203.35
LOCATION L0045446     VOLUME   441857.066 3761086.340 203.35
LOCATION L0045447     VOLUME   441860.066 3761086.322 203.34
LOCATION L0045448     VOLUME   441863.066 3761086.303 203.33
LOCATION L0045449     VOLUME   441866.066 3761086.285 203.32
LOCATION L0045450     VOLUME   441869.066 3761086.266 203.32
LOCATION L0045451     VOLUME   441872.066 3761086.248 203.31
LOCATION L0045452     VOLUME   441875.066 3761086.229 203.30
LOCATION L0045453     VOLUME   441878.066 3761086.211 203.32
LOCATION L0045454     VOLUME   441881.066 3761086.192 203.36
LOCATION L0045455     VOLUME   441884.066 3761086.174 203.41
LOCATION L0045456     VOLUME   441887.065 3761086.155 203.46
LOCATION L0045457     VOLUME   441890.065 3761086.137 203.51
LOCATION L0045458     VOLUME   441893.065 3761086.118 203.56
LOCATION L0045459     VOLUME   441896.065 3761086.100 203.60
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   LOCATION L0045460     VOLUME   441899.065 3761086.081 203.65
   LOCATION L0045461     VOLUME   441902.065 3761086.063 203.70
   LOCATION L0045462     VOLUME   441905.065 3761086.044 203.76
   LOCATION L0045463     VOLUME   441908.065 3761086.026 203.82
   LOCATION L0045464     VOLUME   441911.065 3761086.007 203.89
** End of LINE VOLUME Source ID = SLINE54
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** Line Source Represented by Adjacent Volume Sources
** LINE VOLUME Source ID = SLINE55
** DESCRSRC Idle - Building 2 Loading Docks - South
** PREFIX
** Length of Side = 3.00
** Configuration = Adjacent
** Emission Rate = 5.04E-07
** Vertical Dimension = 6.22
** SZINIT = 2.89
** Nodes = 2
** 441622.717, 3760908.828, 202.56, 3.66, 1.40
** 441910.733, 3760909.919, 202.76, 3.66, 1.40
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   LOCATION L0045465     VOLUME   441624.217 3760908.833 202.58
   LOCATION L0045466     VOLUME   441627.217 3760908.845 202.56
   LOCATION L0045467     VOLUME   441630.217 3760908.856 202.54
   LOCATION L0045468     VOLUME   441633.217 3760908.867 202.52
   LOCATION L0045469     VOLUME   441636.217 3760908.879 202.50
   LOCATION L0045470     VOLUME   441639.217 3760908.890 202.49
   LOCATION L0045471     VOLUME   441642.217 3760908.902 202.47
   LOCATION L0045472     VOLUME   441645.217 3760908.913 202.45
   LOCATION L0045473     VOLUME   441648.217 3760908.924 202.44
   LOCATION L0045474     VOLUME   441651.217 3760908.936 202.44
   LOCATION L0045475     VOLUME   441654.217 3760908.947 202.43
   LOCATION L0045476     VOLUME   441657.217 3760908.958 202.42
   LOCATION L0045477     VOLUME   441660.217 3760908.970 202.41
   LOCATION L0045478     VOLUME   441663.217 3760908.981 202.40
   LOCATION L0045479     VOLUME   441666.217 3760908.992 202.39
   LOCATION L0045480     VOLUME   441669.217 3760909.004 202.39
   LOCATION L0045481     VOLUME   441672.217 3760909.015 202.38
   LOCATION L0045482     VOLUME   441675.216 3760909.027 202.37
   LOCATION L0045483     VOLUME   441678.216 3760909.038 202.36
   LOCATION L0045484     VOLUME   441681.216 3760909.049 202.35
   LOCATION L0045485     VOLUME   441684.216 3760909.061 202.33
   LOCATION L0045486     VOLUME   441687.216 3760909.072 202.32
   LOCATION L0045487     VOLUME   441690.216 3760909.083 202.31
   LOCATION L0045488     VOLUME   441693.216 3760909.095 202.30
   LOCATION L0045489     VOLUME   441696.216 3760909.106 202.29
   LOCATION L0045490     VOLUME   441699.216 3760909.117 202.30
   LOCATION L0045491     VOLUME   441702.216 3760909.129 202.30
   LOCATION L0045492     VOLUME   441705.216 3760909.140 202.30
   LOCATION L0045493     VOLUME   441708.216 3760909.152 202.30
   LOCATION L0045494     VOLUME   441711.216 3760909.163 202.31
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LOCATION L0045495     VOLUME   441714.216 3760909.174 202.31
LOCATION L0045496     VOLUME   441717.216 3760909.186 202.31
LOCATION L0045497     VOLUME   441720.216 3760909.197 202.32
LOCATION L0045498     VOLUME   441723.216 3760909.208 202.33
LOCATION L0045499     VOLUME   441726.216 3760909.220 202.36
LOCATION L0045500     VOLUME   441729.216 3760909.231 202.38
LOCATION L0045501     VOLUME   441732.216 3760909.242 202.41
LOCATION L0045502     VOLUME   441735.216 3760909.254 202.44
LOCATION L0045503     VOLUME   441738.216 3760909.265 202.46
LOCATION L0045504     VOLUME   441741.216 3760909.277 202.49
LOCATION L0045505     VOLUME   441744.216 3760909.288 202.52
LOCATION L0045506     VOLUME   441747.216 3760909.299 202.54
LOCATION L0045507     VOLUME   441750.216 3760909.311 202.56
LOCATION L0045508     VOLUME   441753.216 3760909.322 202.59
LOCATION L0045509     VOLUME   441756.216 3760909.333 202.61
LOCATION L0045510     VOLUME   441759.216 3760909.345 202.63
LOCATION L0045511     VOLUME   441762.216 3760909.356 202.65
LOCATION L0045512     VOLUME   441765.216 3760909.367 202.67
LOCATION L0045513     VOLUME   441768.216 3760909.379 202.69
LOCATION L0045514     VOLUME   441771.216 3760909.390 202.71
LOCATION L0045515     VOLUME   441774.216 3760909.402 202.73
LOCATION L0045516     VOLUME   441777.216 3760909.413 202.73
LOCATION L0045517     VOLUME   441780.216 3760909.424 202.74
LOCATION L0045518     VOLUME   441783.216 3760909.436 202.74
LOCATION L0045519     VOLUME   441786.216 3760909.447 202.75
LOCATION L0045520     VOLUME   441789.216 3760909.458 202.76
LOCATION L0045521     VOLUME   441792.216 3760909.470 202.76
LOCATION L0045522     VOLUME   441795.216 3760909.481 202.77
LOCATION L0045523     VOLUME   441798.216 3760909.492 202.77
LOCATION L0045524     VOLUME   441801.216 3760909.504 202.75
LOCATION L0045525     VOLUME   441804.216 3760909.515 202.73
LOCATION L0045526     VOLUME   441807.216 3760909.527 202.71
LOCATION L0045527     VOLUME   441810.216 3760909.538 202.69
LOCATION L0045528     VOLUME   441813.216 3760909.549 202.66
LOCATION L0045529     VOLUME   441816.215 3760909.561 202.64
LOCATION L0045530     VOLUME   441819.215 3760909.572 202.62
LOCATION L0045531     VOLUME   441822.215 3760909.583 202.60
LOCATION L0045532     VOLUME   441825.215 3760909.595 202.57
LOCATION L0045533     VOLUME   441828.215 3760909.606 202.54
LOCATION L0045534     VOLUME   441831.215 3760909.617 202.51
LOCATION L0045535     VOLUME   441834.215 3760909.629 202.47
LOCATION L0045536     VOLUME   441837.215 3760909.640 202.44
LOCATION L0045537     VOLUME   441840.215 3760909.652 202.41
LOCATION L0045538     VOLUME   441843.215 3760909.663 202.38
LOCATION L0045539     VOLUME   441846.215 3760909.674 202.35
LOCATION L0045540     VOLUME   441849.215 3760909.686 202.31
LOCATION L0045541     VOLUME   441852.215 3760909.697 202.31
LOCATION L0045542     VOLUME   441855.215 3760909.708 202.31
LOCATION L0045543     VOLUME   441858.215 3760909.720 202.32
LOCATION L0045544     VOLUME   441861.215 3760909.731 202.32
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   LOCATION L0045545     VOLUME   441864.215 3760909.742 202.33
   LOCATION L0045546     VOLUME   441867.215 3760909.754 202.33
   LOCATION L0045547     VOLUME   441870.215 3760909.765 202.34
   LOCATION L0045548     VOLUME   441873.215 3760909.777 202.35
   LOCATION L0045549     VOLUME   441876.215 3760909.788 202.36
   LOCATION L0045550     VOLUME   441879.215 3760909.799 202.40
   LOCATION L0045551     VOLUME   441882.215 3760909.811 202.44
   LOCATION L0045552     VOLUME   441885.215 3760909.822 202.48
   LOCATION L0045553     VOLUME   441888.215 3760909.833 202.52
   LOCATION L0045554     VOLUME   441891.215 3760909.845 202.56
   LOCATION L0045555     VOLUME   441894.215 3760909.856 202.60
   LOCATION L0045556     VOLUME   441897.215 3760909.867 202.64
   LOCATION L0045557     VOLUME   441900.215 3760909.879 202.69
   LOCATION L0045558     VOLUME   441903.215 3760909.890 202.73
   LOCATION L0045559     VOLUME   441906.215 3760909.902 202.78
   LOCATION L0045560     VOLUME   441909.215 3760909.913 202.82
** End of LINE VOLUME Source ID = SLINE55
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** Line Source Represented by Adjacent Volume Sources
** LINE VOLUME Source ID = SLINE56
** DESCRSRC Idle - Building 3 Loading Docks
** PREFIX
** Length of Side = 3.00
** Configuration = Adjacent
** Emission Rate = 0.0000715
** Vertical Dimension = 6.22
** SZINIT = 2.89
** Nodes = 2
** 441904.376, 3760783.381, 201.74, 3.66, 1.40
** 441611.217, 3760789.599, 201.29, 3.66, 1.40
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   LOCATION L0045562     VOLUME   441899.877 3760783.476 201.76
   LOCATION L0045563     VOLUME   441896.878 3760783.540 201.74
   LOCATION L0045564     VOLUME   441893.879 3760783.604 201.72
   LOCATION L0045565     VOLUME   441890.879 3760783.667 201.70
   LOCATION L0045566     VOLUME   441887.880 3760783.731 201.68
   LOCATION L0045567     VOLUME   441884.881 3760783.794 201.66
   LOCATION L0045568     VOLUME   441881.881 3760783.858 201.63
   LOCATION L0045569     VOLUME   441878.882 3760783.922 201.61
   LOCATION L0045570     VOLUME   441875.883 3760783.985 201.59
   LOCATION L0045571     VOLUME   441872.883 3760784.049 201.58
   LOCATION L0045572     VOLUME   441869.884 3760784.113 201.58
   LOCATION L0045573     VOLUME   441866.885 3760784.176 201.57
   LOCATION L0045574     VOLUME   441863.885 3760784.240 201.56
   LOCATION L0045575     VOLUME   441860.886 3760784.303 201.56
   LOCATION L0045576     VOLUME   441857.887 3760784.367 201.55
   LOCATION L0045577     VOLUME   441854.887 3760784.431 201.55
   LOCATION L0045578     VOLUME   441851.888 3760784.494 201.54
   LOCATION L0045579     VOLUME   441848.889 3760784.558 201.53
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LOCATION L0045580     VOLUME   441845.889 3760784.622 201.53
LOCATION L0045581     VOLUME   441842.890 3760784.685 201.53
LOCATION L0045582     VOLUME   441839.891 3760784.749 201.53
LOCATION L0045583     VOLUME   441836.892 3760784.812 201.53
LOCATION L0045584     VOLUME   441833.892 3760784.876 201.53
LOCATION L0045585     VOLUME   441830.893 3760784.940 201.53
LOCATION L0045586     VOLUME   441827.894 3760785.003 201.53
LOCATION L0045587     VOLUME   441824.894 3760785.067 201.53
LOCATION L0045588     VOLUME   441821.895 3760785.131 201.52
LOCATION L0045589     VOLUME   441818.896 3760785.194 201.51
LOCATION L0045590     VOLUME   441815.896 3760785.258 201.49
LOCATION L0045591     VOLUME   441812.897 3760785.321 201.48
LOCATION L0045592     VOLUME   441809.898 3760785.385 201.47
LOCATION L0045593     VOLUME   441806.898 3760785.449 201.45
LOCATION L0045594     VOLUME   441803.899 3760785.512 201.44
LOCATION L0045595     VOLUME   441800.900 3760785.576 201.43
LOCATION L0045596     VOLUME   441797.900 3760785.639 201.41
LOCATION L0045597     VOLUME   441794.901 3760785.703 201.43
LOCATION L0045598     VOLUME   441791.902 3760785.767 201.44
LOCATION L0045599     VOLUME   441788.902 3760785.830 201.45
LOCATION L0045600     VOLUME   441785.903 3760785.894 201.46
LOCATION L0045601     VOLUME   441782.904 3760785.958 201.47
LOCATION L0045602     VOLUME   441779.904 3760786.021 201.48
LOCATION L0045603     VOLUME   441776.905 3760786.085 201.50
LOCATION L0045604     VOLUME   441773.906 3760786.148 201.51
LOCATION L0045605     VOLUME   441770.906 3760786.212 201.50
LOCATION L0045606     VOLUME   441767.907 3760786.276 201.49
LOCATION L0045607     VOLUME   441764.908 3760786.339 201.47
LOCATION L0045608     VOLUME   441761.908 3760786.403 201.46
LOCATION L0045609     VOLUME   441758.909 3760786.467 201.44
LOCATION L0045610     VOLUME   441755.910 3760786.530 201.42
LOCATION L0045611     VOLUME   441752.910 3760786.594 201.41
LOCATION L0045612     VOLUME   441749.911 3760786.657 201.39
LOCATION L0045613     VOLUME   441746.912 3760786.721 201.38
LOCATION L0045614     VOLUME   441743.912 3760786.785 201.38
LOCATION L0045615     VOLUME   441740.913 3760786.848 201.38
LOCATION L0045616     VOLUME   441737.914 3760786.912 201.38
LOCATION L0045617     VOLUME   441734.914 3760786.976 201.38
LOCATION L0045618     VOLUME   441731.915 3760787.039 201.38
LOCATION L0045619     VOLUME   441728.916 3760787.103 201.39
LOCATION L0045620     VOLUME   441725.916 3760787.166 201.39
LOCATION L0045621     VOLUME   441722.917 3760787.230 201.39
LOCATION L0045622     VOLUME   441719.918 3760787.294 201.39
LOCATION L0045623     VOLUME   441716.919 3760787.357 201.38
LOCATION L0045624     VOLUME   441713.919 3760787.421 201.37
LOCATION L0045625     VOLUME   441710.920 3760787.485 201.37
LOCATION L0045626     VOLUME   441707.921 3760787.548 201.36
LOCATION L0045627     VOLUME   441704.921 3760787.612 201.35
LOCATION L0045628     VOLUME   441701.922 3760787.675 201.34
LOCATION L0045629     VOLUME   441698.923 3760787.739 201.33
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   LOCATION L0045630     VOLUME   441695.923 3760787.803 201.33
   LOCATION L0045631     VOLUME   441692.924 3760787.866 201.31
   LOCATION L0045632     VOLUME   441689.925 3760787.930 201.30
   LOCATION L0045633     VOLUME   441686.925 3760787.993 201.29
   LOCATION L0045634     VOLUME   441683.926 3760788.057 201.27
   LOCATION L0045635     VOLUME   441680.927 3760788.121 201.26
   LOCATION L0045636     VOLUME   441677.927 3760788.184 201.25
   LOCATION L0045637     VOLUME   441674.928 3760788.248 201.23
   LOCATION L0045638     VOLUME   441671.929 3760788.312 201.22
   LOCATION L0045639     VOLUME   441668.929 3760788.375 201.21
   LOCATION L0045640     VOLUME   441665.930 3760788.439 201.21
   LOCATION L0045641     VOLUME   441662.931 3760788.502 201.21
   LOCATION L0045642     VOLUME   441659.931 3760788.566 201.22
   LOCATION L0045643     VOLUME   441656.932 3760788.630 201.22
   LOCATION L0045644     VOLUME   441653.933 3760788.693 201.22
   LOCATION L0045645     VOLUME   441650.933 3760788.757 201.22
   LOCATION L0045646     VOLUME   441647.934 3760788.821 201.22
   LOCATION L0045647     VOLUME   441644.935 3760788.884 201.22
   LOCATION L0045648     VOLUME   441641.935 3760788.948 201.24
   LOCATION L0045649     VOLUME   441638.936 3760789.011 201.25
   LOCATION L0045650     VOLUME   441635.937 3760789.075 201.26
   LOCATION L0045651     VOLUME   441632.937 3760789.139 201.28
   LOCATION L0045652     VOLUME   441629.938 3760789.202 201.29
   LOCATION L0045653     VOLUME   441626.939 3760789.266 201.31
   LOCATION L0045654     VOLUME   441623.939 3760789.330 201.32
   LOCATION L0045655     VOLUME   441620.940 3760789.393 201.34
   LOCATION L0045656     VOLUME   441617.941 3760789.457 201.35
   LOCATION L0045657     VOLUME   441614.941 3760789.520 201.36
   LOCATION L0045658     VOLUME   441611.942 3760789.584 201.36
** End of LINE VOLUME Source ID = SLINE56
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** Line Source Represented by Adjacent Volume Sources
** LINE VOLUME Source ID = SLINE57
** DESCRSRC Idle - Building 1 Loading Docks - West
** PREFIX
** Length of Side = 3.00
** Configuration = Adjacent
** Emission Rate = 8.42E-07
** Vertical Dimension = 6.22
** SZINIT = 2.89
** Nodes = 2
** 441290.629, 3761091.183, 203.21, 3.66, 1.40
** 441290.629, 3760593.550, 200.22, 3.66, 1.40
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   LOCATION L0045659     VOLUME   441290.629 3761089.683 203.21
   LOCATION L0045660     VOLUME   441290.629 3761086.683 203.19
   LOCATION L0045661     VOLUME   441290.629 3761083.683 203.17
   LOCATION L0045662     VOLUME   441290.629 3761080.683 203.15
   LOCATION L0045663     VOLUME   441290.629 3761077.683 203.13
   LOCATION L0045664     VOLUME   441290.629 3761074.683 203.11
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LOCATION L0045665     VOLUME   441290.629 3761071.683 203.09
LOCATION L0045666     VOLUME   441290.629 3761068.683 203.07
LOCATION L0045667     VOLUME   441290.629 3761065.683 203.05
LOCATION L0045668     VOLUME   441290.629 3761062.683 203.03
LOCATION L0045669     VOLUME   441290.629 3761059.683 203.01
LOCATION L0045670     VOLUME   441290.629 3761056.683 202.99
LOCATION L0045671     VOLUME   441290.629 3761053.683 202.97
LOCATION L0045672     VOLUME   441290.629 3761050.683 202.95
LOCATION L0045673     VOLUME   441290.629 3761047.683 202.93
LOCATION L0045674     VOLUME   441290.629 3761044.683 202.91
LOCATION L0045675     VOLUME   441290.629 3761041.683 202.89
LOCATION L0045676     VOLUME   441290.629 3761038.683 202.87
LOCATION L0045677     VOLUME   441290.629 3761035.683 202.85
LOCATION L0045678     VOLUME   441290.629 3761032.683 202.83
LOCATION L0045679     VOLUME   441290.629 3761029.683 202.81
LOCATION L0045680     VOLUME   441290.629 3761026.683 202.79
LOCATION L0045681     VOLUME   441290.629 3761023.683 202.77
LOCATION L0045682     VOLUME   441290.629 3761020.683 202.75
LOCATION L0045683     VOLUME   441290.629 3761017.683 202.73
LOCATION L0045684     VOLUME   441290.629 3761014.683 202.71
LOCATION L0045685     VOLUME   441290.629 3761011.683 202.69
LOCATION L0045686     VOLUME   441290.629 3761008.683 202.68
LOCATION L0045687     VOLUME   441290.629 3761005.683 202.66
LOCATION L0045688     VOLUME   441290.629 3761002.683 202.64
LOCATION L0045689     VOLUME   441290.629 3760999.683 202.62
LOCATION L0045690     VOLUME   441290.629 3760996.683 202.60
LOCATION L0045691     VOLUME   441290.629 3760993.683 202.58
LOCATION L0045692     VOLUME   441290.629 3760990.683 202.56
LOCATION L0045693     VOLUME   441290.629 3760987.683 202.55
LOCATION L0045694     VOLUME   441290.629 3760984.683 202.53
LOCATION L0045695     VOLUME   441290.629 3760981.683 202.51
LOCATION L0045696     VOLUME   441290.629 3760978.683 202.49
LOCATION L0045697     VOLUME   441290.629 3760975.683 202.47
LOCATION L0045698     VOLUME   441290.629 3760972.683 202.46
LOCATION L0045699     VOLUME   441290.629 3760969.683 202.44
LOCATION L0045700     VOLUME   441290.629 3760966.683 202.42
LOCATION L0045701     VOLUME   441290.629 3760963.683 202.40
LOCATION L0045702     VOLUME   441290.629 3760960.683 202.38
LOCATION L0045703     VOLUME   441290.629 3760957.683 202.37
LOCATION L0045704     VOLUME   441290.629 3760954.683 202.35
LOCATION L0045705     VOLUME   441290.629 3760951.683 202.33
LOCATION L0045706     VOLUME   441290.629 3760948.683 202.31
LOCATION L0045707     VOLUME   441290.629 3760945.683 202.29
LOCATION L0045708     VOLUME   441290.629 3760942.683 202.28
LOCATION L0045709     VOLUME   441290.629 3760939.683 202.26
LOCATION L0045710     VOLUME   441290.629 3760936.683 202.24
LOCATION L0045711     VOLUME   441290.629 3760933.683 202.22
LOCATION L0045712     VOLUME   441290.629 3760930.683 202.20
LOCATION L0045713     VOLUME   441290.629 3760927.683 202.19
LOCATION L0045714     VOLUME   441290.629 3760924.683 202.17
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LOCATION L0045715     VOLUME   441290.629 3760921.683 202.15
LOCATION L0045716     VOLUME   441290.629 3760918.683 202.13
LOCATION L0045717     VOLUME   441290.629 3760915.683 202.11
LOCATION L0045718     VOLUME   441290.629 3760912.683 202.10
LOCATION L0045719     VOLUME   441290.629 3760909.683 202.08
LOCATION L0045720     VOLUME   441290.629 3760906.683 202.06
LOCATION L0045721     VOLUME   441290.629 3760903.683 202.04
LOCATION L0045722     VOLUME   441290.629 3760900.683 202.02
LOCATION L0045723     VOLUME   441290.629 3760897.683 202.00
LOCATION L0045724     VOLUME   441290.629 3760894.683 201.98
LOCATION L0045725     VOLUME   441290.629 3760891.683 201.96
LOCATION L0045726     VOLUME   441290.629 3760888.683 201.94
LOCATION L0045727     VOLUME   441290.629 3760885.683 201.92
LOCATION L0045728     VOLUME   441290.629 3760882.683 201.90
LOCATION L0045729     VOLUME   441290.629 3760879.683 201.88
LOCATION L0045730     VOLUME   441290.629 3760876.683 201.86
LOCATION L0045731     VOLUME   441290.629 3760873.683 201.84
LOCATION L0045732     VOLUME   441290.629 3760870.683 201.83
LOCATION L0045733     VOLUME   441290.629 3760867.683 201.81
LOCATION L0045734     VOLUME   441290.629 3760864.683 201.79
LOCATION L0045735     VOLUME   441290.629 3760861.683 201.77
LOCATION L0045736     VOLUME   441290.629 3760858.683 201.75
LOCATION L0045737     VOLUME   441290.629 3760855.683 201.74
LOCATION L0045738     VOLUME   441290.629 3760852.683 201.72
LOCATION L0045739     VOLUME   441290.629 3760849.683 201.70
LOCATION L0045740     VOLUME   441290.629 3760846.683 201.68
LOCATION L0045741     VOLUME   441290.629 3760843.683 201.66
LOCATION L0045742     VOLUME   441290.629 3760840.683 201.64
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LOCATION L0045744     VOLUME   441290.629 3760834.683 201.60
LOCATION L0045745     VOLUME   441290.629 3760831.683 201.58
LOCATION L0045746     VOLUME   441290.629 3760828.683 201.56
LOCATION L0045747     VOLUME   441290.629 3760825.683 201.54
LOCATION L0045748     VOLUME   441290.629 3760822.683 201.52
LOCATION L0045749     VOLUME   441290.629 3760819.683 201.50
LOCATION L0045750     VOLUME   441290.629 3760816.683 201.48
LOCATION L0045751     VOLUME   441290.629 3760813.683 201.46
LOCATION L0045752     VOLUME   441290.629 3760810.683 201.44
LOCATION L0045753     VOLUME   441290.629 3760807.683 201.42
LOCATION L0045754     VOLUME   441290.629 3760804.683 201.40
LOCATION L0045755     VOLUME   441290.629 3760801.683 201.38
LOCATION L0045756     VOLUME   441290.629 3760798.683 201.36
LOCATION L0045757     VOLUME   441290.629 3760795.683 201.34
LOCATION L0045758     VOLUME   441290.629 3760792.683 201.32
LOCATION L0045759     VOLUME   441290.629 3760789.683 201.30
LOCATION L0045760     VOLUME   441290.629 3760786.683 201.28
LOCATION L0045761     VOLUME   441290.629 3760783.683 201.26
LOCATION L0045762     VOLUME   441290.629 3760780.683 201.25
LOCATION L0045763     VOLUME   441290.629 3760777.683 201.23
LOCATION L0045764     VOLUME   441290.629 3760774.683 201.21
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LOCATION L0045765     VOLUME   441290.629 3760771.683 201.19
LOCATION L0045766     VOLUME   441290.629 3760768.683 201.17
LOCATION L0045767     VOLUME   441290.629 3760765.683 201.15
LOCATION L0045768     VOLUME   441290.629 3760762.683 201.13
LOCATION L0045769     VOLUME   441290.629 3760759.683 201.11
LOCATION L0045770     VOLUME   441290.629 3760756.683 201.09
LOCATION L0045771     VOLUME   441290.629 3760753.683 201.07
LOCATION L0045772     VOLUME   441290.629 3760750.683 201.06
LOCATION L0045773     VOLUME   441290.629 3760747.683 201.04
LOCATION L0045774     VOLUME   441290.629 3760744.683 201.02
LOCATION L0045775     VOLUME   441290.629 3760741.683 201.00
LOCATION L0045776     VOLUME   441290.629 3760738.683 200.98
LOCATION L0045777     VOLUME   441290.629 3760735.683 200.96
LOCATION L0045778     VOLUME   441290.629 3760732.683 200.94
LOCATION L0045779     VOLUME   441290.629 3760729.683 200.93
LOCATION L0045780     VOLUME   441290.629 3760726.683 200.91
LOCATION L0045781     VOLUME   441290.629 3760723.683 200.89
LOCATION L0045782     VOLUME   441290.629 3760720.683 200.87
LOCATION L0045783     VOLUME   441290.629 3760717.683 200.85
LOCATION L0045784     VOLUME   441290.629 3760714.683 200.84
LOCATION L0045785     VOLUME   441290.629 3760711.683 200.82
LOCATION L0045786     VOLUME   441290.629 3760708.683 200.80
LOCATION L0045787     VOLUME   441290.629 3760705.683 200.78
LOCATION L0045788     VOLUME   441290.629 3760702.683 200.77
LOCATION L0045789     VOLUME   441290.629 3760699.683 200.75
LOCATION L0045790     VOLUME   441290.629 3760696.683 200.73
LOCATION L0045791     VOLUME   441290.629 3760693.683 200.72
LOCATION L0045792     VOLUME   441290.629 3760690.683 200.70
LOCATION L0045793     VOLUME   441290.629 3760687.683 200.68
LOCATION L0045794     VOLUME   441290.629 3760684.683 200.66
LOCATION L0045795     VOLUME   441290.629 3760681.683 200.65
LOCATION L0045796     VOLUME   441290.629 3760678.683 200.63
LOCATION L0045797     VOLUME   441290.629 3760675.683 200.61
LOCATION L0045798     VOLUME   441290.629 3760672.683 200.60
LOCATION L0045799     VOLUME   441290.629 3760669.683 200.58
LOCATION L0045800     VOLUME   441290.629 3760666.683 200.56
LOCATION L0045801     VOLUME   441290.629 3760663.683 200.54
LOCATION L0045802     VOLUME   441290.629 3760660.683 200.53
LOCATION L0045803     VOLUME   441290.629 3760657.683 200.51
LOCATION L0045804     VOLUME   441290.629 3760654.683 200.50
LOCATION L0045805     VOLUME   441290.629 3760651.683 200.48
LOCATION L0045806     VOLUME   441290.629 3760648.683 200.47
LOCATION L0045807     VOLUME   441290.629 3760645.683 200.45
LOCATION L0045808     VOLUME   441290.629 3760642.683 200.44
LOCATION L0045809     VOLUME   441290.629 3760639.683 200.42
LOCATION L0045810     VOLUME   441290.629 3760636.683 200.41
LOCATION L0045811     VOLUME   441290.629 3760633.683 200.39
LOCATION L0045812     VOLUME   441290.629 3760630.683 200.38
LOCATION L0045813     VOLUME   441290.629 3760627.683 200.37
LOCATION L0045814     VOLUME   441290.629 3760624.683 200.35
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   LOCATION L0045815     VOLUME   441290.629 3760621.683 200.34
   LOCATION L0045816     VOLUME   441290.629 3760618.683 200.33
   LOCATION L0045817     VOLUME   441290.629 3760615.683 200.31
   LOCATION L0045818     VOLUME   441290.629 3760612.683 200.30
   LOCATION L0045819     VOLUME   441290.629 3760609.683 200.29
   LOCATION L0045820     VOLUME   441290.629 3760606.683 200.27
   LOCATION L0045821     VOLUME   441290.629 3760603.683 200.26
   LOCATION L0045822     VOLUME   441290.629 3760600.683 200.24
   LOCATION L0045823     VOLUME   441290.629 3760597.683 200.23
   LOCATION L0045824     VOLUME   441290.629 3760594.683 200.22
** End of LINE VOLUME Source ID = SLINE57
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** Line Source Represented by Adjacent Volume Sources
** LINE VOLUME Source ID = SLINE58
** DESCRSRC Idle - Building 1 Loading Docks - East
** PREFIX
** Length of Side = 3.00
** Configuration = Adjacent
** Emission Rate = 8.34E-07
** Vertical Dimension = 6.22
** SZINIT = 2.89
** Nodes = 2
** 441471.455, 3761092.629, 203.26, 3.66, 1.40
** 441470.008, 3760602.229, 200.16, 3.66, 1.40
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   LOCATION L0045826     VOLUME   441471.442 3761088.129 203.26
   LOCATION L0045827     VOLUME   441471.433 3761085.129 203.24
   LOCATION L0045828     VOLUME   441471.424 3761082.129 203.22
   LOCATION L0045829     VOLUME   441471.415 3761079.129 203.20
   LOCATION L0045830     VOLUME   441471.406 3761076.129 203.18
   LOCATION L0045831     VOLUME   441471.397 3761073.129 203.15
   LOCATION L0045832     VOLUME   441471.389 3761070.129 203.13
   LOCATION L0045833     VOLUME   441471.380 3761067.129 203.11
   LOCATION L0045834     VOLUME   441471.371 3761064.129 203.09
   LOCATION L0045835     VOLUME   441471.362 3761061.129 203.07
   LOCATION L0045836     VOLUME   441471.353 3761058.129 203.05
   LOCATION L0045837     VOLUME   441471.344 3761055.129 203.03
   LOCATION L0045838     VOLUME   441471.335 3761052.129 203.01
   LOCATION L0045839     VOLUME   441471.327 3761049.129 202.98
   LOCATION L0045840     VOLUME   441471.318 3761046.129 202.96
   LOCATION L0045841     VOLUME   441471.309 3761043.129 202.94
   LOCATION L0045842     VOLUME   441471.300 3761040.129 202.92
   LOCATION L0045843     VOLUME   441471.291 3761037.129 202.90
   LOCATION L0045844     VOLUME   441471.282 3761034.129 202.88
   LOCATION L0045845     VOLUME   441471.274 3761031.129 202.86
   LOCATION L0045846     VOLUME   441471.265 3761028.129 202.84
   LOCATION L0045847     VOLUME   441471.256 3761025.129 202.81
   LOCATION L0045848     VOLUME   441471.247 3761022.129 202.78
   LOCATION L0045849     VOLUME   441471.238 3761019.129 202.75
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LOCATION L0045850     VOLUME   441471.229 3761016.129 202.72
LOCATION L0045851     VOLUME   441471.220 3761013.130 202.69
LOCATION L0045852     VOLUME   441471.212 3761010.130 202.66
LOCATION L0045853     VOLUME   441471.203 3761007.130 202.63
LOCATION L0045854     VOLUME   441471.194 3761004.130 202.60
LOCATION L0045855     VOLUME   441471.185 3761001.130 202.58
LOCATION L0045856     VOLUME   441471.176 3760998.130 202.55
LOCATION L0045857     VOLUME   441471.167 3760995.130 202.51
LOCATION L0045858     VOLUME   441471.158 3760992.130 202.48
LOCATION L0045859     VOLUME   441471.150 3760989.130 202.45
LOCATION L0045860     VOLUME   441471.141 3760986.130 202.41
LOCATION L0045861     VOLUME   441471.132 3760983.130 202.38
LOCATION L0045862     VOLUME   441471.123 3760980.130 202.35
LOCATION L0045863     VOLUME   441471.114 3760977.130 202.31
LOCATION L0045864     VOLUME   441471.105 3760974.130 202.28
LOCATION L0045865     VOLUME   441471.097 3760971.130 202.25
LOCATION L0045866     VOLUME   441471.088 3760968.130 202.21
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LOCATION L0045868     VOLUME   441471.070 3760962.130 202.17
LOCATION L0045869     VOLUME   441471.061 3760959.130 202.15
LOCATION L0045870     VOLUME   441471.052 3760956.130 202.14
LOCATION L0045871     VOLUME   441471.043 3760953.130 202.12
LOCATION L0045872     VOLUME   441471.035 3760950.130 202.11
LOCATION L0045873     VOLUME   441471.026 3760947.130 202.09
LOCATION L0045874     VOLUME   441471.017 3760944.130 202.07
LOCATION L0045875     VOLUME   441471.008 3760941.130 202.06
LOCATION L0045876     VOLUME   441470.999 3760938.130 202.04
LOCATION L0045877     VOLUME   441470.990 3760935.130 202.02
LOCATION L0045878     VOLUME   441470.981 3760932.130 202.02
LOCATION L0045879     VOLUME   441470.973 3760929.130 202.01
LOCATION L0045880     VOLUME   441470.964 3760926.130 202.00
LOCATION L0045881     VOLUME   441470.955 3760923.130 201.99
LOCATION L0045882     VOLUME   441470.946 3760920.130 201.98
LOCATION L0045883     VOLUME   441470.937 3760917.130 201.97
LOCATION L0045884     VOLUME   441470.928 3760914.130 201.96
LOCATION L0045885     VOLUME   441470.920 3760911.130 201.95
LOCATION L0045886     VOLUME   441470.911 3760908.130 201.94
LOCATION L0045887     VOLUME   441470.902 3760905.130 201.93
LOCATION L0045888     VOLUME   441470.893 3760902.130 201.94
LOCATION L0045889     VOLUME   441470.884 3760899.130 201.96
LOCATION L0045890     VOLUME   441470.875 3760896.130 201.97
LOCATION L0045891     VOLUME   441470.866 3760893.130 201.99
LOCATION L0045892     VOLUME   441470.858 3760890.130 202.00
LOCATION L0045893     VOLUME   441470.849 3760887.130 202.02
LOCATION L0045894     VOLUME   441470.840 3760884.130 202.03
LOCATION L0045895     VOLUME   441470.831 3760881.130 202.05
LOCATION L0045896     VOLUME   441470.822 3760878.130 202.07
LOCATION L0045897     VOLUME   441470.813 3760875.130 202.08
LOCATION L0045898     VOLUME   441470.805 3760872.130 202.08
LOCATION L0045899     VOLUME   441470.796 3760869.130 202.07
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LOCATION L0045900     VOLUME   441470.787 3760866.130 202.06
LOCATION L0045901     VOLUME   441470.778 3760863.130 202.05
LOCATION L0045902     VOLUME   441470.769 3760860.130 202.04
LOCATION L0045903     VOLUME   441470.760 3760857.130 202.03
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LOCATION L0045907     VOLUME   441470.725 3760845.130 201.99
LOCATION L0045908     VOLUME   441470.716 3760842.130 201.98
LOCATION L0045909     VOLUME   441470.707 3760839.130 201.96
LOCATION L0045910     VOLUME   441470.698 3760836.130 201.94
LOCATION L0045911     VOLUME   441470.689 3760833.130 201.92
LOCATION L0045912     VOLUME   441470.681 3760830.130 201.90
LOCATION L0045913     VOLUME   441470.672 3760827.130 201.88
LOCATION L0045914     VOLUME   441470.663 3760824.130 201.86
LOCATION L0045915     VOLUME   441470.654 3760821.130 201.84
LOCATION L0045916     VOLUME   441470.645 3760818.130 201.82
LOCATION L0045917     VOLUME   441470.636 3760815.130 201.80
LOCATION L0045918     VOLUME   441470.628 3760812.130 201.78
LOCATION L0045919     VOLUME   441470.619 3760809.130 201.73
LOCATION L0045920     VOLUME   441470.610 3760806.130 201.69
LOCATION L0045921     VOLUME   441470.601 3760803.130 201.64
LOCATION L0045922     VOLUME   441470.592 3760800.130 201.59
LOCATION L0045923     VOLUME   441470.583 3760797.130 201.55
LOCATION L0045924     VOLUME   441470.574 3760794.130 201.50
LOCATION L0045925     VOLUME   441470.566 3760791.130 201.45
LOCATION L0045926     VOLUME   441470.557 3760788.130 201.41
LOCATION L0045927     VOLUME   441470.548 3760785.130 201.36
LOCATION L0045928     VOLUME   441470.539 3760782.131 201.31
LOCATION L0045929     VOLUME   441470.530 3760779.131 201.29
LOCATION L0045930     VOLUME   441470.521 3760776.131 201.26
LOCATION L0045931     VOLUME   441470.512 3760773.131 201.24
LOCATION L0045932     VOLUME   441470.504 3760770.131 201.21
LOCATION L0045933     VOLUME   441470.495 3760767.131 201.19
LOCATION L0045934     VOLUME   441470.486 3760764.131 201.16
LOCATION L0045935     VOLUME   441470.477 3760761.131 201.14
LOCATION L0045936     VOLUME   441470.468 3760758.131 201.12
LOCATION L0045937     VOLUME   441470.459 3760755.131 201.09
LOCATION L0045938     VOLUME   441470.451 3760752.131 201.07
LOCATION L0045939     VOLUME   441470.442 3760749.131 201.05
LOCATION L0045940     VOLUME   441470.433 3760746.131 201.03
LOCATION L0045941     VOLUME   441470.424 3760743.131 201.02
LOCATION L0045942     VOLUME   441470.415 3760740.131 201.00
LOCATION L0045943     VOLUME   441470.406 3760737.131 200.99
LOCATION L0045944     VOLUME   441470.397 3760734.131 200.97
LOCATION L0045945     VOLUME   441470.389 3760731.131 200.96
LOCATION L0045946     VOLUME   441470.380 3760728.131 200.94
LOCATION L0045947     VOLUME   441470.371 3760725.131 200.93
LOCATION L0045948     VOLUME   441470.362 3760722.131 200.91
LOCATION L0045949     VOLUME   441470.353 3760719.131 200.89
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   LOCATION L0045950     VOLUME   441470.344 3760716.131 200.87
   LOCATION L0045951     VOLUME   441470.335 3760713.131 200.85
   LOCATION L0045952     VOLUME   441470.327 3760710.131 200.83
   LOCATION L0045953     VOLUME   441470.318 3760707.131 200.80
   LOCATION L0045954     VOLUME   441470.309 3760704.131 200.78
   LOCATION L0045955     VOLUME   441470.300 3760701.131 200.76
   LOCATION L0045956     VOLUME   441470.291 3760698.131 200.73
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   LOCATION L0045958     VOLUME   441470.274 3760692.131 200.69
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   LOCATION L0045960     VOLUME   441470.256 3760686.131 200.66
   LOCATION L0045961     VOLUME   441470.247 3760683.131 200.64
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   LOCATION L0045963     VOLUME   441470.229 3760677.131 200.62
   LOCATION L0045964     VOLUME   441470.220 3760674.131 200.61
   LOCATION L0045965     VOLUME   441470.212 3760671.131 200.60
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   LOCATION L0045967     VOLUME   441470.194 3760665.131 200.58
   LOCATION L0045968     VOLUME   441470.185 3760662.131 200.57
   LOCATION L0045969     VOLUME   441470.176 3760659.131 200.56
   LOCATION L0045970     VOLUME   441470.167 3760656.131 200.54
   LOCATION L0045971     VOLUME   441470.158 3760653.131 200.52
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   LOCATION L0045973     VOLUME   441470.141 3760647.131 200.48
   LOCATION L0045974     VOLUME   441470.132 3760644.131 200.46
   LOCATION L0045975     VOLUME   441470.123 3760641.131 200.44
   LOCATION L0045976     VOLUME   441470.114 3760638.131 200.42
   LOCATION L0045977     VOLUME   441470.105 3760635.131 200.40
   LOCATION L0045978     VOLUME   441470.097 3760632.131 200.38
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   LOCATION L0045981     VOLUME   441470.070 3760623.131 200.32
   LOCATION L0045982     VOLUME   441470.061 3760620.131 200.30
   LOCATION L0045983     VOLUME   441470.052 3760617.131 200.28
   LOCATION L0045984     VOLUME   441470.043 3760614.131 200.26
   LOCATION L0045985     VOLUME   441470.035 3760611.131 200.24
   LOCATION L0045986     VOLUME   441470.026 3760608.131 200.22
   LOCATION L0045987     VOLUME   441470.017 3760605.131 200.20
** End of LINE VOLUME Source ID = SLINE58
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** Line Source Represented by Adjacent Volume Sources
** LINE VOLUME Source ID = SLINE59
** DESCRSRC Idle - PA 3 - Loading Area
** PREFIX
** Length of Side = 3.00
** Configuration = Adjacent
** Emission Rate = 6.57E-07
** Vertical Dimension = 6.22
** SZINIT = 2.89
** Nodes = 2
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** 441107.555, 3761186.787, 203.54, 3.66, 1.40
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   LOCATION L0045992     VOLUME   440869.978 3761185.946 203.25
   LOCATION L0045993     VOLUME   440872.978 3761185.957 203.31
   LOCATION L0045994     VOLUME   440875.978 3761185.967 203.37
   LOCATION L0045995     VOLUME   440878.978 3761185.978 203.45
   LOCATION L0045996     VOLUME   440881.978 3761185.989 203.54
   LOCATION L0045997     VOLUME   440884.978 3761185.999 203.62
   LOCATION L0045998     VOLUME   440887.978 3761186.010 203.71
   LOCATION L0045999     VOLUME   440890.978 3761186.021 203.80
   LOCATION L0046000     VOLUME   440893.978 3761186.031 203.89
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   LOCATION L0046004     VOLUME   440905.978 3761186.074 204.19
   LOCATION L0046005     VOLUME   440908.978 3761186.084 204.23
   LOCATION L0046006     VOLUME   440911.978 3761186.095 204.28
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   LOCATION L0046008     VOLUME   440917.977 3761186.116 204.37
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   LOCATION L0046011     VOLUME   440926.977 3761186.148 204.50
   LOCATION L0046012     VOLUME   440929.977 3761186.159 204.53
   LOCATION L0046013     VOLUME   440932.977 3761186.169 204.55
   LOCATION L0046014     VOLUME   440935.977 3761186.180 204.57
   LOCATION L0046015     VOLUME   440938.977 3761186.190 204.58
   LOCATION L0046016     VOLUME   440941.977 3761186.201 204.60
   LOCATION L0046017     VOLUME   440944.977 3761186.212 204.62
   LOCATION L0046018     VOLUME   440947.977 3761186.222 204.63
   LOCATION L0046019     VOLUME   440950.977 3761186.233 204.65
   LOCATION L0046020     VOLUME   440953.977 3761186.243 204.67
   LOCATION L0046021     VOLUME   440956.977 3761186.254 204.61
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   LOCATION L0046027     VOLUME   440974.977 3761186.318 204.30
   LOCATION L0046028     VOLUME   440977.977 3761186.328 204.24
   LOCATION L0046029     VOLUME   440980.977 3761186.339 204.17
   LOCATION L0046030     VOLUME   440983.977 3761186.350 204.08
   LOCATION L0046031     VOLUME   440986.977 3761186.360 203.99
   LOCATION L0046032     VOLUME   440989.977 3761186.371 203.90
   LOCATION L0046033     VOLUME   440992.977 3761186.381 203.80
   LOCATION L0046034     VOLUME   440995.977 3761186.392 203.71
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   LOCATION L0046038     VOLUME   441007.977 3761186.435 203.42
   LOCATION L0046039     VOLUME   441010.977 3761186.445 203.41
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   LOCATION L0046041     VOLUME   441016.977 3761186.466 203.38
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   LOCATION L0046043     VOLUME   441022.977 3761186.488 203.36
   LOCATION L0046044     VOLUME   441025.977 3761186.498 203.35
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   LOCATION L0046047     VOLUME   441034.977 3761186.530 203.37
   LOCATION L0046048     VOLUME   441037.977 3761186.541 203.40
   LOCATION L0046049     VOLUME   441040.977 3761186.551 203.42
   LOCATION L0046050     VOLUME   441043.977 3761186.562 203.45
   LOCATION L0046051     VOLUME   441046.977 3761186.573 203.48
   LOCATION L0046052     VOLUME   441049.977 3761186.583 203.51
   LOCATION L0046053     VOLUME   441052.977 3761186.594 203.53
   LOCATION L0046054     VOLUME   441055.977 3761186.604 203.56
   LOCATION L0046055     VOLUME   441058.977 3761186.615 203.59
   LOCATION L0046056     VOLUME   441061.977 3761186.626 203.61
   LOCATION L0046057     VOLUME   441064.977 3761186.636 203.64
   LOCATION L0046058     VOLUME   441067.977 3761186.647 203.67
   LOCATION L0046059     VOLUME   441070.977 3761186.657 203.69
   LOCATION L0046060     VOLUME   441073.976 3761186.668 203.72
   LOCATION L0046061     VOLUME   441076.976 3761186.679 203.75
   LOCATION L0046062     VOLUME   441079.976 3761186.689 203.77
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   LOCATION L0046064     VOLUME   441085.976 3761186.711 203.75
   LOCATION L0046065     VOLUME   441088.976 3761186.721 203.72
   LOCATION L0046066     VOLUME   441091.976 3761186.732 203.69
   LOCATION L0046067     VOLUME   441094.976 3761186.742 203.66
   LOCATION L0046068     VOLUME   441097.976 3761186.753 203.63
   LOCATION L0046069     VOLUME   441100.976 3761186.764 203.60
   LOCATION L0046070     VOLUME   441103.976 3761186.774 203.57
   LOCATION L0046071     VOLUME   441106.976 3761186.785 203.54
** End of LINE VOLUME Source ID = SLINE59
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** Line Source Represented by Adjacent Volume Sources
** LINE VOLUME Source ID = SLINE60
** DESCRSRC Idle - PA 4 - Loading Area 1
** PREFIX
** Length of Side = 3.00
** Configuration = Adjacent
** Emission Rate = 0.0000195
** Vertical Dimension = 6.22
** SZINIT = 2.89
** Nodes = 2
** 440885.116, 3761003.187, 201.61, 3.66, 1.40
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   LOCATION L0046077     VOLUME   440885.116 3760986.687 201.58
   LOCATION L0046078     VOLUME   440885.116 3760983.687 201.55
   LOCATION L0046079     VOLUME   440885.116 3760980.687 201.51
   LOCATION L0046080     VOLUME   440885.116 3760977.687 201.48
   LOCATION L0046081     VOLUME   440885.116 3760974.687 201.45
   LOCATION L0046082     VOLUME   440885.116 3760971.687 201.41
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   LOCATION L0046084     VOLUME   440885.116 3760965.687 201.38
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   LOCATION L0046086     VOLUME   440885.116 3760959.687 201.35
   LOCATION L0046087     VOLUME   440885.116 3760956.687 201.34
   LOCATION L0046088     VOLUME   440885.116 3760953.687 201.32
   LOCATION L0046089     VOLUME   440885.116 3760950.687 201.31
   LOCATION L0046090     VOLUME   440885.116 3760947.687 201.30
   LOCATION L0046091     VOLUME   440885.116 3760944.687 201.28
   LOCATION L0046092     VOLUME   440885.116 3760941.687 201.27
   LOCATION L0046093     VOLUME   440885.116 3760938.687 201.25
   LOCATION L0046094     VOLUME   440885.116 3760935.687 201.22
   LOCATION L0046095     VOLUME   440885.116 3760932.687 201.19
   LOCATION L0046096     VOLUME   440885.116 3760929.687 201.16
   LOCATION L0046097     VOLUME   440885.116 3760926.687 201.13
   LOCATION L0046098     VOLUME   440885.116 3760923.687 201.10
   LOCATION L0046099     VOLUME   440885.116 3760920.687 201.07
   LOCATION L0046100     VOLUME   440885.116 3760917.687 201.03
   LOCATION L0046101     VOLUME   440885.116 3760914.687 201.00
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   LOCATION L0046111     VOLUME   440885.116 3760884.687 200.51
   LOCATION L0046112     VOLUME   440885.116 3760881.687 200.45
   LOCATION L0046113     VOLUME   440885.116 3760878.687 200.40
   LOCATION L0046114     VOLUME   440885.116 3760875.687 200.28
   LOCATION L0046115     VOLUME   440885.116 3760872.687 200.13
   LOCATION L0046116     VOLUME   440885.116 3760869.687 199.98
   LOCATION L0046117     VOLUME   440885.116 3760866.687 199.83
   LOCATION L0046118     VOLUME   440885.116 3760863.687 199.68
   LOCATION L0046119     VOLUME   440885.116 3760860.687 199.53
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LOCATION L0046121     VOLUME   440885.116 3760854.687 199.22
LOCATION L0046122     VOLUME   440885.116 3760851.687 199.07
LOCATION L0046123     VOLUME   440885.116 3760848.687 198.92
LOCATION L0046124     VOLUME   440885.116 3760845.687 198.84
LOCATION L0046125     VOLUME   440885.116 3760842.687 198.88
LOCATION L0046126     VOLUME   440885.116 3760839.687 198.93
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LOCATION L0046128     VOLUME   440885.116 3760833.687 199.02
LOCATION L0046129     VOLUME   440885.116 3760830.687 199.07
LOCATION L0046130     VOLUME   440885.116 3760827.687 199.12
LOCATION L0046131     VOLUME   440885.116 3760824.687 199.16
LOCATION L0046132     VOLUME   440885.116 3760821.687 199.21
LOCATION L0046133     VOLUME   440885.116 3760818.687 199.26
LOCATION L0046134     VOLUME   440885.116 3760815.687 199.30
LOCATION L0046135     VOLUME   440885.116 3760812.687 199.34
LOCATION L0046136     VOLUME   440885.116 3760809.687 199.38
LOCATION L0046137     VOLUME   440885.116 3760806.687 199.42
LOCATION L0046138     VOLUME   440885.116 3760803.687 199.46
LOCATION L0046139     VOLUME   440885.116 3760800.687 199.50
LOCATION L0046140     VOLUME   440885.116 3760797.687 199.55
LOCATION L0046141     VOLUME   440885.116 3760794.687 199.59
LOCATION L0046142     VOLUME   440885.116 3760791.687 199.63
LOCATION L0046143     VOLUME   440885.116 3760788.687 199.67
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LOCATION L0046152     VOLUME   440885.116 3760761.687 199.56
LOCATION L0046153     VOLUME   440885.116 3760758.687 199.54
LOCATION L0046154     VOLUME   440885.116 3760755.687 199.52
LOCATION L0046155     VOLUME   440885.116 3760752.687 199.50
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LOCATION L0046157     VOLUME   440885.116 3760746.687 199.46
LOCATION L0046158     VOLUME   440885.116 3760743.687 199.44
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LOCATION L0046160     VOLUME   440885.116 3760737.687 199.39
LOCATION L0046161     VOLUME   440885.116 3760734.687 199.37
LOCATION L0046162     VOLUME   440885.116 3760731.687 199.35
LOCATION L0046163     VOLUME   440885.116 3760728.687 199.33
LOCATION L0046164     VOLUME   440885.116 3760725.687 199.31
LOCATION L0046165     VOLUME   440885.116 3760722.687 199.29
LOCATION L0046166     VOLUME   440885.116 3760719.687 199.27
LOCATION L0046167     VOLUME   440885.116 3760716.687 199.25
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LOCATION L0046169     VOLUME   440885.116 3760710.687 199.21
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   LOCATION L0046174     VOLUME   440885.116 3760695.687 199.11
   LOCATION L0046175     VOLUME   440885.116 3760692.687 199.09
   LOCATION L0046176     VOLUME   440885.116 3760689.687 199.07
   LOCATION L0046177     VOLUME   440885.116 3760686.687 199.04
   LOCATION L0046178     VOLUME   440885.116 3760683.687 199.02
   LOCATION L0046179     VOLUME   440885.116 3760680.687 198.99
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   LOCATION L0046182     VOLUME   440885.116 3760671.687 198.92
   LOCATION L0046183     VOLUME   440885.116 3760668.687 198.90
   LOCATION L0046184     VOLUME   440885.116 3760665.687 198.87
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   LOCATION L0046202     VOLUME   440885.116 3760611.687 198.45
   LOCATION L0046203     VOLUME   440885.116 3760608.687 198.43
   LOCATION L0046204     VOLUME   440885.116 3760605.687 198.41
   LOCATION L0046205     VOLUME   440885.116 3760602.687 198.38
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   LOCATION L0046207     VOLUME   440885.116 3760596.687 198.33
   LOCATION L0046208     VOLUME   440885.116 3760593.687 198.31
   LOCATION L0046209     VOLUME   440885.116 3760590.687 198.29
** End of LINE VOLUME Source ID = SLINE60
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** Line Source Represented by Adjacent Volume Sources
** LINE VOLUME Source ID = SLINE61
** DESCRSRC Idle - PA 4 - Loading Area 2
** PREFIX
** Length of Side = 3.00
** Configuration = Adjacent
** Emission Rate = 0.0000195
** Vertical Dimension = 6.22
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** SZINIT = 2.89
** Nodes = 2
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   LOCATION L0046213     VOLUME   441082.741 3760991.029 202.15
   LOCATION L0046214     VOLUME   441082.723 3760988.029 202.12
   LOCATION L0046215     VOLUME   441082.705 3760985.029 202.09
   LOCATION L0046216     VOLUME   441082.687 3760982.029 202.06
   LOCATION L0046217     VOLUME   441082.670 3760979.029 202.03
   LOCATION L0046218     VOLUME   441082.652 3760976.029 202.00
   LOCATION L0046219     VOLUME   441082.634 3760973.029 201.97
   LOCATION L0046220     VOLUME   441082.616 3760970.030 201.94
   LOCATION L0046221     VOLUME   441082.598 3760967.030 201.91
   LOCATION L0046222     VOLUME   441082.581 3760964.030 201.88
   LOCATION L0046223     VOLUME   441082.563 3760961.030 201.85
   LOCATION L0046224     VOLUME   441082.545 3760958.030 201.82
   LOCATION L0046225     VOLUME   441082.527 3760955.030 201.79
   LOCATION L0046226     VOLUME   441082.509 3760952.030 201.76
   LOCATION L0046227     VOLUME   441082.492 3760949.030 201.73
   LOCATION L0046228     VOLUME   441082.474 3760946.030 201.70
   LOCATION L0046229     VOLUME   441082.456 3760943.030 201.67
   LOCATION L0046230     VOLUME   441082.438 3760940.030 201.64
   LOCATION L0046231     VOLUME   441082.420 3760937.030 201.61
   LOCATION L0046232     VOLUME   441082.402 3760934.030 201.58
   LOCATION L0046233     VOLUME   441082.385 3760931.030 201.55
   LOCATION L0046234     VOLUME   441082.367 3760928.030 201.52
   LOCATION L0046235     VOLUME   441082.349 3760925.030 201.49
   LOCATION L0046236     VOLUME   441082.331 3760922.030 201.46
   LOCATION L0046237     VOLUME   441082.313 3760919.030 201.43
   LOCATION L0046238     VOLUME   441082.296 3760916.030 201.40
   LOCATION L0046239     VOLUME   441082.278 3760913.031 201.37
   LOCATION L0046240     VOLUME   441082.260 3760910.031 201.34
   LOCATION L0046241     VOLUME   441082.242 3760907.031 201.31
   LOCATION L0046242     VOLUME   441082.224 3760904.031 201.28
   LOCATION L0046243     VOLUME   441082.207 3760901.031 201.26
   LOCATION L0046244     VOLUME   441082.189 3760898.031 201.23
   LOCATION L0046245     VOLUME   441082.171 3760895.031 201.21
   LOCATION L0046246     VOLUME   441082.153 3760892.031 201.18
   LOCATION L0046247     VOLUME   441082.135 3760889.031 201.16
   LOCATION L0046248     VOLUME   441082.118 3760886.031 201.13
   LOCATION L0046249     VOLUME   441082.100 3760883.031 201.11
   LOCATION L0046250     VOLUME   441082.082 3760880.031 201.08
   LOCATION L0046251     VOLUME   441082.064 3760877.031 201.06
   LOCATION L0046252     VOLUME   441082.046 3760874.031 201.06
   LOCATION L0046253     VOLUME   441082.029 3760871.031 201.07
   LOCATION L0046254     VOLUME   441082.011 3760868.031 201.07
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LOCATION L0046255     VOLUME   441081.993 3760865.031 201.08
LOCATION L0046256     VOLUME   441081.975 3760862.031 201.09
LOCATION L0046257     VOLUME   441081.957 3760859.031 201.10
LOCATION L0046258     VOLUME   441081.940 3760856.032 201.10
LOCATION L0046259     VOLUME   441081.922 3760853.032 201.11
LOCATION L0046260     VOLUME   441081.904 3760850.032 201.12
LOCATION L0046261     VOLUME   441081.886 3760847.032 201.13
LOCATION L0046262     VOLUME   441081.868 3760844.032 201.12
LOCATION L0046263     VOLUME   441081.851 3760841.032 201.11
LOCATION L0046264     VOLUME   441081.833 3760838.032 201.09
LOCATION L0046265     VOLUME   441081.815 3760835.032 201.07
LOCATION L0046266     VOLUME   441081.797 3760832.032 201.06
LOCATION L0046267     VOLUME   441081.779 3760829.032 201.04
LOCATION L0046268     VOLUME   441081.762 3760826.032 201.02
LOCATION L0046269     VOLUME   441081.744 3760823.032 201.01
LOCATION L0046270     VOLUME   441081.726 3760820.032 200.99
LOCATION L0046271     VOLUME   441081.708 3760817.032 200.98
LOCATION L0046272     VOLUME   441081.690 3760814.032 200.96
LOCATION L0046273     VOLUME   441081.673 3760811.032 200.92
LOCATION L0046274     VOLUME   441081.655 3760808.032 200.89
LOCATION L0046275     VOLUME   441081.637 3760805.032 200.86
LOCATION L0046276     VOLUME   441081.619 3760802.032 200.83
LOCATION L0046277     VOLUME   441081.601 3760799.033 200.80
LOCATION L0046278     VOLUME   441081.584 3760796.033 200.77
LOCATION L0046279     VOLUME   441081.566 3760793.033 200.74
LOCATION L0046280     VOLUME   441081.548 3760790.033 200.71
LOCATION L0046281     VOLUME   441081.530 3760787.033 200.68
LOCATION L0046282     VOLUME   441081.512 3760784.033 200.65
LOCATION L0046283     VOLUME   441081.494 3760781.033 200.64
LOCATION L0046284     VOLUME   441081.477 3760778.033 200.63
LOCATION L0046285     VOLUME   441081.459 3760775.033 200.62
LOCATION L0046286     VOLUME   441081.441 3760772.033 200.61
LOCATION L0046287     VOLUME   441081.423 3760769.033 200.60
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LOCATION L0046289     VOLUME   441081.388 3760763.033 200.58
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LOCATION L0046291     VOLUME   441081.352 3760757.033 200.56
LOCATION L0046292     VOLUME   441081.334 3760754.033 200.55
LOCATION L0046293     VOLUME   441081.316 3760751.033 200.54
LOCATION L0046294     VOLUME   441081.299 3760748.033 200.54
LOCATION L0046295     VOLUME   441081.281 3760745.033 200.53
LOCATION L0046296     VOLUME   441081.263 3760742.034 200.53
LOCATION L0046297     VOLUME   441081.245 3760739.034 200.52
LOCATION L0046298     VOLUME   441081.227 3760736.034 200.52
LOCATION L0046299     VOLUME   441081.210 3760733.034 200.51
LOCATION L0046300     VOLUME   441081.192 3760730.034 200.51
LOCATION L0046301     VOLUME   441081.174 3760727.034 200.51
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LOCATION L0046303     VOLUME   441081.138 3760721.034 200.50
LOCATION L0046304     VOLUME   441081.121 3760718.034 200.49
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   LOCATION L0046306     VOLUME   441081.085 3760712.034 200.48
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   LOCATION L0046308     VOLUME   441081.049 3760706.034 200.48
   LOCATION L0046309     VOLUME   441081.032 3760703.034 200.47
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   LOCATION L0046311     VOLUME   441080.996 3760697.034 200.46
   LOCATION L0046312     VOLUME   441080.978 3760694.034 200.46
   LOCATION L0046313     VOLUME   441080.960 3760691.034 200.45
   LOCATION L0046314     VOLUME   441080.943 3760688.034 200.43
   LOCATION L0046315     VOLUME   441080.925 3760685.035 200.41
   LOCATION L0046316     VOLUME   441080.907 3760682.035 200.39
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   LOCATION L0046324     VOLUME   441080.765 3760658.035 200.21
   LOCATION L0046325     VOLUME   441080.747 3760655.035 200.20
   LOCATION L0046326     VOLUME   441080.729 3760652.035 200.19
   LOCATION L0046327     VOLUME   441080.711 3760649.035 200.18
   LOCATION L0046328     VOLUME   441080.693 3760646.035 200.16
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   LOCATION L0046335     VOLUME   441080.569 3760625.036 200.07
   LOCATION L0046336     VOLUME   441080.551 3760622.036 200.05
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   LOCATION L0046338     VOLUME   441080.515 3760616.036 200.01
   LOCATION L0046339     VOLUME   441080.497 3760613.036 199.99
   LOCATION L0046340     VOLUME   441080.480 3760610.036 199.98
   LOCATION L0046341     VOLUME   441080.462 3760607.036 199.96
   LOCATION L0046342     VOLUME   441080.444 3760604.036 199.94
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   LOCATION L0046344     VOLUME   441080.408 3760598.036 199.91
   LOCATION L0046345     VOLUME   441080.391 3760595.036 199.89
   LOCATION L0046346     VOLUME   441080.373 3760592.036 199.87
   LOCATION L0046347     VOLUME   441080.355 3760589.036 199.85
** End of LINE VOLUME Source ID = SLINE61
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** Line Source Represented by Adjacent Volume Sources
** LINE VOLUME Source ID = SLINE62
** DESCRSRC On-site Circulation - PA 3
** PREFIX
** Length of Side = 5.00
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** Emission Rate = 7.18E-06
** Vertical Dimension = 6.22
** SZINIT = 2.89
** Nodes = 17
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** 440837.878, 3761224.604, 203.09, 3.66, 2.33
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** 441124.456, 3761225.610, 203.58, 3.66, 2.33
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** 441118.423, 3761146.507, 203.41, 3.66, 2.33
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   LOCATION L0046350     VOLUME   440811.989 3761157.986 202.30
   LOCATION L0046351     VOLUME   440810.424 3761162.734 202.34
   LOCATION L0046352     VOLUME   440808.859 3761167.483 202.38
   LOCATION L0046353     VOLUME   440807.434 3761172.239 202.41
   LOCATION L0046354     VOLUME   440808.499 3761177.124 202.48
   LOCATION L0046355     VOLUME   440809.565 3761182.009 202.54
   LOCATION L0046356     VOLUME   440810.631 3761186.895 202.60
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   LOCATION L0046358     VOLUME   440812.763 3761196.665 202.73
   LOCATION L0046359     VOLUME   440813.829 3761201.550 202.80
   LOCATION L0046360     VOLUME   440814.894 3761206.435 202.86
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   LOCATION L0046362     VOLUME   440821.584 3761213.173 202.99
   LOCATION L0046363     VOLUME   440825.677 3761216.045 203.06
   LOCATION L0046364     VOLUME   440829.770 3761218.916 203.12
   LOCATION L0046365     VOLUME   440833.864 3761221.788 203.18
   LOCATION L0046366     VOLUME   440837.973 3761224.617 203.24
   LOCATION L0046367     VOLUME   440842.925 3761225.314 203.28
   LOCATION L0046368     VOLUME   440847.876 3761226.011 203.31
   LOCATION L0046369     VOLUME   440852.827 3761226.708 203.37
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   LOCATION L0046371     VOLUME   440862.729 3761228.102 203.57
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   LOCATION L0046374     VOLUME   440877.583 3761230.192 203.85
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LOCATION L0046377     VOLUME   440892.527 3761231.147 203.96
LOCATION L0046378     VOLUME   440897.526 3761231.240 203.99
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LOCATION L0046387     VOLUME   440942.518 3761232.076 204.14
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LOCATION L0046389     VOLUME   440952.516 3761232.262 204.17
LOCATION L0046390     VOLUME   440957.516 3761232.355 204.16
LOCATION L0046391     VOLUME   440962.515 3761232.448 204.14
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LOCATION L0046393     VOLUME   440972.513 3761232.634 204.09
LOCATION L0046394     VOLUME   440977.513 3761232.666 204.06
LOCATION L0046395     VOLUME   440982.513 3761232.688 204.02
LOCATION L0046396     VOLUME   440987.513 3761232.710 203.97
LOCATION L0046397     VOLUME   440992.513 3761232.731 203.92
LOCATION L0046398     VOLUME   440997.513 3761232.753 203.87
LOCATION L0046399     VOLUME   441002.513 3761232.774 203.82
LOCATION L0046400     VOLUME   441007.513 3761232.796 203.78
LOCATION L0046401     VOLUME   441012.513 3761232.817 203.76
LOCATION L0046402     VOLUME   441017.512 3761232.839 203.74
LOCATION L0046403     VOLUME   441022.512 3761232.860 203.72
LOCATION L0046404     VOLUME   441027.512 3761232.882 203.70
LOCATION L0046405     VOLUME   441032.512 3761232.904 203.69
LOCATION L0046406     VOLUME   441037.512 3761232.925 203.69
LOCATION L0046407     VOLUME   441042.512 3761232.947 203.69
LOCATION L0046408     VOLUME   441047.512 3761232.968 203.68
LOCATION L0046409     VOLUME   441052.512 3761232.956 203.68
LOCATION L0046410     VOLUME   441057.511 3761232.863 203.68
LOCATION L0046411     VOLUME   441062.510 3761232.770 203.69
LOCATION L0046412     VOLUME   441067.509 3761232.677 203.70
LOCATION L0046413     VOLUME   441072.508 3761232.584 203.70
LOCATION L0046414     VOLUME   441077.508 3761232.490 203.71
LOCATION L0046415     VOLUME   441082.507 3761232.397 203.72
LOCATION L0046416     VOLUME   441087.506 3761232.304 203.69
LOCATION L0046417     VOLUME   441092.505 3761232.211 203.66
LOCATION L0046418     VOLUME   441097.504 3761232.118 203.64
LOCATION L0046419     VOLUME   441102.503 3761232.025 203.61
LOCATION L0046420     VOLUME   441107.379 3761231.204 203.58
LOCATION L0046421     VOLUME   441112.131 3761229.647 203.54
LOCATION L0046422     VOLUME   441116.882 3761228.091 203.50
LOCATION L0046423     VOLUME   441121.634 3761226.534 203.46
LOCATION L0046424     VOLUME   441125.450 3761223.839 203.40
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LOCATION L0046427     VOLUME   441132.793 3761210.759 203.22
LOCATION L0046428     VOLUME   441135.180 3761206.384 203.19
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LOCATION L0046431     VOLUME   441135.029 3761191.385 203.11
LOCATION L0046432     VOLUME   441134.978 3761186.385 203.09
LOCATION L0046433     VOLUME   441134.928 3761181.385 203.06
LOCATION L0046434     VOLUME   441134.877 3761176.385 203.04
LOCATION L0046435     VOLUME   441134.683 3761171.393 203.01
LOCATION L0046436     VOLUME   441134.261 3761166.410 202.99
LOCATION L0046437     VOLUME   441133.838 3761161.428 202.97
LOCATION L0046438     VOLUME   441133.416 3761156.446 202.94
LOCATION L0046439     VOLUME   441131.285 3761152.646 202.97
LOCATION L0046440     VOLUME   441126.772 3761150.492 203.05
LOCATION L0046441     VOLUME   441122.260 3761148.339 203.12
LOCATION L0046442     VOLUME   441117.674 3761146.503 203.20
LOCATION L0046443     VOLUME   441112.675 3761146.470 203.30
LOCATION L0046444     VOLUME   441107.675 3761146.438 203.40
LOCATION L0046445     VOLUME   441102.675 3761146.405 203.43
LOCATION L0046446     VOLUME   441097.675 3761146.373 203.46
LOCATION L0046447     VOLUME   441092.675 3761146.340 203.48
LOCATION L0046448     VOLUME   441087.675 3761146.308 203.51
LOCATION L0046449     VOLUME   441082.675 3761146.275 203.54
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LOCATION L0046454     VOLUME   441057.676 3761146.113 203.37
LOCATION L0046455     VOLUME   441052.676 3761146.081 203.31
LOCATION L0046456     VOLUME   441047.676 3761146.048 203.23
LOCATION L0046457     VOLUME   441042.676 3761146.016 203.15
LOCATION L0046458     VOLUME   441037.676 3761145.983 203.07
LOCATION L0046459     VOLUME   441032.676 3761145.951 203.00
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LOCATION L0046462     VOLUME   441017.677 3761145.853 202.98
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LOCATION L0046467     VOLUME   440992.677 3761145.729 203.45
LOCATION L0046468     VOLUME   440987.677 3761145.705 203.63
LOCATION L0046469     VOLUME   440982.677 3761145.681 203.82
LOCATION L0046470     VOLUME   440977.677 3761145.657 203.97
LOCATION L0046471     VOLUME   440972.677 3761145.633 204.06
LOCATION L0046472     VOLUME   440967.677 3761145.609 204.15
LOCATION L0046473     VOLUME   440962.677 3761145.585 204.23
LOCATION L0046474     VOLUME   440957.677 3761145.561 204.32
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   LOCATION L0046477     VOLUME   440942.677 3761145.488 204.37
   LOCATION L0046478     VOLUME   440937.678 3761145.464 204.36
   LOCATION L0046479     VOLUME   440932.678 3761145.440 204.35
   LOCATION L0046480     VOLUME   440927.678 3761145.416 204.33
   LOCATION L0046481     VOLUME   440922.678 3761145.392 204.23
   LOCATION L0046482     VOLUME   440917.678 3761145.368 204.12
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   LOCATION L0046498     VOLUME   440837.678 3761145.167 202.42
   LOCATION L0046499     VOLUME   440832.678 3761145.167 202.38
   LOCATION L0046500     VOLUME   440827.678 3761145.167 202.35
   LOCATION L0046501     VOLUME   440822.678 3761145.167 202.30
   LOCATION L0046502     VOLUME   440817.678 3761145.175 202.24
** End of LINE VOLUME Source ID = SLINE62
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** Line Source Represented by Adjacent Volume Sources
** LINE VOLUME Source ID = SLINE64
** DESCRSRC Idle - PA 5 - Loading Area
** PREFIX
** Length of Side = 3.00
** Configuration = Adjacent
** Emission Rate = 0.000012
** Vertical Dimension = 6.22
** SZINIT = 2.89
** Nodes = 2
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** 441880.436, 3760562.471, 200.18, 3.66, 1.40
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LOCATION L0046511     VOLUME   441680.067 3760562.471 200.43
LOCATION L0046512     VOLUME   441683.067 3760562.471 200.44
LOCATION L0046513     VOLUME   441686.067 3760562.471 200.45
LOCATION L0046514     VOLUME   441689.067 3760562.471 200.45
LOCATION L0046515     VOLUME   441692.067 3760562.471 200.46
LOCATION L0046516     VOLUME   441695.067 3760562.471 200.47
LOCATION L0046517     VOLUME   441698.067 3760562.471 200.47
LOCATION L0046518     VOLUME   441701.067 3760562.471 200.47
LOCATION L0046519     VOLUME   441704.067 3760562.471 200.47
LOCATION L0046520     VOLUME   441707.067 3760562.471 200.47
LOCATION L0046521     VOLUME   441710.067 3760562.471 200.47
LOCATION L0046522     VOLUME   441713.067 3760562.471 200.47
LOCATION L0046523     VOLUME   441716.067 3760562.471 200.47
LOCATION L0046524     VOLUME   441719.067 3760562.471 200.47
LOCATION L0046525     VOLUME   441722.067 3760562.471 200.46
LOCATION L0046526     VOLUME   441725.067 3760562.471 200.46
LOCATION L0046527     VOLUME   441728.067 3760562.471 200.45
LOCATION L0046528     VOLUME   441731.067 3760562.471 200.44
LOCATION L0046529     VOLUME   441734.067 3760562.471 200.43
LOCATION L0046530     VOLUME   441737.067 3760562.471 200.42
LOCATION L0046531     VOLUME   441740.067 3760562.471 200.41
LOCATION L0046532     VOLUME   441743.067 3760562.471 200.40
LOCATION L0046533     VOLUME   441746.067 3760562.471 200.39
LOCATION L0046534     VOLUME   441749.067 3760562.471 200.39
LOCATION L0046535     VOLUME   441752.067 3760562.471 200.38
LOCATION L0046536     VOLUME   441755.067 3760562.471 200.38
LOCATION L0046537     VOLUME   441758.067 3760562.471 200.37
LOCATION L0046538     VOLUME   441761.067 3760562.471 200.37
LOCATION L0046539     VOLUME   441764.067 3760562.471 200.36
LOCATION L0046540     VOLUME   441767.067 3760562.471 200.36
LOCATION L0046541     VOLUME   441770.067 3760562.471 200.35
LOCATION L0046542     VOLUME   441773.067 3760562.471 200.35
LOCATION L0046543     VOLUME   441776.067 3760562.471 200.34
LOCATION L0046544     VOLUME   441779.067 3760562.471 200.33
LOCATION L0046545     VOLUME   441782.067 3760562.471 200.33
LOCATION L0046546     VOLUME   441785.067 3760562.471 200.32
LOCATION L0046547     VOLUME   441788.067 3760562.471 200.31
LOCATION L0046548     VOLUME   441791.067 3760562.471 200.31
LOCATION L0046549     VOLUME   441794.067 3760562.471 200.30
LOCATION L0046550     VOLUME   441797.067 3760562.471 200.30
LOCATION L0046551     VOLUME   441800.067 3760562.471 200.29
LOCATION L0046552     VOLUME   441803.067 3760562.471 200.28
LOCATION L0046553     VOLUME   441806.067 3760562.471 200.27
LOCATION L0046554     VOLUME   441809.067 3760562.471 200.26
LOCATION L0046555     VOLUME   441812.067 3760562.471 200.25
LOCATION L0046556     VOLUME   441815.067 3760562.471 200.24
LOCATION L0046557     VOLUME   441818.067 3760562.471 200.23
LOCATION L0046558     VOLUME   441821.067 3760562.471 200.22
LOCATION L0046559     VOLUME   441824.067 3760562.471 200.21
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   LOCATION L0046560     VOLUME   441827.067 3760562.471 200.21
   LOCATION L0046561     VOLUME   441830.067 3760562.471 200.20
   LOCATION L0046562     VOLUME   441833.067 3760562.471 200.20
   LOCATION L0046563     VOLUME   441836.067 3760562.471 200.20
   LOCATION L0046564     VOLUME   441839.067 3760562.471 200.20
   LOCATION L0046565     VOLUME   441842.067 3760562.471 200.19
   LOCATION L0046566     VOLUME   441845.067 3760562.471 200.19
   LOCATION L0046567     VOLUME   441848.067 3760562.471 200.19
   LOCATION L0046568     VOLUME   441851.067 3760562.471 200.18
   LOCATION L0046569     VOLUME   441854.067 3760562.471 200.18
   LOCATION L0046570     VOLUME   441857.067 3760562.471 200.18
   LOCATION L0046571     VOLUME   441860.067 3760562.471 200.17
   LOCATION L0046572     VOLUME   441863.067 3760562.471 200.17
   LOCATION L0046573     VOLUME   441866.067 3760562.471 200.17
   LOCATION L0046574     VOLUME   441869.067 3760562.471 200.17
   LOCATION L0046575     VOLUME   441872.067 3760562.471 200.16
   LOCATION L0046576     VOLUME   441875.067 3760562.471 200.16
   LOCATION L0046577     VOLUME   441878.067 3760562.471 200.17
** End of LINE VOLUME Source ID = SLINE64
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** LINE VOLUME Source ID = SLINE65
** DESCRSRC On-site Circulation - PA 5
** PREFIX
** Length of Side = 5.00
** Configuration = Adjacent
** Emission Rate = 5.54E-06
** Vertical Dimension = 6.22
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** Nodes = 18
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** 441916.747, 3760606.745, 200.80, 3.66, 2.33
** 441890.068, 3760617.417, 201.01, 3.66, 2.33
** 441839.378, 3760622.752, 201.07, 3.66, 2.33
** 441754.004, 3760620.974, 201.05, 3.66, 2.33
** 441665.963, 3760619.195, 200.91, 3.66, 2.33
** 441615.273, 3760608.523, 200.64, 3.66, 2.33
** 441601.044, 3760581.844, 200.44, 3.66, 2.33
** 441596.597, 3760554.276, 200.15, 3.66, 2.33
** 441605.491, 3760530.265, 200.05, 3.66, 2.33
** 441629.502, 3760514.257, 200.19, 3.66, 2.33
** 441671.299, 3760500.918, 200.12, 3.66, 2.33
** 441744.735, 3760499.598, 200.01, 3.66, 2.33
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LOCATION L0044771     VOLUME   441760.456 3760500.289 200.02
LOCATION L0044772     VOLUME   441765.440 3760500.700 200.02
LOCATION L0044773     VOLUME   441770.423 3760501.110 200.02
LOCATION L0044774     VOLUME   441775.406 3760501.521 200.01
LOCATION L0044775     VOLUME   441780.389 3760501.931 200.01
LOCATION L0044776     VOLUME   441785.372 3760502.341 200.01
LOCATION L0044777     VOLUME   441790.355 3760502.752 200.01
LOCATION L0044778     VOLUME   441795.338 3760503.162 200.01
LOCATION L0044779     VOLUME   441800.321 3760503.572 199.99
LOCATION L0044780     VOLUME   441805.305 3760503.983 199.97
LOCATION L0044781     VOLUME   441810.288 3760504.393 199.96
LOCATION L0044782     VOLUME   441815.271 3760504.804 199.94
LOCATION L0044783     VOLUME   441820.248 3760505.278 199.92
LOCATION L0044784     VOLUME   441825.217 3760505.832 199.91
LOCATION L0044785     VOLUME   441830.186 3760506.386 199.91
LOCATION L0044786     VOLUME   441835.155 3760506.940 199.92
LOCATION L0044787     VOLUME   441840.125 3760507.495 199.92
LOCATION L0044788     VOLUME   441845.094 3760508.049 199.92
LOCATION L0044789     VOLUME   441850.063 3760508.603 199.92
LOCATION L0044790     VOLUME   441855.032 3760509.157 199.93
LOCATION L0044791     VOLUME   441860.001 3760509.711 199.93
LOCATION L0044792     VOLUME   441864.971 3760510.265 199.94
LOCATION L0044793     VOLUME   441869.940 3760510.819 199.94
LOCATION L0044794     VOLUME   441874.909 3760511.374 199.95
LOCATION L0044795     VOLUME   441879.878 3760511.928 199.95
LOCATION L0044796     VOLUME   441884.847 3760512.482 199.96
LOCATION L0044797     VOLUME   441889.817 3760513.036 199.97
LOCATION L0044798     VOLUME   441894.786 3760513.590 199.98
LOCATION L0044799     VOLUME   441899.755 3760514.144 199.99
LOCATION L0044800     VOLUME   441904.724 3760514.698 200.02
LOCATION L0044801     VOLUME   441909.519 3760515.705 200.05
LOCATION L0044802     VOLUME   441913.577 3760518.627 200.08
LOCATION L0044803     VOLUME   441917.634 3760521.548 200.12
LOCATION L0044804     VOLUME   441921.692 3760524.470 200.15
LOCATION L0044805     VOLUME   441925.750 3760527.391 200.19
LOCATION L0044806     VOLUME   441929.807 3760530.313 200.25
LOCATION L0044807     VOLUME   441931.748 3760534.629 200.29
LOCATION L0044808     VOLUME   441932.833 3760539.510 200.34
LOCATION L0044809     VOLUME   441933.918 3760544.391 200.38
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LOCATION L0044812     VOLUME   441935.992 3760559.115 200.50
LOCATION L0044813     VOLUME   441935.587 3760564.099 200.53
LOCATION L0044814     VOLUME   441935.183 3760569.083 200.57
LOCATION L0044815     VOLUME   441934.779 3760574.066 200.60
LOCATION L0044816     VOLUME   441934.375 3760579.050 200.63
LOCATION L0044817     VOLUME   441933.971 3760584.034 200.67
LOCATION L0044818     VOLUME   441933.006 3760588.775 200.70
LOCATION L0044819     VOLUME   441929.651 3760592.482 200.71
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LOCATION L0044820     VOLUME   441926.297 3760596.190 200.74
LOCATION L0044821     VOLUME   441922.942 3760599.898 200.77
LOCATION L0044822     VOLUME   441919.588 3760603.605 200.81
LOCATION L0044823     VOLUME   441916.036 3760607.029 200.84
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LOCATION L0044825     VOLUME   441906.751 3760610.743 200.88
LOCATION L0044826     VOLUME   441902.109 3760612.600 200.91
LOCATION L0044827     VOLUME   441897.466 3760614.457 200.94
LOCATION L0044828     VOLUME   441892.824 3760616.314 200.97
LOCATION L0044829     VOLUME   441888.047 3760617.629 200.99
LOCATION L0044830     VOLUME   441883.075 3760618.153 200.99
LOCATION L0044831     VOLUME   441878.102 3760618.676 201.00
LOCATION L0044832     VOLUME   441873.130 3760619.200 201.00
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LOCATION L0044834     VOLUME   441863.185 3760620.246 201.02
LOCATION L0044835     VOLUME   441858.212 3760620.770 201.04
LOCATION L0044836     VOLUME   441853.240 3760621.293 201.05
LOCATION L0044837     VOLUME   441848.267 3760621.817 201.06
LOCATION L0044838     VOLUME   441843.295 3760622.340 201.08
LOCATION L0044839     VOLUME   441838.317 3760622.730 201.10
LOCATION L0044840     VOLUME   441833.318 3760622.626 201.11
LOCATION L0044841     VOLUME   441828.319 3760622.522 201.12
LOCATION L0044842     VOLUME   441823.320 3760622.418 201.13
LOCATION L0044843     VOLUME   441818.321 3760622.314 201.13
LOCATION L0044844     VOLUME   441813.322 3760622.210 201.14
LOCATION L0044845     VOLUME   441808.323 3760622.105 201.14
LOCATION L0044846     VOLUME   441803.324 3760622.001 201.15
LOCATION L0044847     VOLUME   441798.325 3760621.897 201.15
LOCATION L0044848     VOLUME   441793.326 3760621.793 201.15
LOCATION L0044849     VOLUME   441788.327 3760621.689 201.14
LOCATION L0044850     VOLUME   441783.328 3760621.585 201.13
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LOCATION L0044852     VOLUME   441773.331 3760621.376 201.11
LOCATION L0044853     VOLUME   441768.332 3760621.272 201.11
LOCATION L0044854     VOLUME   441763.333 3760621.168 201.12
LOCATION L0044855     VOLUME   441758.334 3760621.064 201.12
LOCATION L0044856     VOLUME   441753.335 3760620.960 201.13
LOCATION L0044857     VOLUME   441748.336 3760620.859 201.13
LOCATION L0044858     VOLUME   441743.337 3760620.758 201.13
LOCATION L0044859     VOLUME   441738.338 3760620.657 201.11
LOCATION L0044860     VOLUME   441733.339 3760620.556 201.10
LOCATION L0044861     VOLUME   441728.340 3760620.455 201.09
LOCATION L0044862     VOLUME   441723.341 3760620.354 201.07
LOCATION L0044863     VOLUME   441718.342 3760620.253 201.06
LOCATION L0044864     VOLUME   441713.343 3760620.152 201.06
LOCATION L0044865     VOLUME   441708.344 3760620.051 201.06
LOCATION L0044866     VOLUME   441703.345 3760619.950 201.06
LOCATION L0044867     VOLUME   441698.346 3760619.849 201.06
LOCATION L0044868     VOLUME   441693.347 3760619.748 201.06
LOCATION L0044869     VOLUME   441688.348 3760619.647 201.02
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LOCATION L0044871     VOLUME   441678.350 3760619.445 200.96
LOCATION L0044872     VOLUME   441673.351 3760619.344 200.92
LOCATION L0044873     VOLUME   441668.352 3760619.243 200.89
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LOCATION L0044875     VOLUME   441658.516 3760617.627 200.84
LOCATION L0044876     VOLUME   441653.623 3760616.597 200.82
LOCATION L0044877     VOLUME   441648.731 3760615.567 200.80
LOCATION L0044878     VOLUME   441643.838 3760614.537 200.78
LOCATION L0044879     VOLUME   441638.945 3760613.507 200.77
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LOCATION L0044884     VOLUME   441614.892 3760607.810 200.68
LOCATION L0044885     VOLUME   441612.539 3760603.398 200.63
LOCATION L0044886     VOLUME   441610.186 3760598.986 200.59
LOCATION L0044887     VOLUME   441607.833 3760594.574 200.53
LOCATION L0044888     VOLUME   441605.480 3760590.163 200.47
LOCATION L0044889     VOLUME   441603.127 3760585.751 200.41
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LOCATION L0044893     VOLUME   441598.564 3760566.470 200.22
LOCATION L0044894     VOLUME   441597.768 3760561.534 200.19
LOCATION L0044895     VOLUME   441596.972 3760556.598 200.16
LOCATION L0044896     VOLUME   441597.517 3760551.793 200.13
LOCATION L0044897     VOLUME   441599.254 3760547.104 200.10
LOCATION L0044898     VOLUME   441600.990 3760542.415 200.08
LOCATION L0044899     VOLUME   441602.727 3760537.727 200.05
LOCATION L0044900     VOLUME   441604.463 3760533.038 200.03
LOCATION L0044901     VOLUME   441607.190 3760529.132 200.03
LOCATION L0044902     VOLUME   441611.350 3760526.358 200.03
LOCATION L0044903     VOLUME   441615.511 3760523.585 200.05
LOCATION L0044904     VOLUME   441619.671 3760520.811 200.08
LOCATION L0044905     VOLUME   441623.831 3760518.038 200.12
LOCATION L0044906     VOLUME   441627.991 3760515.264 200.15
LOCATION L0044907     VOLUME   441632.536 3760513.289 200.19
LOCATION L0044908     VOLUME   441637.299 3760511.769 200.23
LOCATION L0044909     VOLUME   441642.062 3760510.249 200.26
LOCATION L0044910     VOLUME   441646.826 3760508.728 200.24
LOCATION L0044911     VOLUME   441651.589 3760507.208 200.21
LOCATION L0044912     VOLUME   441656.352 3760505.688 200.18
LOCATION L0044913     VOLUME   441661.116 3760504.168 200.16
LOCATION L0044914     VOLUME   441665.879 3760502.647 200.13
LOCATION L0044915     VOLUME   441670.642 3760501.127 200.12
LOCATION L0044916     VOLUME   441675.609 3760500.840 200.12
LOCATION L0044917     VOLUME   441680.608 3760500.750 200.11
LOCATION L0044918     VOLUME   441685.607 3760500.661 200.11
LOCATION L0044919     VOLUME   441690.606 3760500.571 200.10
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   LOCATION L0044920     VOLUME   441695.606 3760500.481 200.10
   LOCATION L0044921     VOLUME   441700.605 3760500.391 200.09
   LOCATION L0044922     VOLUME   441705.604 3760500.301 200.09
   LOCATION L0044923     VOLUME   441710.603 3760500.212 200.09
   LOCATION L0044924     VOLUME   441715.602 3760500.122 200.08
   LOCATION L0044925     VOLUME   441720.602 3760500.032 200.08
   LOCATION L0044926     VOLUME   441725.601 3760499.942 200.07
   LOCATION L0044927     VOLUME   441730.600 3760499.852 200.05
   LOCATION L0044928     VOLUME   441735.599 3760499.762 200.04
   LOCATION L0044929     VOLUME   441740.598 3760499.673 200.03
** End of LINE VOLUME Source ID = SLINE65
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** Line Source Represented by Adjacent Volume Sources
** LINE VOLUME Source ID = SLINE66
** DESCRSRC Driveway 11
** PREFIX
** Length of Side = 5.00
** Configuration = Adjacent
** Emission Rate = 9.27E-07
** Vertical Dimension = 6.22
** SZINIT = 2.89
** Nodes = 2
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** 441996.400, 3760855.761, 202.59, 3.66, 2.33
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   LOCATION L0044931     VOLUME   441969.345 3760855.854 202.65
   LOCATION L0044932     VOLUME   441974.345 3760855.837 202.61
   LOCATION L0044933     VOLUME   441979.345 3760855.819 202.57
   LOCATION L0044934     VOLUME   441984.345 3760855.802 202.55
   LOCATION L0044935     VOLUME   441989.344 3760855.785 202.52
   LOCATION L0044936     VOLUME   441994.344 3760855.768 202.50
** End of LINE VOLUME Source ID = SLINE66
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** Line Source Represented by Adjacent Volume Sources
** LINE VOLUME Source ID = SLINE67
** DESCRSRC On-site Circulation - PA 4 Loading Area 2
** PREFIX
** Length of Side = 5.00
** Configuration = Adjacent
** Emission Rate = 8.51E-06
** Vertical Dimension = 6.22
** SZINIT = 2.89
** Nodes = 12
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** 441130.939, 3761036.958, 202.34, 3.66, 2.33
** 441101.299, 3761059.578, 202.84, 3.66, 2.33
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   LOCATION L0044938     VOLUME   440997.785 3760509.301 198.88
   LOCATION L0044939     VOLUME   441002.753 3760509.861 199.00
   LOCATION L0044940     VOLUME   441007.722 3760510.421 199.04
   LOCATION L0044941     VOLUME   441012.690 3760510.980 199.09
   LOCATION L0044942     VOLUME   441017.659 3760511.540 199.14
   LOCATION L0044943     VOLUME   441022.628 3760512.100 199.18
   LOCATION L0044944     VOLUME   441027.596 3760512.660 199.22
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   LOCATION L0044946     VOLUME   441037.319 3760514.892 199.26
   LOCATION L0044947     VOLUME   441042.139 3760516.220 199.28
   LOCATION L0044948     VOLUME   441046.960 3760517.548 199.31
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   LOCATION L0044959     VOLUME   441097.451 3760537.262 199.42
   LOCATION L0044960     VOLUME   441101.424 3760540.297 199.42
   LOCATION L0044961     VOLUME   441105.397 3760543.333 199.43
   LOCATION L0044962     VOLUME   441109.371 3760546.368 199.46
   LOCATION L0044963     VOLUME   441113.344 3760549.403 199.50
   LOCATION L0044964     VOLUME   441117.317 3760552.438 199.54
   LOCATION L0044965     VOLUME   441121.291 3760555.473 199.58
   LOCATION L0044966     VOLUME   441125.264 3760558.509 199.62
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   LOCATION L0044968     VOLUME   441128.166 3760567.842 199.71
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** Vertical Dimension = 6.22
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   SRCPARAM L0041081     0.0000001203      3.66      5.58      2.89
   SRCPARAM L0041082     0.0000001203      3.66      5.58      2.89
   SRCPARAM L0041083     0.0000001203      3.66      5.58      2.89
   SRCPARAM L0041084     0.0000001203      3.66      5.58      2.89
   SRCPARAM L0041085     0.0000001203      3.66      5.58      2.89
   SRCPARAM L0041086     0.0000001203      3.66      5.58      2.89
   SRCPARAM L0041087     0.0000001203      3.66      5.58      2.89
   SRCPARAM L0041088     0.0000001203      3.66      5.58      2.89
   SRCPARAM L0041089     0.0000001203      3.66      5.58      2.89
   SRCPARAM L0041090     0.0000001203      3.66      5.58      2.89
   SRCPARAM L0041091     0.0000001203      3.66      5.58      2.89
   SRCPARAM L0041092     0.0000001203      3.66      5.58      2.89
   SRCPARAM L0041093     0.0000001203      3.66      5.58      2.89
   SRCPARAM L0041094     0.0000001203      3.66      5.58      2.89
   SRCPARAM L0041095     0.0000001203      3.66      5.58      2.89
   SRCPARAM L0041096     0.0000001203      3.66      5.58      2.89
   SRCPARAM L0041097     0.0000001203      3.66      5.58      2.89
   SRCPARAM L0041098     0.0000001203      3.66      5.58      2.89
   SRCPARAM L0041099     0.0000001203      3.66      5.58      2.89
   SRCPARAM L0041100     0.0000001203      3.66      5.58      2.89
   SRCPARAM L0041101     0.0000001203      3.66      5.58      2.89
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   SRCPARAM L0041105     0.00000006818      3.66      2.33      2.89
   SRCPARAM L0041106     0.00000006818      3.66      2.33      2.89
   SRCPARAM L0041107     0.00000006818      3.66      2.33      2.89
   SRCPARAM L0041108     0.00000006818      3.66      2.33      2.89
   SRCPARAM L0041109     0.00000006818      3.66      2.33      2.89
   SRCPARAM L0041110     0.00000006818      3.66      2.33      2.89
   SRCPARAM L0041111     0.00000006818      3.66      2.33      2.89
   SRCPARAM L0041112     0.00000006818      3.66      2.33      2.89
   SRCPARAM L0041113     0.00000006818      3.66      2.33      2.89
   SRCPARAM L0041114     0.00000006818      3.66      2.33      2.89
   SRCPARAM L0041115     0.00000006818      3.66      2.33      2.89
   SRCPARAM L0041116     0.00000006818      3.66      2.33      2.89
   SRCPARAM L0041117     0.00000006818      3.66      2.33      2.89
   SRCPARAM L0041118     0.00000006818      3.66      2.33      2.89
   SRCPARAM L0041119     0.00000006818      3.66      2.33      2.89
   SRCPARAM L0041120     0.00000006818      3.66      2.33      2.89
   SRCPARAM L0041121     0.00000006818      3.66      2.33      2.89
   SRCPARAM L0041122     0.00000006818      3.66      2.33      2.89
   SRCPARAM L0041123     0.00000006818      3.66      2.33      2.89
   SRCPARAM L0041124     0.00000006818      3.66      2.33      2.89
   SRCPARAM L0041125     0.00000006818      3.66      2.33      2.89
   SRCPARAM L0041126     0.00000006818      3.66      2.33      2.89
   SRCPARAM L0041127     0.00000006818      3.66      2.33      2.89
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SRCPARAM L0041133     0.00000006818      3.66      2.33      2.89
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SRCPARAM L0041136     0.00000006818      3.66      2.33      2.89
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SRCPARAM L0041154     0.00000006818      3.66      2.33      2.89
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SRCPARAM L0041156     0.00000006818      3.66      2.33      2.89
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SRCPARAM L0041160     0.00000006818      3.66      2.33      2.89
SRCPARAM L0041161     0.00000006818      3.66      2.33      2.89
SRCPARAM L0041162     0.00000006818      3.66      2.33      2.89
SRCPARAM L0041163     0.00000006818      3.66      2.33      2.89
SRCPARAM L0041164     0.00000006818      3.66      2.33      2.89
SRCPARAM L0041165     0.00000006818      3.66      2.33      2.89
SRCPARAM L0041166     0.00000006818      3.66      2.33      2.89
SRCPARAM L0041167     0.00000006818      3.66      2.33      2.89
SRCPARAM L0041168     0.00000006818      3.66      2.33      2.89
SRCPARAM L0041169     0.00000006818      3.66      2.33      2.89
SRCPARAM L0041170     0.00000006818      3.66      2.33      2.89
SRCPARAM L0041171     0.00000006818      3.66      2.33      2.89
SRCPARAM L0041172     0.00000006818      3.66      2.33      2.89
SRCPARAM L0041173     0.00000006818      3.66      2.33      2.89
SRCPARAM L0041174     0.00000006818      3.66      2.33      2.89
SRCPARAM L0041175     0.00000006818      3.66      2.33      2.89
SRCPARAM L0041176     0.00000006818      3.66      2.33      2.89
SRCPARAM L0041177     0.00000006818      3.66      2.33      2.89
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SRCPARAM L0041180     0.00000006818      3.66      2.33      2.89
SRCPARAM L0041181     0.00000006818      3.66      2.33      2.89
SRCPARAM L0041182     0.00000006818      3.66      2.33      2.89
SRCPARAM L0041183     0.00000006818      3.66      2.33      2.89
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SRCPARAM L0041185     0.00000006818      3.66      2.33      2.89
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SRCPARAM L0041187     0.00000006818      3.66      2.33      2.89
SRCPARAM L0041188     0.00000006818      3.66      2.33      2.89
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SRCPARAM L0041190     0.00000006818      3.66      2.33      2.89
SRCPARAM L0041191     0.00000006818      3.66      2.33      2.89
SRCPARAM L0041192     0.00000006818      3.66      2.33      2.89
SRCPARAM L0041193     0.00000006818      3.66      2.33      2.89
SRCPARAM L0041194     0.00000006818      3.66      2.33      2.89
SRCPARAM L0041195     0.00000006818      3.66      2.33      2.89
SRCPARAM L0041196     0.00000006818      3.66      2.33      2.89
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SRCPARAM L0041202     0.00000006818      3.66      2.33      2.89
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SRCPARAM L0041210     0.00000006818      3.66      2.33      2.89
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SRCPARAM L0041212     0.00000006818      3.66      2.33      2.89
SRCPARAM L0041213     0.00000006818      3.66      2.33      2.89
SRCPARAM L0041214     0.00000006818      3.66      2.33      2.89
SRCPARAM L0041215     0.00000006818      3.66      2.33      2.89
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SRCPARAM L0041219     0.00000006818      3.66      2.33      2.89
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SRCPARAM L0041227     0.00000006818      3.66      2.33      2.89
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SRCPARAM L0041231     0.00000006818      3.66      2.33      2.89
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SRCPARAM L0041237     0.00000006818      3.66      2.33      2.89
SRCPARAM L0041238     0.00000006818      3.66      2.33      2.89
SRCPARAM L0041239     0.00000006818      3.66      2.33      2.89
SRCPARAM L0041240     0.00000006818      3.66      2.33      2.89
SRCPARAM L0041241     0.00000006818      3.66      2.33      2.89
SRCPARAM L0041242     0.00000006818      3.66      2.33      2.89
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SRCPARAM L0041245     0.00000006818      3.66      2.33      2.89
SRCPARAM L0041246     0.00000006818      3.66      2.33      2.89
SRCPARAM L0041247     0.00000006818      3.66      2.33      2.89
SRCPARAM L0041248     0.00000006818      3.66      2.33      2.89
SRCPARAM L0041249     0.00000006818      3.66      2.33      2.89
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SRCPARAM L0041260     0.00000006818      3.66      2.33      2.89
SRCPARAM L0041261     0.00000006818      3.66      2.33      2.89
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SRCPARAM L0041275     0.00000006818      3.66      2.33      2.89
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SRCPARAM L0041277     0.00000006818      3.66      2.33      2.89
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** LINE VOLUME Source ID = SLINE5
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   SRCPARAM L0041283     0.00000006807      3.66      2.33      2.89
   SRCPARAM L0041284     0.00000006807      3.66      2.33      2.89
   SRCPARAM L0041285     0.00000006807      3.66      2.33      2.89
   SRCPARAM L0041286     0.00000006807      3.66      2.33      2.89
   SRCPARAM L0041287     0.00000006807      3.66      2.33      2.89
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   SRCPARAM L0041289     0.00000006807      3.66      2.33      2.89
   SRCPARAM L0041290     0.00000006807      3.66      2.33      2.89
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   SRCPARAM L0041292     0.00000006807      3.66      2.33      2.89
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   SRCPARAM L0041294     0.00000006807      3.66      2.33      2.89
   SRCPARAM L0041295     0.00000006807      3.66      2.33      2.89
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   SRCPARAM L0041299     0.00000006807      3.66      2.33      2.89
   SRCPARAM L0041300     0.00000006807      3.66      2.33      2.89
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SRCPARAM L0041363     0.00000006807      3.66      2.33      2.89
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   SRCPARAM L0041939     0.00000005535      3.66      2.33      2.89
   SRCPARAM L0041940     0.00000005535      3.66      2.33      2.89
   SRCPARAM L0041941     0.00000005535      3.66      2.33      2.89
   SRCPARAM L0041942     0.00000005535      3.66      2.33      2.89
   SRCPARAM L0041943     0.00000005535      3.66      2.33      2.89
   SRCPARAM L0041944     0.00000005535      3.66      2.33      2.89
   SRCPARAM L0041945     0.00000005535      3.66      2.33      2.89
   SRCPARAM L0041946     0.00000005535      3.66      2.33      2.89
   SRCPARAM L0041947     0.00000005535      3.66      2.33      2.89
   SRCPARAM L0041948     0.00000005535      3.66      2.33      2.89
   SRCPARAM L0041949     0.00000005535      3.66      2.33      2.89
   SRCPARAM L0041950     0.00000005535      3.66      2.33      2.89
   SRCPARAM L0041951     0.00000005535      3.66      2.33      2.89
   SRCPARAM L0041952     0.00000005535      3.66      2.33      2.89
   SRCPARAM L0041953     0.00000005535      3.66      2.33      2.89
   SRCPARAM L0041954     0.00000005535      3.66      2.33      2.89
   SRCPARAM L0041955     0.00000005535      3.66      2.33      2.89
   SRCPARAM L0041956     0.00000005535      3.66      2.33      2.89
   SRCPARAM L0041957     0.00000005535      3.66      2.33      2.89
   SRCPARAM L0041958     0.00000005535      3.66      2.33      2.89
   SRCPARAM L0041959     0.00000005535      3.66      2.33      2.89
   SRCPARAM L0041960     0.00000005535      3.66      2.33      2.89
   SRCPARAM L0041961     0.00000005535      3.66      2.33      2.89
   SRCPARAM L0041962     0.00000005535      3.66      2.33      2.89
** ------------------------------------------------------------------
** LINE VOLUME Source ID = SLINE14
   SRCPARAM L0041963     0.0000000465      3.66      2.33      2.89
   SRCPARAM L0041964     0.0000000465      3.66      2.33      2.89
   SRCPARAM L0041965     0.0000000465      3.66      2.33      2.89
   SRCPARAM L0041966     0.0000000465      3.66      2.33      2.89
   SRCPARAM L0041967     0.0000000465      3.66      2.33      2.89
   SRCPARAM L0041968     0.0000000465      3.66      2.33      2.89
   SRCPARAM L0041969     0.0000000465      3.66      2.33      2.89
   SRCPARAM L0041970     0.0000000465      3.66      2.33      2.89
   SRCPARAM L0041971     0.0000000465      3.66      2.33      2.89
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   SRCPARAM L0041972     0.0000000465      3.66      2.33      2.89
   SRCPARAM L0041973     0.0000000465      3.66      2.33      2.89
   SRCPARAM L0041974     0.0000000465      3.66      2.33      2.89
   SRCPARAM L0041975     0.0000000465      3.66      2.33      2.89
   SRCPARAM L0041976     0.0000000465      3.66      2.33      2.89
   SRCPARAM L0041977     0.0000000465      3.66      2.33      2.89
   SRCPARAM L0041978     0.0000000465      3.66      2.33      2.89
   SRCPARAM L0041979     0.0000000465      3.66      2.33      2.89
   SRCPARAM L0041980     0.0000000465      3.66      2.33      2.89
   SRCPARAM L0041981     0.0000000465      3.66      2.33      2.89
   SRCPARAM L0041982     0.0000000465      3.66      2.33      2.89
   SRCPARAM L0041983     0.0000000465      3.66      2.33      2.89
   SRCPARAM L0041984     0.0000000465      3.66      2.33      2.89
   SRCPARAM L0041985     0.0000000465      3.66      2.33      2.89
   SRCPARAM L0041986     0.0000000465      3.66      2.33      2.89
   SRCPARAM L0041987     0.0000000465      3.66      2.33      2.89
   SRCPARAM L0041988     0.0000000465      3.66      2.33      2.89
   SRCPARAM L0041989     0.0000000465      3.66      2.33      2.89
   SRCPARAM L0041990     0.0000000465      3.66      2.33      2.89
   SRCPARAM L0041991     0.0000000465      3.66      2.33      2.89
   SRCPARAM L0041992     0.0000000465      3.66      2.33      2.89
   SRCPARAM L0041993     0.0000000465      3.66      2.33      2.89
   SRCPARAM L0041994     0.0000000465      3.66      2.33      2.89
   SRCPARAM L0041995     0.0000000465      3.66      2.33      2.89
   SRCPARAM L0041996     0.0000000465      3.66      2.33      2.89
   SRCPARAM L0041997     0.0000000465      3.66      2.33      2.89
   SRCPARAM L0041998     0.0000000465      3.66      2.33      2.89
   SRCPARAM L0041999     0.0000000465      3.66      2.33      2.89
   SRCPARAM L0042000     0.0000000465      3.66      2.33      2.89
   SRCPARAM L0042001     0.0000000465      3.66      2.33      2.89
   SRCPARAM L0042002     0.0000000465      3.66      2.33      2.89
** ------------------------------------------------------------------
** LINE VOLUME Source ID = SLINE15
   SRCPARAM L0042003     0.00000004472      3.66      2.33      2.89
   SRCPARAM L0042004     0.00000004472      3.66      2.33      2.89
   SRCPARAM L0042005     0.00000004472      3.66      2.33      2.89
   SRCPARAM L0042006     0.00000004472      3.66      2.33      2.89
   SRCPARAM L0042007     0.00000004472      3.66      2.33      2.89
   SRCPARAM L0042008     0.00000004472      3.66      2.33      2.89
   SRCPARAM L0042009     0.00000004472      3.66      2.33      2.89
   SRCPARAM L0042010     0.00000004472      3.66      2.33      2.89
   SRCPARAM L0042011     0.00000004472      3.66      2.33      2.89
   SRCPARAM L0042012     0.00000004472      3.66      2.33      2.89
   SRCPARAM L0042013     0.00000004472      3.66      2.33      2.89
   SRCPARAM L0042014     0.00000004472      3.66      2.33      2.89
   SRCPARAM L0042015     0.00000004472      3.66      2.33      2.89
   SRCPARAM L0042016     0.00000004472      3.66      2.33      2.89
   SRCPARAM L0042017     0.00000004472      3.66      2.33      2.89
   SRCPARAM L0042018     0.00000004472      3.66      2.33      2.89
   SRCPARAM L0042019     0.00000004472      3.66      2.33      2.89
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SRCPARAM L0042020     0.00000004472      3.66      2.33      2.89
SRCPARAM L0042021     0.00000004472      3.66      2.33      2.89
SRCPARAM L0042022     0.00000004472      3.66      2.33      2.89
SRCPARAM L0042023     0.00000004472      3.66      2.33      2.89
SRCPARAM L0042024     0.00000004472      3.66      2.33      2.89
SRCPARAM L0042025     0.00000004472      3.66      2.33      2.89
SRCPARAM L0042026     0.00000004472      3.66      2.33      2.89
SRCPARAM L0042027     0.00000004472      3.66      2.33      2.89
SRCPARAM L0042028     0.00000004472      3.66      2.33      2.89
SRCPARAM L0042029     0.00000004472      3.66      2.33      2.89
SRCPARAM L0042030     0.00000004472      3.66      2.33      2.89
SRCPARAM L0042031     0.00000004472      3.66      2.33      2.89
SRCPARAM L0042032     0.00000004472      3.66      2.33      2.89
SRCPARAM L0042033     0.00000004472      3.66      2.33      2.89
SRCPARAM L0042034     0.00000004472      3.66      2.33      2.89
SRCPARAM L0042035     0.00000004472      3.66      2.33      2.89
SRCPARAM L0042036     0.00000004472      3.66      2.33      2.89
SRCPARAM L0042037     0.00000004472      3.66      2.33      2.89
SRCPARAM L0042038     0.00000004472      3.66      2.33      2.89
SRCPARAM L0042039     0.00000004472      3.66      2.33      2.89
SRCPARAM L0042040     0.00000004472      3.66      2.33      2.89
SRCPARAM L0042041     0.00000004472      3.66      2.33      2.89
SRCPARAM L0042042     0.00000004472      3.66      2.33      2.89
SRCPARAM L0042043     0.00000004472      3.66      2.33      2.89
SRCPARAM L0042044     0.00000004472      3.66      2.33      2.89
SRCPARAM L0042045     0.00000004472      3.66      2.33      2.89
SRCPARAM L0042046     0.00000004472      3.66      2.33      2.89
SRCPARAM L0042047     0.00000004472      3.66      2.33      2.89
SRCPARAM L0042048     0.00000004472      3.66      2.33      2.89
SRCPARAM L0042049     0.00000004472      3.66      2.33      2.89
SRCPARAM L0042050     0.00000004472      3.66      2.33      2.89
SRCPARAM L0042051     0.00000004472      3.66      2.33      2.89
SRCPARAM L0042052     0.00000004472      3.66      2.33      2.89
SRCPARAM L0042053     0.00000004472      3.66      2.33      2.89
SRCPARAM L0042054     0.00000004472      3.66      2.33      2.89
SRCPARAM L0042055     0.00000004472      3.66      2.33      2.89
SRCPARAM L0042056     0.00000004472      3.66      2.33      2.89
SRCPARAM L0042057     0.00000004472      3.66      2.33      2.89
SRCPARAM L0042058     0.00000004472      3.66      2.33      2.89
SRCPARAM L0042059     0.00000004472      3.66      2.33      2.89
SRCPARAM L0042060     0.00000004472      3.66      2.33      2.89
SRCPARAM L0042061     0.00000004472      3.66      2.33      2.89
SRCPARAM L0042062     0.00000004472      3.66      2.33      2.89
SRCPARAM L0042063     0.00000004472      3.66      2.33      2.89
SRCPARAM L0042064     0.00000004472      3.66      2.33      2.89
SRCPARAM L0042065     0.00000004472      3.66      2.33      2.89
SRCPARAM L0042066     0.00000004472      3.66      2.33      2.89
SRCPARAM L0042067     0.00000004472      3.66      2.33      2.89
SRCPARAM L0042068     0.00000004472      3.66      2.33      2.89
SRCPARAM L0042069     0.00000004472      3.66      2.33      2.89
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   SRCPARAM L0042070     0.00000004472      3.66      2.33      2.89
   SRCPARAM L0042071     0.00000004472      3.66      2.33      2.89
   SRCPARAM L0042072     0.00000004472      3.66      2.33      2.89
   SRCPARAM L0042073     0.00000004472      3.66      2.33      2.89
   SRCPARAM L0042074     0.00000004472      3.66      2.33      2.89
** ------------------------------------------------------------------
** LINE VOLUME Source ID = SLINE16
   SRCPARAM L0042075     0.00000003475      3.66      2.33      2.89
   SRCPARAM L0042076     0.00000003475      3.66      2.33      2.89
   SRCPARAM L0042077     0.00000003475      3.66      2.33      2.89
   SRCPARAM L0042078     0.00000003475      3.66      2.33      2.89
   SRCPARAM L0042079     0.00000003475      3.66      2.33      2.89
   SRCPARAM L0042080     0.00000003475      3.66      2.33      2.89
   SRCPARAM L0042081     0.00000003475      3.66      2.33      2.89
   SRCPARAM L0042082     0.00000003475      3.66      2.33      2.89
   SRCPARAM L0042083     0.00000003475      3.66      2.33      2.89
   SRCPARAM L0042084     0.00000003475      3.66      2.33      2.89
   SRCPARAM L0042085     0.00000003475      3.66      2.33      2.89
   SRCPARAM L0042086     0.00000003475      3.66      2.33      2.89
   SRCPARAM L0042087     0.00000003475      3.66      2.33      2.89
   SRCPARAM L0042088     0.00000003475      3.66      2.33      2.89
   SRCPARAM L0042089     0.00000003475      3.66      2.33      2.89
   SRCPARAM L0042090     0.00000003475      3.66      2.33      2.89
   SRCPARAM L0042091     0.00000003475      3.66      2.33      2.89
   SRCPARAM L0042092     0.00000003475      3.66      2.33      2.89
   SRCPARAM L0042093     0.00000003475      3.66      2.33      2.89
   SRCPARAM L0042094     0.00000003475      3.66      2.33      2.89
   SRCPARAM L0042095     0.00000003475      3.66      2.33      2.89
   SRCPARAM L0042096     0.00000003475      3.66      2.33      2.89
   SRCPARAM L0042097     0.00000003475      3.66      2.33      2.89
   SRCPARAM L0042098     0.00000003475      3.66      2.33      2.89
   SRCPARAM L0042099     0.00000003475      3.66      2.33      2.89
   SRCPARAM L0042100     0.00000003475      3.66      2.33      2.89
   SRCPARAM L0042101     0.00000003475      3.66      2.33      2.89
   SRCPARAM L0042102     0.00000003475      3.66      2.33      2.89
   SRCPARAM L0042103     0.00000003475      3.66      2.33      2.89
   SRCPARAM L0042104     0.00000003475      3.66      2.33      2.89
   SRCPARAM L0042105     0.00000003475      3.66      2.33      2.89
   SRCPARAM L0042106     0.00000003475      3.66      2.33      2.89
   SRCPARAM L0042107     0.00000003475      3.66      2.33      2.89
   SRCPARAM L0042108     0.00000003475      3.66      2.33      2.89
   SRCPARAM L0042109     0.00000003475      3.66      2.33      2.89
   SRCPARAM L0042110     0.00000003475      3.66      2.33      2.89
   SRCPARAM L0042111     0.00000003475      3.66      2.33      2.89
   SRCPARAM L0042112     0.00000003475      3.66      2.33      2.89
   SRCPARAM L0042113     0.00000003475      3.66      2.33      2.89
   SRCPARAM L0042114     0.00000003475      3.66      2.33      2.89
** ------------------------------------------------------------------
** LINE VOLUME Source ID = SLINE17
   SRCPARAM L0042115     0.0000000232      3.66      2.33      2.89
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   SRCPARAM L0042116     0.0000000232      3.66      2.33      2.89
   SRCPARAM L0042117     0.0000000232      3.66      2.33      2.89
   SRCPARAM L0042118     0.0000000232      3.66      2.33      2.89
   SRCPARAM L0042119     0.0000000232      3.66      2.33      2.89
   SRCPARAM L0042120     0.0000000232      3.66      2.33      2.89
   SRCPARAM L0042121     0.0000000232      3.66      2.33      2.89
   SRCPARAM L0042122     0.0000000232      3.66      2.33      2.89
   SRCPARAM L0042123     0.0000000232      3.66      2.33      2.89
   SRCPARAM L0042124     0.0000000232      3.66      2.33      2.89
   SRCPARAM L0042125     0.0000000232      3.66      2.33      2.89
   SRCPARAM L0042126     0.0000000232      3.66      2.33      2.89
   SRCPARAM L0042127     0.0000000232      3.66      2.33      2.89
   SRCPARAM L0042128     0.0000000232      3.66      2.33      2.89
   SRCPARAM L0042129     0.0000000232      3.66      2.33      2.89
   SRCPARAM L0042130     0.0000000232      3.66      2.33      2.89
   SRCPARAM L0042131     0.0000000232      3.66      2.33      2.89
   SRCPARAM L0042132     0.0000000232      3.66      2.33      2.89
   SRCPARAM L0042133     0.0000000232      3.66      2.33      2.89
   SRCPARAM L0042134     0.0000000232      3.66      2.33      2.89
   SRCPARAM L0042135     0.0000000232      3.66      2.33      2.89
   SRCPARAM L0042136     0.0000000232      3.66      2.33      2.89
   SRCPARAM L0042137     0.0000000232      3.66      2.33      2.89
   SRCPARAM L0042138     0.0000000232      3.66      2.33      2.89
   SRCPARAM L0042139     0.0000000232      3.66      2.33      2.89
   SRCPARAM L0042140     0.0000000232      3.66      2.33      2.89
   SRCPARAM L0042141     0.0000000232      3.66      2.33      2.89
   SRCPARAM L0042142     0.0000000232      3.66      2.33      2.89
   SRCPARAM L0042143     0.0000000232      3.66      2.33      2.89
   SRCPARAM L0042144     0.0000000232      3.66      2.33      2.89
   SRCPARAM L0042145     0.0000000232      3.66      2.33      2.89
   SRCPARAM L0042146     0.0000000232      3.66      2.33      2.89
   SRCPARAM L0042147     0.0000000232      3.66      2.33      2.89
   SRCPARAM L0042148     0.0000000232      3.66      2.33      2.89
   SRCPARAM L0042149     0.0000000232      3.66      2.33      2.89
   SRCPARAM L0042150     0.0000000232      3.66      2.33      2.89
   SRCPARAM L0042151     0.0000000232      3.66      2.33      2.89
   SRCPARAM L0042152     0.0000000232      3.66      2.33      2.89
   SRCPARAM L0042153     0.0000000232      3.66      2.33      2.89
   SRCPARAM L0042154     0.0000000232      3.66      2.33      2.89
   SRCPARAM L0042155     0.0000000232      3.66      2.33      2.89
   SRCPARAM L0042156     0.0000000232      3.66      2.33      2.89
   SRCPARAM L0042157     0.0000000232      3.66      2.33      2.89
   SRCPARAM L0042158     0.0000000232      3.66      2.33      2.89
   SRCPARAM L0042159     0.0000000232      3.66      2.33      2.89
   SRCPARAM L0042160     0.0000000232      3.66      2.33      2.89
   SRCPARAM L0042161     0.0000000232      3.66      2.33      2.89
   SRCPARAM L0042162     0.0000000232      3.66      2.33      2.89
   SRCPARAM L0042163     0.0000000232      3.66      2.33      2.89
   SRCPARAM L0042164     0.0000000232      3.66      2.33      2.89
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** LINE VOLUME Source ID = SLINE18
   SRCPARAM L0042165     0.0000001204      3.66      2.33      2.89
   SRCPARAM L0042166     0.0000001204      3.66      2.33      2.89
   SRCPARAM L0042167     0.0000001204      3.66      2.33      2.89
   SRCPARAM L0042168     0.0000001204      3.66      2.33      2.89
   SRCPARAM L0042169     0.0000001204      3.66      2.33      2.89
   SRCPARAM L0042170     0.0000001204      3.66      2.33      2.89
   SRCPARAM L0042171     0.0000001204      3.66      2.33      2.89
   SRCPARAM L0042172     0.0000001204      3.66      2.33      2.89
   SRCPARAM L0042173     0.0000001204      3.66      2.33      2.89
   SRCPARAM L0042174     0.0000001204      3.66      2.33      2.89
   SRCPARAM L0042175     0.0000001204      3.66      2.33      2.89
   SRCPARAM L0042176     0.0000001204      3.66      2.33      2.89
   SRCPARAM L0042177     0.0000001204      3.66      2.33      2.89
   SRCPARAM L0042178     0.0000001204      3.66      2.33      2.89
   SRCPARAM L0042179     0.0000001204      3.66      2.33      2.89
   SRCPARAM L0042180     0.0000001204      3.66      2.33      2.89
   SRCPARAM L0042181     0.0000001204      3.66      2.33      2.89
   SRCPARAM L0042182     0.0000001204      3.66      2.33      2.89
   SRCPARAM L0042183     0.0000001204      3.66      2.33      2.89
   SRCPARAM L0042184     0.0000001204      3.66      2.33      2.89
   SRCPARAM L0042185     0.0000001204      3.66      2.33      2.89
   SRCPARAM L0042186     0.0000001204      3.66      2.33      2.89
   SRCPARAM L0042187     0.0000001204      3.66      2.33      2.89
   SRCPARAM L0042188     0.0000001204      3.66      2.33      2.89
   SRCPARAM L0042189     0.0000001204      3.66      2.33      2.89
   SRCPARAM L0042190     0.0000001204      3.66      2.33      2.89
   SRCPARAM L0042191     0.0000001204      3.66      2.33      2.89
   SRCPARAM L0042192     0.0000001204      3.66      2.33      2.89
   SRCPARAM L0042193     0.0000001204      3.66      2.33      2.89
   SRCPARAM L0042194     0.0000001204      3.66      2.33      2.89
   SRCPARAM L0042195     0.0000001204      3.66      2.33      2.89
   SRCPARAM L0042196     0.0000001204      3.66      2.33      2.89
   SRCPARAM L0042197     0.0000001204      3.66      2.33      2.89
   SRCPARAM L0042198     0.0000001204      3.66      2.33      2.89
   SRCPARAM L0042199     0.0000001204      3.66      2.33      2.89
   SRCPARAM L0042200     0.0000001204      3.66      2.33      2.89
   SRCPARAM L0042201     0.0000001204      3.66      2.33      2.89
   SRCPARAM L0042202     0.0000001204      3.66      2.33      2.89
   SRCPARAM L0042203     0.0000001204      3.66      2.33      2.89
   SRCPARAM L0042204     0.0000001204      3.66      2.33      2.89
   SRCPARAM L0042205     0.0000001204      3.66      2.33      2.89
   SRCPARAM L0042206     0.0000001204      3.66      2.33      2.89
   SRCPARAM L0042207     0.0000001204      3.66      2.33      2.89
   SRCPARAM L0042208     0.0000001204      3.66      2.33      2.89
   SRCPARAM L0042209     0.0000001204      3.66      2.33      2.89
   SRCPARAM L0042210     0.0000001204      3.66      2.33      2.89
   SRCPARAM L0042211     0.0000001204      3.66      2.33      2.89
   SRCPARAM L0042212     0.0000001204      3.66      2.33      2.89
   SRCPARAM L0042213     0.0000001204      3.66      2.33      2.89
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   SRCPARAM L0042214     0.0000001204      3.66      2.33      2.89
   SRCPARAM L0042215     0.0000001204      3.66      2.33      2.89
   SRCPARAM L0042216     0.0000001204      3.66      2.33      2.89
   SRCPARAM L0042217     0.0000001204      3.66      2.33      2.89
   SRCPARAM L0042218     0.0000001204      3.66      2.33      2.89
   SRCPARAM L0042219     0.0000001204      3.66      2.33      2.89
   SRCPARAM L0042220     0.0000001204      3.66      2.33      2.89
   SRCPARAM L0042221     0.0000001204      3.66      2.33      2.89
   SRCPARAM L0042222     0.0000001204      3.66      2.33      2.89
   SRCPARAM L0042223     0.0000001204      3.66      2.33      2.89
   SRCPARAM L0042224     0.0000001204      3.66      2.33      2.89
   SRCPARAM L0042225     0.0000001204      3.66      2.33      2.89
   SRCPARAM L0042226     0.0000001204      3.66      2.33      2.89
   SRCPARAM L0042227     0.0000001204      3.66      2.33      2.89
   SRCPARAM L0042228     0.0000001204      3.66      2.33      2.89
   SRCPARAM L0042229     0.0000001204      3.66      2.33      2.89
   SRCPARAM L0042230     0.0000001204      3.66      2.33      2.89
   SRCPARAM L0042231     0.0000001204      3.66      2.33      2.89
   SRCPARAM L0042232     0.0000001204      3.66      2.33      2.89
   SRCPARAM L0042233     0.0000001204      3.66      2.33      2.89
   SRCPARAM L0042234     0.0000001204      3.66      2.33      2.89
   SRCPARAM L0042235     0.0000001204      3.66      2.33      2.89
   SRCPARAM L0042236     0.0000001204      3.66      2.33      2.89
   SRCPARAM L0042237     0.0000001204      3.66      2.33      2.89
   SRCPARAM L0042238     0.0000001204      3.66      2.33      2.89
   SRCPARAM L0042239     0.0000001204      3.66      2.33      2.89
   SRCPARAM L0042240     0.0000001204      3.66      2.33      2.89
   SRCPARAM L0042241     0.0000001204      3.66      2.33      2.89
   SRCPARAM L0042242     0.0000001204      3.66      2.33      2.89
   SRCPARAM L0042243     0.0000001204      3.66      2.33      2.89
   SRCPARAM L0042244     0.0000001204      3.66      2.33      2.89
   SRCPARAM L0042245     0.0000001204      3.66      2.33      2.89
** ------------------------------------------------------------------
** LINE VOLUME Source ID = SLINE19
   SRCPARAM L0042246     0.00000008667      3.66      2.33      2.89
   SRCPARAM L0042247     0.00000008667      3.66      2.33      2.89
   SRCPARAM L0042248     0.00000008667      3.66      2.33      2.89
   SRCPARAM L0042249     0.00000008667      3.66      2.33      2.89
   SRCPARAM L0042250     0.00000008667      3.66      2.33      2.89
   SRCPARAM L0042251     0.00000008667      3.66      2.33      2.89
   SRCPARAM L0042252     0.00000008667      3.66      2.33      2.89
   SRCPARAM L0042253     0.00000008667      3.66      2.33      2.89
   SRCPARAM L0042254     0.00000008667      3.66      2.33      2.89
   SRCPARAM L0042255     0.00000008667      3.66      2.33      2.89
   SRCPARAM L0042256     0.00000008667      3.66      2.33      2.89
   SRCPARAM L0042257     0.00000008667      3.66      2.33      2.89
   SRCPARAM L0042258     0.00000008667      3.66      2.33      2.89
   SRCPARAM L0042259     0.00000008667      3.66      2.33      2.89
   SRCPARAM L0042260     0.00000008667      3.66      2.33      2.89
   SRCPARAM L0042261     0.00000008667      3.66      2.33      2.89
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   SRCPARAM L0042262     0.00000008667      3.66      2.33      2.89
   SRCPARAM L0042263     0.00000008667      3.66      2.33      2.89
   SRCPARAM L0042264     0.00000008667      3.66      2.33      2.89
   SRCPARAM L0042265     0.00000008667      3.66      2.33      2.89
   SRCPARAM L0042266     0.00000008667      3.66      2.33      2.89
   SRCPARAM L0042267     0.00000008667      3.66      2.33      2.89
   SRCPARAM L0042268     0.00000008667      3.66      2.33      2.89
   SRCPARAM L0042269     0.00000008667      3.66      2.33      2.89
   SRCPARAM L0042270     0.00000008667      3.66      2.33      2.89
   SRCPARAM L0042271     0.00000008667      3.66      2.33      2.89
   SRCPARAM L0042272     0.00000008667      3.66      2.33      2.89
   SRCPARAM L0042273     0.00000008667      3.66      2.33      2.89
   SRCPARAM L0042274     0.00000008667      3.66      2.33      2.89
   SRCPARAM L0042275     0.00000008667      3.66      2.33      2.89
   SRCPARAM L0042276     0.00000008667      3.66      2.33      2.89
   SRCPARAM L0042277     0.00000008667      3.66      2.33      2.89
   SRCPARAM L0042278     0.00000008667      3.66      2.33      2.89
   SRCPARAM L0042279     0.00000008667      3.66      2.33      2.89
   SRCPARAM L0042280     0.00000008667      3.66      2.33      2.89
   SRCPARAM L0042281     0.00000008667      3.66      2.33      2.89
   SRCPARAM L0042282     0.00000008667      3.66      2.33      2.89
   SRCPARAM L0042283     0.00000008667      3.66      2.33      2.89
   SRCPARAM L0042284     0.00000008667      3.66      2.33      2.89
   SRCPARAM L0042285     0.00000008667      3.66      2.33      2.89
   SRCPARAM L0042286     0.00000008667      3.66      2.33      2.89
   SRCPARAM L0042287     0.00000008667      3.66      2.33      2.89
   SRCPARAM L0042288     0.00000008667      3.66      2.33      2.89
   SRCPARAM L0042289     0.00000008667      3.66      2.33      2.89
   SRCPARAM L0042290     0.00000008667      3.66      2.33      2.89
   SRCPARAM L0042291     0.00000008667      3.66      2.33      2.89
   SRCPARAM L0042292     0.00000008667      3.66      2.33      2.89
   SRCPARAM L0042293     0.00000008667      3.66      2.33      2.89
   SRCPARAM L0042294     0.00000008667      3.66      2.33      2.89
   SRCPARAM L0042295     0.00000008667      3.66      2.33      2.89
   SRCPARAM L0042296     0.00000008667      3.66      2.33      2.89
   SRCPARAM L0042297     0.00000008667      3.66      2.33      2.89
   SRCPARAM L0042298     0.00000008667      3.66      2.33      2.89
   SRCPARAM L0042299     0.00000008667      3.66      2.33      2.89
** ------------------------------------------------------------------
** LINE VOLUME Source ID = SLINE20
   SRCPARAM L0042300     0.0000000564      3.66      2.33      2.89
   SRCPARAM L0042301     0.0000000564      3.66      2.33      2.89
   SRCPARAM L0042302     0.0000000564      3.66      2.33      2.89
   SRCPARAM L0042303     0.0000000564      3.66      2.33      2.89
   SRCPARAM L0042304     0.0000000564      3.66      2.33      2.89
   SRCPARAM L0042305     0.0000000564      3.66      2.33      2.89
   SRCPARAM L0042306     0.0000000564      3.66      2.33      2.89
   SRCPARAM L0042307     0.0000000564      3.66      2.33      2.89
   SRCPARAM L0042308     0.0000000564      3.66      2.33      2.89
   SRCPARAM L0042309     0.0000000564      3.66      2.33      2.89
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   SRCPARAM L0042310     0.0000000564      3.66      2.33      2.89
   SRCPARAM L0042311     0.0000000564      3.66      2.33      2.89
   SRCPARAM L0042312     0.0000000564      3.66      2.33      2.89
   SRCPARAM L0042313     0.0000000564      3.66      2.33      2.89
   SRCPARAM L0042314     0.0000000564      3.66      2.33      2.89
   SRCPARAM L0042315     0.0000000564      3.66      2.33      2.89
   SRCPARAM L0042316     0.0000000564      3.66      2.33      2.89
   SRCPARAM L0042317     0.0000000564      3.66      2.33      2.89
   SRCPARAM L0042318     0.0000000564      3.66      2.33      2.89
   SRCPARAM L0042319     0.0000000564      3.66      2.33      2.89
   SRCPARAM L0042320     0.0000000564      3.66      2.33      2.89
   SRCPARAM L0042321     0.0000000564      3.66      2.33      2.89
   SRCPARAM L0042322     0.0000000564      3.66      2.33      2.89
   SRCPARAM L0042323     0.0000000564      3.66      2.33      2.89
   SRCPARAM L0042324     0.0000000564      3.66      2.33      2.89
** ------------------------------------------------------------------
** LINE VOLUME Source ID = SLINE21
   SRCPARAM L0042325     0.00000004195      3.66      2.33      2.89
   SRCPARAM L0042326     0.00000004195      3.66      2.33      2.89
   SRCPARAM L0042327     0.00000004195      3.66      2.33      2.89
   SRCPARAM L0042328     0.00000004195      3.66      2.33      2.89
   SRCPARAM L0042329     0.00000004195      3.66      2.33      2.89
   SRCPARAM L0042330     0.00000004195      3.66      2.33      2.89
   SRCPARAM L0042331     0.00000004195      3.66      2.33      2.89
   SRCPARAM L0042332     0.00000004195      3.66      2.33      2.89
   SRCPARAM L0042333     0.00000004195      3.66      2.33      2.89
   SRCPARAM L0042334     0.00000004195      3.66      2.33      2.89
   SRCPARAM L0042335     0.00000004195      3.66      2.33      2.89
   SRCPARAM L0042336     0.00000004195      3.66      2.33      2.89
   SRCPARAM L0042337     0.00000004195      3.66      2.33      2.89
   SRCPARAM L0042338     0.00000004195      3.66      2.33      2.89
   SRCPARAM L0042339     0.00000004195      3.66      2.33      2.89
   SRCPARAM L0042340     0.00000004195      3.66      2.33      2.89
   SRCPARAM L0042341     0.00000004195      3.66      2.33      2.89
   SRCPARAM L0042342     0.00000004195      3.66      2.33      2.89
   SRCPARAM L0042343     0.00000004195      3.66      2.33      2.89
   SRCPARAM L0042344     0.00000004195      3.66      2.33      2.89
   SRCPARAM L0042345     0.00000004195      3.66      2.33      2.89
   SRCPARAM L0042346     0.00000004195      3.66      2.33      2.89
   SRCPARAM L0042347     0.00000004195      3.66      2.33      2.89
   SRCPARAM L0042348     0.00000004195      3.66      2.33      2.89
   SRCPARAM L0042349     0.00000004195      3.66      2.33      2.89
   SRCPARAM L0042350     0.00000004195      3.66      2.33      2.89
   SRCPARAM L0042351     0.00000004195      3.66      2.33      2.89
   SRCPARAM L0042352     0.00000004195      3.66      2.33      2.89
   SRCPARAM L0042353     0.00000004195      3.66      2.33      2.89
   SRCPARAM L0042354     0.00000004195      3.66      2.33      2.89
   SRCPARAM L0042355     0.00000004195      3.66      2.33      2.89
   SRCPARAM L0042356     0.00000004195      3.66      2.33      2.89
   SRCPARAM L0042357     0.00000004195      3.66      2.33      2.89
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   SRCPARAM L0042358     0.00000004195      3.66      2.33      2.89
   SRCPARAM L0042359     0.00000004195      3.66      2.33      2.89
   SRCPARAM L0042360     0.00000004195      3.66      2.33      2.89
   SRCPARAM L0042361     0.00000004195      3.66      2.33      2.89
   SRCPARAM L0042362     0.00000004195      3.66      2.33      2.89
   SRCPARAM L0042363     0.00000004195      3.66      2.33      2.89
   SRCPARAM L0042364     0.00000004195      3.66      2.33      2.89
   SRCPARAM L0042365     0.00000004195      3.66      2.33      2.89
   SRCPARAM L0042366     0.00000004195      3.66      2.33      2.89
   SRCPARAM L0042367     0.00000004195      3.66      2.33      2.89
   SRCPARAM L0042368     0.00000004195      3.66      2.33      2.89
   SRCPARAM L0042369     0.00000004195      3.66      2.33      2.89
   SRCPARAM L0042370     0.00000004195      3.66      2.33      2.89
   SRCPARAM L0042371     0.00000004195      3.66      2.33      2.89
   SRCPARAM L0042372     0.00000004195      3.66      2.33      2.89
   SRCPARAM L0042373     0.00000004195      3.66      2.33      2.89
   SRCPARAM L0042374     0.00000004195      3.66      2.33      2.89
   SRCPARAM L0042375     0.00000004195      3.66      2.33      2.89
   SRCPARAM L0042376     0.00000004195      3.66      2.33      2.89
   SRCPARAM L0042377     0.00000004195      3.66      2.33      2.89
   SRCPARAM L0042378     0.00000004195      3.66      2.33      2.89
   SRCPARAM L0042379     0.00000004195      3.66      2.33      2.89
   SRCPARAM L0042380     0.00000004195      3.66      2.33      2.89
   SRCPARAM L0042381     0.00000004195      3.66      2.33      2.89
   SRCPARAM L0042382     0.00000004195      3.66      2.33      2.89
   SRCPARAM L0042383     0.00000004195      3.66      2.33      2.89
   SRCPARAM L0042384     0.00000004195      3.66      2.33      2.89
   SRCPARAM L0042385     0.00000004195      3.66      2.33      2.89
   SRCPARAM L0042386     0.00000004195      3.66      2.33      2.89
   SRCPARAM L0042387     0.00000004195      3.66      2.33      2.89
   SRCPARAM L0042388     0.00000004195      3.66      2.33      2.89
   SRCPARAM L0042389     0.00000004195      3.66      2.33      2.89
   SRCPARAM L0042390     0.00000004195      3.66      2.33      2.89
   SRCPARAM L0042391     0.00000004195      3.66      2.33      2.89
   SRCPARAM L0042392     0.00000004195      3.66      2.33      2.89
   SRCPARAM L0042393     0.00000004195      3.66      2.33      2.89
   SRCPARAM L0042394     0.00000004195      3.66      2.33      2.89
   SRCPARAM L0042395     0.00000004195      3.66      2.33      2.89
   SRCPARAM L0042396     0.00000004195      3.66      2.33      2.89
   SRCPARAM L0042397     0.00000004195      3.66      2.33      2.89
   SRCPARAM L0042398     0.00000004195      3.66      2.33      2.89
   SRCPARAM L0042399     0.00000004195      3.66      2.33      2.89
   SRCPARAM L0042400     0.00000004195      3.66      2.33      2.89
   SRCPARAM L0042401     0.00000004195      3.66      2.33      2.89
** ------------------------------------------------------------------
** LINE VOLUME Source ID = SLINE22
   SRCPARAM L0042402     0.000000008008      3.66      2.33      2.89
   SRCPARAM L0042403     0.000000008008      3.66      2.33      2.89
   SRCPARAM L0042404     0.000000008008      3.66      2.33      2.89
   SRCPARAM L0042405     0.000000008008      3.66      2.33      2.89
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SRCPARAM L0042406     0.000000008008      3.66      2.33      2.89
SRCPARAM L0042407     0.000000008008      3.66      2.33      2.89
SRCPARAM L0042408     0.000000008008      3.66      2.33      2.89
SRCPARAM L0042409     0.000000008008      3.66      2.33      2.89
SRCPARAM L0042410     0.000000008008      3.66      2.33      2.89
SRCPARAM L0042411     0.000000008008      3.66      2.33      2.89
SRCPARAM L0042412     0.000000008008      3.66      2.33      2.89
SRCPARAM L0042413     0.000000008008      3.66      2.33      2.89
SRCPARAM L0042414     0.000000008008      3.66      2.33      2.89
SRCPARAM L0042415     0.000000008008      3.66      2.33      2.89
SRCPARAM L0042416     0.000000008008      3.66      2.33      2.89
SRCPARAM L0042417     0.000000008008      3.66      2.33      2.89
SRCPARAM L0042418     0.000000008008      3.66      2.33      2.89
SRCPARAM L0042419     0.000000008008      3.66      2.33      2.89
SRCPARAM L0042420     0.000000008008      3.66      2.33      2.89
SRCPARAM L0042421     0.000000008008      3.66      2.33      2.89
SRCPARAM L0042422     0.000000008008      3.66      2.33      2.89
SRCPARAM L0042423     0.000000008008      3.66      2.33      2.89
SRCPARAM L0042424     0.000000008008      3.66      2.33      2.89
SRCPARAM L0042425     0.000000008008      3.66      2.33      2.89
SRCPARAM L0042426     0.000000008008      3.66      2.33      2.89
SRCPARAM L0042427     0.000000008008      3.66      2.33      2.89
SRCPARAM L0042428     0.000000008008      3.66      2.33      2.89
SRCPARAM L0042429     0.000000008008      3.66      2.33      2.89
SRCPARAM L0042430     0.000000008008      3.66      2.33      2.89
SRCPARAM L0042431     0.000000008008      3.66      2.33      2.89
SRCPARAM L0042432     0.000000008008      3.66      2.33      2.89
SRCPARAM L0042433     0.000000008008      3.66      2.33      2.89
SRCPARAM L0042434     0.000000008008      3.66      2.33      2.89
SRCPARAM L0042435     0.000000008008      3.66      2.33      2.89
SRCPARAM L0042436     0.000000008008      3.66      2.33      2.89
SRCPARAM L0042437     0.000000008008      3.66      2.33      2.89
SRCPARAM L0042438     0.000000008008      3.66      2.33      2.89
SRCPARAM L0042439     0.000000008008      3.66      2.33      2.89
SRCPARAM L0042440     0.000000008008      3.66      2.33      2.89
SRCPARAM L0042441     0.000000008008      3.66      2.33      2.89
SRCPARAM L0042442     0.000000008008      3.66      2.33      2.89
SRCPARAM L0042443     0.000000008008      3.66      2.33      2.89
SRCPARAM L0042444     0.000000008008      3.66      2.33      2.89
SRCPARAM L0042445     0.000000008008      3.66      2.33      2.89
SRCPARAM L0042446     0.000000008008      3.66      2.33      2.89
SRCPARAM L0042447     0.000000008008      3.66      2.33      2.89
SRCPARAM L0042448     0.000000008008      3.66      2.33      2.89
SRCPARAM L0042449     0.000000008008      3.66      2.33      2.89
SRCPARAM L0042450     0.000000008008      3.66      2.33      2.89
SRCPARAM L0042451     0.000000008008      3.66      2.33      2.89
SRCPARAM L0042452     0.000000008008      3.66      2.33      2.89
SRCPARAM L0042453     0.000000008008      3.66      2.33      2.89
SRCPARAM L0042454     0.000000008008      3.66      2.33      2.89
SRCPARAM L0042455     0.000000008008      3.66      2.33      2.89
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SRCPARAM L0042456     0.000000008008      3.66      2.33      2.89
SRCPARAM L0042457     0.000000008008      3.66      2.33      2.89
SRCPARAM L0042458     0.000000008008      3.66      2.33      2.89
SRCPARAM L0042459     0.000000008008      3.66      2.33      2.89
SRCPARAM L0042460     0.000000008008      3.66      2.33      2.89
SRCPARAM L0042461     0.000000008008      3.66      2.33      2.89
SRCPARAM L0042462     0.000000008008      3.66      2.33      2.89
SRCPARAM L0042463     0.000000008008      3.66      2.33      2.89
SRCPARAM L0042464     0.000000008008      3.66      2.33      2.89
SRCPARAM L0042465     0.000000008008      3.66      2.33      2.89
SRCPARAM L0042466     0.000000008008      3.66      2.33      2.89
SRCPARAM L0042467     0.000000008008      3.66      2.33      2.89
SRCPARAM L0042468     0.000000008008      3.66      2.33      2.89
SRCPARAM L0042469     0.000000008008      3.66      2.33      2.89
SRCPARAM L0042470     0.000000008008      3.66      2.33      2.89
SRCPARAM L0042471     0.000000008008      3.66      2.33      2.89
SRCPARAM L0042472     0.000000008008      3.66      2.33      2.89
SRCPARAM L0042473     0.000000008008      3.66      2.33      2.89
SRCPARAM L0042474     0.000000008008      3.66      2.33      2.89
SRCPARAM L0042475     0.000000008008      3.66      2.33      2.89
SRCPARAM L0042476     0.000000008008      3.66      2.33      2.89
SRCPARAM L0042477     0.000000008008      3.66      2.33      2.89
SRCPARAM L0042478     0.000000008008      3.66      2.33      2.89
SRCPARAM L0042479     0.000000008008      3.66      2.33      2.89
SRCPARAM L0042480     0.000000008008      3.66      2.33      2.89
SRCPARAM L0042481     0.000000008008      3.66      2.33      2.89
SRCPARAM L0042482     0.000000008008      3.66      2.33      2.89
SRCPARAM L0042483     0.000000008008      3.66      2.33      2.89
SRCPARAM L0042484     0.000000008008      3.66      2.33      2.89
SRCPARAM L0042485     0.000000008008      3.66      2.33      2.89
SRCPARAM L0042486     0.000000008008      3.66      2.33      2.89
SRCPARAM L0042487     0.000000008008      3.66      2.33      2.89
SRCPARAM L0042488     0.000000008008      3.66      2.33      2.89
SRCPARAM L0042489     0.000000008008      3.66      2.33      2.89
SRCPARAM L0042490     0.000000008008      3.66      2.33      2.89
SRCPARAM L0042491     0.000000008008      3.66      2.33      2.89
SRCPARAM L0042492     0.000000008008      3.66      2.33      2.89
SRCPARAM L0042493     0.000000008008      3.66      2.33      2.89
SRCPARAM L0042494     0.000000008008      3.66      2.33      2.89
SRCPARAM L0042495     0.000000008008      3.66      2.33      2.89
SRCPARAM L0042496     0.000000008008      3.66      2.33      2.89
SRCPARAM L0042497     0.000000008008      3.66      2.33      2.89
SRCPARAM L0042498     0.000000008008      3.66      2.33      2.89
SRCPARAM L0042499     0.000000008008      3.66      2.33      2.89
SRCPARAM L0042500     0.000000008008      3.66      2.33      2.89
SRCPARAM L0042501     0.000000008008      3.66      2.33      2.89
SRCPARAM L0042502     0.000000008008      3.66      2.33      2.89
SRCPARAM L0042503     0.000000008008      3.66      2.33      2.89
SRCPARAM L0042504     0.000000008008      3.66      2.33      2.89
SRCPARAM L0042505     0.000000008008      3.66      2.33      2.89
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   SRCPARAM L0042506     0.000000008008      3.66      2.33      2.89
   SRCPARAM L0042507     0.000000008008      3.66      2.33      2.89
   SRCPARAM L0042508     0.000000008008      3.66      2.33      2.89
   SRCPARAM L0042509     0.000000008008      3.66      2.33      2.89
   SRCPARAM L0042510     0.000000008008      3.66      2.33      2.89
   SRCPARAM L0042511     0.000000008008      3.66      2.33      2.89
   SRCPARAM L0042512     0.000000008008      3.66      2.33      2.89
   SRCPARAM L0042513     0.000000008008      3.66      2.33      2.89
   SRCPARAM L0042514     0.000000008008      3.66      2.33      2.89
   SRCPARAM L0042515     0.000000008008      3.66      2.33      2.89
   SRCPARAM L0042516     0.000000008008      3.66      2.33      2.89
   SRCPARAM L0042517     0.000000008008      3.66      2.33      2.89
   SRCPARAM L0042518     0.000000008008      3.66      2.33      2.89
   SRCPARAM L0042519     0.000000008008      3.66      2.33      2.89
** ------------------------------------------------------------------
** LINE VOLUME Source ID = SLINE23
   SRCPARAM L0042520     0.00000004861      3.66      2.33      2.89
   SRCPARAM L0042521     0.00000004861      3.66      2.33      2.89
   SRCPARAM L0042522     0.00000004861      3.66      2.33      2.89
   SRCPARAM L0042523     0.00000004861      3.66      2.33      2.89
   SRCPARAM L0042524     0.00000004861      3.66      2.33      2.89
   SRCPARAM L0042525     0.00000004861      3.66      2.33      2.89
   SRCPARAM L0042526     0.00000004861      3.66      2.33      2.89
   SRCPARAM L0042527     0.00000004861      3.66      2.33      2.89
   SRCPARAM L0042528     0.00000004861      3.66      2.33      2.89
   SRCPARAM L0042529     0.00000004861      3.66      2.33      2.89
   SRCPARAM L0042530     0.00000004861      3.66      2.33      2.89
   SRCPARAM L0042531     0.00000004861      3.66      2.33      2.89
   SRCPARAM L0042532     0.00000004861      3.66      2.33      2.89
   SRCPARAM L0042533     0.00000004861      3.66      2.33      2.89
   SRCPARAM L0042534     0.00000004861      3.66      2.33      2.89
   SRCPARAM L0042535     0.00000004861      3.66      2.33      2.89
   SRCPARAM L0042536     0.00000004861      3.66      2.33      2.89
   SRCPARAM L0042537     0.00000004861      3.66      2.33      2.89
   SRCPARAM L0042538     0.00000004861      3.66      2.33      2.89
   SRCPARAM L0042539     0.00000004861      3.66      2.33      2.89
   SRCPARAM L0042540     0.00000004861      3.66      2.33      2.89
   SRCPARAM L0042541     0.00000004861      3.66      2.33      2.89
   SRCPARAM L0042542     0.00000004861      3.66      2.33      2.89
   SRCPARAM L0042543     0.00000004861      3.66      2.33      2.89
   SRCPARAM L0042544     0.00000004861      3.66      2.33      2.89
   SRCPARAM L0042545     0.00000004861      3.66      2.33      2.89
   SRCPARAM L0042546     0.00000004861      3.66      2.33      2.89
   SRCPARAM L0042547     0.00000004861      3.66      2.33      2.89
   SRCPARAM L0042548     0.00000004861      3.66      2.33      2.89
   SRCPARAM L0042549     0.00000004861      3.66      2.33      2.89
   SRCPARAM L0042550     0.00000004861      3.66      2.33      2.89
   SRCPARAM L0042551     0.00000004861      3.66      2.33      2.89
   SRCPARAM L0042552     0.00000004861      3.66      2.33      2.89
   SRCPARAM L0042553     0.00000004861      3.66      2.33      2.89
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   SRCPARAM L0042554     0.00000004861      3.66      2.33      2.89
   SRCPARAM L0042555     0.00000004861      3.66      2.33      2.89
** ------------------------------------------------------------------
** LINE VOLUME Source ID = SLINE24
   SRCPARAM L0042556     0.00000005179      3.66      2.33      2.89
   SRCPARAM L0042557     0.00000005179      3.66      2.33      2.89
   SRCPARAM L0042558     0.00000005179      3.66      2.33      2.89
   SRCPARAM L0042559     0.00000005179      3.66      2.33      2.89
   SRCPARAM L0042560     0.00000005179      3.66      2.33      2.89
   SRCPARAM L0042561     0.00000005179      3.66      2.33      2.89
   SRCPARAM L0042562     0.00000005179      3.66      2.33      2.89
   SRCPARAM L0042563     0.00000005179      3.66      2.33      2.89
   SRCPARAM L0042564     0.00000005179      3.66      2.33      2.89
   SRCPARAM L0042565     0.00000005179      3.66      2.33      2.89
   SRCPARAM L0042566     0.00000005179      3.66      2.33      2.89
   SRCPARAM L0042567     0.00000005179      3.66      2.33      2.89
   SRCPARAM L0042568     0.00000005179      3.66      2.33      2.89
   SRCPARAM L0042569     0.00000005179      3.66      2.33      2.89
   SRCPARAM L0042570     0.00000005179      3.66      2.33      2.89
   SRCPARAM L0042571     0.00000005179      3.66      2.33      2.89
   SRCPARAM L0042572     0.00000005179      3.66      2.33      2.89
   SRCPARAM L0042573     0.00000005179      3.66      2.33      2.89
   SRCPARAM L0042574     0.00000005179      3.66      2.33      2.89
   SRCPARAM L0042575     0.00000005179      3.66      2.33      2.89
   SRCPARAM L0042576     0.00000005179      3.66      2.33      2.89
   SRCPARAM L0042577     0.00000005179      3.66      2.33      2.89
   SRCPARAM L0042578     0.00000005179      3.66      2.33      2.89
   SRCPARAM L0042579     0.00000005179      3.66      2.33      2.89
   SRCPARAM L0042580     0.00000005179      3.66      2.33      2.89
   SRCPARAM L0042581     0.00000005179      3.66      2.33      2.89
   SRCPARAM L0042582     0.00000005179      3.66      2.33      2.89
   SRCPARAM L0042583     0.00000005179      3.66      2.33      2.89
** ------------------------------------------------------------------
** LINE VOLUME Source ID = SLINE25
   SRCPARAM L0042584     0.00000003484      3.66      2.33      2.89
   SRCPARAM L0042585     0.00000003484      3.66      2.33      2.89
   SRCPARAM L0042586     0.00000003484      3.66      2.33      2.89
   SRCPARAM L0042587     0.00000003484      3.66      2.33      2.89
   SRCPARAM L0042588     0.00000003484      3.66      2.33      2.89
   SRCPARAM L0042589     0.00000003484      3.66      2.33      2.89
   SRCPARAM L0042590     0.00000003484      3.66      2.33      2.89
   SRCPARAM L0042591     0.00000003484      3.66      2.33      2.89
   SRCPARAM L0042592     0.00000003484      3.66      2.33      2.89
   SRCPARAM L0042593     0.00000003484      3.66      2.33      2.89
   SRCPARAM L0042594     0.00000003484      3.66      2.33      2.89
   SRCPARAM L0042595     0.00000003484      3.66      2.33      2.89
   SRCPARAM L0042596     0.00000003484      3.66      2.33      2.89
   SRCPARAM L0042597     0.00000003484      3.66      2.33      2.89
   SRCPARAM L0042598     0.00000003484      3.66      2.33      2.89
   SRCPARAM L0042599     0.00000003484      3.66      2.33      2.89
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   SRCPARAM L0042600     0.00000003484      3.66      2.33      2.89
   SRCPARAM L0042601     0.00000003484      3.66      2.33      2.89
   SRCPARAM L0042602     0.00000003484      3.66      2.33      2.89
   SRCPARAM L0042603     0.00000003484      3.66      2.33      2.89
   SRCPARAM L0042604     0.00000003484      3.66      2.33      2.89
   SRCPARAM L0042605     0.00000003484      3.66      2.33      2.89
   SRCPARAM L0042606     0.00000003484      3.66      2.33      2.89
   SRCPARAM L0042607     0.00000003484      3.66      2.33      2.89
   SRCPARAM L0042608     0.00000003484      3.66      2.33      2.89
   SRCPARAM L0042609     0.00000003484      3.66      2.33      2.89
   SRCPARAM L0042610     0.00000003484      3.66      2.33      2.89
   SRCPARAM L0042611     0.00000003484      3.66      2.33      2.89
   SRCPARAM L0042612     0.00000003484      3.66      2.33      2.89
   SRCPARAM L0042613     0.00000003484      3.66      2.33      2.89
   SRCPARAM L0042614     0.00000003484      3.66      2.33      2.89
** ------------------------------------------------------------------
** LINE VOLUME Source ID = SLINE26
   SRCPARAM L0042615     0.00000001931      3.66      2.33      2.89
   SRCPARAM L0042616     0.00000001931      3.66      2.33      2.89
   SRCPARAM L0042617     0.00000001931      3.66      2.33      2.89
   SRCPARAM L0042618     0.00000001931      3.66      2.33      2.89
   SRCPARAM L0042619     0.00000001931      3.66      2.33      2.89
   SRCPARAM L0042620     0.00000001931      3.66      2.33      2.89
   SRCPARAM L0042621     0.00000001931      3.66      2.33      2.89
   SRCPARAM L0042622     0.00000001931      3.66      2.33      2.89
   SRCPARAM L0042623     0.00000001931      3.66      2.33      2.89
   SRCPARAM L0042624     0.00000001931      3.66      2.33      2.89
   SRCPARAM L0042625     0.00000001931      3.66      2.33      2.89
   SRCPARAM L0042626     0.00000001931      3.66      2.33      2.89
   SRCPARAM L0042627     0.00000001931      3.66      2.33      2.89
   SRCPARAM L0042628     0.00000001931      3.66      2.33      2.89
   SRCPARAM L0042629     0.00000001931      3.66      2.33      2.89
   SRCPARAM L0042630     0.00000001931      3.66      2.33      2.89
   SRCPARAM L0042631     0.00000001931      3.66      2.33      2.89
   SRCPARAM L0042632     0.00000001931      3.66      2.33      2.89
   SRCPARAM L0042633     0.00000001931      3.66      2.33      2.89
   SRCPARAM L0042634     0.00000001931      3.66      2.33      2.89
   SRCPARAM L0042635     0.00000001931      3.66      2.33      2.89
   SRCPARAM L0042636     0.00000001931      3.66      2.33      2.89
   SRCPARAM L0042637     0.00000001931      3.66      2.33      2.89
   SRCPARAM L0042638     0.00000001931      3.66      2.33      2.89
   SRCPARAM L0042639     0.00000001931      3.66      2.33      2.89
   SRCPARAM L0042640     0.00000001931      3.66      2.33      2.89
   SRCPARAM L0042641     0.00000001931      3.66      2.33      2.89
   SRCPARAM L0042642     0.00000001931      3.66      2.33      2.89
   SRCPARAM L0042643     0.00000001931      3.66      2.33      2.89
   SRCPARAM L0042644     0.00000001931      3.66      2.33      2.89
   SRCPARAM L0042645     0.00000001931      3.66      2.33      2.89
   SRCPARAM L0042646     0.00000001931      3.66      2.33      2.89
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** LINE VOLUME Source ID = SLINE27
   SRCPARAM L0042647     0.00000001392      3.66      2.33      2.89
   SRCPARAM L0042648     0.00000001392      3.66      2.33      2.89
   SRCPARAM L0042649     0.00000001392      3.66      2.33      2.89
   SRCPARAM L0042650     0.00000001392      3.66      2.33      2.89
   SRCPARAM L0042651     0.00000001392      3.66      2.33      2.89
   SRCPARAM L0042652     0.00000001392      3.66      2.33      2.89
   SRCPARAM L0042653     0.00000001392      3.66      2.33      2.89
   SRCPARAM L0042654     0.00000001392      3.66      2.33      2.89
   SRCPARAM L0042655     0.00000001392      3.66      2.33      2.89
   SRCPARAM L0042656     0.00000001392      3.66      2.33      2.89
   SRCPARAM L0042657     0.00000001392      3.66      2.33      2.89
   SRCPARAM L0042658     0.00000001392      3.66      2.33      2.89
   SRCPARAM L0042659     0.00000001392      3.66      2.33      2.89
   SRCPARAM L0042660     0.00000001392      3.66      2.33      2.89
   SRCPARAM L0042661     0.00000001392      3.66      2.33      2.89
   SRCPARAM L0042662     0.00000001392      3.66      2.33      2.89
   SRCPARAM L0042663     0.00000001392      3.66      2.33      2.89
   SRCPARAM L0042664     0.00000001392      3.66      2.33      2.89
   SRCPARAM L0042665     0.00000001392      3.66      2.33      2.89
   SRCPARAM L0042666     0.00000001392      3.66      2.33      2.89
   SRCPARAM L0042667     0.00000001392      3.66      2.33      2.89
   SRCPARAM L0042668     0.00000001392      3.66      2.33      2.89
   SRCPARAM L0042669     0.00000001392      3.66      2.33      2.89
   SRCPARAM L0042670     0.00000001392      3.66      2.33      2.89
   SRCPARAM L0042671     0.00000001392      3.66      2.33      2.89
** ----------------------------------------------------------------------
** LINE VOLUME Source ID = SLINE28
   SRCPARAM L0042672     0.00000001388      3.66      2.33      2.89
   SRCPARAM L0042673     0.00000001388      3.66      2.33      2.89
   SRCPARAM L0042674     0.00000001388      3.66      2.33      2.89
   SRCPARAM L0042675     0.00000001388      3.66      2.33      2.89
   SRCPARAM L0042676     0.00000001388      3.66      2.33      2.89
   SRCPARAM L0042677     0.00000001388      3.66      2.33      2.89
   SRCPARAM L0042678     0.00000001388      3.66      2.33      2.89
   SRCPARAM L0042679     0.00000001388      3.66      2.33      2.89
   SRCPARAM L0042680     0.00000001388      3.66      2.33      2.89
   SRCPARAM L0042681     0.00000001388      3.66      2.33      2.89
   SRCPARAM L0042682     0.00000001388      3.66      2.33      2.89
   SRCPARAM L0042683     0.00000001388      3.66      2.33      2.89
   SRCPARAM L0042684     0.00000001388      3.66      2.33      2.89
   SRCPARAM L0042685     0.00000001388      3.66      2.33      2.89
   SRCPARAM L0042686     0.00000001388      3.66      2.33      2.89
   SRCPARAM L0042687     0.00000001388      3.66      2.33      2.89
   SRCPARAM L0042688     0.00000001388      3.66      2.33      2.89
   SRCPARAM L0042689     0.00000001388      3.66      2.33      2.89
   SRCPARAM L0042690     0.00000001388      3.66      2.33      2.89
   SRCPARAM L0042691     0.00000001388      3.66      2.33      2.89
   SRCPARAM L0042692     0.00000001388      3.66      2.33      2.89
   SRCPARAM L0042693     0.00000001388      3.66      2.33      2.89
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   SRCPARAM L0042694     0.00000001388      3.66      2.33      2.89
   SRCPARAM L0042695     0.00000001388      3.66      2.33      2.89
   SRCPARAM L0042696     0.00000001388      3.66      2.33      2.89
** ------------------------------------------------------------------
** LINE VOLUME Source ID = SLINE29
   SRCPARAM L0042697     0.00000001392      3.66      2.33      2.89
   SRCPARAM L0042698     0.00000001392      3.66      2.33      2.89
   SRCPARAM L0042699     0.00000001392      3.66      2.33      2.89
   SRCPARAM L0042700     0.00000001392      3.66      2.33      2.89
   SRCPARAM L0042701     0.00000001392      3.66      2.33      2.89
   SRCPARAM L0042702     0.00000001392      3.66      2.33      2.89
   SRCPARAM L0042703     0.00000001392      3.66      2.33      2.89
   SRCPARAM L0042704     0.00000001392      3.66      2.33      2.89
   SRCPARAM L0042705     0.00000001392      3.66      2.33      2.89
   SRCPARAM L0042706     0.00000001392      3.66      2.33      2.89
   SRCPARAM L0042707     0.00000001392      3.66      2.33      2.89
   SRCPARAM L0042708     0.00000001392      3.66      2.33      2.89
   SRCPARAM L0042709     0.00000001392      3.66      2.33      2.89
   SRCPARAM L0042710     0.00000001392      3.66      2.33      2.89
   SRCPARAM L0042711     0.00000001392      3.66      2.33      2.89
   SRCPARAM L0042712     0.00000001392      3.66      2.33      2.89
   SRCPARAM L0042713     0.00000001392      3.66      2.33      2.89
   SRCPARAM L0042714     0.00000001392      3.66      2.33      2.89
   SRCPARAM L0042715     0.00000001392      3.66      2.33      2.89
   SRCPARAM L0042716     0.00000001392      3.66      2.33      2.89
   SRCPARAM L0042717     0.00000001392      3.66      2.33      2.89
   SRCPARAM L0042718     0.00000001392      3.66      2.33      2.89
   SRCPARAM L0042719     0.00000001392      3.66      2.33      2.89
   SRCPARAM L0042720     0.00000001392      3.66      2.33      2.89
   SRCPARAM L0042721     0.00000001392      3.66      2.33      2.89
** ------------------------------------------------------------------
** LINE VOLUME Source ID = SLINE30
   SRCPARAM L0042722     0.00000002756      3.66      2.33      2.89
   SRCPARAM L0042723     0.00000002756      3.66      2.33      2.89
   SRCPARAM L0042724     0.00000002756      3.66      2.33      2.89
   SRCPARAM L0042725     0.00000002756      3.66      2.33      2.89
   SRCPARAM L0042726     0.00000002756      3.66      2.33      2.89
   SRCPARAM L0042727     0.00000002756      3.66      2.33      2.89
   SRCPARAM L0042728     0.00000002756      3.66      2.33      2.89
   SRCPARAM L0042729     0.00000002756      3.66      2.33      2.89
   SRCPARAM L0042730     0.00000002756      3.66      2.33      2.89
   SRCPARAM L0042731     0.00000002756      3.66      2.33      2.89
   SRCPARAM L0042732     0.00000002756      3.66      2.33      2.89
   SRCPARAM L0042733     0.00000002756      3.66      2.33      2.89
   SRCPARAM L0042734     0.00000002756      3.66      2.33      2.89
   SRCPARAM L0042735     0.00000002756      3.66      2.33      2.89
   SRCPARAM L0042736     0.00000002756      3.66      2.33      2.89
   SRCPARAM L0042737     0.00000002756      3.66      2.33      2.89
   SRCPARAM L0042738     0.00000002756      3.66      2.33      2.89
   SRCPARAM L0042739     0.00000002756      3.66      2.33      2.89
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   SRCPARAM L0042740     0.00000002756      3.66      2.33      2.89
   SRCPARAM L0042741     0.00000002756      3.66      2.33      2.89
   SRCPARAM L0042742     0.00000002756      3.66      2.33      2.89
   SRCPARAM L0042743     0.00000002756      3.66      2.33      2.89
   SRCPARAM L0042744     0.00000002756      3.66      2.33      2.89
   SRCPARAM L0042745     0.00000002756      3.66      2.33      2.89
   SRCPARAM L0042746     0.00000002756      3.66      2.33      2.89
** ----------------------------------------------------------------------
** LINE VOLUME Source ID = SLINE31
   SRCPARAM L0042747     0.00000008224      3.66      2.33      2.89
   SRCPARAM L0042748     0.00000008224      3.66      2.33      2.89
   SRCPARAM L0042749     0.00000008224      3.66      2.33      2.89
   SRCPARAM L0042750     0.00000008224      3.66      2.33      2.89
   SRCPARAM L0042751     0.00000008224      3.66      2.33      2.89
   SRCPARAM L0042752     0.00000008224      3.66      2.33      2.89
   SRCPARAM L0042753     0.00000008224      3.66      2.33      2.89
   SRCPARAM L0042754     0.00000008224      3.66      2.33      2.89
   SRCPARAM L0042755     0.00000008224      3.66      2.33      2.89
   SRCPARAM L0042756     0.00000008224      3.66      2.33      2.89
   SRCPARAM L0042757     0.00000008224      3.66      2.33      2.89
   SRCPARAM L0042758     0.00000008224      3.66      2.33      2.89
   SRCPARAM L0042759     0.00000008224      3.66      2.33      2.89
   SRCPARAM L0042760     0.00000008224      3.66      2.33      2.89
   SRCPARAM L0042761     0.00000008224      3.66      2.33      2.89
   SRCPARAM L0042762     0.00000008224      3.66      2.33      2.89
   SRCPARAM L0042763     0.00000008224      3.66      2.33      2.89
   SRCPARAM L0042764     0.00000008224      3.66      2.33      2.89
   SRCPARAM L0042765     0.00000008224      3.66      2.33      2.89
   SRCPARAM L0042766     0.00000008224      3.66      2.33      2.89
   SRCPARAM L0042767     0.00000008224      3.66      2.33      2.89
   SRCPARAM L0042768     0.00000008224      3.66      2.33      2.89
   SRCPARAM L0042769     0.00000008224      3.66      2.33      2.89
   SRCPARAM L0042770     0.00000008224      3.66      2.33      2.89
   SRCPARAM L0042771     0.00000008224      3.66      2.33      2.89
   SRCPARAM L0042772     0.00000008224      3.66      2.33      2.89
   SRCPARAM L0042773     0.00000008224      3.66      2.33      2.89
   SRCPARAM L0042774     0.00000008224      3.66      2.33      2.89
   SRCPARAM L0042775     0.00000008224      3.66      2.33      2.89
   SRCPARAM L0042776     0.00000008224      3.66      2.33      2.89
   SRCPARAM L0042777     0.00000008224      3.66      2.33      2.89
   SRCPARAM L0042778     0.00000008224      3.66      2.33      2.89
   SRCPARAM L0042779     0.00000008224      3.66      2.33      2.89
   SRCPARAM L0042780     0.00000008224      3.66      2.33      2.89
   SRCPARAM L0042781     0.00000008224      3.66      2.33      2.89
   SRCPARAM L0042782     0.00000008224      3.66      2.33      2.89
   SRCPARAM L0042783     0.00000008224      3.66      2.33      2.89
   SRCPARAM L0042784     0.00000008224      3.66      2.33      2.89
   SRCPARAM L0042785     0.00000008224      3.66      2.33      2.89
   SRCPARAM L0042786     0.00000008224      3.66      2.33      2.89
   SRCPARAM L0042787     0.00000008224      3.66      2.33      2.89
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   SRCPARAM L0042788     0.00000008224      3.66      2.33      2.89
   SRCPARAM L0042789     0.00000008224      3.66      2.33      2.89
   SRCPARAM L0042790     0.00000008224      3.66      2.33      2.89
   SRCPARAM L0042791     0.00000008224      3.66      2.33      2.89
   SRCPARAM L0042792     0.00000008224      3.66      2.33      2.89
   SRCPARAM L0042793     0.00000008224      3.66      2.33      2.89
   SRCPARAM L0042794     0.00000008224      3.66      2.33      2.89
   SRCPARAM L0042795     0.00000008224      3.66      2.33      2.89
   SRCPARAM L0042796     0.00000008224      3.66      2.33      2.89
   SRCPARAM L0042797     0.00000008224      3.66      2.33      2.89
   SRCPARAM L0042798     0.00000008224      3.66      2.33      2.89
   SRCPARAM L0042799     0.00000008224      3.66      2.33      2.89
   SRCPARAM L0042800     0.00000008224      3.66      2.33      2.89
   SRCPARAM L0042801     0.00000008224      3.66      2.33      2.89
   SRCPARAM L0042802     0.00000008224      3.66      2.33      2.89
   SRCPARAM L0042803     0.00000008224      3.66      2.33      2.89
   SRCPARAM L0042804     0.00000008224      3.66      2.33      2.89
   SRCPARAM L0042805     0.00000008224      3.66      2.33      2.89
   SRCPARAM L0042806     0.00000008224      3.66      2.33      2.89
   SRCPARAM L0042807     0.00000008224      3.66      2.33      2.89
   SRCPARAM L0042808     0.00000008224      3.66      2.33      2.89
   SRCPARAM L0042809     0.00000008224      3.66      2.33      2.89
   SRCPARAM L0042810     0.00000008224      3.66      2.33      2.89
   SRCPARAM L0042811     0.00000008224      3.66      2.33      2.89
   SRCPARAM L0042812     0.00000008224      3.66      2.33      2.89
   SRCPARAM L0042813     0.00000008224      3.66      2.33      2.89
   SRCPARAM L0042814     0.00000008224      3.66      2.33      2.89
   SRCPARAM L0042815     0.00000008224      3.66      2.33      2.89
   SRCPARAM L0042816     0.00000008224      3.66      2.33      2.89
   SRCPARAM L0042817     0.00000008224      3.66      2.33      2.89
   SRCPARAM L0042818     0.00000008224      3.66      2.33      2.89
   SRCPARAM L0042819     0.00000008224      3.66      2.33      2.89
   SRCPARAM L0042820     0.00000008224      3.66      2.33      2.89
   SRCPARAM L0042821     0.00000008224      3.66      2.33      2.89
   SRCPARAM L0042822     0.00000008224      3.66      2.33      2.89
   SRCPARAM L0042823     0.00000008224      3.66      2.33      2.89
   SRCPARAM L0042824     0.00000008224      3.66      2.33      2.89
   SRCPARAM L0042825     0.00000008224      3.66      2.33      2.89
   SRCPARAM L0042826     0.00000008224      3.66      2.33      2.89
   SRCPARAM L0042827     0.00000008224      3.66      2.33      2.89
   SRCPARAM L0042828     0.00000008224      3.66      2.33      2.89
   SRCPARAM L0042829     0.00000008224      3.66      2.33      2.89
   SRCPARAM L0042830     0.00000008224      3.66      2.33      2.89
   SRCPARAM L0042831     0.00000008224      3.66      2.33      2.89
** ------------------------------------------------------------------
** LINE VOLUME Source ID = SLINE32
   SRCPARAM L0042832     0.00000001675      3.66      2.33      2.89
   SRCPARAM L0042833     0.00000001675      3.66      2.33      2.89
   SRCPARAM L0042834     0.00000001675      3.66      2.33      2.89
   SRCPARAM L0042835     0.00000001675      3.66      2.33      2.89
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** ----------------------------------------------------------------
** LINE VOLUME Source ID = SLINE33
   SRCPARAM L0042836     0.00000008175      3.66      2.33      2.89
   SRCPARAM L0042837     0.00000008175      3.66      2.33      2.89
   SRCPARAM L0042838     0.00000008175      3.66      2.33      2.89
   SRCPARAM L0042839     0.00000008175      3.66      2.33      2.89
   SRCPARAM L0042840     0.00000008175      3.66      2.33      2.89
   SRCPARAM L0042841     0.00000008175      3.66      2.33      2.89
   SRCPARAM L0042842     0.00000008175      3.66      2.33      2.89
   SRCPARAM L0042843     0.00000008175      3.66      2.33      2.89
   SRCPARAM L0042844     0.00000008175      3.66      2.33      2.89
   SRCPARAM L0042845     0.00000008175      3.66      2.33      2.89
   SRCPARAM L0042846     0.00000008175      3.66      2.33      2.89
   SRCPARAM L0042847     0.00000008175      3.66      2.33      2.89
** ----------------------------------------------------------------
** LINE VOLUME Source ID = SLINE34
   SRCPARAM L0042848     0.00000003383      3.66      2.33      2.89
   SRCPARAM L0042849     0.00000003383      3.66      2.33      2.89
   SRCPARAM L0042850     0.00000003383      3.66      2.33      2.89
   SRCPARAM L0042851     0.00000003383      3.66      2.33      2.89
   SRCPARAM L0042852     0.00000003383      3.66      2.33      2.89
   SRCPARAM L0042853     0.00000003383      3.66      2.33      2.89
** ----------------------------------------------------------------
** LINE VOLUME Source ID = SLINE35
   SRCPARAM L0042854     0.0000000258      3.66      2.33      2.89
   SRCPARAM L0042855     0.0000000258      3.66      2.33      2.89
   SRCPARAM L0042856     0.0000000258      3.66      2.33      2.89
   SRCPARAM L0042857     0.0000000258      3.66      2.33      2.89
   SRCPARAM L0042858     0.0000000258      3.66      2.33      2.89
   SRCPARAM L0042859     0.0000000258      3.66      2.33      2.89
   SRCPARAM L0042860     0.0000000258      3.66      2.33      2.89
   SRCPARAM L0042861     0.0000000258      3.66      2.33      2.89
   SRCPARAM L0042862     0.0000000258      3.66      2.33      2.89
   SRCPARAM L0042863     0.0000000258      3.66      2.33      2.89
** ----------------------------------------------------------------
** LINE VOLUME Source ID = SLINE36
   SRCPARAM L0042864     0.00000007525      3.66      2.33      2.89
   SRCPARAM L0042865     0.00000007525      3.66      2.33      2.89
   SRCPARAM L0042866     0.00000007525      3.66      2.33      2.89
   SRCPARAM L0042867     0.00000007525      3.66      2.33      2.89
   SRCPARAM L0042868     0.00000007525      3.66      2.33      2.89
   SRCPARAM L0042869     0.00000007525      3.66      2.33      2.89
   SRCPARAM L0042870     0.00000007525      3.66      2.33      2.89
   SRCPARAM L0042871     0.00000007525      3.66      2.33      2.89
** ----------------------------------------------------------------
** LINE VOLUME Source ID = SLINE37
   SRCPARAM L0042872     0.00000005693      3.66      2.33      2.89
   SRCPARAM L0042873     0.00000005693      3.66      2.33      2.89
   SRCPARAM L0042874     0.00000005693      3.66      2.33      2.89
   SRCPARAM L0042875     0.00000005693      3.66      2.33      2.89
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SRCPARAM L0042876     0.00000005693      3.66      2.33      2.89
SRCPARAM L0042877     0.00000005693      3.66      2.33      2.89
SRCPARAM L0042878     0.00000005693      3.66      2.33      2.89
SRCPARAM L0042879     0.00000005693      3.66      2.33      2.89
SRCPARAM L0042880     0.00000005693      3.66      2.33      2.89
SRCPARAM L0042881     0.00000005693      3.66      2.33      2.89
SRCPARAM L0042882     0.00000005693      3.66      2.33      2.89
SRCPARAM L0042883     0.00000005693      3.66      2.33      2.89
SRCPARAM L0042884     0.00000005693      3.66      2.33      2.89
SRCPARAM L0042885     0.00000005693      3.66      2.33      2.89
SRCPARAM L0042886     0.00000005693      3.66      2.33      2.89
SRCPARAM L0042887     0.00000005693      3.66      2.33      2.89
SRCPARAM L0042888     0.00000005693      3.66      2.33      2.89
SRCPARAM L0042889     0.00000005693      3.66      2.33      2.89
SRCPARAM L0042890     0.00000005693      3.66      2.33      2.89
SRCPARAM L0042891     0.00000005693      3.66      2.33      2.89
SRCPARAM L0042892     0.00000005693      3.66      2.33      2.89
SRCPARAM L0042893     0.00000005693      3.66      2.33      2.89
SRCPARAM L0042894     0.00000005693      3.66      2.33      2.89
SRCPARAM L0042895     0.00000005693      3.66      2.33      2.89
SRCPARAM L0042896     0.00000005693      3.66      2.33      2.89
SRCPARAM L0042897     0.00000005693      3.66      2.33      2.89
SRCPARAM L0042898     0.00000005693      3.66      2.33      2.89
SRCPARAM L0042899     0.00000005693      3.66      2.33      2.89
SRCPARAM L0042900     0.00000005693      3.66      2.33      2.89
SRCPARAM L0042901     0.00000005693      3.66      2.33      2.89
SRCPARAM L0042902     0.00000005693      3.66      2.33      2.89
SRCPARAM L0042903     0.00000005693      3.66      2.33      2.89
SRCPARAM L0042904     0.00000005693      3.66      2.33      2.89
SRCPARAM L0042905     0.00000005693      3.66      2.33      2.89
SRCPARAM L0042906     0.00000005693      3.66      2.33      2.89
SRCPARAM L0042907     0.00000005693      3.66      2.33      2.89
SRCPARAM L0042908     0.00000005693      3.66      2.33      2.89
SRCPARAM L0042909     0.00000005693      3.66      2.33      2.89
SRCPARAM L0042910     0.00000005693      3.66      2.33      2.89
SRCPARAM L0042911     0.00000005693      3.66      2.33      2.89
SRCPARAM L0042912     0.00000005693      3.66      2.33      2.89
SRCPARAM L0042913     0.00000005693      3.66      2.33      2.89
SRCPARAM L0042914     0.00000005693      3.66      2.33      2.89
SRCPARAM L0042915     0.00000005693      3.66      2.33      2.89
SRCPARAM L0042916     0.00000005693      3.66      2.33      2.89
SRCPARAM L0042917     0.00000005693      3.66      2.33      2.89
SRCPARAM L0042918     0.00000005693      3.66      2.33      2.89
SRCPARAM L0042919     0.00000005693      3.66      2.33      2.89
SRCPARAM L0042920     0.00000005693      3.66      2.33      2.89
SRCPARAM L0042921     0.00000005693      3.66      2.33      2.89
SRCPARAM L0042922     0.00000005693      3.66      2.33      2.89
SRCPARAM L0042923     0.00000005693      3.66      2.33      2.89
SRCPARAM L0042924     0.00000005693      3.66      2.33      2.89
SRCPARAM L0042925     0.00000005693      3.66      2.33      2.89
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   SRCPARAM L0042926     0.00000005693      3.66      2.33      2.89
   SRCPARAM L0042927     0.00000005693      3.66      2.33      2.89
   SRCPARAM L0042928     0.00000005693      3.66      2.33      2.89
   SRCPARAM L0042929     0.00000005693      3.66      2.33      2.89
   SRCPARAM L0042930     0.00000005693      3.66      2.33      2.89
   SRCPARAM L0042931     0.00000005693      3.66      2.33      2.89
   SRCPARAM L0042932     0.00000005693      3.66      2.33      2.89
   SRCPARAM L0042933     0.00000005693      3.66      2.33      2.89
   SRCPARAM L0042934     0.00000005693      3.66      2.33      2.89
   SRCPARAM L0042935     0.00000005693      3.66      2.33      2.89
   SRCPARAM L0042936     0.00000005693      3.66      2.33      2.89
   SRCPARAM L0042937     0.00000005693      3.66      2.33      2.89
   SRCPARAM L0042938     0.00000005693      3.66      2.33      2.89
   SRCPARAM L0042939     0.00000005693      3.66      2.33      2.89
   SRCPARAM L0042940     0.00000005693      3.66      2.33      2.89
   SRCPARAM L0042941     0.00000005693      3.66      2.33      2.89
   SRCPARAM L0042942     0.00000005693      3.66      2.33      2.89
   SRCPARAM L0042943     0.00000005693      3.66      2.33      2.89
   SRCPARAM L0042944     0.00000005693      3.66      2.33      2.89
   SRCPARAM L0042945     0.00000005693      3.66      2.33      2.89
   SRCPARAM L0042946     0.00000005693      3.66      2.33      2.89
** ------------------------------------------------------------------
** LINE VOLUME Source ID = SLINE38
   SRCPARAM L0042947     0.00000002267      3.66      2.33      2.89
   SRCPARAM L0042948     0.00000002267      3.66      2.33      2.89
   SRCPARAM L0042949     0.00000002267      3.66      2.33      2.89
   SRCPARAM L0042950     0.00000002267      3.66      2.33      2.89
   SRCPARAM L0042951     0.00000002267      3.66      2.33      2.89
   SRCPARAM L0042952     0.00000002267      3.66      2.33      2.89
   SRCPARAM L0042953     0.00000002267      3.66      2.33      2.89
   SRCPARAM L0042954     0.00000002267      3.66      2.33      2.89
   SRCPARAM L0042955     0.00000002267      3.66      2.33      2.89
   SRCPARAM L0042956     0.00000002267      3.66      2.33      2.89
   SRCPARAM L0042957     0.00000002267      3.66      2.33      2.89
   SRCPARAM L0042958     0.00000002267      3.66      2.33      2.89
   SRCPARAM L0042959     0.00000002267      3.66      2.33      2.89
   SRCPARAM L0042960     0.00000002267      3.66      2.33      2.89
   SRCPARAM L0042961     0.00000002267      3.66      2.33      2.89
   SRCPARAM L0042962     0.00000002267      3.66      2.33      2.89
   SRCPARAM L0042963     0.00000002267      3.66      2.33      2.89
   SRCPARAM L0042964     0.00000002267      3.66      2.33      2.89
   SRCPARAM L0042965     0.00000002267      3.66      2.33      2.89
   SRCPARAM L0042966     0.00000002267      3.66      2.33      2.89
   SRCPARAM L0042967     0.00000002267      3.66      2.33      2.89
   SRCPARAM L0042968     0.00000002267      3.66      2.33      2.89
   SRCPARAM L0042969     0.00000002267      3.66      2.33      2.89
   SRCPARAM L0042970     0.00000002267      3.66      2.33      2.89
   SRCPARAM L0042971     0.00000002267      3.66      2.33      2.89
   SRCPARAM L0042972     0.00000002267      3.66      2.33      2.89
   SRCPARAM L0042973     0.00000002267      3.66      2.33      2.89
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   SRCPARAM L0042974     0.00000002267      3.66      2.33      2.89
   SRCPARAM L0042975     0.00000002267      3.66      2.33      2.89
   SRCPARAM L0042976     0.00000002267      3.66      2.33      2.89
   SRCPARAM L0042977     0.00000002267      3.66      2.33      2.89
   SRCPARAM L0042978     0.00000002267      3.66      2.33      2.89
   SRCPARAM L0042979     0.00000002267      3.66      2.33      2.89
   SRCPARAM L0042980     0.00000002267      3.66      2.33      2.89
   SRCPARAM L0042981     0.00000002267      3.66      2.33      2.89
   SRCPARAM L0042982     0.00000002267      3.66      2.33      2.89
   SRCPARAM L0042983     0.00000002267      3.66      2.33      2.89
   SRCPARAM L0042984     0.00000002267      3.66      2.33      2.89
   SRCPARAM L0042985     0.00000002267      3.66      2.33      2.89
   SRCPARAM L0042986     0.00000002267      3.66      2.33      2.89
   SRCPARAM L0042987     0.00000002267      3.66      2.33      2.89
   SRCPARAM L0042988     0.00000002267      3.66      2.33      2.89
   SRCPARAM L0042989     0.00000002267      3.66      2.33      2.89
   SRCPARAM L0042990     0.00000002267      3.66      2.33      2.89
   SRCPARAM L0042991     0.00000002267      3.66      2.33      2.89
   SRCPARAM L0042992     0.00000002267      3.66      2.33      2.89
   SRCPARAM L0042993     0.00000002267      3.66      2.33      2.89
   SRCPARAM L0042994     0.00000002267      3.66      2.33      2.89
   SRCPARAM L0042995     0.00000002267      3.66      2.33      2.89
   SRCPARAM L0042996     0.00000002267      3.66      2.33      2.89
   SRCPARAM L0042997     0.00000002267      3.66      2.33      2.89
   SRCPARAM L0042998     0.00000002267      3.66      2.33      2.89
   SRCPARAM L0042999     0.00000002267      3.66      2.33      2.89
   SRCPARAM L0043000     0.00000002267      3.66      2.33      2.89
   SRCPARAM L0043001     0.00000002267      3.66      2.33      2.89
   SRCPARAM L0043002     0.00000002267      3.66      2.33      2.89
   SRCPARAM L0043003     0.00000002267      3.66      2.33      2.89
   SRCPARAM L0043004     0.00000002267      3.66      2.33      2.89
   SRCPARAM L0043005     0.00000002267      3.66      2.33      2.89
   SRCPARAM L0043006     0.00000002267      3.66      2.33      2.89
** ------------------------------------------------------------------
** LINE VOLUME Source ID = SLINE39
   SRCPARAM L0043007     0.00000000676      3.66      2.33      2.89
   SRCPARAM L0043008     0.00000000676      3.66      2.33      2.89
   SRCPARAM L0043009     0.00000000676      3.66      2.33      2.89
   SRCPARAM L0043010     0.00000000676      3.66      2.33      2.89
   SRCPARAM L0043011     0.00000000676      3.66      2.33      2.89
   SRCPARAM L0043012     0.00000000676      3.66      2.33      2.89
   SRCPARAM L0043013     0.00000000676      3.66      2.33      2.89
   SRCPARAM L0043014     0.00000000676      3.66      2.33      2.89
   SRCPARAM L0043015     0.00000000676      3.66      2.33      2.89
   SRCPARAM L0043016     0.00000000676      3.66      2.33      2.89
   SRCPARAM L0043017     0.00000000676      3.66      2.33      2.89
   SRCPARAM L0043018     0.00000000676      3.66      2.33      2.89
   SRCPARAM L0043019     0.00000000676      3.66      2.33      2.89
   SRCPARAM L0043020     0.00000000676      3.66      2.33      2.89
   SRCPARAM L0043021     0.00000000676      3.66      2.33      2.89
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   SRCPARAM L0043022     0.00000000676      3.66      2.33      2.89
   SRCPARAM L0043023     0.00000000676      3.66      2.33      2.89
   SRCPARAM L0043024     0.00000000676      3.66      2.33      2.89
   SRCPARAM L0043025     0.00000000676      3.66      2.33      2.89
   SRCPARAM L0043026     0.00000000676      3.66      2.33      2.89
   SRCPARAM L0043027     0.00000000676      3.66      2.33      2.89
   SRCPARAM L0043028     0.00000000676      3.66      2.33      2.89
   SRCPARAM L0043029     0.00000000676      3.66      2.33      2.89
   SRCPARAM L0043030     0.00000000676      3.66      2.33      2.89
   SRCPARAM L0043031     0.00000000676      3.66      2.33      2.89
** ------------------------------------------------------------------
** LINE VOLUME Source ID = SLINE40
   SRCPARAM L0043032     0.000000006818      3.66      2.33      2.89
   SRCPARAM L0043033     0.000000006818      3.66      2.33      2.89
   SRCPARAM L0043034     0.000000006818      3.66      2.33      2.89
   SRCPARAM L0043035     0.000000006818      3.66      2.33      2.89
   SRCPARAM L0043036     0.000000006818      3.66      2.33      2.89
   SRCPARAM L0043037     0.000000006818      3.66      2.33      2.89
   SRCPARAM L0043038     0.000000006818      3.66      2.33      2.89
   SRCPARAM L0043039     0.000000006818      3.66      2.33      2.89
   SRCPARAM L0043040     0.000000006818      3.66      2.33      2.89
   SRCPARAM L0043041     0.000000006818      3.66      2.33      2.89
   SRCPARAM L0043042     0.000000006818      3.66      2.33      2.89
   SRCPARAM L0043043     0.000000006818      3.66      2.33      2.89
   SRCPARAM L0043044     0.000000006818      3.66      2.33      2.89
   SRCPARAM L0043045     0.000000006818      3.66      2.33      2.89
   SRCPARAM L0043046     0.000000006818      3.66      2.33      2.89
   SRCPARAM L0043047     0.000000006818      3.66      2.33      2.89
   SRCPARAM L0043048     0.000000006818      3.66      2.33      2.89
   SRCPARAM L0043049     0.000000006818      3.66      2.33      2.89
   SRCPARAM L0043050     0.000000006818      3.66      2.33      2.89
   SRCPARAM L0043051     0.000000006818      3.66      2.33      2.89
   SRCPARAM L0043052     0.000000006818      3.66      2.33      2.89
   SRCPARAM L0043053     0.000000006818      3.66      2.33      2.89
   SRCPARAM L0043054     0.000000006818      3.66      2.33      2.89
   SRCPARAM L0043055     0.000000006818      3.66      2.33      2.89
   SRCPARAM L0043056     0.000000006818      3.66      2.33      2.89
   SRCPARAM L0043057     0.000000006818      3.66      2.33      2.89
   SRCPARAM L0043058     0.000000006818      3.66      2.33      2.89
   SRCPARAM L0043059     0.000000006818      3.66      2.33      2.89
   SRCPARAM L0043060     0.000000006818      3.66      2.33      2.89
   SRCPARAM L0043061     0.000000006818      3.66      2.33      2.89
   SRCPARAM L0043062     0.000000006818      3.66      2.33      2.89
   SRCPARAM L0043063     0.000000006818      3.66      2.33      2.89
   SRCPARAM L0043064     0.000000006818      3.66      2.33      2.89
** ------------------------------------------------------------------
** LINE VOLUME Source ID = SLINE41
   SRCPARAM L0043065     0.000000006918      3.66      2.33      2.89
   SRCPARAM L0043066     0.000000006918      3.66      2.33      2.89
   SRCPARAM L0043067     0.000000006918      3.66      2.33      2.89
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   SRCPARAM L0043068     0.000000006918      3.66      2.33      2.89
   SRCPARAM L0043069     0.000000006918      3.66      2.33      2.89
   SRCPARAM L0043070     0.000000006918      3.66      2.33      2.89
   SRCPARAM L0043071     0.000000006918      3.66      2.33      2.89
   SRCPARAM L0043072     0.000000006918      3.66      2.33      2.89
   SRCPARAM L0043073     0.000000006918      3.66      2.33      2.89
   SRCPARAM L0043074     0.000000006918      3.66      2.33      2.89
   SRCPARAM L0043075     0.000000006918      3.66      2.33      2.89
   SRCPARAM L0043076     0.000000006918      3.66      2.33      2.89
   SRCPARAM L0043077     0.000000006918      3.66      2.33      2.89
   SRCPARAM L0043078     0.000000006918      3.66      2.33      2.89
   SRCPARAM L0043079     0.000000006918      3.66      2.33      2.89
   SRCPARAM L0043080     0.000000006918      3.66      2.33      2.89
   SRCPARAM L0043081     0.000000006918      3.66      2.33      2.89
   SRCPARAM L0043082     0.000000006918      3.66      2.33      2.89
   SRCPARAM L0043083     0.000000006918      3.66      2.33      2.89
   SRCPARAM L0043084     0.000000006918      3.66      2.33      2.89
   SRCPARAM L0043085     0.000000006918      3.66      2.33      2.89
   SRCPARAM L0043086     0.000000006918      3.66      2.33      2.89
   SRCPARAM L0043087     0.000000006918      3.66      2.33      2.89
   SRCPARAM L0043088     0.000000006918      3.66      2.33      2.89
   SRCPARAM L0043089     0.000000006918      3.66      2.33      2.89
   SRCPARAM L0043090     0.000000006918      3.66      2.33      2.89
   SRCPARAM L0043091     0.000000006918      3.66      2.33      2.89
   SRCPARAM L0043092     0.000000006918      3.66      2.33      2.89
   SRCPARAM L0043093     0.000000006918      3.66      2.33      2.89
   SRCPARAM L0043094     0.000000006918      3.66      2.33      2.89
   SRCPARAM L0043095     0.000000006918      3.66      2.33      2.89
   SRCPARAM L0043096     0.000000006918      3.66      2.33      2.89
   SRCPARAM L0043097     0.000000006918      3.66      2.33      2.89
   SRCPARAM L0043098     0.000000006918      3.66      2.33      2.89
   SRCPARAM L0043099     0.000000006918      3.66      2.33      2.89
   SRCPARAM L0043100     0.000000006918      3.66      2.33      2.89
   SRCPARAM L0043101     0.000000006918      3.66      2.33      2.89
   SRCPARAM L0043102     0.000000006918      3.66      2.33      2.89
   SRCPARAM L0043103     0.000000006918      3.66      2.33      2.89
   SRCPARAM L0043104     0.000000006918      3.66      2.33      2.89
   SRCPARAM L0043105     0.000000006918      3.66      2.33      2.89
   SRCPARAM L0043106     0.000000006918      3.66      2.33      2.89
   SRCPARAM L0043107     0.000000006918      3.66      2.33      2.89
   SRCPARAM L0043108     0.000000006918      3.66      2.33      2.89
   SRCPARAM L0043109     0.000000006918      3.66      2.33      2.89
   SRCPARAM L0043110     0.000000006918      3.66      2.33      2.89
   SRCPARAM L0043111     0.000000006918      3.66      2.33      2.89
   SRCPARAM L0043112     0.000000006918      3.66      2.33      2.89
   SRCPARAM L0043113     0.000000006918      3.66      2.33      2.89
** ------------------------------------------------------------------
** LINE VOLUME Source ID = SLINE42
   SRCPARAM L0045253     0.00000001427      3.66      2.33      2.89
   SRCPARAM L0045254     0.00000001427      3.66      2.33      2.89
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   SRCPARAM L0045255     0.00000001427      3.66      2.33      2.89
   SRCPARAM L0045256     0.00000001427      3.66      2.33      2.89
   SRCPARAM L0045257     0.00000001427      3.66      2.33      2.89
   SRCPARAM L0045258     0.00000001427      3.66      2.33      2.89
   SRCPARAM L0045259     0.00000001427      3.66      2.33      2.89
   SRCPARAM L0045260     0.00000001427      3.66      2.33      2.89
   SRCPARAM L0045261     0.00000001427      3.66      2.33      2.89
   SRCPARAM L0045262     0.00000001427      3.66      2.33      2.89
   SRCPARAM L0045263     0.00000001427      3.66      2.33      2.89
** ------------------------------------------------------------------
** LINE VOLUME Source ID = SLINE43
   SRCPARAM L0043125     0.0000000128      3.66      2.33      2.89
   SRCPARAM L0043126     0.0000000128      3.66      2.33      2.89
   SRCPARAM L0043127     0.0000000128      3.66      2.33      2.89
   SRCPARAM L0043128     0.0000000128      3.66      2.33      2.89
   SRCPARAM L0043129     0.0000000128      3.66      2.33      2.89
   SRCPARAM L0043130     0.0000000128      3.66      2.33      2.89
   SRCPARAM L0043131     0.0000000128      3.66      2.33      2.89
** ------------------------------------------------------------------
** LINE VOLUME Source ID = SLINE44
   SRCPARAM L0043132     0.000000017      3.66      2.33      2.89
   SRCPARAM L0043133     0.000000017      3.66      2.33      2.89
   SRCPARAM L0043134     0.000000017      3.66      2.33      2.89
   SRCPARAM L0043135     0.000000017      3.66      2.33      2.89
   SRCPARAM L0043136     0.000000017      3.66      2.33      2.89
   SRCPARAM L0043137     0.000000017      3.66      2.33      2.89
** ------------------------------------------------------------------
** LINE VOLUME Source ID = SLINE45
   SRCPARAM L0043138     0.00000003225      3.66      2.33      2.89
   SRCPARAM L0043139     0.00000003225      3.66      2.33      2.89
   SRCPARAM L0043140     0.00000003225      3.66      2.33      2.89
   SRCPARAM L0043141     0.00000003225      3.66      2.33      2.89
   SRCPARAM L0043142     0.00000003225      3.66      2.33      2.89
   SRCPARAM L0043143     0.00000003225      3.66      2.33      2.89
   SRCPARAM L0043144     0.00000003225      3.66      2.33      2.89
   SRCPARAM L0043145     0.00000003225      3.66      2.33      2.89
** ------------------------------------------------------------------
** LINE VOLUME Source ID = SLINE46
   SRCPARAM L0043146     0.00000006859      3.66      2.33      2.89
   SRCPARAM L0043147     0.00000006859      3.66      2.33      2.89
   SRCPARAM L0043148     0.00000006859      3.66      2.33      2.89
   SRCPARAM L0043149     0.00000006859      3.66      2.33      2.89
   SRCPARAM L0043150     0.00000006859      3.66      2.33      2.89
   SRCPARAM L0043151     0.00000006859      3.66      2.33      2.89
   SRCPARAM L0043152     0.00000006859      3.66      2.33      2.89
   SRCPARAM L0043153     0.00000006859      3.66      2.33      2.89
   SRCPARAM L0043154     0.00000006859      3.66      2.33      2.89
   SRCPARAM L0043155     0.00000006859      3.66      2.33      2.89
   SRCPARAM L0043156     0.00000006859      3.66      2.33      2.89
   SRCPARAM L0043157     0.00000006859      3.66      2.33      2.89
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SRCPARAM L0043158     0.00000006859      3.66      2.33      2.89
SRCPARAM L0043159     0.00000006859      3.66      2.33      2.89
SRCPARAM L0043160     0.00000006859      3.66      2.33      2.89
SRCPARAM L0043161     0.00000006859      3.66      2.33      2.89
SRCPARAM L0043162     0.00000006859      3.66      2.33      2.89
SRCPARAM L0043163     0.00000006859      3.66      2.33      2.89
SRCPARAM L0043164     0.00000006859      3.66      2.33      2.89
SRCPARAM L0043165     0.00000006859      3.66      2.33      2.89
SRCPARAM L0043166     0.00000006859      3.66      2.33      2.89
SRCPARAM L0043167     0.00000006859      3.66      2.33      2.89
SRCPARAM L0043168     0.00000006859      3.66      2.33      2.89
SRCPARAM L0043169     0.00000006859      3.66      2.33      2.89
SRCPARAM L0043170     0.00000006859      3.66      2.33      2.89
SRCPARAM L0043171     0.00000006859      3.66      2.33      2.89
SRCPARAM L0043172     0.00000006859      3.66      2.33      2.89
SRCPARAM L0043173     0.00000006859      3.66      2.33      2.89
SRCPARAM L0043174     0.00000006859      3.66      2.33      2.89
SRCPARAM L0043175     0.00000006859      3.66      2.33      2.89
SRCPARAM L0043176     0.00000006859      3.66      2.33      2.89
SRCPARAM L0043177     0.00000006859      3.66      2.33      2.89
SRCPARAM L0043178     0.00000006859      3.66      2.33      2.89
SRCPARAM L0043179     0.00000006859      3.66      2.33      2.89
SRCPARAM L0043180     0.00000006859      3.66      2.33      2.89
SRCPARAM L0043181     0.00000006859      3.66      2.33      2.89
SRCPARAM L0043182     0.00000006859      3.66      2.33      2.89
SRCPARAM L0043183     0.00000006859      3.66      2.33      2.89
SRCPARAM L0043184     0.00000006859      3.66      2.33      2.89
SRCPARAM L0043185     0.00000006859      3.66      2.33      2.89
SRCPARAM L0043186     0.00000006859      3.66      2.33      2.89
SRCPARAM L0043187     0.00000006859      3.66      2.33      2.89
SRCPARAM L0043188     0.00000006859      3.66      2.33      2.89
SRCPARAM L0043189     0.00000006859      3.66      2.33      2.89
SRCPARAM L0043190     0.00000006859      3.66      2.33      2.89
SRCPARAM L0043191     0.00000006859      3.66      2.33      2.89
SRCPARAM L0043192     0.00000006859      3.66      2.33      2.89
SRCPARAM L0043193     0.00000006859      3.66      2.33      2.89
SRCPARAM L0043194     0.00000006859      3.66      2.33      2.89
SRCPARAM L0043195     0.00000006859      3.66      2.33      2.89
SRCPARAM L0043196     0.00000006859      3.66      2.33      2.89
SRCPARAM L0043197     0.00000006859      3.66      2.33      2.89
SRCPARAM L0043198     0.00000006859      3.66      2.33      2.89
SRCPARAM L0043199     0.00000006859      3.66      2.33      2.89
SRCPARAM L0043200     0.00000006859      3.66      2.33      2.89
SRCPARAM L0043201     0.00000006859      3.66      2.33      2.89
SRCPARAM L0043202     0.00000006859      3.66      2.33      2.89
SRCPARAM L0043203     0.00000006859      3.66      2.33      2.89
SRCPARAM L0043204     0.00000006859      3.66      2.33      2.89
SRCPARAM L0043205     0.00000006859      3.66      2.33      2.89
SRCPARAM L0043206     0.00000006859      3.66      2.33      2.89
SRCPARAM L0043207     0.00000006859      3.66      2.33      2.89
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SRCPARAM L0043208     0.00000006859      3.66      2.33      2.89
SRCPARAM L0043209     0.00000006859      3.66      2.33      2.89
SRCPARAM L0043210     0.00000006859      3.66      2.33      2.89
SRCPARAM L0043211     0.00000006859      3.66      2.33      2.89
SRCPARAM L0043212     0.00000006859      3.66      2.33      2.89
SRCPARAM L0043213     0.00000006859      3.66      2.33      2.89
SRCPARAM L0043214     0.00000006859      3.66      2.33      2.89
SRCPARAM L0043215     0.00000006859      3.66      2.33      2.89
SRCPARAM L0043216     0.00000006859      3.66      2.33      2.89
SRCPARAM L0043217     0.00000006859      3.66      2.33      2.89
SRCPARAM L0043218     0.00000006859      3.66      2.33      2.89
SRCPARAM L0043219     0.00000006859      3.66      2.33      2.89
SRCPARAM L0043220     0.00000006859      3.66      2.33      2.89
SRCPARAM L0043221     0.00000006859      3.66      2.33      2.89
SRCPARAM L0043222     0.00000006859      3.66      2.33      2.89
SRCPARAM L0043223     0.00000006859      3.66      2.33      2.89
SRCPARAM L0043224     0.00000006859      3.66      2.33      2.89
SRCPARAM L0043225     0.00000006859      3.66      2.33      2.89
SRCPARAM L0043226     0.00000006859      3.66      2.33      2.89
SRCPARAM L0043227     0.00000006859      3.66      2.33      2.89
SRCPARAM L0043228     0.00000006859      3.66      2.33      2.89
SRCPARAM L0043229     0.00000006859      3.66      2.33      2.89
SRCPARAM L0043230     0.00000006859      3.66      2.33      2.89
SRCPARAM L0043231     0.00000006859      3.66      2.33      2.89
SRCPARAM L0043232     0.00000006859      3.66      2.33      2.89
SRCPARAM L0043233     0.00000006859      3.66      2.33      2.89
SRCPARAM L0043234     0.00000006859      3.66      2.33      2.89
SRCPARAM L0043235     0.00000006859      3.66      2.33      2.89
SRCPARAM L0043236     0.00000006859      3.66      2.33      2.89
SRCPARAM L0043237     0.00000006859      3.66      2.33      2.89
SRCPARAM L0043238     0.00000006859      3.66      2.33      2.89
SRCPARAM L0043239     0.00000006859      3.66      2.33      2.89
SRCPARAM L0043240     0.00000006859      3.66      2.33      2.89
SRCPARAM L0043241     0.00000006859      3.66      2.33      2.89
SRCPARAM L0043242     0.00000006859      3.66      2.33      2.89
SRCPARAM L0043243     0.00000006859      3.66      2.33      2.89
SRCPARAM L0043244     0.00000006859      3.66      2.33      2.89
SRCPARAM L0043245     0.00000006859      3.66      2.33      2.89
SRCPARAM L0043246     0.00000006859      3.66      2.33      2.89
SRCPARAM L0043247     0.00000006859      3.66      2.33      2.89
SRCPARAM L0043248     0.00000006859      3.66      2.33      2.89
SRCPARAM L0043249     0.00000006859      3.66      2.33      2.89
SRCPARAM L0043250     0.00000006859      3.66      2.33      2.89
SRCPARAM L0043251     0.00000006859      3.66      2.33      2.89
SRCPARAM L0043252     0.00000006859      3.66      2.33      2.89
SRCPARAM L0043253     0.00000006859      3.66      2.33      2.89
SRCPARAM L0043254     0.00000006859      3.66      2.33      2.89
SRCPARAM L0043255     0.00000006859      3.66      2.33      2.89
SRCPARAM L0043256     0.00000006859      3.66      2.33      2.89
SRCPARAM L0043257     0.00000006859      3.66      2.33      2.89
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   SRCPARAM L0043258     0.00000006859      3.66      2.33      2.89
   SRCPARAM L0043259     0.00000006859      3.66      2.33      2.89
   SRCPARAM L0043260     0.00000006859      3.66      2.33      2.89
   SRCPARAM L0043261     0.00000006859      3.66      2.33      2.89
   SRCPARAM L0043262     0.00000006859      3.66      2.33      2.89
   SRCPARAM L0043263     0.00000006859      3.66      2.33      2.89
   SRCPARAM L0043264     0.00000006859      3.66      2.33      2.89
   SRCPARAM L0043265     0.00000006859      3.66      2.33      2.89
   SRCPARAM L0043266     0.00000006859      3.66      2.33      2.89
   SRCPARAM L0043267     0.00000006859      3.66      2.33      2.89
   SRCPARAM L0043268     0.00000006859      3.66      2.33      2.89
   SRCPARAM L0043269     0.00000006859      3.66      2.33      2.89
   SRCPARAM L0043270     0.00000006859      3.66      2.33      2.89
   SRCPARAM L0043271     0.00000006859      3.66      2.33      2.89
   SRCPARAM L0043272     0.00000006859      3.66      2.33      2.89
   SRCPARAM L0043273     0.00000006859      3.66      2.33      2.89
   SRCPARAM L0043274     0.00000006859      3.66      2.33      2.89
   SRCPARAM L0043275     0.00000006859      3.66      2.33      2.89
   SRCPARAM L0043276     0.00000006859      3.66      2.33      2.89
   SRCPARAM L0043277     0.00000006859      3.66      2.33      2.89
   SRCPARAM L0043278     0.00000006859      3.66      2.33      2.89
   SRCPARAM L0043279     0.00000006859      3.66      2.33      2.89
   SRCPARAM L0043280     0.00000006859      3.66      2.33      2.89
   SRCPARAM L0043281     0.00000006859      3.66      2.33      2.89
   SRCPARAM L0043282     0.00000006859      3.66      2.33      2.89
   SRCPARAM L0043283     0.00000006859      3.66      2.33      2.89
   SRCPARAM L0043284     0.00000006859      3.66      2.33      2.89
   SRCPARAM L0043285     0.00000006859      3.66      2.33      2.89
   SRCPARAM L0043286     0.00000006859      3.66      2.33      2.89
   SRCPARAM L0043287     0.00000006859      3.66      2.33      2.89
   SRCPARAM L0043288     0.00000006859      3.66      2.33      2.89
   SRCPARAM L0043289     0.00000006859      3.66      2.33      2.89
   SRCPARAM L0043290     0.00000006859      3.66      2.33      2.89
   SRCPARAM L0043291     0.00000006859      3.66      2.33      2.89
   SRCPARAM L0043292     0.00000006859      3.66      2.33      2.89
   SRCPARAM L0043293     0.00000006859      3.66      2.33      2.89
   SRCPARAM L0043294     0.00000006859      3.66      2.33      2.89
   SRCPARAM L0043295     0.00000006859      3.66      2.33      2.89
   SRCPARAM L0043296     0.00000006859      3.66      2.33      2.89
   SRCPARAM L0043297     0.00000006859      3.66      2.33      2.89
   SRCPARAM L0043298     0.00000006859      3.66      2.33      2.89
   SRCPARAM L0043299     0.00000006859      3.66      2.33      2.89
   SRCPARAM L0043300     0.00000006859      3.66      2.33      2.89
   SRCPARAM L0043301     0.00000006859      3.66      2.33      2.89
** ------------------------------------------------------------------
** LINE VOLUME Source ID = SLINE47
   SRCPARAM L0043302     0.00000005921      3.66      2.33      2.89
   SRCPARAM L0043303     0.00000005921      3.66      2.33      2.89
   SRCPARAM L0043304     0.00000005921      3.66      2.33      2.89
   SRCPARAM L0043305     0.00000005921      3.66      2.33      2.89
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SRCPARAM L0043306     0.00000005921      3.66      2.33      2.89
SRCPARAM L0043307     0.00000005921      3.66      2.33      2.89
SRCPARAM L0043308     0.00000005921      3.66      2.33      2.89
SRCPARAM L0043309     0.00000005921      3.66      2.33      2.89
SRCPARAM L0043310     0.00000005921      3.66      2.33      2.89
SRCPARAM L0043311     0.00000005921      3.66      2.33      2.89
SRCPARAM L0043312     0.00000005921      3.66      2.33      2.89
SRCPARAM L0043313     0.00000005921      3.66      2.33      2.89
SRCPARAM L0043314     0.00000005921      3.66      2.33      2.89
SRCPARAM L0043315     0.00000005921      3.66      2.33      2.89
SRCPARAM L0043316     0.00000005921      3.66      2.33      2.89
SRCPARAM L0043317     0.00000005921      3.66      2.33      2.89
SRCPARAM L0043318     0.00000005921      3.66      2.33      2.89
SRCPARAM L0043319     0.00000005921      3.66      2.33      2.89
SRCPARAM L0043320     0.00000005921      3.66      2.33      2.89
SRCPARAM L0043321     0.00000005921      3.66      2.33      2.89
SRCPARAM L0043322     0.00000005921      3.66      2.33      2.89
SRCPARAM L0043323     0.00000005921      3.66      2.33      2.89
SRCPARAM L0043324     0.00000005921      3.66      2.33      2.89
SRCPARAM L0043325     0.00000005921      3.66      2.33      2.89
SRCPARAM L0043326     0.00000005921      3.66      2.33      2.89
SRCPARAM L0043327     0.00000005921      3.66      2.33      2.89
SRCPARAM L0043328     0.00000005921      3.66      2.33      2.89
SRCPARAM L0043329     0.00000005921      3.66      2.33      2.89
SRCPARAM L0043330     0.00000005921      3.66      2.33      2.89
SRCPARAM L0043331     0.00000005921      3.66      2.33      2.89
SRCPARAM L0043332     0.00000005921      3.66      2.33      2.89
SRCPARAM L0043333     0.00000005921      3.66      2.33      2.89
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SRCPARAM L0043335     0.00000005921      3.66      2.33      2.89
SRCPARAM L0043336     0.00000005921      3.66      2.33      2.89
SRCPARAM L0043337     0.00000005921      3.66      2.33      2.89
SRCPARAM L0043338     0.00000005921      3.66      2.33      2.89
SRCPARAM L0043339     0.00000005921      3.66      2.33      2.89
SRCPARAM L0043340     0.00000005921      3.66      2.33      2.89
SRCPARAM L0043341     0.00000005921      3.66      2.33      2.89
SRCPARAM L0043342     0.00000005921      3.66      2.33      2.89
SRCPARAM L0043343     0.00000005921      3.66      2.33      2.89
SRCPARAM L0043344     0.00000005921      3.66      2.33      2.89
SRCPARAM L0043345     0.00000005921      3.66      2.33      2.89
SRCPARAM L0043346     0.00000005921      3.66      2.33      2.89
SRCPARAM L0043347     0.00000005921      3.66      2.33      2.89
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SRCPARAM L0043352     0.00000005921      3.66      2.33      2.89
SRCPARAM L0043353     0.00000005921      3.66      2.33      2.89
SRCPARAM L0043354     0.00000005921      3.66      2.33      2.89
SRCPARAM L0043355     0.00000005921      3.66      2.33      2.89
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SRCPARAM L0043359     0.00000005921      3.66      2.33      2.89
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SRCPARAM L0043362     0.00000005921      3.66      2.33      2.89
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SRCPARAM L0043364     0.00000005921      3.66      2.33      2.89
SRCPARAM L0043365     0.00000005921      3.66      2.33      2.89
SRCPARAM L0043366     0.00000005921      3.66      2.33      2.89
SRCPARAM L0043367     0.00000005921      3.66      2.33      2.89
SRCPARAM L0043368     0.00000005921      3.66      2.33      2.89
SRCPARAM L0043369     0.00000005921      3.66      2.33      2.89
SRCPARAM L0043370     0.00000005921      3.66      2.33      2.89
SRCPARAM L0043371     0.00000005921      3.66      2.33      2.89
SRCPARAM L0043372     0.00000005921      3.66      2.33      2.89
SRCPARAM L0043373     0.00000005921      3.66      2.33      2.89
SRCPARAM L0043374     0.00000005921      3.66      2.33      2.89
SRCPARAM L0043375     0.00000005921      3.66      2.33      2.89
SRCPARAM L0043376     0.00000005921      3.66      2.33      2.89
SRCPARAM L0043377     0.00000005921      3.66      2.33      2.89
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SRCPARAM L0043391     0.00000005921      3.66      2.33      2.89
SRCPARAM L0043392     0.00000005921      3.66      2.33      2.89
SRCPARAM L0043393     0.00000005921      3.66      2.33      2.89
SRCPARAM L0043394     0.00000005921      3.66      2.33      2.89
SRCPARAM L0043395     0.00000005921      3.66      2.33      2.89
SRCPARAM L0043396     0.00000005921      3.66      2.33      2.89
SRCPARAM L0043397     0.00000005921      3.66      2.33      2.89
SRCPARAM L0043398     0.00000005921      3.66      2.33      2.89
SRCPARAM L0043399     0.00000005921      3.66      2.33      2.89
SRCPARAM L0043400     0.00000005921      3.66      2.33      2.89
SRCPARAM L0043401     0.00000005921      3.66      2.33      2.89
SRCPARAM L0043402     0.00000005921      3.66      2.33      2.89
SRCPARAM L0043403     0.00000005921      3.66      2.33      2.89
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   SRCPARAM L0043411     0.00000005921      3.66      2.33      2.89
   SRCPARAM L0043412     0.00000005921      3.66      2.33      2.89
   SRCPARAM L0043413     0.00000005921      3.66      2.33      2.89
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   SRCPARAM L0043415     0.00000005921      3.66      2.33      2.89
   SRCPARAM L0043416     0.00000005921      3.66      2.33      2.89
   SRCPARAM L0043417     0.00000005921      3.66      2.33      2.89
   SRCPARAM L0043418     0.00000005921      3.66      2.33      2.89
   SRCPARAM L0043419     0.00000005921      3.66      2.33      2.89
   SRCPARAM L0043420     0.00000005921      3.66      2.33      2.89
   SRCPARAM L0043421     0.00000005921      3.66      2.33      2.89
   SRCPARAM L0043422     0.00000005921      3.66      2.33      2.89
   SRCPARAM L0043423     0.00000005921      3.66      2.33      2.89
   SRCPARAM L0043424     0.00000005921      3.66      2.33      2.89
   SRCPARAM L0043425     0.00000005921      3.66      2.33      2.89
   SRCPARAM L0043426     0.00000005921      3.66      2.33      2.89
   SRCPARAM L0043427     0.00000005921      3.66      2.33      2.89
   SRCPARAM L0043428     0.00000005921      3.66      2.33      2.89
   SRCPARAM L0043429     0.00000005921      3.66      2.33      2.89
   SRCPARAM L0043430     0.00000005921      3.66      2.33      2.89
   SRCPARAM L0043431     0.00000005921      3.66      2.33      2.89
   SRCPARAM L0043432     0.00000005921      3.66      2.33      2.89
   SRCPARAM L0043433     0.00000005921      3.66      2.33      2.89
   SRCPARAM L0043434     0.00000005921      3.66      2.33      2.89
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   SRCPARAM L0043436     0.00000005921      3.66      2.33      2.89
   SRCPARAM L0043437     0.00000005921      3.66      2.33      2.89
   SRCPARAM L0043438     0.00000005921      3.66      2.33      2.89
   SRCPARAM L0043439     0.00000005921      3.66      2.33      2.89
   SRCPARAM L0043440     0.00000005921      3.66      2.33      2.89
   SRCPARAM L0043441     0.00000005921      3.66      2.33      2.89
   SRCPARAM L0043442     0.00000005921      3.66      2.33      2.89
   SRCPARAM L0043443     0.00000005921      3.66      2.33      2.89
   SRCPARAM L0043444     0.00000005921      3.66      2.33      2.89
   SRCPARAM L0043445     0.00000005921      3.66      2.33      2.89
   SRCPARAM L0043446     0.00000005921      3.66      2.33      2.89
   SRCPARAM L0043447     0.00000005921      3.66      2.33      2.89
   SRCPARAM L0043448     0.00000005921      3.66      2.33      2.89
   SRCPARAM L0043449     0.00000005921      3.66      2.33      2.89
   SRCPARAM L0043450     0.00000005921      3.66      2.33      2.89
   SRCPARAM L0043451     0.00000005921      3.66      2.33      2.89
   SRCPARAM L0043452     0.00000005921      3.66      2.33      2.89
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** LINE VOLUME Source ID = SLINE48
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SRCPARAM L0043456     0.00000005866      3.66      2.33      2.89
SRCPARAM L0043457     0.00000005866      3.66      2.33      2.89
SRCPARAM L0043458     0.00000005866      3.66      2.33      2.89
SRCPARAM L0043459     0.00000005866      3.66      2.33      2.89
SRCPARAM L0043460     0.00000005866      3.66      2.33      2.89
SRCPARAM L0043461     0.00000005866      3.66      2.33      2.89
SRCPARAM L0043462     0.00000005866      3.66      2.33      2.89
SRCPARAM L0043463     0.00000005866      3.66      2.33      2.89
SRCPARAM L0043464     0.00000005866      3.66      2.33      2.89
SRCPARAM L0043465     0.00000005866      3.66      2.33      2.89
SRCPARAM L0043466     0.00000005866      3.66      2.33      2.89
SRCPARAM L0043467     0.00000005866      3.66      2.33      2.89
SRCPARAM L0043468     0.00000005866      3.66      2.33      2.89
SRCPARAM L0043469     0.00000005866      3.66      2.33      2.89
SRCPARAM L0043470     0.00000005866      3.66      2.33      2.89
SRCPARAM L0043471     0.00000005866      3.66      2.33      2.89
SRCPARAM L0043472     0.00000005866      3.66      2.33      2.89
SRCPARAM L0043473     0.00000005866      3.66      2.33      2.89
SRCPARAM L0043474     0.00000005866      3.66      2.33      2.89
SRCPARAM L0043475     0.00000005866      3.66      2.33      2.89
SRCPARAM L0043476     0.00000005866      3.66      2.33      2.89
SRCPARAM L0043477     0.00000005866      3.66      2.33      2.89
SRCPARAM L0043478     0.00000005866      3.66      2.33      2.89
SRCPARAM L0043479     0.00000005866      3.66      2.33      2.89
SRCPARAM L0043480     0.00000005866      3.66      2.33      2.89
SRCPARAM L0043481     0.00000005866      3.66      2.33      2.89
SRCPARAM L0043482     0.00000005866      3.66      2.33      2.89
SRCPARAM L0043483     0.00000005866      3.66      2.33      2.89
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SRCPARAM L0043485     0.00000005866      3.66      2.33      2.89
SRCPARAM L0043486     0.00000005866      3.66      2.33      2.89
SRCPARAM L0043487     0.00000005866      3.66      2.33      2.89
SRCPARAM L0043488     0.00000005866      3.66      2.33      2.89
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SRCPARAM L0043490     0.00000005866      3.66      2.33      2.89
SRCPARAM L0043491     0.00000005866      3.66      2.33      2.89
SRCPARAM L0043492     0.00000005866      3.66      2.33      2.89
SRCPARAM L0043493     0.00000005866      3.66      2.33      2.89
SRCPARAM L0043494     0.00000005866      3.66      2.33      2.89
SRCPARAM L0043495     0.00000005866      3.66      2.33      2.89
SRCPARAM L0043496     0.00000005866      3.66      2.33      2.89
SRCPARAM L0043497     0.00000005866      3.66      2.33      2.89
SRCPARAM L0043498     0.00000005866      3.66      2.33      2.89
SRCPARAM L0043499     0.00000005866      3.66      2.33      2.89
SRCPARAM L0043500     0.00000005866      3.66      2.33      2.89
SRCPARAM L0043501     0.00000005866      3.66      2.33      2.89
SRCPARAM L0043502     0.00000005866      3.66      2.33      2.89
SRCPARAM L0043503     0.00000005866      3.66      2.33      2.89
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SRCPARAM L0043512     0.00000005866      3.66      2.33      2.89
SRCPARAM L0043513     0.00000005866      3.66      2.33      2.89
SRCPARAM L0043514     0.00000005866      3.66      2.33      2.89
SRCPARAM L0043515     0.00000005866      3.66      2.33      2.89
SRCPARAM L0043516     0.00000005866      3.66      2.33      2.89
SRCPARAM L0043517     0.00000005866      3.66      2.33      2.89
SRCPARAM L0043518     0.00000005866      3.66      2.33      2.89
SRCPARAM L0043519     0.00000005866      3.66      2.33      2.89
SRCPARAM L0043520     0.00000005866      3.66      2.33      2.89
SRCPARAM L0043521     0.00000005866      3.66      2.33      2.89
SRCPARAM L0043522     0.00000005866      3.66      2.33      2.89
SRCPARAM L0043523     0.00000005866      3.66      2.33      2.89
SRCPARAM L0043524     0.00000005866      3.66      2.33      2.89
SRCPARAM L0043525     0.00000005866      3.66      2.33      2.89
SRCPARAM L0043526     0.00000005866      3.66      2.33      2.89
SRCPARAM L0043527     0.00000005866      3.66      2.33      2.89
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SRCPARAM L0043529     0.00000005866      3.66      2.33      2.89
SRCPARAM L0043530     0.00000005866      3.66      2.33      2.89
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SRCPARAM L0043535     0.00000005866      3.66      2.33      2.89
SRCPARAM L0043536     0.00000005866      3.66      2.33      2.89
SRCPARAM L0043537     0.00000005866      3.66      2.33      2.89
SRCPARAM L0043538     0.00000005866      3.66      2.33      2.89
SRCPARAM L0043539     0.00000005866      3.66      2.33      2.89
SRCPARAM L0043540     0.00000005866      3.66      2.33      2.89
SRCPARAM L0043541     0.00000005866      3.66      2.33      2.89
SRCPARAM L0043542     0.00000005866      3.66      2.33      2.89
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SRCPARAM L0043545     0.00000005866      3.66      2.33      2.89
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SRCPARAM L0043549     0.00000005866      3.66      2.33      2.89
SRCPARAM L0043550     0.00000005866      3.66      2.33      2.89
SRCPARAM L0043551     0.00000005866      3.66      2.33      2.89
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SRCPARAM L0043553     0.00000005866      3.66      2.33      2.89
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SRCPARAM L0043562     0.00000005866      3.66      2.33      2.89
SRCPARAM L0043563     0.00000005866      3.66      2.33      2.89
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SRCPARAM L0043565     0.00000005866      3.66      2.33      2.89
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SRCPARAM L0043572     0.00000005866      3.66      2.33      2.89
SRCPARAM L0043573     0.00000005866      3.66      2.33      2.89
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SRCPARAM L0043575     0.00000005866      3.66      2.33      2.89
SRCPARAM L0043576     0.00000005866      3.66      2.33      2.89
SRCPARAM L0043577     0.00000005866      3.66      2.33      2.89
SRCPARAM L0043578     0.00000005866      3.66      2.33      2.89
SRCPARAM L0043579     0.00000005866      3.66      2.33      2.89
SRCPARAM L0043580     0.00000005866      3.66      2.33      2.89
SRCPARAM L0043581     0.00000005866      3.66      2.33      2.89
SRCPARAM L0043582     0.00000005866      3.66      2.33      2.89
SRCPARAM L0043583     0.00000005866      3.66      2.33      2.89
SRCPARAM L0043584     0.00000005866      3.66      2.33      2.89
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SRCPARAM L0043586     0.00000005866      3.66      2.33      2.89
SRCPARAM L0043587     0.00000005866      3.66      2.33      2.89
SRCPARAM L0043588     0.00000005866      3.66      2.33      2.89
SRCPARAM L0043589     0.00000005866      3.66      2.33      2.89
SRCPARAM L0043590     0.00000005866      3.66      2.33      2.89
SRCPARAM L0043591     0.00000005866      3.66      2.33      2.89
SRCPARAM L0043592     0.00000005866      3.66      2.33      2.89
SRCPARAM L0043593     0.00000005866      3.66      2.33      2.89
SRCPARAM L0043594     0.00000005866      3.66      2.33      2.89
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SRCPARAM L0043598     0.00000005866      3.66      2.33      2.89
SRCPARAM L0043599     0.00000005866      3.66      2.33      2.89
SRCPARAM L0043600     0.00000005866      3.66      2.33      2.89
SRCPARAM L0043601     0.00000005866      3.66      2.33      2.89
SRCPARAM L0043602     0.00000005866      3.66      2.33      2.89
SRCPARAM L0043603     0.00000005866      3.66      2.33      2.89
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   SRCPARAM L0043608     0.00000005866      3.66      2.33      2.89
   SRCPARAM L0043609     0.00000005866      3.66      2.33      2.89
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** LINE VOLUME Source ID = SLINE49
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   SRCPARAM L0045265     0.00000000454      3.66      1.40      2.89
   SRCPARAM L0045266     0.00000000454      3.66      1.40      2.89
   SRCPARAM L0045267     0.00000000454      3.66      1.40      2.89
   SRCPARAM L0045268     0.00000000454      3.66      1.40      2.89
   SRCPARAM L0045269     0.00000000454      3.66      1.40      2.89
   SRCPARAM L0045270     0.00000000454      3.66      1.40      2.89
   SRCPARAM L0045271     0.00000000454      3.66      1.40      2.89
   SRCPARAM L0045272     0.00000000454      3.66      1.40      2.89
   SRCPARAM L0045273     0.00000000454      3.66      1.40      2.89
   SRCPARAM L0045274     0.00000000454      3.66      1.40      2.89
   SRCPARAM L0045275     0.00000000454      3.66      1.40      2.89
   SRCPARAM L0045276     0.00000000454      3.66      1.40      2.89
   SRCPARAM L0045277     0.00000000454      3.66      1.40      2.89
   SRCPARAM L0045278     0.00000000454      3.66      1.40      2.89
   SRCPARAM L0045279     0.00000000454      3.66      1.40      2.89
   SRCPARAM L0045280     0.00000000454      3.66      1.40      2.89
   SRCPARAM L0045281     0.00000000454      3.66      1.40      2.89
   SRCPARAM L0045282     0.00000000454      3.66      1.40      2.89
   SRCPARAM L0045283     0.00000000454      3.66      1.40      2.89
** ------------------------------------------------------------------
** LINE VOLUME Source ID = SLINE50
   SRCPARAM L0045284     0.00000000454      3.66      1.40      2.89
   SRCPARAM L0045285     0.00000000454      3.66      1.40      2.89
   SRCPARAM L0045286     0.00000000454      3.66      1.40      2.89
   SRCPARAM L0045287     0.00000000454      3.66      1.40      2.89
   SRCPARAM L0045288     0.00000000454      3.66      1.40      2.89
   SRCPARAM L0045289     0.00000000454      3.66      1.40      2.89
   SRCPARAM L0045290     0.00000000454      3.66      1.40      2.89
   SRCPARAM L0045291     0.00000000454      3.66      1.40      2.89
   SRCPARAM L0045292     0.00000000454      3.66      1.40      2.89
   SRCPARAM L0045293     0.00000000454      3.66      1.40      2.89
   SRCPARAM L0045294     0.00000000454      3.66      1.40      2.89
   SRCPARAM L0045295     0.00000000454      3.66      1.40      2.89
   SRCPARAM L0045296     0.00000000454      3.66      1.40      2.89
   SRCPARAM L0045297     0.00000000454      3.66      1.40      2.89
   SRCPARAM L0045298     0.00000000454      3.66      1.40      2.89
   SRCPARAM L0045299     0.00000000454      3.66      1.40      2.89
   SRCPARAM L0045300     0.00000000454      3.66      1.40      2.89
   SRCPARAM L0045301     0.00000000454      3.66      1.40      2.89
   SRCPARAM L0045302     0.00000000454      3.66      1.40      2.89
   SRCPARAM L0045303     0.00000000454      3.66      1.40      2.89
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** ----------------------------------------------------------------------
** LINE VOLUME Source ID = SLINE51
   SRCPARAM L0045304     0.000000004127      3.66      1.40      2.89
   SRCPARAM L0045305     0.000000004127      3.66      1.40      2.89
   SRCPARAM L0045306     0.000000004127      3.66      1.40      2.89
   SRCPARAM L0045307     0.000000004127      3.66      1.40      2.89
   SRCPARAM L0045308     0.000000004127      3.66      1.40      2.89
   SRCPARAM L0045309     0.000000004127      3.66      1.40      2.89
   SRCPARAM L0045310     0.000000004127      3.66      1.40      2.89
   SRCPARAM L0045311     0.000000004127      3.66      1.40      2.89
   SRCPARAM L0045312     0.000000004127      3.66      1.40      2.89
   SRCPARAM L0045313     0.000000004127      3.66      1.40      2.89
   SRCPARAM L0045314     0.000000004127      3.66      1.40      2.89
   SRCPARAM L0045315     0.000000004127      3.66      1.40      2.89
   SRCPARAM L0045316     0.000000004127      3.66      1.40      2.89
   SRCPARAM L0045317     0.000000004127      3.66      1.40      2.89
   SRCPARAM L0045318     0.000000004127      3.66      1.40      2.89
   SRCPARAM L0045319     0.000000004127      3.66      1.40      2.89
   SRCPARAM L0045320     0.000000004127      3.66      1.40      2.89
   SRCPARAM L0045321     0.000000004127      3.66      1.40      2.89
   SRCPARAM L0045322     0.000000004127      3.66      1.40      2.89
   SRCPARAM L0045323     0.000000004127      3.66      1.40      2.89
   SRCPARAM L0045324     0.000000004127      3.66      1.40      2.89
   SRCPARAM L0045325     0.000000004127      3.66      1.40      2.89
** ----------------------------------------------------------------------
** LINE VOLUME Source ID = SLINE52
   SRCPARAM L0045326     0.000000005273      3.66      1.40      2.89
   SRCPARAM L0045327     0.000000005273      3.66      1.40      2.89
   SRCPARAM L0045328     0.000000005273      3.66      1.40      2.89
   SRCPARAM L0045329     0.000000005273      3.66      1.40      2.89
   SRCPARAM L0045330     0.000000005273      3.66      1.40      2.89
   SRCPARAM L0045331     0.000000005273      3.66      1.40      2.89
   SRCPARAM L0045332     0.000000005273      3.66      1.40      2.89
   SRCPARAM L0045333     0.000000005273      3.66      1.40      2.89
   SRCPARAM L0045334     0.000000005273      3.66      1.40      2.89
   SRCPARAM L0045335     0.000000005273      3.66      1.40      2.89
   SRCPARAM L0045336     0.000000005273      3.66      1.40      2.89
   SRCPARAM L0045337     0.000000005273      3.66      1.40      2.89
   SRCPARAM L0045338     0.000000005273      3.66      1.40      2.89
   SRCPARAM L0045339     0.000000005273      3.66      1.40      2.89
   SRCPARAM L0045340     0.000000005273      3.66      1.40      2.89
   SRCPARAM L0045341     0.000000005273      3.66      1.40      2.89
   SRCPARAM L0045342     0.000000005273      3.66      1.40      2.89
   SRCPARAM L0045343     0.000000005273      3.66      1.40      2.89
   SRCPARAM L0045344     0.000000005273      3.66      1.40      2.89
   SRCPARAM L0045345     0.000000005273      3.66      1.40      2.89
   SRCPARAM L0045346     0.000000005273      3.66      1.40      2.89
   SRCPARAM L0045347     0.000000005273      3.66      1.40      2.89
** ----------------------------------------------------------------------
** LINE VOLUME Source ID = SLINE53
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   SRCPARAM L0045348     0.000000004324      3.66      1.40      2.89
   SRCPARAM L0045349     0.000000004324      3.66      1.40      2.89
   SRCPARAM L0045350     0.000000004324      3.66      1.40      2.89
   SRCPARAM L0045351     0.000000004324      3.66      1.40      2.89
   SRCPARAM L0045352     0.000000004324      3.66      1.40      2.89
   SRCPARAM L0045353     0.000000004324      3.66      1.40      2.89
   SRCPARAM L0045354     0.000000004324      3.66      1.40      2.89
   SRCPARAM L0045355     0.000000004324      3.66      1.40      2.89
   SRCPARAM L0045356     0.000000004324      3.66      1.40      2.89
   SRCPARAM L0045357     0.000000004324      3.66      1.40      2.89
   SRCPARAM L0045358     0.000000004324      3.66      1.40      2.89
   SRCPARAM L0045359     0.000000004324      3.66      1.40      2.89
   SRCPARAM L0045360     0.000000004324      3.66      1.40      2.89
   SRCPARAM L0045361     0.000000004324      3.66      1.40      2.89
   SRCPARAM L0045362     0.000000004324      3.66      1.40      2.89
   SRCPARAM L0045363     0.000000004324      3.66      1.40      2.89
   SRCPARAM L0045364     0.000000004324      3.66      1.40      2.89
   SRCPARAM L0045365     0.000000004324      3.66      1.40      2.89
   SRCPARAM L0045366     0.000000004324      3.66      1.40      2.89
   SRCPARAM L0045367     0.000000004324      3.66      1.40      2.89
   SRCPARAM L0045368     0.000000004324      3.66      1.40      2.89
** ------------------------------------------------------------------
** LINE VOLUME Source ID = SLINE54
   SRCPARAM L0045369     0.000000005156      3.66      1.40      2.89
   SRCPARAM L0045370     0.000000005156      3.66      1.40      2.89
   SRCPARAM L0045371     0.000000005156      3.66      1.40      2.89
   SRCPARAM L0045372     0.000000005156      3.66      1.40      2.89
   SRCPARAM L0045373     0.000000005156      3.66      1.40      2.89
   SRCPARAM L0045374     0.000000005156      3.66      1.40      2.89
   SRCPARAM L0045375     0.000000005156      3.66      1.40      2.89
   SRCPARAM L0045376     0.000000005156      3.66      1.40      2.89
   SRCPARAM L0045377     0.000000005156      3.66      1.40      2.89
   SRCPARAM L0045378     0.000000005156      3.66      1.40      2.89
   SRCPARAM L0045379     0.000000005156      3.66      1.40      2.89
   SRCPARAM L0045380     0.000000005156      3.66      1.40      2.89
   SRCPARAM L0045381     0.000000005156      3.66      1.40      2.89
   SRCPARAM L0045382     0.000000005156      3.66      1.40      2.89
   SRCPARAM L0045383     0.000000005156      3.66      1.40      2.89
   SRCPARAM L0045384     0.000000005156      3.66      1.40      2.89
   SRCPARAM L0045385     0.000000005156      3.66      1.40      2.89
   SRCPARAM L0045386     0.000000005156      3.66      1.40      2.89
   SRCPARAM L0045387     0.000000005156      3.66      1.40      2.89
   SRCPARAM L0045388     0.000000005156      3.66      1.40      2.89
   SRCPARAM L0045389     0.000000005156      3.66      1.40      2.89
   SRCPARAM L0045390     0.000000005156      3.66      1.40      2.89
   SRCPARAM L0045391     0.000000005156      3.66      1.40      2.89
   SRCPARAM L0045392     0.000000005156      3.66      1.40      2.89
   SRCPARAM L0045393     0.000000005156      3.66      1.40      2.89
   SRCPARAM L0045394     0.000000005156      3.66      1.40      2.89
   SRCPARAM L0045395     0.000000005156      3.66      1.40      2.89
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SRCPARAM L0045396     0.000000005156      3.66      1.40      2.89
SRCPARAM L0045397     0.000000005156      3.66      1.40      2.89
SRCPARAM L0045398     0.000000005156      3.66      1.40      2.89
SRCPARAM L0045399     0.000000005156      3.66      1.40      2.89
SRCPARAM L0045400     0.000000005156      3.66      1.40      2.89
SRCPARAM L0045401     0.000000005156      3.66      1.40      2.89
SRCPARAM L0045402     0.000000005156      3.66      1.40      2.89
SRCPARAM L0045403     0.000000005156      3.66      1.40      2.89
SRCPARAM L0045404     0.000000005156      3.66      1.40      2.89
SRCPARAM L0045405     0.000000005156      3.66      1.40      2.89
SRCPARAM L0045406     0.000000005156      3.66      1.40      2.89
SRCPARAM L0045407     0.000000005156      3.66      1.40      2.89
SRCPARAM L0045408     0.000000005156      3.66      1.40      2.89
SRCPARAM L0045409     0.000000005156      3.66      1.40      2.89
SRCPARAM L0045410     0.000000005156      3.66      1.40      2.89
SRCPARAM L0045411     0.000000005156      3.66      1.40      2.89
SRCPARAM L0045412     0.000000005156      3.66      1.40      2.89
SRCPARAM L0045413     0.000000005156      3.66      1.40      2.89
SRCPARAM L0045414     0.000000005156      3.66      1.40      2.89
SRCPARAM L0045415     0.000000005156      3.66      1.40      2.89
SRCPARAM L0045416     0.000000005156      3.66      1.40      2.89
SRCPARAM L0045417     0.000000005156      3.66      1.40      2.89
SRCPARAM L0045418     0.000000005156      3.66      1.40      2.89
SRCPARAM L0045419     0.000000005156      3.66      1.40      2.89
SRCPARAM L0045420     0.000000005156      3.66      1.40      2.89
SRCPARAM L0045421     0.000000005156      3.66      1.40      2.89
SRCPARAM L0045422     0.000000005156      3.66      1.40      2.89
SRCPARAM L0045423     0.000000005156      3.66      1.40      2.89
SRCPARAM L0045424     0.000000005156      3.66      1.40      2.89
SRCPARAM L0045425     0.000000005156      3.66      1.40      2.89
SRCPARAM L0045426     0.000000005156      3.66      1.40      2.89
SRCPARAM L0045427     0.000000005156      3.66      1.40      2.89
SRCPARAM L0045428     0.000000005156      3.66      1.40      2.89
SRCPARAM L0045429     0.000000005156      3.66      1.40      2.89
SRCPARAM L0045430     0.000000005156      3.66      1.40      2.89
SRCPARAM L0045431     0.000000005156      3.66      1.40      2.89
SRCPARAM L0045432     0.000000005156      3.66      1.40      2.89
SRCPARAM L0045433     0.000000005156      3.66      1.40      2.89
SRCPARAM L0045434     0.000000005156      3.66      1.40      2.89
SRCPARAM L0045435     0.000000005156      3.66      1.40      2.89
SRCPARAM L0045436     0.000000005156      3.66      1.40      2.89
SRCPARAM L0045437     0.000000005156      3.66      1.40      2.89
SRCPARAM L0045438     0.000000005156      3.66      1.40      2.89
SRCPARAM L0045439     0.000000005156      3.66      1.40      2.89
SRCPARAM L0045440     0.000000005156      3.66      1.40      2.89
SRCPARAM L0045441     0.000000005156      3.66      1.40      2.89
SRCPARAM L0045442     0.000000005156      3.66      1.40      2.89
SRCPARAM L0045443     0.000000005156      3.66      1.40      2.89
SRCPARAM L0045444     0.000000005156      3.66      1.40      2.89
SRCPARAM L0045445     0.000000005156      3.66      1.40      2.89
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   SRCPARAM L0045446     0.000000005156      3.66      1.40      2.89
   SRCPARAM L0045447     0.000000005156      3.66      1.40      2.89
   SRCPARAM L0045448     0.000000005156      3.66      1.40      2.89
   SRCPARAM L0045449     0.000000005156      3.66      1.40      2.89
   SRCPARAM L0045450     0.000000005156      3.66      1.40      2.89
   SRCPARAM L0045451     0.000000005156      3.66      1.40      2.89
   SRCPARAM L0045452     0.000000005156      3.66      1.40      2.89
   SRCPARAM L0045453     0.000000005156      3.66      1.40      2.89
   SRCPARAM L0045454     0.000000005156      3.66      1.40      2.89
   SRCPARAM L0045455     0.000000005156      3.66      1.40      2.89
   SRCPARAM L0045456     0.000000005156      3.66      1.40      2.89
   SRCPARAM L0045457     0.000000005156      3.66      1.40      2.89
   SRCPARAM L0045458     0.000000005156      3.66      1.40      2.89
   SRCPARAM L0045459     0.000000005156      3.66      1.40      2.89
   SRCPARAM L0045460     0.000000005156      3.66      1.40      2.89
   SRCPARAM L0045461     0.000000005156      3.66      1.40      2.89
   SRCPARAM L0045462     0.000000005156      3.66      1.40      2.89
   SRCPARAM L0045463     0.000000005156      3.66      1.40      2.89
   SRCPARAM L0045464     0.000000005156      3.66      1.40      2.89
** ------------------------------------------------------------------
** LINE VOLUME Source ID = SLINE55
   SRCPARAM L0045465     0.00000000525      3.66      1.40      2.89
   SRCPARAM L0045466     0.00000000525      3.66      1.40      2.89
   SRCPARAM L0045467     0.00000000525      3.66      1.40      2.89
   SRCPARAM L0045468     0.00000000525      3.66      1.40      2.89
   SRCPARAM L0045469     0.00000000525      3.66      1.40      2.89
   SRCPARAM L0045470     0.00000000525      3.66      1.40      2.89
   SRCPARAM L0045471     0.00000000525      3.66      1.40      2.89
   SRCPARAM L0045472     0.00000000525      3.66      1.40      2.89
   SRCPARAM L0045473     0.00000000525      3.66      1.40      2.89
   SRCPARAM L0045474     0.00000000525      3.66      1.40      2.89
   SRCPARAM L0045475     0.00000000525      3.66      1.40      2.89
   SRCPARAM L0045476     0.00000000525      3.66      1.40      2.89
   SRCPARAM L0045477     0.00000000525      3.66      1.40      2.89
   SRCPARAM L0045478     0.00000000525      3.66      1.40      2.89
   SRCPARAM L0045479     0.00000000525      3.66      1.40      2.89
   SRCPARAM L0045480     0.00000000525      3.66      1.40      2.89
   SRCPARAM L0045481     0.00000000525      3.66      1.40      2.89
   SRCPARAM L0045482     0.00000000525      3.66      1.40      2.89
   SRCPARAM L0045483     0.00000000525      3.66      1.40      2.89
   SRCPARAM L0045484     0.00000000525      3.66      1.40      2.89
   SRCPARAM L0045485     0.00000000525      3.66      1.40      2.89
   SRCPARAM L0045486     0.00000000525      3.66      1.40      2.89
   SRCPARAM L0045487     0.00000000525      3.66      1.40      2.89
   SRCPARAM L0045488     0.00000000525      3.66      1.40      2.89
   SRCPARAM L0045489     0.00000000525      3.66      1.40      2.89
   SRCPARAM L0045490     0.00000000525      3.66      1.40      2.89
   SRCPARAM L0045491     0.00000000525      3.66      1.40      2.89
   SRCPARAM L0045492     0.00000000525      3.66      1.40      2.89
   SRCPARAM L0045493     0.00000000525      3.66      1.40      2.89
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SRCPARAM L0045494     0.00000000525      3.66      1.40      2.89
SRCPARAM L0045495     0.00000000525      3.66      1.40      2.89
SRCPARAM L0045496     0.00000000525      3.66      1.40      2.89
SRCPARAM L0045497     0.00000000525      3.66      1.40      2.89
SRCPARAM L0045498     0.00000000525      3.66      1.40      2.89
SRCPARAM L0045499     0.00000000525      3.66      1.40      2.89
SRCPARAM L0045500     0.00000000525      3.66      1.40      2.89
SRCPARAM L0045501     0.00000000525      3.66      1.40      2.89
SRCPARAM L0045502     0.00000000525      3.66      1.40      2.89
SRCPARAM L0045503     0.00000000525      3.66      1.40      2.89
SRCPARAM L0045504     0.00000000525      3.66      1.40      2.89
SRCPARAM L0045505     0.00000000525      3.66      1.40      2.89
SRCPARAM L0045506     0.00000000525      3.66      1.40      2.89
SRCPARAM L0045507     0.00000000525      3.66      1.40      2.89
SRCPARAM L0045508     0.00000000525      3.66      1.40      2.89
SRCPARAM L0045509     0.00000000525      3.66      1.40      2.89
SRCPARAM L0045510     0.00000000525      3.66      1.40      2.89
SRCPARAM L0045511     0.00000000525      3.66      1.40      2.89
SRCPARAM L0045512     0.00000000525      3.66      1.40      2.89
SRCPARAM L0045513     0.00000000525      3.66      1.40      2.89
SRCPARAM L0045514     0.00000000525      3.66      1.40      2.89
SRCPARAM L0045515     0.00000000525      3.66      1.40      2.89
SRCPARAM L0045516     0.00000000525      3.66      1.40      2.89
SRCPARAM L0045517     0.00000000525      3.66      1.40      2.89
SRCPARAM L0045518     0.00000000525      3.66      1.40      2.89
SRCPARAM L0045519     0.00000000525      3.66      1.40      2.89
SRCPARAM L0045520     0.00000000525      3.66      1.40      2.89
SRCPARAM L0045521     0.00000000525      3.66      1.40      2.89
SRCPARAM L0045522     0.00000000525      3.66      1.40      2.89
SRCPARAM L0045523     0.00000000525      3.66      1.40      2.89
SRCPARAM L0045524     0.00000000525      3.66      1.40      2.89
SRCPARAM L0045525     0.00000000525      3.66      1.40      2.89
SRCPARAM L0045526     0.00000000525      3.66      1.40      2.89
SRCPARAM L0045527     0.00000000525      3.66      1.40      2.89
SRCPARAM L0045528     0.00000000525      3.66      1.40      2.89
SRCPARAM L0045529     0.00000000525      3.66      1.40      2.89
SRCPARAM L0045530     0.00000000525      3.66      1.40      2.89
SRCPARAM L0045531     0.00000000525      3.66      1.40      2.89
SRCPARAM L0045532     0.00000000525      3.66      1.40      2.89
SRCPARAM L0045533     0.00000000525      3.66      1.40      2.89
SRCPARAM L0045534     0.00000000525      3.66      1.40      2.89
SRCPARAM L0045535     0.00000000525      3.66      1.40      2.89
SRCPARAM L0045536     0.00000000525      3.66      1.40      2.89
SRCPARAM L0045537     0.00000000525      3.66      1.40      2.89
SRCPARAM L0045538     0.00000000525      3.66      1.40      2.89
SRCPARAM L0045539     0.00000000525      3.66      1.40      2.89
SRCPARAM L0045540     0.00000000525      3.66      1.40      2.89
SRCPARAM L0045541     0.00000000525      3.66      1.40      2.89
SRCPARAM L0045542     0.00000000525      3.66      1.40      2.89
SRCPARAM L0045543     0.00000000525      3.66      1.40      2.89
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   SRCPARAM L0045544     0.00000000525      3.66      1.40      2.89
   SRCPARAM L0045545     0.00000000525      3.66      1.40      2.89
   SRCPARAM L0045546     0.00000000525      3.66      1.40      2.89
   SRCPARAM L0045547     0.00000000525      3.66      1.40      2.89
   SRCPARAM L0045548     0.00000000525      3.66      1.40      2.89
   SRCPARAM L0045549     0.00000000525      3.66      1.40      2.89
   SRCPARAM L0045550     0.00000000525      3.66      1.40      2.89
   SRCPARAM L0045551     0.00000000525      3.66      1.40      2.89
   SRCPARAM L0045552     0.00000000525      3.66      1.40      2.89
   SRCPARAM L0045553     0.00000000525      3.66      1.40      2.89
   SRCPARAM L0045554     0.00000000525      3.66      1.40      2.89
   SRCPARAM L0045555     0.00000000525      3.66      1.40      2.89
   SRCPARAM L0045556     0.00000000525      3.66      1.40      2.89
   SRCPARAM L0045557     0.00000000525      3.66      1.40      2.89
   SRCPARAM L0045558     0.00000000525      3.66      1.40      2.89
   SRCPARAM L0045559     0.00000000525      3.66      1.40      2.89
   SRCPARAM L0045560     0.00000000525      3.66      1.40      2.89
** ------------------------------------------------------------------
** LINE VOLUME Source ID = SLINE56
   SRCPARAM L0045561     0.0000007296      3.66      1.40      2.89
   SRCPARAM L0045562     0.0000007296      3.66      1.40      2.89
   SRCPARAM L0045563     0.0000007296      3.66      1.40      2.89
   SRCPARAM L0045564     0.0000007296      3.66      1.40      2.89
   SRCPARAM L0045565     0.0000007296      3.66      1.40      2.89
   SRCPARAM L0045566     0.0000007296      3.66      1.40      2.89
   SRCPARAM L0045567     0.0000007296      3.66      1.40      2.89
   SRCPARAM L0045568     0.0000007296      3.66      1.40      2.89
   SRCPARAM L0045569     0.0000007296      3.66      1.40      2.89
   SRCPARAM L0045570     0.0000007296      3.66      1.40      2.89
   SRCPARAM L0045571     0.0000007296      3.66      1.40      2.89
   SRCPARAM L0045572     0.0000007296      3.66      1.40      2.89
   SRCPARAM L0045573     0.0000007296      3.66      1.40      2.89
   SRCPARAM L0045574     0.0000007296      3.66      1.40      2.89
   SRCPARAM L0045575     0.0000007296      3.66      1.40      2.89
   SRCPARAM L0045576     0.0000007296      3.66      1.40      2.89
   SRCPARAM L0045577     0.0000007296      3.66      1.40      2.89
   SRCPARAM L0045578     0.0000007296      3.66      1.40      2.89
   SRCPARAM L0045579     0.0000007296      3.66      1.40      2.89
   SRCPARAM L0045580     0.0000007296      3.66      1.40      2.89
   SRCPARAM L0045581     0.0000007296      3.66      1.40      2.89
   SRCPARAM L0045582     0.0000007296      3.66      1.40      2.89
   SRCPARAM L0045583     0.0000007296      3.66      1.40      2.89
   SRCPARAM L0045584     0.0000007296      3.66      1.40      2.89
   SRCPARAM L0045585     0.0000007296      3.66      1.40      2.89
   SRCPARAM L0045586     0.0000007296      3.66      1.40      2.89
   SRCPARAM L0045587     0.0000007296      3.66      1.40      2.89
   SRCPARAM L0045588     0.0000007296      3.66      1.40      2.89
   SRCPARAM L0045589     0.0000007296      3.66      1.40      2.89
   SRCPARAM L0045590     0.0000007296      3.66      1.40      2.89
   SRCPARAM L0045591     0.0000007296      3.66      1.40      2.89
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SRCPARAM L0045592     0.0000007296      3.66      1.40      2.89
SRCPARAM L0045593     0.0000007296      3.66      1.40      2.89
SRCPARAM L0045594     0.0000007296      3.66      1.40      2.89
SRCPARAM L0045595     0.0000007296      3.66      1.40      2.89
SRCPARAM L0045596     0.0000007296      3.66      1.40      2.89
SRCPARAM L0045597     0.0000007296      3.66      1.40      2.89
SRCPARAM L0045598     0.0000007296      3.66      1.40      2.89
SRCPARAM L0045599     0.0000007296      3.66      1.40      2.89
SRCPARAM L0045600     0.0000007296      3.66      1.40      2.89
SRCPARAM L0045601     0.0000007296      3.66      1.40      2.89
SRCPARAM L0045602     0.0000007296      3.66      1.40      2.89
SRCPARAM L0045603     0.0000007296      3.66      1.40      2.89
SRCPARAM L0045604     0.0000007296      3.66      1.40      2.89
SRCPARAM L0045605     0.0000007296      3.66      1.40      2.89
SRCPARAM L0045606     0.0000007296      3.66      1.40      2.89
SRCPARAM L0045607     0.0000007296      3.66      1.40      2.89
SRCPARAM L0045608     0.0000007296      3.66      1.40      2.89
SRCPARAM L0045609     0.0000007296      3.66      1.40      2.89
SRCPARAM L0045610     0.0000007296      3.66      1.40      2.89
SRCPARAM L0045611     0.0000007296      3.66      1.40      2.89
SRCPARAM L0045612     0.0000007296      3.66      1.40      2.89
SRCPARAM L0045613     0.0000007296      3.66      1.40      2.89
SRCPARAM L0045614     0.0000007296      3.66      1.40      2.89
SRCPARAM L0045615     0.0000007296      3.66      1.40      2.89
SRCPARAM L0045616     0.0000007296      3.66      1.40      2.89
SRCPARAM L0045617     0.0000007296      3.66      1.40      2.89
SRCPARAM L0045618     0.0000007296      3.66      1.40      2.89
SRCPARAM L0045619     0.0000007296      3.66      1.40      2.89
SRCPARAM L0045620     0.0000007296      3.66      1.40      2.89
SRCPARAM L0045621     0.0000007296      3.66      1.40      2.89
SRCPARAM L0045622     0.0000007296      3.66      1.40      2.89
SRCPARAM L0045623     0.0000007296      3.66      1.40      2.89
SRCPARAM L0045624     0.0000007296      3.66      1.40      2.89
SRCPARAM L0045625     0.0000007296      3.66      1.40      2.89
SRCPARAM L0045626     0.0000007296      3.66      1.40      2.89
SRCPARAM L0045627     0.0000007296      3.66      1.40      2.89
SRCPARAM L0045628     0.0000007296      3.66      1.40      2.89
SRCPARAM L0045629     0.0000007296      3.66      1.40      2.89
SRCPARAM L0045630     0.0000007296      3.66      1.40      2.89
SRCPARAM L0045631     0.0000007296      3.66      1.40      2.89
SRCPARAM L0045632     0.0000007296      3.66      1.40      2.89
SRCPARAM L0045633     0.0000007296      3.66      1.40      2.89
SRCPARAM L0045634     0.0000007296      3.66      1.40      2.89
SRCPARAM L0045635     0.0000007296      3.66      1.40      2.89
SRCPARAM L0045636     0.0000007296      3.66      1.40      2.89
SRCPARAM L0045637     0.0000007296      3.66      1.40      2.89
SRCPARAM L0045638     0.0000007296      3.66      1.40      2.89
SRCPARAM L0045639     0.0000007296      3.66      1.40      2.89
SRCPARAM L0045640     0.0000007296      3.66      1.40      2.89
SRCPARAM L0045641     0.0000007296      3.66      1.40      2.89
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   SRCPARAM L0045642     0.0000007296      3.66      1.40      2.89
   SRCPARAM L0045643     0.0000007296      3.66      1.40      2.89
   SRCPARAM L0045644     0.0000007296      3.66      1.40      2.89
   SRCPARAM L0045645     0.0000007296      3.66      1.40      2.89
   SRCPARAM L0045646     0.0000007296      3.66      1.40      2.89
   SRCPARAM L0045647     0.0000007296      3.66      1.40      2.89
   SRCPARAM L0045648     0.0000007296      3.66      1.40      2.89
   SRCPARAM L0045649     0.0000007296      3.66      1.40      2.89
   SRCPARAM L0045650     0.0000007296      3.66      1.40      2.89
   SRCPARAM L0045651     0.0000007296      3.66      1.40      2.89
   SRCPARAM L0045652     0.0000007296      3.66      1.40      2.89
   SRCPARAM L0045653     0.0000007296      3.66      1.40      2.89
   SRCPARAM L0045654     0.0000007296      3.66      1.40      2.89
   SRCPARAM L0045655     0.0000007296      3.66      1.40      2.89
   SRCPARAM L0045656     0.0000007296      3.66      1.40      2.89
   SRCPARAM L0045657     0.0000007296      3.66      1.40      2.89
   SRCPARAM L0045658     0.0000007296      3.66      1.40      2.89
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** LINE VOLUME Source ID = SLINE57
   SRCPARAM L0045659     0.000000005072      3.66      1.40      2.89
   SRCPARAM L0045660     0.000000005072      3.66      1.40      2.89
   SRCPARAM L0045661     0.000000005072      3.66      1.40      2.89
   SRCPARAM L0045662     0.000000005072      3.66      1.40      2.89
   SRCPARAM L0045663     0.000000005072      3.66      1.40      2.89
   SRCPARAM L0045664     0.000000005072      3.66      1.40      2.89
   SRCPARAM L0045665     0.000000005072      3.66      1.40      2.89
   SRCPARAM L0045666     0.000000005072      3.66      1.40      2.89
   SRCPARAM L0045667     0.000000005072      3.66      1.40      2.89
   SRCPARAM L0045668     0.000000005072      3.66      1.40      2.89
   SRCPARAM L0045669     0.000000005072      3.66      1.40      2.89
   SRCPARAM L0045670     0.000000005072      3.66      1.40      2.89
   SRCPARAM L0045671     0.000000005072      3.66      1.40      2.89
   SRCPARAM L0045672     0.000000005072      3.66      1.40      2.89
   SRCPARAM L0045673     0.000000005072      3.66      1.40      2.89
   SRCPARAM L0045674     0.000000005072      3.66      1.40      2.89
   SRCPARAM L0045675     0.000000005072      3.66      1.40      2.89
   SRCPARAM L0045676     0.000000005072      3.66      1.40      2.89
   SRCPARAM L0045677     0.000000005072      3.66      1.40      2.89
   SRCPARAM L0045678     0.000000005072      3.66      1.40      2.89
   SRCPARAM L0045679     0.000000005072      3.66      1.40      2.89
   SRCPARAM L0045680     0.000000005072      3.66      1.40      2.89
   SRCPARAM L0045681     0.000000005072      3.66      1.40      2.89
   SRCPARAM L0045682     0.000000005072      3.66      1.40      2.89
   SRCPARAM L0045683     0.000000005072      3.66      1.40      2.89
   SRCPARAM L0045684     0.000000005072      3.66      1.40      2.89
   SRCPARAM L0045685     0.000000005072      3.66      1.40      2.89
   SRCPARAM L0045686     0.000000005072      3.66      1.40      2.89
   SRCPARAM L0045687     0.000000005072      3.66      1.40      2.89
   SRCPARAM L0045688     0.000000005072      3.66      1.40      2.89
   SRCPARAM L0045689     0.000000005072      3.66      1.40      2.89
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SRCPARAM L0045690     0.000000005072      3.66      1.40      2.89
SRCPARAM L0045691     0.000000005072      3.66      1.40      2.89
SRCPARAM L0045692     0.000000005072      3.66      1.40      2.89
SRCPARAM L0045693     0.000000005072      3.66      1.40      2.89
SRCPARAM L0045694     0.000000005072      3.66      1.40      2.89
SRCPARAM L0045695     0.000000005072      3.66      1.40      2.89
SRCPARAM L0045696     0.000000005072      3.66      1.40      2.89
SRCPARAM L0045697     0.000000005072      3.66      1.40      2.89
SRCPARAM L0045698     0.000000005072      3.66      1.40      2.89
SRCPARAM L0045699     0.000000005072      3.66      1.40      2.89
SRCPARAM L0045700     0.000000005072      3.66      1.40      2.89
SRCPARAM L0045701     0.000000005072      3.66      1.40      2.89
SRCPARAM L0045702     0.000000005072      3.66      1.40      2.89
SRCPARAM L0045703     0.000000005072      3.66      1.40      2.89
SRCPARAM L0045704     0.000000005072      3.66      1.40      2.89
SRCPARAM L0045705     0.000000005072      3.66      1.40      2.89
SRCPARAM L0045706     0.000000005072      3.66      1.40      2.89
SRCPARAM L0045707     0.000000005072      3.66      1.40      2.89
SRCPARAM L0045708     0.000000005072      3.66      1.40      2.89
SRCPARAM L0045709     0.000000005072      3.66      1.40      2.89
SRCPARAM L0045710     0.000000005072      3.66      1.40      2.89
SRCPARAM L0045711     0.000000005072      3.66      1.40      2.89
SRCPARAM L0045712     0.000000005072      3.66      1.40      2.89
SRCPARAM L0045713     0.000000005072      3.66      1.40      2.89
SRCPARAM L0045714     0.000000005072      3.66      1.40      2.89
SRCPARAM L0045715     0.000000005072      3.66      1.40      2.89
SRCPARAM L0045716     0.000000005072      3.66      1.40      2.89
SRCPARAM L0045717     0.000000005072      3.66      1.40      2.89
SRCPARAM L0045718     0.000000005072      3.66      1.40      2.89
SRCPARAM L0045719     0.000000005072      3.66      1.40      2.89
SRCPARAM L0045720     0.000000005072      3.66      1.40      2.89
SRCPARAM L0045721     0.000000005072      3.66      1.40      2.89
SRCPARAM L0045722     0.000000005072      3.66      1.40      2.89
SRCPARAM L0045723     0.000000005072      3.66      1.40      2.89
SRCPARAM L0045724     0.000000005072      3.66      1.40      2.89
SRCPARAM L0045725     0.000000005072      3.66      1.40      2.89
SRCPARAM L0045726     0.000000005072      3.66      1.40      2.89
SRCPARAM L0045727     0.000000005072      3.66      1.40      2.89
SRCPARAM L0045728     0.000000005072      3.66      1.40      2.89
SRCPARAM L0045729     0.000000005072      3.66      1.40      2.89
SRCPARAM L0045730     0.000000005072      3.66      1.40      2.89
SRCPARAM L0045731     0.000000005072      3.66      1.40      2.89
SRCPARAM L0045732     0.000000005072      3.66      1.40      2.89
SRCPARAM L0045733     0.000000005072      3.66      1.40      2.89
SRCPARAM L0045734     0.000000005072      3.66      1.40      2.89
SRCPARAM L0045735     0.000000005072      3.66      1.40      2.89
SRCPARAM L0045736     0.000000005072      3.66      1.40      2.89
SRCPARAM L0045737     0.000000005072      3.66      1.40      2.89
SRCPARAM L0045738     0.000000005072      3.66      1.40      2.89
SRCPARAM L0045739     0.000000005072      3.66      1.40      2.89
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SRCPARAM L0045740     0.000000005072      3.66      1.40      2.89
SRCPARAM L0045741     0.000000005072      3.66      1.40      2.89
SRCPARAM L0045742     0.000000005072      3.66      1.40      2.89
SRCPARAM L0045743     0.000000005072      3.66      1.40      2.89
SRCPARAM L0045744     0.000000005072      3.66      1.40      2.89
SRCPARAM L0045745     0.000000005072      3.66      1.40      2.89
SRCPARAM L0045746     0.000000005072      3.66      1.40      2.89
SRCPARAM L0045747     0.000000005072      3.66      1.40      2.89
SRCPARAM L0045748     0.000000005072      3.66      1.40      2.89
SRCPARAM L0045749     0.000000005072      3.66      1.40      2.89
SRCPARAM L0045750     0.000000005072      3.66      1.40      2.89
SRCPARAM L0045751     0.000000005072      3.66      1.40      2.89
SRCPARAM L0045752     0.000000005072      3.66      1.40      2.89
SRCPARAM L0045753     0.000000005072      3.66      1.40      2.89
SRCPARAM L0045754     0.000000005072      3.66      1.40      2.89
SRCPARAM L0045755     0.000000005072      3.66      1.40      2.89
SRCPARAM L0045756     0.000000005072      3.66      1.40      2.89
SRCPARAM L0045757     0.000000005072      3.66      1.40      2.89
SRCPARAM L0045758     0.000000005072      3.66      1.40      2.89
SRCPARAM L0045759     0.000000005072      3.66      1.40      2.89
SRCPARAM L0045760     0.000000005072      3.66      1.40      2.89
SRCPARAM L0045761     0.000000005072      3.66      1.40      2.89
SRCPARAM L0045762     0.000000005072      3.66      1.40      2.89
SRCPARAM L0045763     0.000000005072      3.66      1.40      2.89
SRCPARAM L0045764     0.000000005072      3.66      1.40      2.89
SRCPARAM L0045765     0.000000005072      3.66      1.40      2.89
SRCPARAM L0045766     0.000000005072      3.66      1.40      2.89
SRCPARAM L0045767     0.000000005072      3.66      1.40      2.89
SRCPARAM L0045768     0.000000005072      3.66      1.40      2.89
SRCPARAM L0045769     0.000000005072      3.66      1.40      2.89
SRCPARAM L0045770     0.000000005072      3.66      1.40      2.89
SRCPARAM L0045771     0.000000005072      3.66      1.40      2.89
SRCPARAM L0045772     0.000000005072      3.66      1.40      2.89
SRCPARAM L0045773     0.000000005072      3.66      1.40      2.89
SRCPARAM L0045774     0.000000005072      3.66      1.40      2.89
SRCPARAM L0045775     0.000000005072      3.66      1.40      2.89
SRCPARAM L0045776     0.000000005072      3.66      1.40      2.89
SRCPARAM L0045777     0.000000005072      3.66      1.40      2.89
SRCPARAM L0045778     0.000000005072      3.66      1.40      2.89
SRCPARAM L0045779     0.000000005072      3.66      1.40      2.89
SRCPARAM L0045780     0.000000005072      3.66      1.40      2.89
SRCPARAM L0045781     0.000000005072      3.66      1.40      2.89
SRCPARAM L0045782     0.000000005072      3.66      1.40      2.89
SRCPARAM L0045783     0.000000005072      3.66      1.40      2.89
SRCPARAM L0045784     0.000000005072      3.66      1.40      2.89
SRCPARAM L0045785     0.000000005072      3.66      1.40      2.89
SRCPARAM L0045786     0.000000005072      3.66      1.40      2.89
SRCPARAM L0045787     0.000000005072      3.66      1.40      2.89
SRCPARAM L0045788     0.000000005072      3.66      1.40      2.89
SRCPARAM L0045789     0.000000005072      3.66      1.40      2.89
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   SRCPARAM L0045790     0.000000005072      3.66      1.40      2.89
   SRCPARAM L0045791     0.000000005072      3.66      1.40      2.89
   SRCPARAM L0045792     0.000000005072      3.66      1.40      2.89
   SRCPARAM L0045793     0.000000005072      3.66      1.40      2.89
   SRCPARAM L0045794     0.000000005072      3.66      1.40      2.89
   SRCPARAM L0045795     0.000000005072      3.66      1.40      2.89
   SRCPARAM L0045796     0.000000005072      3.66      1.40      2.89
   SRCPARAM L0045797     0.000000005072      3.66      1.40      2.89
   SRCPARAM L0045798     0.000000005072      3.66      1.40      2.89
   SRCPARAM L0045799     0.000000005072      3.66      1.40      2.89
   SRCPARAM L0045800     0.000000005072      3.66      1.40      2.89
   SRCPARAM L0045801     0.000000005072      3.66      1.40      2.89
   SRCPARAM L0045802     0.000000005072      3.66      1.40      2.89
   SRCPARAM L0045803     0.000000005072      3.66      1.40      2.89
   SRCPARAM L0045804     0.000000005072      3.66      1.40      2.89
   SRCPARAM L0045805     0.000000005072      3.66      1.40      2.89
   SRCPARAM L0045806     0.000000005072      3.66      1.40      2.89
   SRCPARAM L0045807     0.000000005072      3.66      1.40      2.89
   SRCPARAM L0045808     0.000000005072      3.66      1.40      2.89
   SRCPARAM L0045809     0.000000005072      3.66      1.40      2.89
   SRCPARAM L0045810     0.000000005072      3.66      1.40      2.89
   SRCPARAM L0045811     0.000000005072      3.66      1.40      2.89
   SRCPARAM L0045812     0.000000005072      3.66      1.40      2.89
   SRCPARAM L0045813     0.000000005072      3.66      1.40      2.89
   SRCPARAM L0045814     0.000000005072      3.66      1.40      2.89
   SRCPARAM L0045815     0.000000005072      3.66      1.40      2.89
   SRCPARAM L0045816     0.000000005072      3.66      1.40      2.89
   SRCPARAM L0045817     0.000000005072      3.66      1.40      2.89
   SRCPARAM L0045818     0.000000005072      3.66      1.40      2.89
   SRCPARAM L0045819     0.000000005072      3.66      1.40      2.89
   SRCPARAM L0045820     0.000000005072      3.66      1.40      2.89
   SRCPARAM L0045821     0.000000005072      3.66      1.40      2.89
   SRCPARAM L0045822     0.000000005072      3.66      1.40      2.89
   SRCPARAM L0045823     0.000000005072      3.66      1.40      2.89
   SRCPARAM L0045824     0.000000005072      3.66      1.40      2.89
** ------------------------------------------------------------------
** LINE VOLUME Source ID = SLINE58
   SRCPARAM L0045825     0.000000005117      3.66      1.40      2.89
   SRCPARAM L0045826     0.000000005117      3.66      1.40      2.89
   SRCPARAM L0045827     0.000000005117      3.66      1.40      2.89
   SRCPARAM L0045828     0.000000005117      3.66      1.40      2.89
   SRCPARAM L0045829     0.000000005117      3.66      1.40      2.89
   SRCPARAM L0045830     0.000000005117      3.66      1.40      2.89
   SRCPARAM L0045831     0.000000005117      3.66      1.40      2.89
   SRCPARAM L0045832     0.000000005117      3.66      1.40      2.89
   SRCPARAM L0045833     0.000000005117      3.66      1.40      2.89
   SRCPARAM L0045834     0.000000005117      3.66      1.40      2.89
   SRCPARAM L0045835     0.000000005117      3.66      1.40      2.89
   SRCPARAM L0045836     0.000000005117      3.66      1.40      2.89
   SRCPARAM L0045837     0.000000005117      3.66      1.40      2.89
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SRCPARAM L0045838     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045839     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045840     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045841     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045842     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045843     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045844     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045845     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045846     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045847     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045848     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045849     0.000000005117      3.66      1.40      2.89
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SRCPARAM L0045858     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045859     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045860     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045861     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045862     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045863     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045864     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045865     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045866     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045867     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045868     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045869     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045870     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045871     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045872     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045873     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045874     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045875     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045876     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045877     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045878     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045879     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045880     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045881     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045882     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045883     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045884     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045885     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045886     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045887     0.000000005117      3.66      1.40      2.89
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SRCPARAM L0045888     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045889     0.000000005117      3.66      1.40      2.89
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SRCPARAM L0045892     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045893     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045894     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045895     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045896     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045897     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045898     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045899     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045900     0.000000005117      3.66      1.40      2.89
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SRCPARAM L0045902     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045903     0.000000005117      3.66      1.40      2.89
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SRCPARAM L0045908     0.000000005117      3.66      1.40      2.89
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SRCPARAM L0045911     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045912     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045913     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045914     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045915     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045916     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045917     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045918     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045919     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045920     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045921     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045922     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045923     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045924     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045925     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045926     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045927     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045928     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045929     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045930     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045931     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045932     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045933     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045934     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045935     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045936     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045937     0.000000005117      3.66      1.40      2.89
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SRCPARAM L0045938     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045939     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045940     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045941     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045942     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045943     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045944     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045945     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045946     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045947     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045948     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045949     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045950     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045951     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045952     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045953     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045954     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045955     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045956     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045957     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045958     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045959     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045960     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045961     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045962     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045963     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045964     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045965     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045966     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045967     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045968     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045969     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045970     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045971     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045972     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045973     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045974     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045975     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045976     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045977     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045978     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045979     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045980     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045981     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045982     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045983     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045984     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045985     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045986     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045987     0.000000005117      3.66      1.40      2.89
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** LINE VOLUME Source ID = SLINE59
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   SRCPARAM L0045989     0.000000007821      3.66      1.40      2.89
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   SRCPARAM L0045991     0.000000007821      3.66      1.40      2.89
   SRCPARAM L0045992     0.000000007821      3.66      1.40      2.89
   SRCPARAM L0045993     0.000000007821      3.66      1.40      2.89
   SRCPARAM L0045994     0.000000007821      3.66      1.40      2.89
   SRCPARAM L0045995     0.000000007821      3.66      1.40      2.89
   SRCPARAM L0045996     0.000000007821      3.66      1.40      2.89
   SRCPARAM L0045997     0.000000007821      3.66      1.40      2.89
   SRCPARAM L0045998     0.000000007821      3.66      1.40      2.89
   SRCPARAM L0045999     0.000000007821      3.66      1.40      2.89
   SRCPARAM L0046000     0.000000007821      3.66      1.40      2.89
   SRCPARAM L0046001     0.000000007821      3.66      1.40      2.89
   SRCPARAM L0046002     0.000000007821      3.66      1.40      2.89
   SRCPARAM L0046003     0.000000007821      3.66      1.40      2.89
   SRCPARAM L0046004     0.000000007821      3.66      1.40      2.89
   SRCPARAM L0046005     0.000000007821      3.66      1.40      2.89
   SRCPARAM L0046006     0.000000007821      3.66      1.40      2.89
   SRCPARAM L0046007     0.000000007821      3.66      1.40      2.89
   SRCPARAM L0046008     0.000000007821      3.66      1.40      2.89
   SRCPARAM L0046009     0.000000007821      3.66      1.40      2.89
   SRCPARAM L0046010     0.000000007821      3.66      1.40      2.89
   SRCPARAM L0046011     0.000000007821      3.66      1.40      2.89
   SRCPARAM L0046012     0.000000007821      3.66      1.40      2.89
   SRCPARAM L0046013     0.000000007821      3.66      1.40      2.89
   SRCPARAM L0046014     0.000000007821      3.66      1.40      2.89
   SRCPARAM L0046015     0.000000007821      3.66      1.40      2.89
   SRCPARAM L0046016     0.000000007821      3.66      1.40      2.89
   SRCPARAM L0046017     0.000000007821      3.66      1.40      2.89
   SRCPARAM L0046018     0.000000007821      3.66      1.40      2.89
   SRCPARAM L0046019     0.000000007821      3.66      1.40      2.89
   SRCPARAM L0046020     0.000000007821      3.66      1.40      2.89
   SRCPARAM L0046021     0.000000007821      3.66      1.40      2.89
   SRCPARAM L0046022     0.000000007821      3.66      1.40      2.89
   SRCPARAM L0046023     0.000000007821      3.66      1.40      2.89
   SRCPARAM L0046024     0.000000007821      3.66      1.40      2.89
   SRCPARAM L0046025     0.000000007821      3.66      1.40      2.89
   SRCPARAM L0046026     0.000000007821      3.66      1.40      2.89
   SRCPARAM L0046027     0.000000007821      3.66      1.40      2.89
   SRCPARAM L0046028     0.000000007821      3.66      1.40      2.89
   SRCPARAM L0046029     0.000000007821      3.66      1.40      2.89
   SRCPARAM L0046030     0.000000007821      3.66      1.40      2.89
   SRCPARAM L0046031     0.000000007821      3.66      1.40      2.89
   SRCPARAM L0046032     0.000000007821      3.66      1.40      2.89
   SRCPARAM L0046033     0.000000007821      3.66      1.40      2.89
   SRCPARAM L0046034     0.000000007821      3.66      1.40      2.89
   SRCPARAM L0046035     0.000000007821      3.66      1.40      2.89
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   SRCPARAM L0046036     0.000000007821      3.66      1.40      2.89
   SRCPARAM L0046037     0.000000007821      3.66      1.40      2.89
   SRCPARAM L0046038     0.000000007821      3.66      1.40      2.89
   SRCPARAM L0046039     0.000000007821      3.66      1.40      2.89
   SRCPARAM L0046040     0.000000007821      3.66      1.40      2.89
   SRCPARAM L0046041     0.000000007821      3.66      1.40      2.89
   SRCPARAM L0046042     0.000000007821      3.66      1.40      2.89
   SRCPARAM L0046043     0.000000007821      3.66      1.40      2.89
   SRCPARAM L0046044     0.000000007821      3.66      1.40      2.89
   SRCPARAM L0046045     0.000000007821      3.66      1.40      2.89
   SRCPARAM L0046046     0.000000007821      3.66      1.40      2.89
   SRCPARAM L0046047     0.000000007821      3.66      1.40      2.89
   SRCPARAM L0046048     0.000000007821      3.66      1.40      2.89
   SRCPARAM L0046049     0.000000007821      3.66      1.40      2.89
   SRCPARAM L0046050     0.000000007821      3.66      1.40      2.89
   SRCPARAM L0046051     0.000000007821      3.66      1.40      2.89
   SRCPARAM L0046052     0.000000007821      3.66      1.40      2.89
   SRCPARAM L0046053     0.000000007821      3.66      1.40      2.89
   SRCPARAM L0046054     0.000000007821      3.66      1.40      2.89
   SRCPARAM L0046055     0.000000007821      3.66      1.40      2.89
   SRCPARAM L0046056     0.000000007821      3.66      1.40      2.89
   SRCPARAM L0046057     0.000000007821      3.66      1.40      2.89
   SRCPARAM L0046058     0.000000007821      3.66      1.40      2.89
   SRCPARAM L0046059     0.000000007821      3.66      1.40      2.89
   SRCPARAM L0046060     0.000000007821      3.66      1.40      2.89
   SRCPARAM L0046061     0.000000007821      3.66      1.40      2.89
   SRCPARAM L0046062     0.000000007821      3.66      1.40      2.89
   SRCPARAM L0046063     0.000000007821      3.66      1.40      2.89
   SRCPARAM L0046064     0.000000007821      3.66      1.40      2.89
   SRCPARAM L0046065     0.000000007821      3.66      1.40      2.89
   SRCPARAM L0046066     0.000000007821      3.66      1.40      2.89
   SRCPARAM L0046067     0.000000007821      3.66      1.40      2.89
   SRCPARAM L0046068     0.000000007821      3.66      1.40      2.89
   SRCPARAM L0046069     0.000000007821      3.66      1.40      2.89
   SRCPARAM L0046070     0.000000007821      3.66      1.40      2.89
   SRCPARAM L0046071     0.000000007821      3.66      1.40      2.89
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** LINE VOLUME Source ID = SLINE60
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   SRCPARAM L0046073     0.0000001413      3.66      1.40      2.89
   SRCPARAM L0046074     0.0000001413      3.66      1.40      2.89
   SRCPARAM L0046075     0.0000001413      3.66      1.40      2.89
   SRCPARAM L0046076     0.0000001413      3.66      1.40      2.89
   SRCPARAM L0046077     0.0000001413      3.66      1.40      2.89
   SRCPARAM L0046078     0.0000001413      3.66      1.40      2.89
   SRCPARAM L0046079     0.0000001413      3.66      1.40      2.89
   SRCPARAM L0046080     0.0000001413      3.66      1.40      2.89
   SRCPARAM L0046081     0.0000001413      3.66      1.40      2.89
   SRCPARAM L0046082     0.0000001413      3.66      1.40      2.89
   SRCPARAM L0046083     0.0000001413      3.66      1.40      2.89
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SRCPARAM L0046084     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046085     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046086     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046087     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046088     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046089     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046090     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046091     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046092     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046093     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046094     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046095     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046096     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046097     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046098     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046099     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046100     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046101     0.0000001413      3.66      1.40      2.89
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SRCPARAM L0046105     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046106     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046107     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046108     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046109     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046110     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046111     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046112     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046113     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046114     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046115     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046116     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046117     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046118     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046119     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046120     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046121     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046122     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046123     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046124     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046125     0.0000001413      3.66      1.40      2.89
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SRCPARAM L0046127     0.0000001413      3.66      1.40      2.89
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SRCPARAM L0046129     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046130     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046131     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046132     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046133     0.0000001413      3.66      1.40      2.89
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SRCPARAM L0046134     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046135     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046136     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046137     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046138     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046139     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046140     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046141     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046142     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046143     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046144     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046145     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046146     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046147     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046148     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046149     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046150     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046151     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046152     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046153     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046154     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046155     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046156     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046157     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046158     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046159     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046160     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046161     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046162     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046163     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046164     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046165     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046166     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046167     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046168     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046169     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046170     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046171     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046172     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046173     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046174     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046175     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046176     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046177     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046178     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046179     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046180     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046181     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046182     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046183     0.0000001413      3.66      1.40      2.89
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   SRCPARAM L0046184     0.0000001413      3.66      1.40      2.89
   SRCPARAM L0046185     0.0000001413      3.66      1.40      2.89
   SRCPARAM L0046186     0.0000001413      3.66      1.40      2.89
   SRCPARAM L0046187     0.0000001413      3.66      1.40      2.89
   SRCPARAM L0046188     0.0000001413      3.66      1.40      2.89
   SRCPARAM L0046189     0.0000001413      3.66      1.40      2.89
   SRCPARAM L0046190     0.0000001413      3.66      1.40      2.89
   SRCPARAM L0046191     0.0000001413      3.66      1.40      2.89
   SRCPARAM L0046192     0.0000001413      3.66      1.40      2.89
   SRCPARAM L0046193     0.0000001413      3.66      1.40      2.89
   SRCPARAM L0046194     0.0000001413      3.66      1.40      2.89
   SRCPARAM L0046195     0.0000001413      3.66      1.40      2.89
   SRCPARAM L0046196     0.0000001413      3.66      1.40      2.89
   SRCPARAM L0046197     0.0000001413      3.66      1.40      2.89
   SRCPARAM L0046198     0.0000001413      3.66      1.40      2.89
   SRCPARAM L0046199     0.0000001413      3.66      1.40      2.89
   SRCPARAM L0046200     0.0000001413      3.66      1.40      2.89
   SRCPARAM L0046201     0.0000001413      3.66      1.40      2.89
   SRCPARAM L0046202     0.0000001413      3.66      1.40      2.89
   SRCPARAM L0046203     0.0000001413      3.66      1.40      2.89
   SRCPARAM L0046204     0.0000001413      3.66      1.40      2.89
   SRCPARAM L0046205     0.0000001413      3.66      1.40      2.89
   SRCPARAM L0046206     0.0000001413      3.66      1.40      2.89
   SRCPARAM L0046207     0.0000001413      3.66      1.40      2.89
   SRCPARAM L0046208     0.0000001413      3.66      1.40      2.89
   SRCPARAM L0046209     0.0000001413      3.66      1.40      2.89
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** LINE VOLUME Source ID = SLINE61
   SRCPARAM L0046210     0.0000001413      3.66      1.40      2.89
   SRCPARAM L0046211     0.0000001413      3.66      1.40      2.89
   SRCPARAM L0046212     0.0000001413      3.66      1.40      2.89
   SRCPARAM L0046213     0.0000001413      3.66      1.40      2.89
   SRCPARAM L0046214     0.0000001413      3.66      1.40      2.89
   SRCPARAM L0046215     0.0000001413      3.66      1.40      2.89
   SRCPARAM L0046216     0.0000001413      3.66      1.40      2.89
   SRCPARAM L0046217     0.0000001413      3.66      1.40      2.89
   SRCPARAM L0046218     0.0000001413      3.66      1.40      2.89
   SRCPARAM L0046219     0.0000001413      3.66      1.40      2.89
   SRCPARAM L0046220     0.0000001413      3.66      1.40      2.89
   SRCPARAM L0046221     0.0000001413      3.66      1.40      2.89
   SRCPARAM L0046222     0.0000001413      3.66      1.40      2.89
   SRCPARAM L0046223     0.0000001413      3.66      1.40      2.89
   SRCPARAM L0046224     0.0000001413      3.66      1.40      2.89
   SRCPARAM L0046225     0.0000001413      3.66      1.40      2.89
   SRCPARAM L0046226     0.0000001413      3.66      1.40      2.89
   SRCPARAM L0046227     0.0000001413      3.66      1.40      2.89
   SRCPARAM L0046228     0.0000001413      3.66      1.40      2.89
   SRCPARAM L0046229     0.0000001413      3.66      1.40      2.89
   SRCPARAM L0046230     0.0000001413      3.66      1.40      2.89
   SRCPARAM L0046231     0.0000001413      3.66      1.40      2.89
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SRCPARAM L0046232     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046233     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046234     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046235     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046236     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046237     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046238     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046239     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046240     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046241     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046242     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046243     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046244     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046245     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046246     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046247     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046248     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046249     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046250     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046251     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046252     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046253     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046254     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046255     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046256     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046257     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046258     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046259     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046260     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046261     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046262     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046263     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046264     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046265     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046266     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046267     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046268     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046269     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046270     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046271     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046272     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046273     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046274     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046275     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046276     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046277     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046278     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046279     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046280     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046281     0.0000001413      3.66      1.40      2.89
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SRCPARAM L0046282     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046283     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046284     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046285     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046286     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046287     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046288     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046289     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046290     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046291     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046292     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046293     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046294     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046295     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046296     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046297     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046298     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046299     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046300     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046301     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046302     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046303     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046304     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046305     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046306     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046307     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046308     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046309     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046310     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046311     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046312     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046313     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046314     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046315     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046316     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046317     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046318     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046319     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046320     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046321     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046322     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046323     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046324     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046325     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046326     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046327     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046328     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046329     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046330     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046331     0.0000001413      3.66      1.40      2.89
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   SRCPARAM L0046332     0.0000001413      3.66      1.40      2.89
   SRCPARAM L0046333     0.0000001413      3.66      1.40      2.89
   SRCPARAM L0046334     0.0000001413      3.66      1.40      2.89
   SRCPARAM L0046335     0.0000001413      3.66      1.40      2.89
   SRCPARAM L0046336     0.0000001413      3.66      1.40      2.89
   SRCPARAM L0046337     0.0000001413      3.66      1.40      2.89
   SRCPARAM L0046338     0.0000001413      3.66      1.40      2.89
   SRCPARAM L0046339     0.0000001413      3.66      1.40      2.89
   SRCPARAM L0046340     0.0000001413      3.66      1.40      2.89
   SRCPARAM L0046341     0.0000001413      3.66      1.40      2.89
   SRCPARAM L0046342     0.0000001413      3.66      1.40      2.89
   SRCPARAM L0046343     0.0000001413      3.66      1.40      2.89
   SRCPARAM L0046344     0.0000001413      3.66      1.40      2.89
   SRCPARAM L0046345     0.0000001413      3.66      1.40      2.89
   SRCPARAM L0046346     0.0000001413      3.66      1.40      2.89
   SRCPARAM L0046347     0.0000001413      3.66      1.40      2.89
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** LINE VOLUME Source ID = SLINE62
   SRCPARAM L0046348     0.00000004632      3.66      2.33      2.89
   SRCPARAM L0046349     0.00000004632      3.66      2.33      2.89
   SRCPARAM L0046350     0.00000004632      3.66      2.33      2.89
   SRCPARAM L0046351     0.00000004632      3.66      2.33      2.89
   SRCPARAM L0046352     0.00000004632      3.66      2.33      2.89
   SRCPARAM L0046353     0.00000004632      3.66      2.33      2.89
   SRCPARAM L0046354     0.00000004632      3.66      2.33      2.89
   SRCPARAM L0046355     0.00000004632      3.66      2.33      2.89
   SRCPARAM L0046356     0.00000004632      3.66      2.33      2.89
   SRCPARAM L0046357     0.00000004632      3.66      2.33      2.89
   SRCPARAM L0046358     0.00000004632      3.66      2.33      2.89
   SRCPARAM L0046359     0.00000004632      3.66      2.33      2.89
   SRCPARAM L0046360     0.00000004632      3.66      2.33      2.89
   SRCPARAM L0046361     0.00000004632      3.66      2.33      2.89
   SRCPARAM L0046362     0.00000004632      3.66      2.33      2.89
   SRCPARAM L0046363     0.00000004632      3.66      2.33      2.89
   SRCPARAM L0046364     0.00000004632      3.66      2.33      2.89
   SRCPARAM L0046365     0.00000004632      3.66      2.33      2.89
   SRCPARAM L0046366     0.00000004632      3.66      2.33      2.89
   SRCPARAM L0046367     0.00000004632      3.66      2.33      2.89
   SRCPARAM L0046368     0.00000004632      3.66      2.33      2.89
   SRCPARAM L0046369     0.00000004632      3.66      2.33      2.89
   SRCPARAM L0046370     0.00000004632      3.66      2.33      2.89
   SRCPARAM L0046371     0.00000004632      3.66      2.33      2.89
   SRCPARAM L0046372     0.00000004632      3.66      2.33      2.89
   SRCPARAM L0046373     0.00000004632      3.66      2.33      2.89
   SRCPARAM L0046374     0.00000004632      3.66      2.33      2.89
   SRCPARAM L0046375     0.00000004632      3.66      2.33      2.89
   SRCPARAM L0046376     0.00000004632      3.66      2.33      2.89
   SRCPARAM L0046377     0.00000004632      3.66      2.33      2.89
   SRCPARAM L0046378     0.00000004632      3.66      2.33      2.89
   SRCPARAM L0046379     0.00000004632      3.66      2.33      2.89
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SRCPARAM L0046380     0.00000004632      3.66      2.33      2.89
SRCPARAM L0046381     0.00000004632      3.66      2.33      2.89
SRCPARAM L0046382     0.00000004632      3.66      2.33      2.89
SRCPARAM L0046383     0.00000004632      3.66      2.33      2.89
SRCPARAM L0046384     0.00000004632      3.66      2.33      2.89
SRCPARAM L0046385     0.00000004632      3.66      2.33      2.89
SRCPARAM L0046386     0.00000004632      3.66      2.33      2.89
SRCPARAM L0046387     0.00000004632      3.66      2.33      2.89
SRCPARAM L0046388     0.00000004632      3.66      2.33      2.89
SRCPARAM L0046389     0.00000004632      3.66      2.33      2.89
SRCPARAM L0046390     0.00000004632      3.66      2.33      2.89
SRCPARAM L0046391     0.00000004632      3.66      2.33      2.89
SRCPARAM L0046392     0.00000004632      3.66      2.33      2.89
SRCPARAM L0046393     0.00000004632      3.66      2.33      2.89
SRCPARAM L0046394     0.00000004632      3.66      2.33      2.89
SRCPARAM L0046395     0.00000004632      3.66      2.33      2.89
SRCPARAM L0046396     0.00000004632      3.66      2.33      2.89
SRCPARAM L0046397     0.00000004632      3.66      2.33      2.89
SRCPARAM L0046398     0.00000004632      3.66      2.33      2.89
SRCPARAM L0046399     0.00000004632      3.66      2.33      2.89
SRCPARAM L0046400     0.00000004632      3.66      2.33      2.89
SRCPARAM L0046401     0.00000004632      3.66      2.33      2.89
SRCPARAM L0046402     0.00000004632      3.66      2.33      2.89
SRCPARAM L0046403     0.00000004632      3.66      2.33      2.89
SRCPARAM L0046404     0.00000004632      3.66      2.33      2.89
SRCPARAM L0046405     0.00000004632      3.66      2.33      2.89
SRCPARAM L0046406     0.00000004632      3.66      2.33      2.89
SRCPARAM L0046407     0.00000004632      3.66      2.33      2.89
SRCPARAM L0046408     0.00000004632      3.66      2.33      2.89
SRCPARAM L0046409     0.00000004632      3.66      2.33      2.89
SRCPARAM L0046410     0.00000004632      3.66      2.33      2.89
SRCPARAM L0046411     0.00000004632      3.66      2.33      2.89
SRCPARAM L0046412     0.00000004632      3.66      2.33      2.89
SRCPARAM L0046413     0.00000004632      3.66      2.33      2.89
SRCPARAM L0046414     0.00000004632      3.66      2.33      2.89
SRCPARAM L0046415     0.00000004632      3.66      2.33      2.89
SRCPARAM L0046416     0.00000004632      3.66      2.33      2.89
SRCPARAM L0046417     0.00000004632      3.66      2.33      2.89
SRCPARAM L0046418     0.00000004632      3.66      2.33      2.89
SRCPARAM L0046419     0.00000004632      3.66      2.33      2.89
SRCPARAM L0046420     0.00000004632      3.66      2.33      2.89
SRCPARAM L0046421     0.00000004632      3.66      2.33      2.89
SRCPARAM L0046422     0.00000004632      3.66      2.33      2.89
SRCPARAM L0046423     0.00000004632      3.66      2.33      2.89
SRCPARAM L0046424     0.00000004632      3.66      2.33      2.89
SRCPARAM L0046425     0.00000004632      3.66      2.33      2.89
SRCPARAM L0046426     0.00000004632      3.66      2.33      2.89
SRCPARAM L0046427     0.00000004632      3.66      2.33      2.89
SRCPARAM L0046428     0.00000004632      3.66      2.33      2.89
SRCPARAM L0046429     0.00000004632      3.66      2.33      2.89
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SRCPARAM L0046430     0.00000004632      3.66      2.33      2.89
SRCPARAM L0046431     0.00000004632      3.66      2.33      2.89
SRCPARAM L0046432     0.00000004632      3.66      2.33      2.89
SRCPARAM L0046433     0.00000004632      3.66      2.33      2.89
SRCPARAM L0046434     0.00000004632      3.66      2.33      2.89
SRCPARAM L0046435     0.00000004632      3.66      2.33      2.89
SRCPARAM L0046436     0.00000004632      3.66      2.33      2.89
SRCPARAM L0046437     0.00000004632      3.66      2.33      2.89
SRCPARAM L0046438     0.00000004632      3.66      2.33      2.89
SRCPARAM L0046439     0.00000004632      3.66      2.33      2.89
SRCPARAM L0046440     0.00000004632      3.66      2.33      2.89
SRCPARAM L0046441     0.00000004632      3.66      2.33      2.89
SRCPARAM L0046442     0.00000004632      3.66      2.33      2.89
SRCPARAM L0046443     0.00000004632      3.66      2.33      2.89
SRCPARAM L0046444     0.00000004632      3.66      2.33      2.89
SRCPARAM L0046445     0.00000004632      3.66      2.33      2.89
SRCPARAM L0046446     0.00000004632      3.66      2.33      2.89
SRCPARAM L0046447     0.00000004632      3.66      2.33      2.89
SRCPARAM L0046448     0.00000004632      3.66      2.33      2.89
SRCPARAM L0046449     0.00000004632      3.66      2.33      2.89
SRCPARAM L0046450     0.00000004632      3.66      2.33      2.89
SRCPARAM L0046451     0.00000004632      3.66      2.33      2.89
SRCPARAM L0046452     0.00000004632      3.66      2.33      2.89
SRCPARAM L0046453     0.00000004632      3.66      2.33      2.89
SRCPARAM L0046454     0.00000004632      3.66      2.33      2.89
SRCPARAM L0046455     0.00000004632      3.66      2.33      2.89
SRCPARAM L0046456     0.00000004632      3.66      2.33      2.89
SRCPARAM L0046457     0.00000004632      3.66      2.33      2.89
SRCPARAM L0046458     0.00000004632      3.66      2.33      2.89
SRCPARAM L0046459     0.00000004632      3.66      2.33      2.89
SRCPARAM L0046460     0.00000004632      3.66      2.33      2.89
SRCPARAM L0046461     0.00000004632      3.66      2.33      2.89
SRCPARAM L0046462     0.00000004632      3.66      2.33      2.89
SRCPARAM L0046463     0.00000004632      3.66      2.33      2.89
SRCPARAM L0046464     0.00000004632      3.66      2.33      2.89
SRCPARAM L0046465     0.00000004632      3.66      2.33      2.89
SRCPARAM L0046466     0.00000004632      3.66      2.33      2.89
SRCPARAM L0046467     0.00000004632      3.66      2.33      2.89
SRCPARAM L0046468     0.00000004632      3.66      2.33      2.89
SRCPARAM L0046469     0.00000004632      3.66      2.33      2.89
SRCPARAM L0046470     0.00000004632      3.66      2.33      2.89
SRCPARAM L0046471     0.00000004632      3.66      2.33      2.89
SRCPARAM L0046472     0.00000004632      3.66      2.33      2.89
SRCPARAM L0046473     0.00000004632      3.66      2.33      2.89
SRCPARAM L0046474     0.00000004632      3.66      2.33      2.89
SRCPARAM L0046475     0.00000004632      3.66      2.33      2.89
SRCPARAM L0046476     0.00000004632      3.66      2.33      2.89
SRCPARAM L0046477     0.00000004632      3.66      2.33      2.89
SRCPARAM L0046478     0.00000004632      3.66      2.33      2.89
SRCPARAM L0046479     0.00000004632      3.66      2.33      2.89
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   SRCPARAM L0046480     0.00000004632      3.66      2.33      2.89
   SRCPARAM L0046481     0.00000004632      3.66      2.33      2.89
   SRCPARAM L0046482     0.00000004632      3.66      2.33      2.89
   SRCPARAM L0046483     0.00000004632      3.66      2.33      2.89
   SRCPARAM L0046484     0.00000004632      3.66      2.33      2.89
   SRCPARAM L0046485     0.00000004632      3.66      2.33      2.89
   SRCPARAM L0046486     0.00000004632      3.66      2.33      2.89
   SRCPARAM L0046487     0.00000004632      3.66      2.33      2.89
   SRCPARAM L0046488     0.00000004632      3.66      2.33      2.89
   SRCPARAM L0046489     0.00000004632      3.66      2.33      2.89
   SRCPARAM L0046490     0.00000004632      3.66      2.33      2.89
   SRCPARAM L0046491     0.00000004632      3.66      2.33      2.89
   SRCPARAM L0046492     0.00000004632      3.66      2.33      2.89
   SRCPARAM L0046493     0.00000004632      3.66      2.33      2.89
   SRCPARAM L0046494     0.00000004632      3.66      2.33      2.89
   SRCPARAM L0046495     0.00000004632      3.66      2.33      2.89
   SRCPARAM L0046496     0.00000004632      3.66      2.33      2.89
   SRCPARAM L0046497     0.00000004632      3.66      2.33      2.89
   SRCPARAM L0046498     0.00000004632      3.66      2.33      2.89
   SRCPARAM L0046499     0.00000004632      3.66      2.33      2.89
   SRCPARAM L0046500     0.00000004632      3.66      2.33      2.89
   SRCPARAM L0046501     0.00000004632      3.66      2.33      2.89
   SRCPARAM L0046502     0.00000004632      3.66      2.33      2.89
** ------------------------------------------------------------------
** LINE VOLUME Source ID = SLINE64
   SRCPARAM L0046503     0.00000016      3.66      1.40      2.89
   SRCPARAM L0046504     0.00000016      3.66      1.40      2.89
   SRCPARAM L0046505     0.00000016      3.66      1.40      2.89
   SRCPARAM L0046506     0.00000016      3.66      1.40      2.89
   SRCPARAM L0046507     0.00000016      3.66      1.40      2.89
   SRCPARAM L0046508     0.00000016      3.66      1.40      2.89
   SRCPARAM L0046509     0.00000016      3.66      1.40      2.89
   SRCPARAM L0046510     0.00000016      3.66      1.40      2.89
   SRCPARAM L0046511     0.00000016      3.66      1.40      2.89
   SRCPARAM L0046512     0.00000016      3.66      1.40      2.89
   SRCPARAM L0046513     0.00000016      3.66      1.40      2.89
   SRCPARAM L0046514     0.00000016      3.66      1.40      2.89
   SRCPARAM L0046515     0.00000016      3.66      1.40      2.89
   SRCPARAM L0046516     0.00000016      3.66      1.40      2.89
   SRCPARAM L0046517     0.00000016      3.66      1.40      2.89
   SRCPARAM L0046518     0.00000016      3.66      1.40      2.89
   SRCPARAM L0046519     0.00000016      3.66      1.40      2.89
   SRCPARAM L0046520     0.00000016      3.66      1.40      2.89
   SRCPARAM L0046521     0.00000016      3.66      1.40      2.89
   SRCPARAM L0046522     0.00000016      3.66      1.40      2.89
   SRCPARAM L0046523     0.00000016      3.66      1.40      2.89
   SRCPARAM L0046524     0.00000016      3.66      1.40      2.89
   SRCPARAM L0046525     0.00000016      3.66      1.40      2.89
   SRCPARAM L0046526     0.00000016      3.66      1.40      2.89
   SRCPARAM L0046527     0.00000016      3.66      1.40      2.89
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SRCPARAM L0046528     0.00000016      3.66      1.40      2.89
SRCPARAM L0046529     0.00000016      3.66      1.40      2.89
SRCPARAM L0046530     0.00000016      3.66      1.40      2.89
SRCPARAM L0046531     0.00000016      3.66      1.40      2.89
SRCPARAM L0046532     0.00000016      3.66      1.40      2.89
SRCPARAM L0046533     0.00000016      3.66      1.40      2.89
SRCPARAM L0046534     0.00000016      3.66      1.40      2.89
SRCPARAM L0046535     0.00000016      3.66      1.40      2.89
SRCPARAM L0046536     0.00000016      3.66      1.40      2.89
SRCPARAM L0046537     0.00000016      3.66      1.40      2.89
SRCPARAM L0046538     0.00000016      3.66      1.40      2.89
SRCPARAM L0046539     0.00000016      3.66      1.40      2.89
SRCPARAM L0046540     0.00000016      3.66      1.40      2.89
SRCPARAM L0046541     0.00000016      3.66      1.40      2.89
SRCPARAM L0046542     0.00000016      3.66      1.40      2.89
SRCPARAM L0046543     0.00000016      3.66      1.40      2.89
SRCPARAM L0046544     0.00000016      3.66      1.40      2.89
SRCPARAM L0046545     0.00000016      3.66      1.40      2.89
SRCPARAM L0046546     0.00000016      3.66      1.40      2.89
SRCPARAM L0046547     0.00000016      3.66      1.40      2.89
SRCPARAM L0046548     0.00000016      3.66      1.40      2.89
SRCPARAM L0046549     0.00000016      3.66      1.40      2.89
SRCPARAM L0046550     0.00000016      3.66      1.40      2.89
SRCPARAM L0046551     0.00000016      3.66      1.40      2.89
SRCPARAM L0046552     0.00000016      3.66      1.40      2.89
SRCPARAM L0046553     0.00000016      3.66      1.40      2.89
SRCPARAM L0046554     0.00000016      3.66      1.40      2.89
SRCPARAM L0046555     0.00000016      3.66      1.40      2.89
SRCPARAM L0046556     0.00000016      3.66      1.40      2.89
SRCPARAM L0046557     0.00000016      3.66      1.40      2.89
SRCPARAM L0046558     0.00000016      3.66      1.40      2.89
SRCPARAM L0046559     0.00000016      3.66      1.40      2.89
SRCPARAM L0046560     0.00000016      3.66      1.40      2.89
SRCPARAM L0046561     0.00000016      3.66      1.40      2.89
SRCPARAM L0046562     0.00000016      3.66      1.40      2.89
SRCPARAM L0046563     0.00000016      3.66      1.40      2.89
SRCPARAM L0046564     0.00000016      3.66      1.40      2.89
SRCPARAM L0046565     0.00000016      3.66      1.40      2.89
SRCPARAM L0046566     0.00000016      3.66      1.40      2.89
SRCPARAM L0046567     0.00000016      3.66      1.40      2.89
SRCPARAM L0046568     0.00000016      3.66      1.40      2.89
SRCPARAM L0046569     0.00000016      3.66      1.40      2.89
SRCPARAM L0046570     0.00000016      3.66      1.40      2.89
SRCPARAM L0046571     0.00000016      3.66      1.40      2.89
SRCPARAM L0046572     0.00000016      3.66      1.40      2.89
SRCPARAM L0046573     0.00000016      3.66      1.40      2.89
SRCPARAM L0046574     0.00000016      3.66      1.40      2.89
SRCPARAM L0046575     0.00000016      3.66      1.40      2.89
SRCPARAM L0046576     0.00000016      3.66      1.40      2.89
SRCPARAM L0046577     0.00000016      3.66      1.40      2.89
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** LINE VOLUME Source ID = SLINE65
   SRCPARAM L0044769     0.00000003441      3.66      2.33      2.89
   SRCPARAM L0044770     0.00000003441      3.66      2.33      2.89
   SRCPARAM L0044771     0.00000003441      3.66      2.33      2.89
   SRCPARAM L0044772     0.00000003441      3.66      2.33      2.89
   SRCPARAM L0044773     0.00000003441      3.66      2.33      2.89
   SRCPARAM L0044774     0.00000003441      3.66      2.33      2.89
   SRCPARAM L0044775     0.00000003441      3.66      2.33      2.89
   SRCPARAM L0044776     0.00000003441      3.66      2.33      2.89
   SRCPARAM L0044777     0.00000003441      3.66      2.33      2.89
   SRCPARAM L0044778     0.00000003441      3.66      2.33      2.89
   SRCPARAM L0044779     0.00000003441      3.66      2.33      2.89
   SRCPARAM L0044780     0.00000003441      3.66      2.33      2.89
   SRCPARAM L0044781     0.00000003441      3.66      2.33      2.89
   SRCPARAM L0044782     0.00000003441      3.66      2.33      2.89
   SRCPARAM L0044783     0.00000003441      3.66      2.33      2.89
   SRCPARAM L0044784     0.00000003441      3.66      2.33      2.89
   SRCPARAM L0044785     0.00000003441      3.66      2.33      2.89
   SRCPARAM L0044786     0.00000003441      3.66      2.33      2.89
   SRCPARAM L0044787     0.00000003441      3.66      2.33      2.89
   SRCPARAM L0044788     0.00000003441      3.66      2.33      2.89
   SRCPARAM L0044789     0.00000003441      3.66      2.33      2.89
   SRCPARAM L0044790     0.00000003441      3.66      2.33      2.89
   SRCPARAM L0044791     0.00000003441      3.66      2.33      2.89
   SRCPARAM L0044792     0.00000003441      3.66      2.33      2.89
   SRCPARAM L0044793     0.00000003441      3.66      2.33      2.89
   SRCPARAM L0044794     0.00000003441      3.66      2.33      2.89
   SRCPARAM L0044795     0.00000003441      3.66      2.33      2.89
   SRCPARAM L0044796     0.00000003441      3.66      2.33      2.89
   SRCPARAM L0044797     0.00000003441      3.66      2.33      2.89
   SRCPARAM L0044798     0.00000003441      3.66      2.33      2.89
   SRCPARAM L0044799     0.00000003441      3.66      2.33      2.89
   SRCPARAM L0044800     0.00000003441      3.66      2.33      2.89
   SRCPARAM L0044801     0.00000003441      3.66      2.33      2.89
   SRCPARAM L0044802     0.00000003441      3.66      2.33      2.89
   SRCPARAM L0044803     0.00000003441      3.66      2.33      2.89
   SRCPARAM L0044804     0.00000003441      3.66      2.33      2.89
   SRCPARAM L0044805     0.00000003441      3.66      2.33      2.89
   SRCPARAM L0044806     0.00000003441      3.66      2.33      2.89
   SRCPARAM L0044807     0.00000003441      3.66      2.33      2.89
   SRCPARAM L0044808     0.00000003441      3.66      2.33      2.89
   SRCPARAM L0044809     0.00000003441      3.66      2.33      2.89
   SRCPARAM L0044810     0.00000003441      3.66      2.33      2.89
   SRCPARAM L0044811     0.00000003441      3.66      2.33      2.89
   SRCPARAM L0044812     0.00000003441      3.66      2.33      2.89
   SRCPARAM L0044813     0.00000003441      3.66      2.33      2.89
   SRCPARAM L0044814     0.00000003441      3.66      2.33      2.89
   SRCPARAM L0044815     0.00000003441      3.66      2.33      2.89
   SRCPARAM L0044816     0.00000003441      3.66      2.33      2.89
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SRCPARAM L0044817     0.00000003441      3.66      2.33      2.89
SRCPARAM L0044818     0.00000003441      3.66      2.33      2.89
SRCPARAM L0044819     0.00000003441      3.66      2.33      2.89
SRCPARAM L0044820     0.00000003441      3.66      2.33      2.89
SRCPARAM L0044821     0.00000003441      3.66      2.33      2.89
SRCPARAM L0044822     0.00000003441      3.66      2.33      2.89
SRCPARAM L0044823     0.00000003441      3.66      2.33      2.89
SRCPARAM L0044824     0.00000003441      3.66      2.33      2.89
SRCPARAM L0044825     0.00000003441      3.66      2.33      2.89
SRCPARAM L0044826     0.00000003441      3.66      2.33      2.89
SRCPARAM L0044827     0.00000003441      3.66      2.33      2.89
SRCPARAM L0044828     0.00000003441      3.66      2.33      2.89
SRCPARAM L0044829     0.00000003441      3.66      2.33      2.89
SRCPARAM L0044830     0.00000003441      3.66      2.33      2.89
SRCPARAM L0044831     0.00000003441      3.66      2.33      2.89
SRCPARAM L0044832     0.00000003441      3.66      2.33      2.89
SRCPARAM L0044833     0.00000003441      3.66      2.33      2.89
SRCPARAM L0044834     0.00000003441      3.66      2.33      2.89
SRCPARAM L0044835     0.00000003441      3.66      2.33      2.89
SRCPARAM L0044836     0.00000003441      3.66      2.33      2.89
SRCPARAM L0044837     0.00000003441      3.66      2.33      2.89
SRCPARAM L0044838     0.00000003441      3.66      2.33      2.89
SRCPARAM L0044839     0.00000003441      3.66      2.33      2.89
SRCPARAM L0044840     0.00000003441      3.66      2.33      2.89
SRCPARAM L0044841     0.00000003441      3.66      2.33      2.89
SRCPARAM L0044842     0.00000003441      3.66      2.33      2.89
SRCPARAM L0044843     0.00000003441      3.66      2.33      2.89
SRCPARAM L0044844     0.00000003441      3.66      2.33      2.89
SRCPARAM L0044845     0.00000003441      3.66      2.33      2.89
SRCPARAM L0044846     0.00000003441      3.66      2.33      2.89
SRCPARAM L0044847     0.00000003441      3.66      2.33      2.89
SRCPARAM L0044848     0.00000003441      3.66      2.33      2.89
SRCPARAM L0044849     0.00000003441      3.66      2.33      2.89
SRCPARAM L0044850     0.00000003441      3.66      2.33      2.89
SRCPARAM L0044851     0.00000003441      3.66      2.33      2.89
SRCPARAM L0044852     0.00000003441      3.66      2.33      2.89
SRCPARAM L0044853     0.00000003441      3.66      2.33      2.89
SRCPARAM L0044854     0.00000003441      3.66      2.33      2.89
SRCPARAM L0044855     0.00000003441      3.66      2.33      2.89
SRCPARAM L0044856     0.00000003441      3.66      2.33      2.89
SRCPARAM L0044857     0.00000003441      3.66      2.33      2.89
SRCPARAM L0044858     0.00000003441      3.66      2.33      2.89
SRCPARAM L0044859     0.00000003441      3.66      2.33      2.89
SRCPARAM L0044860     0.00000003441      3.66      2.33      2.89
SRCPARAM L0044861     0.00000003441      3.66      2.33      2.89
SRCPARAM L0044862     0.00000003441      3.66      2.33      2.89
SRCPARAM L0044863     0.00000003441      3.66      2.33      2.89
SRCPARAM L0044864     0.00000003441      3.66      2.33      2.89
SRCPARAM L0044865     0.00000003441      3.66      2.33      2.89
SRCPARAM L0044866     0.00000003441      3.66      2.33      2.89
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SRCPARAM L0044867     0.00000003441      3.66      2.33      2.89
SRCPARAM L0044868     0.00000003441      3.66      2.33      2.89
SRCPARAM L0044869     0.00000003441      3.66      2.33      2.89
SRCPARAM L0044870     0.00000003441      3.66      2.33      2.89
SRCPARAM L0044871     0.00000003441      3.66      2.33      2.89
SRCPARAM L0044872     0.00000003441      3.66      2.33      2.89
SRCPARAM L0044873     0.00000003441      3.66      2.33      2.89
SRCPARAM L0044874     0.00000003441      3.66      2.33      2.89
SRCPARAM L0044875     0.00000003441      3.66      2.33      2.89
SRCPARAM L0044876     0.00000003441      3.66      2.33      2.89
SRCPARAM L0044877     0.00000003441      3.66      2.33      2.89
SRCPARAM L0044878     0.00000003441      3.66      2.33      2.89
SRCPARAM L0044879     0.00000003441      3.66      2.33      2.89
SRCPARAM L0044880     0.00000003441      3.66      2.33      2.89
SRCPARAM L0044881     0.00000003441      3.66      2.33      2.89
SRCPARAM L0044882     0.00000003441      3.66      2.33      2.89
SRCPARAM L0044883     0.00000003441      3.66      2.33      2.89
SRCPARAM L0044884     0.00000003441      3.66      2.33      2.89
SRCPARAM L0044885     0.00000003441      3.66      2.33      2.89
SRCPARAM L0044886     0.00000003441      3.66      2.33      2.89
SRCPARAM L0044887     0.00000003441      3.66      2.33      2.89
SRCPARAM L0044888     0.00000003441      3.66      2.33      2.89
SRCPARAM L0044889     0.00000003441      3.66      2.33      2.89
SRCPARAM L0044890     0.00000003441      3.66      2.33      2.89
SRCPARAM L0044891     0.00000003441      3.66      2.33      2.89
SRCPARAM L0044892     0.00000003441      3.66      2.33      2.89
SRCPARAM L0044893     0.00000003441      3.66      2.33      2.89
SRCPARAM L0044894     0.00000003441      3.66      2.33      2.89
SRCPARAM L0044895     0.00000003441      3.66      2.33      2.89
SRCPARAM L0044896     0.00000003441      3.66      2.33      2.89
SRCPARAM L0044897     0.00000003441      3.66      2.33      2.89
SRCPARAM L0044898     0.00000003441      3.66      2.33      2.89
SRCPARAM L0044899     0.00000003441      3.66      2.33      2.89
SRCPARAM L0044900     0.00000003441      3.66      2.33      2.89
SRCPARAM L0044901     0.00000003441      3.66      2.33      2.89
SRCPARAM L0044902     0.00000003441      3.66      2.33      2.89
SRCPARAM L0044903     0.00000003441      3.66      2.33      2.89
SRCPARAM L0044904     0.00000003441      3.66      2.33      2.89
SRCPARAM L0044905     0.00000003441      3.66      2.33      2.89
SRCPARAM L0044906     0.00000003441      3.66      2.33      2.89
SRCPARAM L0044907     0.00000003441      3.66      2.33      2.89
SRCPARAM L0044908     0.00000003441      3.66      2.33      2.89
SRCPARAM L0044909     0.00000003441      3.66      2.33      2.89
SRCPARAM L0044910     0.00000003441      3.66      2.33      2.89
SRCPARAM L0044911     0.00000003441      3.66      2.33      2.89
SRCPARAM L0044912     0.00000003441      3.66      2.33      2.89
SRCPARAM L0044913     0.00000003441      3.66      2.33      2.89
SRCPARAM L0044914     0.00000003441      3.66      2.33      2.89
SRCPARAM L0044915     0.00000003441      3.66      2.33      2.89
SRCPARAM L0044916     0.00000003441      3.66      2.33      2.89
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   SRCPARAM L0044917     0.00000003441      3.66      2.33      2.89
   SRCPARAM L0044918     0.00000003441      3.66      2.33      2.89
   SRCPARAM L0044919     0.00000003441      3.66      2.33      2.89
   SRCPARAM L0044920     0.00000003441      3.66      2.33      2.89
   SRCPARAM L0044921     0.00000003441      3.66      2.33      2.89
   SRCPARAM L0044922     0.00000003441      3.66      2.33      2.89
   SRCPARAM L0044923     0.00000003441      3.66      2.33      2.89
   SRCPARAM L0044924     0.00000003441      3.66      2.33      2.89
   SRCPARAM L0044925     0.00000003441      3.66      2.33      2.89
   SRCPARAM L0044926     0.00000003441      3.66      2.33      2.89
   SRCPARAM L0044927     0.00000003441      3.66      2.33      2.89
   SRCPARAM L0044928     0.00000003441      3.66      2.33      2.89
   SRCPARAM L0044929     0.00000003441      3.66      2.33      2.89
** ------------------------------------------------------------------
** LINE VOLUME Source ID = SLINE66
   SRCPARAM L0044930     0.0000001324      3.66      2.33      2.89
   SRCPARAM L0044931     0.0000001324      3.66      2.33      2.89
   SRCPARAM L0044932     0.0000001324      3.66      2.33      2.89
   SRCPARAM L0044933     0.0000001324      3.66      2.33      2.89
   SRCPARAM L0044934     0.0000001324      3.66      2.33      2.89
   SRCPARAM L0044935     0.0000001324      3.66      2.33      2.89
   SRCPARAM L0044936     0.0000001324      3.66      2.33      2.89
** ------------------------------------------------------------------
** LINE VOLUME Source ID = SLINE67
   SRCPARAM L0044937     0.00000005455      3.66      2.33      2.89
   SRCPARAM L0044938     0.00000005455      3.66      2.33      2.89
   SRCPARAM L0044939     0.00000005455      3.66      2.33      2.89
   SRCPARAM L0044940     0.00000005455      3.66      2.33      2.89
   SRCPARAM L0044941     0.00000005455      3.66      2.33      2.89
   SRCPARAM L0044942     0.00000005455      3.66      2.33      2.89
   SRCPARAM L0044943     0.00000005455      3.66      2.33      2.89
   SRCPARAM L0044944     0.00000005455      3.66      2.33      2.89
   SRCPARAM L0044945     0.00000005455      3.66      2.33      2.89
   SRCPARAM L0044946     0.00000005455      3.66      2.33      2.89
   SRCPARAM L0044947     0.00000005455      3.66      2.33      2.89
   SRCPARAM L0044948     0.00000005455      3.66      2.33      2.89
   SRCPARAM L0044949     0.00000005455      3.66      2.33      2.89
   SRCPARAM L0044950     0.00000005455      3.66      2.33      2.89
   SRCPARAM L0044951     0.00000005455      3.66      2.33      2.89
   SRCPARAM L0044952     0.00000005455      3.66      2.33      2.89
   SRCPARAM L0044953     0.00000005455      3.66      2.33      2.89
   SRCPARAM L0044954     0.00000005455      3.66      2.33      2.89
   SRCPARAM L0044955     0.00000005455      3.66      2.33      2.89
   SRCPARAM L0044956     0.00000005455      3.66      2.33      2.89
   SRCPARAM L0044957     0.00000005455      3.66      2.33      2.89
   SRCPARAM L0044958     0.00000005455      3.66      2.33      2.89
   SRCPARAM L0044959     0.00000005455      3.66      2.33      2.89
   SRCPARAM L0044960     0.00000005455      3.66      2.33      2.89
   SRCPARAM L0044961     0.00000005455      3.66      2.33      2.89
   SRCPARAM L0044962     0.00000005455      3.66      2.33      2.89
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SRCPARAM L0044963     0.00000005455      3.66      2.33      2.89
SRCPARAM L0044964     0.00000005455      3.66      2.33      2.89
SRCPARAM L0044965     0.00000005455      3.66      2.33      2.89
SRCPARAM L0044966     0.00000005455      3.66      2.33      2.89
SRCPARAM L0044967     0.00000005455      3.66      2.33      2.89
SRCPARAM L0044968     0.00000005455      3.66      2.33      2.89
SRCPARAM L0044969     0.00000005455      3.66      2.33      2.89
SRCPARAM L0044970     0.00000005455      3.66      2.33      2.89
SRCPARAM L0044971     0.00000005455      3.66      2.33      2.89
SRCPARAM L0044972     0.00000005455      3.66      2.33      2.89
SRCPARAM L0044973     0.00000005455      3.66      2.33      2.89
SRCPARAM L0044974     0.00000005455      3.66      2.33      2.89
SRCPARAM L0044975     0.00000005455      3.66      2.33      2.89
SRCPARAM L0044976     0.00000005455      3.66      2.33      2.89
SRCPARAM L0044977     0.00000005455      3.66      2.33      2.89
SRCPARAM L0044978     0.00000005455      3.66      2.33      2.89
SRCPARAM L0044979     0.00000005455      3.66      2.33      2.89
SRCPARAM L0044980     0.00000005455      3.66      2.33      2.89
SRCPARAM L0044981     0.00000005455      3.66      2.33      2.89
SRCPARAM L0044982     0.00000005455      3.66      2.33      2.89
SRCPARAM L0044983     0.00000005455      3.66      2.33      2.89
SRCPARAM L0044984     0.00000005455      3.66      2.33      2.89
SRCPARAM L0044985     0.00000005455      3.66      2.33      2.89
SRCPARAM L0044986     0.00000005455      3.66      2.33      2.89
SRCPARAM L0044987     0.00000005455      3.66      2.33      2.89
SRCPARAM L0044988     0.00000005455      3.66      2.33      2.89
SRCPARAM L0044989     0.00000005455      3.66      2.33      2.89
SRCPARAM L0044990     0.00000005455      3.66      2.33      2.89
SRCPARAM L0044991     0.00000005455      3.66      2.33      2.89
SRCPARAM L0044992     0.00000005455      3.66      2.33      2.89
SRCPARAM L0044993     0.00000005455      3.66      2.33      2.89
SRCPARAM L0044994     0.00000005455      3.66      2.33      2.89
SRCPARAM L0044995     0.00000005455      3.66      2.33      2.89
SRCPARAM L0044996     0.00000005455      3.66      2.33      2.89
SRCPARAM L0044997     0.00000005455      3.66      2.33      2.89
SRCPARAM L0044998     0.00000005455      3.66      2.33      2.89
SRCPARAM L0044999     0.00000005455      3.66      2.33      2.89
SRCPARAM L0045000     0.00000005455      3.66      2.33      2.89
SRCPARAM L0045001     0.00000005455      3.66      2.33      2.89
SRCPARAM L0045002     0.00000005455      3.66      2.33      2.89
SRCPARAM L0045003     0.00000005455      3.66      2.33      2.89
SRCPARAM L0045004     0.00000005455      3.66      2.33      2.89
SRCPARAM L0045005     0.00000005455      3.66      2.33      2.89
SRCPARAM L0045006     0.00000005455      3.66      2.33      2.89
SRCPARAM L0045007     0.00000005455      3.66      2.33      2.89
SRCPARAM L0045008     0.00000005455      3.66      2.33      2.89
SRCPARAM L0045009     0.00000005455      3.66      2.33      2.89
SRCPARAM L0045010     0.00000005455      3.66      2.33      2.89
SRCPARAM L0045011     0.00000005455      3.66      2.33      2.89
SRCPARAM L0045012     0.00000005455      3.66      2.33      2.89
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SRCPARAM L0045013     0.00000005455      3.66      2.33      2.89
SRCPARAM L0045014     0.00000005455      3.66      2.33      2.89
SRCPARAM L0045015     0.00000005455      3.66      2.33      2.89
SRCPARAM L0045016     0.00000005455      3.66      2.33      2.89
SRCPARAM L0045017     0.00000005455      3.66      2.33      2.89
SRCPARAM L0045018     0.00000005455      3.66      2.33      2.89
SRCPARAM L0045019     0.00000005455      3.66      2.33      2.89
SRCPARAM L0045020     0.00000005455      3.66      2.33      2.89
SRCPARAM L0045021     0.00000005455      3.66      2.33      2.89
SRCPARAM L0045022     0.00000005455      3.66      2.33      2.89
SRCPARAM L0045023     0.00000005455      3.66      2.33      2.89
SRCPARAM L0045024     0.00000005455      3.66      2.33      2.89
SRCPARAM L0045025     0.00000005455      3.66      2.33      2.89
SRCPARAM L0045026     0.00000005455      3.66      2.33      2.89
SRCPARAM L0045027     0.00000005455      3.66      2.33      2.89
SRCPARAM L0045028     0.00000005455      3.66      2.33      2.89
SRCPARAM L0045029     0.00000005455      3.66      2.33      2.89
SRCPARAM L0045030     0.00000005455      3.66      2.33      2.89
SRCPARAM L0045031     0.00000005455      3.66      2.33      2.89
SRCPARAM L0045032     0.00000005455      3.66      2.33      2.89
SRCPARAM L0045033     0.00000005455      3.66      2.33      2.89
SRCPARAM L0045034     0.00000005455      3.66      2.33      2.89
SRCPARAM L0045035     0.00000005455      3.66      2.33      2.89
SRCPARAM L0045036     0.00000005455      3.66      2.33      2.89
SRCPARAM L0045037     0.00000005455      3.66      2.33      2.89
SRCPARAM L0045038     0.00000005455      3.66      2.33      2.89
SRCPARAM L0045039     0.00000005455      3.66      2.33      2.89
SRCPARAM L0045040     0.00000005455      3.66      2.33      2.89
SRCPARAM L0045041     0.00000005455      3.66      2.33      2.89
SRCPARAM L0045042     0.00000005455      3.66      2.33      2.89
SRCPARAM L0045043     0.00000005455      3.66      2.33      2.89
SRCPARAM L0045044     0.00000005455      3.66      2.33      2.89
SRCPARAM L0045045     0.00000005455      3.66      2.33      2.89
SRCPARAM L0045046     0.00000005455      3.66      2.33      2.89
SRCPARAM L0045047     0.00000005455      3.66      2.33      2.89
SRCPARAM L0045048     0.00000005455      3.66      2.33      2.89
SRCPARAM L0045049     0.00000005455      3.66      2.33      2.89
SRCPARAM L0045050     0.00000005455      3.66      2.33      2.89
SRCPARAM L0045051     0.00000005455      3.66      2.33      2.89
SRCPARAM L0045052     0.00000005455      3.66      2.33      2.89
SRCPARAM L0045053     0.00000005455      3.66      2.33      2.89
SRCPARAM L0045054     0.00000005455      3.66      2.33      2.89
SRCPARAM L0045055     0.00000005455      3.66      2.33      2.89
SRCPARAM L0045056     0.00000005455      3.66      2.33      2.89
SRCPARAM L0045057     0.00000005455      3.66      2.33      2.89
SRCPARAM L0045058     0.00000005455      3.66      2.33      2.89
SRCPARAM L0045059     0.00000005455      3.66      2.33      2.89
SRCPARAM L0045060     0.00000005455      3.66      2.33      2.89
SRCPARAM L0045061     0.00000005455      3.66      2.33      2.89
SRCPARAM L0045062     0.00000005455      3.66      2.33      2.89
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   SRCPARAM L0045063     0.00000005455      3.66      2.33      2.89
   SRCPARAM L0045064     0.00000005455      3.66      2.33      2.89
   SRCPARAM L0045065     0.00000005455      3.66      2.33      2.89
   SRCPARAM L0045066     0.00000005455      3.66      2.33      2.89
   SRCPARAM L0045067     0.00000005455      3.66      2.33      2.89
   SRCPARAM L0045068     0.00000005455      3.66      2.33      2.89
   SRCPARAM L0045069     0.00000005455      3.66      2.33      2.89
   SRCPARAM L0045070     0.00000005455      3.66      2.33      2.89
   SRCPARAM L0045071     0.00000005455      3.66      2.33      2.89
   SRCPARAM L0045072     0.00000005455      3.66      2.33      2.89
   SRCPARAM L0045073     0.00000005455      3.66      2.33      2.89
   SRCPARAM L0045074     0.00000005455      3.66      2.33      2.89
   SRCPARAM L0045075     0.00000005455      3.66      2.33      2.89
   SRCPARAM L0045076     0.00000005455      3.66      2.33      2.89
   SRCPARAM L0045077     0.00000005455      3.66      2.33      2.89
   SRCPARAM L0045078     0.00000005455      3.66      2.33      2.89
   SRCPARAM L0045079     0.00000005455      3.66      2.33      2.89
   SRCPARAM L0045080     0.00000005455      3.66      2.33      2.89
   SRCPARAM L0045081     0.00000005455      3.66      2.33      2.89
   SRCPARAM L0045082     0.00000005455      3.66      2.33      2.89
   SRCPARAM L0045083     0.00000005455      3.66      2.33      2.89
   SRCPARAM L0045084     0.00000005455      3.66      2.33      2.89
   SRCPARAM L0045085     0.00000005455      3.66      2.33      2.89
   SRCPARAM L0045086     0.00000005455      3.66      2.33      2.89
   SRCPARAM L0045087     0.00000005455      3.66      2.33      2.89
   SRCPARAM L0045088     0.00000005455      3.66      2.33      2.89
   SRCPARAM L0045089     0.00000005455      3.66      2.33      2.89
   SRCPARAM L0045090     0.00000005455      3.66      2.33      2.89
   SRCPARAM L0045091     0.00000005455      3.66      2.33      2.89
   SRCPARAM L0045092     0.00000005455      3.66      2.33      2.89
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** LINE VOLUME Source ID = SLINE68
   SRCPARAM L0045093     0.00000005469      3.66      2.33      2.89
   SRCPARAM L0045094     0.00000005469      3.66      2.33      2.89
   SRCPARAM L0045095     0.00000005469      3.66      2.33      2.89
   SRCPARAM L0045096     0.00000005469      3.66      2.33      2.89
   SRCPARAM L0045097     0.00000005469      3.66      2.33      2.89
   SRCPARAM L0045098     0.00000005469      3.66      2.33      2.89
   SRCPARAM L0045099     0.00000005469      3.66      2.33      2.89
   SRCPARAM L0045100     0.00000005469      3.66      2.33      2.89
   SRCPARAM L0045101     0.00000005469      3.66      2.33      2.89
   SRCPARAM L0045102     0.00000005469      3.66      2.33      2.89
   SRCPARAM L0045103     0.00000005469      3.66      2.33      2.89
   SRCPARAM L0045104     0.00000005469      3.66      2.33      2.89
   SRCPARAM L0045105     0.00000005469      3.66      2.33      2.89
   SRCPARAM L0045106     0.00000005469      3.66      2.33      2.89
   SRCPARAM L0045107     0.00000005469      3.66      2.33      2.89
   SRCPARAM L0045108     0.00000005469      3.66      2.33      2.89
   SRCPARAM L0045109     0.00000005469      3.66      2.33      2.89
   SRCPARAM L0045110     0.00000005469      3.66      2.33      2.89
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SRCPARAM L0045111     0.00000005469      3.66      2.33      2.89
SRCPARAM L0045112     0.00000005469      3.66      2.33      2.89
SRCPARAM L0045113     0.00000005469      3.66      2.33      2.89
SRCPARAM L0045114     0.00000005469      3.66      2.33      2.89
SRCPARAM L0045115     0.00000005469      3.66      2.33      2.89
SRCPARAM L0045116     0.00000005469      3.66      2.33      2.89
SRCPARAM L0045117     0.00000005469      3.66      2.33      2.89
SRCPARAM L0045118     0.00000005469      3.66      2.33      2.89
SRCPARAM L0045119     0.00000005469      3.66      2.33      2.89
SRCPARAM L0045120     0.00000005469      3.66      2.33      2.89
SRCPARAM L0045121     0.00000005469      3.66      2.33      2.89
SRCPARAM L0045122     0.00000005469      3.66      2.33      2.89
SRCPARAM L0045123     0.00000005469      3.66      2.33      2.89
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SRCPARAM L0045126     0.00000005469      3.66      2.33      2.89
SRCPARAM L0045127     0.00000005469      3.66      2.33      2.89
SRCPARAM L0045128     0.00000005469      3.66      2.33      2.89
SRCPARAM L0045129     0.00000005469      3.66      2.33      2.89
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SRCPARAM L0045131     0.00000005469      3.66      2.33      2.89
SRCPARAM L0045132     0.00000005469      3.66      2.33      2.89
SRCPARAM L0045133     0.00000005469      3.66      2.33      2.89
SRCPARAM L0045134     0.00000005469      3.66      2.33      2.89
SRCPARAM L0045135     0.00000005469      3.66      2.33      2.89
SRCPARAM L0045136     0.00000005469      3.66      2.33      2.89
SRCPARAM L0045137     0.00000005469      3.66      2.33      2.89
SRCPARAM L0045138     0.00000005469      3.66      2.33      2.89
SRCPARAM L0045139     0.00000005469      3.66      2.33      2.89
SRCPARAM L0045140     0.00000005469      3.66      2.33      2.89
SRCPARAM L0045141     0.00000005469      3.66      2.33      2.89
SRCPARAM L0045142     0.00000005469      3.66      2.33      2.89
SRCPARAM L0045143     0.00000005469      3.66      2.33      2.89
SRCPARAM L0045144     0.00000005469      3.66      2.33      2.89
SRCPARAM L0045145     0.00000005469      3.66      2.33      2.89
SRCPARAM L0045146     0.00000005469      3.66      2.33      2.89
SRCPARAM L0045147     0.00000005469      3.66      2.33      2.89
SRCPARAM L0045148     0.00000005469      3.66      2.33      2.89
SRCPARAM L0045149     0.00000005469      3.66      2.33      2.89
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SRCPARAM L0045152     0.00000005469      3.66      2.33      2.89
SRCPARAM L0045153     0.00000005469      3.66      2.33      2.89
SRCPARAM L0045154     0.00000005469      3.66      2.33      2.89
SRCPARAM L0045155     0.00000005469      3.66      2.33      2.89
SRCPARAM L0045156     0.00000005469      3.66      2.33      2.89
SRCPARAM L0045157     0.00000005469      3.66      2.33      2.89
SRCPARAM L0045158     0.00000005469      3.66      2.33      2.89
SRCPARAM L0045159     0.00000005469      3.66      2.33      2.89
SRCPARAM L0045160     0.00000005469      3.66      2.33      2.89
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SRCPARAM L0045161     0.00000005469      3.66      2.33      2.89
SRCPARAM L0045162     0.00000005469      3.66      2.33      2.89
SRCPARAM L0045163     0.00000005469      3.66      2.33      2.89
SRCPARAM L0045164     0.00000005469      3.66      2.33      2.89
SRCPARAM L0045165     0.00000005469      3.66      2.33      2.89
SRCPARAM L0045166     0.00000005469      3.66      2.33      2.89
SRCPARAM L0045167     0.00000005469      3.66      2.33      2.89
SRCPARAM L0045168     0.00000005469      3.66      2.33      2.89
SRCPARAM L0045169     0.00000005469      3.66      2.33      2.89
SRCPARAM L0045170     0.00000005469      3.66      2.33      2.89
SRCPARAM L0045171     0.00000005469      3.66      2.33      2.89
SRCPARAM L0045172     0.00000005469      3.66      2.33      2.89
SRCPARAM L0045173     0.00000005469      3.66      2.33      2.89
SRCPARAM L0045174     0.00000005469      3.66      2.33      2.89
SRCPARAM L0045175     0.00000005469      3.66      2.33      2.89
SRCPARAM L0045176     0.00000005469      3.66      2.33      2.89
SRCPARAM L0045177     0.00000005469      3.66      2.33      2.89
SRCPARAM L0045178     0.00000005469      3.66      2.33      2.89
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SRCPARAM L0045182     0.00000005469      3.66      2.33      2.89
SRCPARAM L0045183     0.00000005469      3.66      2.33      2.89
SRCPARAM L0045184     0.00000005469      3.66      2.33      2.89
SRCPARAM L0045185     0.00000005469      3.66      2.33      2.89
SRCPARAM L0045186     0.00000005469      3.66      2.33      2.89
SRCPARAM L0045187     0.00000005469      3.66      2.33      2.89
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SRCPARAM L0045192     0.00000005469      3.66      2.33      2.89
SRCPARAM L0045193     0.00000005469      3.66      2.33      2.89
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SRCPARAM L0045195     0.00000005469      3.66      2.33      2.89
SRCPARAM L0045196     0.00000005469      3.66      2.33      2.89
SRCPARAM L0045197     0.00000005469      3.66      2.33      2.89
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SRCPARAM L0045200     0.00000005469      3.66      2.33      2.89
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** AERMOD Receptor Pathway
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   PROFFILE KCNO_V9_ADJU\KCNO_v9.PFL
   SURFDATA 3179 2012
   UAIRDATA 3190 2012
   PROFBASE 198.0 METERS
ME FINISHED
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** AERMOD Output Pathway
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   RECTABLE 1 1ST
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   PLOTFILE 24 ALL 1ST SOL_OPERATIONS_REV2.AD\24H1GALL.PLT 32
   PLOTFILE PERIOD ALL SOL_OPERATIONS_REV2.AD\PE00GALL.PLT 33
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** DATUM    World Geodetic System 1984
** DTMRGN   Global Definition
** UNITS    m
** ZONE     11
** ZONEINX  0
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** AERMOD Input Produced by:
** AERMOD View Ver. 9.8.3
** Lakes Environmental Software Inc.
** Date: 3/11/2021
** File: C:\Lakes\AERMOD View\SOL_operations_rev2\SOL_operations_rev2.ADI
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** AERMOD Control Pathway
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   AVERTIME 1 24 PERIOD
   URBANOPT 2035210 San_Bernardino_County
   POLLUTID PM_10
   RUNORNOT RUN
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CO FINISHED
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** AERMOD Source Pathway
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** Source ID - Type - X Coord. - Y Coord. **
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** Line Source Represented by Adjacent Volume Sources
** LINE VOLUME Source ID = SLINE2
** DESCRSRC Euclid Ave - Red Bud Lane to Merrill Ave
** PREFIX
** Length of Side = 12.00
** Configuration = Adjacent
** Emission Rate = 0.0000334
** Vertical Dimension = 6.22
** SZINIT = 2.89
** Nodes = 6
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** Line Source Represented by Adjacent Volume Sources
** LINE VOLUME Source ID = SLINE3
** DESCRSRC Euclid Ave - Merrill Ave to SR-71
** PREFIX
** Length of Side = 12.00
** Configuration = Adjacent
** Emission Rate = 0.000016
** Vertical Dimension = 6.22
** SZINIT = 2.89
** Nodes = 7
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** Line Source Represented by Adjacent Volume Sources
** LINE VOLUME Source ID = SLINE4
** DESCRSRC Merill Ave - Euclid Ave to Bon View Ave
** PREFIX
** Length of Side = 5.00
** Configuration = Adjacent
** Emission Rate = 0.000012
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LOCATION L0041148     VOLUME   440130.874 3760465.324 193.75
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** End of LINE VOLUME Source ID = SLINE4
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** Line Source Represented by Adjacent Volume Sources
** LINE VOLUME Source ID = SLINE5
** DESCRSRC Merill Ave - Archibald Ave to Grove Ave
** PREFIX
** Length of Side = 5.00
** Configuration = Adjacent
** Emission Rate = 0.0000437
** Vertical Dimension = 6.22
** SZINIT = 2.89
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** 442337.340, 3760467.379, 200.89, 3.66, 2.33
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LOCATION L0041873     VOLUME   444963.059 3760401.418 201.59
LOCATION L0041874     VOLUME   444968.059 3760401.332 201.62
LOCATION L0041875     VOLUME   444973.058 3760401.246 201.64
LOCATION L0041876     VOLUME   444978.057 3760401.160 201.66
LOCATION L0041877     VOLUME   444983.056 3760401.074 201.66
LOCATION L0041878     VOLUME   444988.056 3760400.988 201.66
LOCATION L0041879     VOLUME   444993.055 3760400.902 201.66
LOCATION L0041880     VOLUME   444998.054 3760400.816 201.66
LOCATION L0041881     VOLUME   445003.053 3760400.730 201.66
LOCATION L0041882     VOLUME   445008.053 3760400.644 201.66
LOCATION L0041883     VOLUME   445013.052 3760400.558 201.66
LOCATION L0041884     VOLUME   445018.051 3760400.472 201.66
LOCATION L0041885     VOLUME   445023.050 3760400.386 201.66
LOCATION L0041886     VOLUME   445028.050 3760400.300 201.66
LOCATION L0041887     VOLUME   445033.049 3760400.214 201.67
LOCATION L0041888     VOLUME   445038.048 3760400.128 201.67
LOCATION L0041889     VOLUME   445043.047 3760400.042 201.67
LOCATION L0041890     VOLUME   445048.047 3760399.956 201.68
LOCATION L0041891     VOLUME   445053.046 3760399.870 201.68
LOCATION L0041892     VOLUME   445058.045 3760399.785 201.67
LOCATION L0041893     VOLUME   445063.044 3760399.699 201.66
LOCATION L0041894     VOLUME   445068.044 3760399.613 201.65
LOCATION L0041895     VOLUME   445073.043 3760399.527 201.64
LOCATION L0041896     VOLUME   445078.042 3760399.441 201.63
LOCATION L0041897     VOLUME   445083.042 3760399.355 201.62
LOCATION L0041898     VOLUME   445088.041 3760399.269 201.60
LOCATION L0041899     VOLUME   445093.040 3760399.183 201.59
LOCATION L0041900     VOLUME   445098.039 3760399.097 201.57
LOCATION L0041901     VOLUME   445103.039 3760399.011 201.55
LOCATION L0041902     VOLUME   445108.038 3760398.925 201.57
LOCATION L0041903     VOLUME   445113.037 3760398.839 201.61
LOCATION L0041904     VOLUME   445118.036 3760398.753 201.66
LOCATION L0041905     VOLUME   445123.036 3760398.667 201.71
LOCATION L0041906     VOLUME   445128.035 3760398.581 201.75
LOCATION L0041907     VOLUME   445133.034 3760398.495 201.78
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   LOCATION L0041908     VOLUME   445138.033 3760398.409 201.76
   LOCATION L0041909     VOLUME   445143.033 3760398.323 201.75
   LOCATION L0041910     VOLUME   445148.032 3760398.237 201.73
   LOCATION L0041911     VOLUME   445153.029 3760398.316 201.72
   LOCATION L0041912     VOLUME   445158.026 3760398.511 201.70
   LOCATION L0041913     VOLUME   445163.022 3760398.707 201.64
   LOCATION L0041914     VOLUME   445168.018 3760398.902 201.58
   LOCATION L0041915     VOLUME   445173.014 3760399.097 201.52
   LOCATION L0041916     VOLUME   445178.010 3760399.293 201.45
   LOCATION L0041917     VOLUME   445183.006 3760399.488 201.39
   LOCATION L0041918     VOLUME   445188.003 3760399.684 201.37
   LOCATION L0041919     VOLUME   445192.999 3760399.879 201.35
** End of LINE VOLUME Source ID = SLINE5
** ----------------------------------------------------------------------
** Line Source Represented by Adjacent Volume Sources
** LINE VOLUME Source ID = SLINE13
** DESCRSRC Merilll Ave - Campus Ave to PA 4 Driveway
** PREFIX
** Length of Side = 5.00
** Configuration = Adjacent
** Emission Rate = 2.38E-06
** Vertical Dimension = 6.22
** SZINIT = 2.89
** Nodes = 2
** 440777.137, 3760467.056, 196.68, 3.66, 2.33
** 440991.318, 3760465.615, 197.60, 3.66, 2.33
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   LOCATION L0041920     VOLUME   440779.637 3760467.039 196.64
   LOCATION L0041921     VOLUME   440784.637 3760467.005 196.66
   LOCATION L0041922     VOLUME   440789.637 3760466.972 196.69
   LOCATION L0041923     VOLUME   440794.637 3760466.938 196.71
   LOCATION L0041924     VOLUME   440799.637 3760466.904 196.70
   LOCATION L0041925     VOLUME   440804.637 3760466.871 196.68
   LOCATION L0041926     VOLUME   440809.637 3760466.837 196.67
   LOCATION L0041927     VOLUME   440814.637 3760466.803 196.65
   LOCATION L0041928     VOLUME   440819.636 3760466.770 196.64
   LOCATION L0041929     VOLUME   440824.636 3760466.736 196.65
   LOCATION L0041930     VOLUME   440829.636 3760466.703 196.68
   LOCATION L0041931     VOLUME   440834.636 3760466.669 196.71
   LOCATION L0041932     VOLUME   440839.636 3760466.635 196.74
   LOCATION L0041933     VOLUME   440844.636 3760466.602 196.77
   LOCATION L0041934     VOLUME   440849.636 3760466.568 196.81
   LOCATION L0041935     VOLUME   440854.636 3760466.534 196.84
   LOCATION L0041936     VOLUME   440859.635 3760466.501 196.88
   LOCATION L0041937     VOLUME   440864.635 3760466.467 196.92
   LOCATION L0041938     VOLUME   440869.635 3760466.433 196.96
   LOCATION L0041939     VOLUME   440874.635 3760466.400 197.00
   LOCATION L0041940     VOLUME   440879.635 3760466.366 197.05
   LOCATION L0041941     VOLUME   440884.635 3760466.333 197.10
   LOCATION L0041942     VOLUME   440889.635 3760466.299 197.15
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   LOCATION L0041943     VOLUME   440894.635 3760466.265 197.20
   LOCATION L0041944     VOLUME   440899.635 3760466.232 197.25
   LOCATION L0041945     VOLUME   440904.634 3760466.198 197.30
   LOCATION L0041946     VOLUME   440909.634 3760466.164 197.35
   LOCATION L0041947     VOLUME   440914.634 3760466.131 197.39
   LOCATION L0041948     VOLUME   440919.634 3760466.097 197.44
   LOCATION L0041949     VOLUME   440924.634 3760466.063 197.48
   LOCATION L0041950     VOLUME   440929.634 3760466.030 197.50
   LOCATION L0041951     VOLUME   440934.634 3760465.996 197.52
   LOCATION L0041952     VOLUME   440939.634 3760465.963 197.54
   LOCATION L0041953     VOLUME   440944.634 3760465.929 197.55
   LOCATION L0041954     VOLUME   440949.633 3760465.895 197.57
   LOCATION L0041955     VOLUME   440954.633 3760465.862 197.58
   LOCATION L0041956     VOLUME   440959.633 3760465.828 197.59
   LOCATION L0041957     VOLUME   440964.633 3760465.794 197.60
   LOCATION L0041958     VOLUME   440969.633 3760465.761 197.61
   LOCATION L0041959     VOLUME   440974.633 3760465.727 197.61
   LOCATION L0041960     VOLUME   440979.633 3760465.693 197.64
   LOCATION L0041961     VOLUME   440984.633 3760465.660 197.67
   LOCATION L0041962     VOLUME   440989.633 3760465.626 197.69
** End of LINE VOLUME Source ID = SLINE13
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** Line Source Represented by Adjacent Volume Sources
** LINE VOLUME Source ID = SLINE14
** DESCRSRC Merrill Ave - PA 4 Driveway to Bon View Ave
** PREFIX
** Length of Side = 5.00
** Configuration = Adjacent
** Emission Rate = 1.86E-06
** Vertical Dimension = 6.22
** SZINIT = 2.89
** Nodes = 2
** 440992.011, 3760465.511, 197.60, 3.66, 2.33
** 441189.978, 3760466.341, 198.57, 3.66, 2.33
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   LOCATION L0041963     VOLUME   440994.511 3760465.522 197.72
   LOCATION L0041964     VOLUME   440999.511 3760465.543 197.74
   LOCATION L0041965     VOLUME   441004.511 3760465.564 197.77
   LOCATION L0041966     VOLUME   441009.511 3760465.585 197.80
   LOCATION L0041967     VOLUME   441014.511 3760465.606 197.83
   LOCATION L0041968     VOLUME   441019.511 3760465.627 197.86
   LOCATION L0041969     VOLUME   441024.511 3760465.647 197.89
   LOCATION L0041970     VOLUME   441029.511 3760465.668 197.91
   LOCATION L0041971     VOLUME   441034.511 3760465.689 197.94
   LOCATION L0041972     VOLUME   441039.511 3760465.710 197.97
   LOCATION L0041973     VOLUME   441044.511 3760465.731 198.00
   LOCATION L0041974     VOLUME   441049.511 3760465.752 198.03
   LOCATION L0041975     VOLUME   441054.511 3760465.773 198.07
   LOCATION L0041976     VOLUME   441059.511 3760465.794 198.10
   LOCATION L0041977     VOLUME   441064.511 3760465.815 198.14
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   LOCATION L0041978     VOLUME   441069.511 3760465.836 198.18
   LOCATION L0041979     VOLUME   441074.511 3760465.857 198.22
   LOCATION L0041980     VOLUME   441079.511 3760465.878 198.26
   LOCATION L0041981     VOLUME   441084.511 3760465.899 198.29
   LOCATION L0041982     VOLUME   441089.511 3760465.920 198.33
   LOCATION L0041983     VOLUME   441094.510 3760465.941 198.37
   LOCATION L0041984     VOLUME   441099.510 3760465.962 198.40
   LOCATION L0041985     VOLUME   441104.510 3760465.983 198.43
   LOCATION L0041986     VOLUME   441109.510 3760466.004 198.45
   LOCATION L0041987     VOLUME   441114.510 3760466.025 198.46
   LOCATION L0041988     VOLUME   441119.510 3760466.046 198.48
   LOCATION L0041989     VOLUME   441124.510 3760466.067 198.49
   LOCATION L0041990     VOLUME   441129.510 3760466.087 198.50
   LOCATION L0041991     VOLUME   441134.510 3760466.108 198.51
   LOCATION L0041992     VOLUME   441139.510 3760466.129 198.52
   LOCATION L0041993     VOLUME   441144.510 3760466.150 198.53
   LOCATION L0041994     VOLUME   441149.510 3760466.171 198.54
   LOCATION L0041995     VOLUME   441154.510 3760466.192 198.55
   LOCATION L0041996     VOLUME   441159.510 3760466.213 198.55
   LOCATION L0041997     VOLUME   441164.510 3760466.234 198.55
   LOCATION L0041998     VOLUME   441169.510 3760466.255 198.54
   LOCATION L0041999     VOLUME   441174.510 3760466.276 198.54
   LOCATION L0042000     VOLUME   441179.510 3760466.297 198.54
   LOCATION L0042001     VOLUME   441184.510 3760466.318 198.63
   LOCATION L0042002     VOLUME   441189.510 3760466.339 198.72
** End of LINE VOLUME Source ID = SLINE14
** ----------------------------------------------------------------------
** Line Source Represented by Adjacent Volume Sources
** LINE VOLUME Source ID = SLINE15
** DESCRSRC Merrill Ave - Bon View Ave to Driveway 7
** PREFIX
** Length of Side = 5.00
** Configuration = Adjacent
** Emission Rate = 3.22E-06
** Vertical Dimension = 6.22
** SZINIT = 2.89
** Nodes = 3
** 441189.566, 3760466.219, 198.57, 3.66, 2.33
** 441226.937, 3760466.415, 198.66, 3.66, 2.33
** 441552.028, 3760466.314, 199.95, 3.66, 2.33
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   LOCATION L0042003     VOLUME   441192.066 3760466.232 198.77
   LOCATION L0042004     VOLUME   441197.066 3760466.259 198.87
   LOCATION L0042005     VOLUME   441202.066 3760466.285 198.96
   LOCATION L0042006     VOLUME   441207.066 3760466.311 199.02
   LOCATION L0042007     VOLUME   441212.066 3760466.337 198.94
   LOCATION L0042008     VOLUME   441217.065 3760466.364 198.86
   LOCATION L0042009     VOLUME   441222.065 3760466.390 198.78
   LOCATION L0042010     VOLUME   441227.065 3760466.415 198.70
   LOCATION L0042011     VOLUME   441232.065 3760466.414 198.63
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LOCATION L0042012     VOLUME   441237.065 3760466.412 198.63
LOCATION L0042013     VOLUME   441242.065 3760466.411 198.63
LOCATION L0042014     VOLUME   441247.065 3760466.409 198.64
LOCATION L0042015     VOLUME   441252.065 3760466.408 198.64
LOCATION L0042016     VOLUME   441257.065 3760466.406 198.64
LOCATION L0042017     VOLUME   441262.065 3760466.404 198.65
LOCATION L0042018     VOLUME   441267.065 3760466.403 198.66
LOCATION L0042019     VOLUME   441272.065 3760466.401 198.67
LOCATION L0042020     VOLUME   441277.065 3760466.400 198.68
LOCATION L0042021     VOLUME   441282.065 3760466.398 198.69
LOCATION L0042022     VOLUME   441287.065 3760466.397 198.71
LOCATION L0042023     VOLUME   441292.065 3760466.395 198.73
LOCATION L0042024     VOLUME   441297.065 3760466.394 198.75
LOCATION L0042025     VOLUME   441302.065 3760466.392 198.77
LOCATION L0042026     VOLUME   441307.065 3760466.390 198.79
LOCATION L0042027     VOLUME   441312.065 3760466.389 198.81
LOCATION L0042028     VOLUME   441317.065 3760466.387 198.84
LOCATION L0042029     VOLUME   441322.065 3760466.386 198.86
LOCATION L0042030     VOLUME   441327.065 3760466.384 198.88
LOCATION L0042031     VOLUME   441332.065 3760466.383 198.90
LOCATION L0042032     VOLUME   441337.065 3760466.381 198.92
LOCATION L0042033     VOLUME   441342.065 3760466.380 198.94
LOCATION L0042034     VOLUME   441347.065 3760466.378 198.96
LOCATION L0042035     VOLUME   441352.065 3760466.376 198.98
LOCATION L0042036     VOLUME   441357.065 3760466.375 198.99
LOCATION L0042037     VOLUME   441362.065 3760466.373 199.02
LOCATION L0042038     VOLUME   441367.065 3760466.372 199.05
LOCATION L0042039     VOLUME   441372.065 3760466.370 199.08
LOCATION L0042040     VOLUME   441377.065 3760466.369 199.11
LOCATION L0042041     VOLUME   441382.065 3760466.367 199.14
LOCATION L0042042     VOLUME   441387.065 3760466.366 199.17
LOCATION L0042043     VOLUME   441392.065 3760466.364 199.19
LOCATION L0042044     VOLUME   441397.065 3760466.362 199.21
LOCATION L0042045     VOLUME   441402.065 3760466.361 199.23
LOCATION L0042046     VOLUME   441407.065 3760466.359 199.25
LOCATION L0042047     VOLUME   441412.065 3760466.358 199.27
LOCATION L0042048     VOLUME   441417.065 3760466.356 199.28
LOCATION L0042049     VOLUME   441422.065 3760466.355 199.29
LOCATION L0042050     VOLUME   441427.065 3760466.353 199.30
LOCATION L0042051     VOLUME   441432.065 3760466.352 199.31
LOCATION L0042052     VOLUME   441437.065 3760466.350 199.32
LOCATION L0042053     VOLUME   441442.065 3760466.348 199.32
LOCATION L0042054     VOLUME   441447.065 3760466.347 199.32
LOCATION L0042055     VOLUME   441452.065 3760466.345 199.33
LOCATION L0042056     VOLUME   441457.065 3760466.344 199.33
LOCATION L0042057     VOLUME   441462.065 3760466.342 199.33
LOCATION L0042058     VOLUME   441467.065 3760466.341 199.39
LOCATION L0042059     VOLUME   441472.065 3760466.339 199.45
LOCATION L0042060     VOLUME   441477.065 3760466.338 199.51
LOCATION L0042061     VOLUME   441482.065 3760466.336 199.58
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   LOCATION L0042062     VOLUME   441487.065 3760466.335 199.64
   LOCATION L0042063     VOLUME   441492.065 3760466.333 199.67
   LOCATION L0042064     VOLUME   441497.065 3760466.331 199.70
   LOCATION L0042065     VOLUME   441502.065 3760466.330 199.72
   LOCATION L0042066     VOLUME   441507.065 3760466.328 199.75
   LOCATION L0042067     VOLUME   441512.065 3760466.327 199.77
   LOCATION L0042068     VOLUME   441517.065 3760466.325 199.79
   LOCATION L0042069     VOLUME   441522.065 3760466.324 199.81
   LOCATION L0042070     VOLUME   441527.065 3760466.322 199.83
   LOCATION L0042071     VOLUME   441532.065 3760466.321 199.85
   LOCATION L0042072     VOLUME   441537.065 3760466.319 199.87
   LOCATION L0042073     VOLUME   441542.065 3760466.317 199.88
   LOCATION L0042074     VOLUME   441547.065 3760466.316 199.90
** End of LINE VOLUME Source ID = SLINE15
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** Line Source Represented by Adjacent Volume Sources
** LINE VOLUME Source ID = SLINE16
** DESCRSRC Merrill Ave - Driveway 7 to PA 5 Driveway
** PREFIX
** Length of Side = 5.00
** Configuration = Adjacent
** Emission Rate = 1.39E-06
** Vertical Dimension = 6.22
** SZINIT = 2.89
** Nodes = 2
** 441549.056, 3760466.358, 199.93, 3.66, 2.33
** 441746.603, 3760467.302, 200.08, 3.66, 2.33
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   LOCATION L0042075     VOLUME   441551.556 3760466.370 199.91
   LOCATION L0042076     VOLUME   441556.556 3760466.394 199.92
   LOCATION L0042077     VOLUME   441561.556 3760466.418 199.93
   LOCATION L0042078     VOLUME   441566.556 3760466.442 199.94
   LOCATION L0042079     VOLUME   441571.556 3760466.466 199.95
   LOCATION L0042080     VOLUME   441576.556 3760466.490 199.95
   LOCATION L0042081     VOLUME   441581.556 3760466.514 199.96
   LOCATION L0042082     VOLUME   441586.556 3760466.538 199.96
   LOCATION L0042083     VOLUME   441591.556 3760466.561 199.97
   LOCATION L0042084     VOLUME   441596.556 3760466.585 199.98
   LOCATION L0042085     VOLUME   441601.556 3760466.609 200.00
   LOCATION L0042086     VOLUME   441606.556 3760466.633 200.02
   LOCATION L0042087     VOLUME   441611.556 3760466.657 200.04
   LOCATION L0042088     VOLUME   441616.556 3760466.681 200.06
   LOCATION L0042089     VOLUME   441621.556 3760466.705 200.07
   LOCATION L0042090     VOLUME   441626.556 3760466.729 200.09
   LOCATION L0042091     VOLUME   441631.556 3760466.753 200.11
   LOCATION L0042092     VOLUME   441636.555 3760466.776 200.13
   LOCATION L0042093     VOLUME   441641.555 3760466.800 200.15
   LOCATION L0042094     VOLUME   441646.555 3760466.824 200.15
   LOCATION L0042095     VOLUME   441651.555 3760466.848 200.14
   LOCATION L0042096     VOLUME   441656.555 3760466.872 200.14
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   LOCATION L0042097     VOLUME   441661.555 3760466.896 200.13
   LOCATION L0042098     VOLUME   441666.555 3760466.920 200.13
   LOCATION L0042099     VOLUME   441671.555 3760466.944 200.13
   LOCATION L0042100     VOLUME   441676.555 3760466.968 200.13
   LOCATION L0042101     VOLUME   441681.555 3760466.991 200.13
   LOCATION L0042102     VOLUME   441686.555 3760467.015 200.13
   LOCATION L0042103     VOLUME   441691.555 3760467.039 200.13
   LOCATION L0042104     VOLUME   441696.555 3760467.063 200.12
   LOCATION L0042105     VOLUME   441701.555 3760467.087 200.12
   LOCATION L0042106     VOLUME   441706.555 3760467.111 200.11
   LOCATION L0042107     VOLUME   441711.555 3760467.135 200.10
   LOCATION L0042108     VOLUME   441716.555 3760467.159 200.10
   LOCATION L0042109     VOLUME   441721.555 3760467.183 200.09
   LOCATION L0042110     VOLUME   441726.554 3760467.207 200.08
   LOCATION L0042111     VOLUME   441731.554 3760467.230 200.07
   LOCATION L0042112     VOLUME   441736.554 3760467.254 200.06
   LOCATION L0042113     VOLUME   441741.554 3760467.278 200.05
   LOCATION L0042114     VOLUME   441746.554 3760467.302 200.04
** End of LINE VOLUME Source ID = SLINE16
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** Line Source Represented by Adjacent Volume Sources
** LINE VOLUME Source ID = SLINE17
** DESCRSRC Merrill Ave - PA 5 Driveway to Grove Ave
** PREFIX
** Length of Side = 5.00
** Configuration = Adjacent
** Emission Rate = 1.16E-06
** Vertical Dimension = 6.22
** SZINIT = 2.89
** Nodes = 2
** 441747.949, 3760467.599, 200.08, 3.66, 2.33
** 441996.174, 3760466.514, 199.90, 3.66, 2.33
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   LOCATION L0042115     VOLUME   441750.449 3760467.588 200.04
   LOCATION L0042116     VOLUME   441755.449 3760467.566 200.04
   LOCATION L0042117     VOLUME   441760.449 3760467.544 200.04
   LOCATION L0042118     VOLUME   441765.449 3760467.522 200.04
   LOCATION L0042119     VOLUME   441770.449 3760467.500 200.04
   LOCATION L0042120     VOLUME   441775.449 3760467.479 200.05
   LOCATION L0042121     VOLUME   441780.448 3760467.457 200.05
   LOCATION L0042122     VOLUME   441785.448 3760467.435 200.06
   LOCATION L0042123     VOLUME   441790.448 3760467.413 200.06
   LOCATION L0042124     VOLUME   441795.448 3760467.391 200.06
   LOCATION L0042125     VOLUME   441800.448 3760467.369 200.06
   LOCATION L0042126     VOLUME   441805.448 3760467.347 200.06
   LOCATION L0042127     VOLUME   441810.448 3760467.326 200.06
   LOCATION L0042128     VOLUME   441815.448 3760467.304 200.07
   LOCATION L0042129     VOLUME   441820.448 3760467.282 200.07
   LOCATION L0042130     VOLUME   441825.448 3760467.260 200.07
   LOCATION L0042131     VOLUME   441830.448 3760467.238 200.07
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   LOCATION L0042132     VOLUME   441835.448 3760467.216 200.07
   LOCATION L0042133     VOLUME   441840.448 3760467.195 200.07
   LOCATION L0042134     VOLUME   441845.448 3760467.173 200.07
   LOCATION L0042135     VOLUME   441850.448 3760467.151 200.07
   LOCATION L0042136     VOLUME   441855.448 3760467.129 200.08
   LOCATION L0042137     VOLUME   441860.448 3760467.107 200.08
   LOCATION L0042138     VOLUME   441865.448 3760467.085 200.09
   LOCATION L0042139     VOLUME   441870.448 3760467.063 200.10
   LOCATION L0042140     VOLUME   441875.448 3760467.042 200.10
   LOCATION L0042141     VOLUME   441880.448 3760467.020 200.11
   LOCATION L0042142     VOLUME   441885.447 3760466.998 200.11
   LOCATION L0042143     VOLUME   441890.447 3760466.976 200.12
   LOCATION L0042144     VOLUME   441895.447 3760466.954 200.13
   LOCATION L0042145     VOLUME   441900.447 3760466.932 200.14
   LOCATION L0042146     VOLUME   441905.447 3760466.911 200.15
   LOCATION L0042147     VOLUME   441910.447 3760466.889 200.16
   LOCATION L0042148     VOLUME   441915.447 3760466.867 200.17
   LOCATION L0042149     VOLUME   441920.447 3760466.845 200.18
   LOCATION L0042150     VOLUME   441925.447 3760466.823 200.19
   LOCATION L0042151     VOLUME   441930.447 3760466.801 200.20
   LOCATION L0042152     VOLUME   441935.447 3760466.780 200.21
   LOCATION L0042153     VOLUME   441940.447 3760466.758 200.22
   LOCATION L0042154     VOLUME   441945.447 3760466.736 200.23
   LOCATION L0042155     VOLUME   441950.447 3760466.714 200.23
   LOCATION L0042156     VOLUME   441955.447 3760466.692 200.20
   LOCATION L0042157     VOLUME   441960.447 3760466.670 200.16
   LOCATION L0042158     VOLUME   441965.447 3760466.648 200.12
   LOCATION L0042159     VOLUME   441970.447 3760466.627 200.08
   LOCATION L0042160     VOLUME   441975.447 3760466.605 200.04
   LOCATION L0042161     VOLUME   441980.447 3760466.583 200.00
   LOCATION L0042162     VOLUME   441985.447 3760466.561 199.96
   LOCATION L0042163     VOLUME   441990.446 3760466.539 199.92
   LOCATION L0042164     VOLUME   441995.446 3760466.517 199.88
** End of LINE VOLUME Source ID = SLINE17
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** Line Source Represented by Adjacent Volume Sources
** LINE VOLUME Source ID = SLINE18
** DESCRSRC Bon View Ave - Merrill Ave to PA 4 Driveway
** PREFIX
** Length of Side = 5.00
** Configuration = Adjacent
** Emission Rate = 9.75E-06
** Vertical Dimension = 6.22
** SZINIT = 2.89
** Nodes = 3
** 441189.788, 3760470.335, 198.63, 3.66, 2.33
** 441189.788, 3760529.541, 199.52, 3.66, 2.33
** 441190.787, 3760873.923, 201.31, 3.66, 2.33
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   LOCATION L0042165     VOLUME   441189.788 3760472.835 198.87
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LOCATION L0042166     VOLUME   441189.788 3760477.835 198.94
LOCATION L0042167     VOLUME   441189.788 3760482.835 198.98
LOCATION L0042168     VOLUME   441189.788 3760487.835 199.03
LOCATION L0042169     VOLUME   441189.788 3760492.835 199.07
LOCATION L0042170     VOLUME   441189.788 3760497.835 199.11
LOCATION L0042171     VOLUME   441189.788 3760502.835 199.16
LOCATION L0042172     VOLUME   441189.788 3760507.835 199.21
LOCATION L0042173     VOLUME   441189.788 3760512.835 199.28
LOCATION L0042174     VOLUME   441189.788 3760517.835 199.35
LOCATION L0042175     VOLUME   441189.788 3760522.835 199.42
LOCATION L0042176     VOLUME   441189.788 3760527.835 199.49
LOCATION L0042177     VOLUME   441189.797 3760532.835 199.56
LOCATION L0042178     VOLUME   441189.812 3760537.835 199.63
LOCATION L0042179     VOLUME   441189.826 3760542.835 199.66
LOCATION L0042180     VOLUME   441189.841 3760547.835 199.69
LOCATION L0042181     VOLUME   441189.855 3760552.835 199.73
LOCATION L0042182     VOLUME   441189.870 3760557.835 199.76
LOCATION L0042183     VOLUME   441189.884 3760562.835 199.79
LOCATION L0042184     VOLUME   441189.899 3760567.835 199.83
LOCATION L0042185     VOLUME   441189.913 3760572.835 199.86
LOCATION L0042186     VOLUME   441189.928 3760577.835 199.90
LOCATION L0042187     VOLUME   441189.943 3760582.835 199.94
LOCATION L0042188     VOLUME   441189.957 3760587.835 199.97
LOCATION L0042189     VOLUME   441189.972 3760592.835 200.01
LOCATION L0042190     VOLUME   441189.986 3760597.835 200.05
LOCATION L0042191     VOLUME   441190.001 3760602.835 200.08
LOCATION L0042192     VOLUME   441190.015 3760607.835 200.12
LOCATION L0042193     VOLUME   441190.030 3760612.835 200.15
LOCATION L0042194     VOLUME   441190.044 3760617.835 200.19
LOCATION L0042195     VOLUME   441190.059 3760622.835 200.22
LOCATION L0042196     VOLUME   441190.073 3760627.835 200.26
LOCATION L0042197     VOLUME   441190.088 3760632.835 200.29
LOCATION L0042198     VOLUME   441190.102 3760637.835 200.32
LOCATION L0042199     VOLUME   441190.117 3760642.835 200.35
LOCATION L0042200     VOLUME   441190.131 3760647.835 200.37
LOCATION L0042201     VOLUME   441190.146 3760652.835 200.40
LOCATION L0042202     VOLUME   441190.160 3760657.835 200.43
LOCATION L0042203     VOLUME   441190.175 3760662.835 200.46
LOCATION L0042204     VOLUME   441190.189 3760667.835 200.48
LOCATION L0042205     VOLUME   441190.204 3760672.834 200.51
LOCATION L0042206     VOLUME   441190.218 3760677.834 200.54
LOCATION L0042207     VOLUME   441190.233 3760682.834 200.56
LOCATION L0042208     VOLUME   441190.247 3760687.834 200.59
LOCATION L0042209     VOLUME   441190.262 3760692.834 200.62
LOCATION L0042210     VOLUME   441190.276 3760697.834 200.65
LOCATION L0042211     VOLUME   441190.291 3760702.834 200.68
LOCATION L0042212     VOLUME   441190.305 3760707.834 200.70
LOCATION L0042213     VOLUME   441190.320 3760712.834 200.73
LOCATION L0042214     VOLUME   441190.334 3760717.834 200.76
LOCATION L0042215     VOLUME   441190.349 3760722.834 200.79
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   LOCATION L0042216     VOLUME   441190.363 3760727.834 200.81
   LOCATION L0042217     VOLUME   441190.378 3760732.834 200.83
   LOCATION L0042218     VOLUME   441190.392 3760737.834 200.86
   LOCATION L0042219     VOLUME   441190.407 3760742.834 200.88
   LOCATION L0042220     VOLUME   441190.421 3760747.834 200.90
   LOCATION L0042221     VOLUME   441190.436 3760752.834 200.93
   LOCATION L0042222     VOLUME   441190.450 3760757.834 200.95
   LOCATION L0042223     VOLUME   441190.465 3760762.834 200.98
   LOCATION L0042224     VOLUME   441190.479 3760767.834 201.00
   LOCATION L0042225     VOLUME   441190.494 3760772.834 201.03
   LOCATION L0042226     VOLUME   441190.508 3760777.834 201.06
   LOCATION L0042227     VOLUME   441190.523 3760782.834 201.08
   LOCATION L0042228     VOLUME   441190.537 3760787.834 201.10
   LOCATION L0042229     VOLUME   441190.552 3760792.834 201.12
   LOCATION L0042230     VOLUME   441190.566 3760797.834 201.14
   LOCATION L0042231     VOLUME   441190.581 3760802.834 201.16
   LOCATION L0042232     VOLUME   441190.595 3760807.834 201.17
   LOCATION L0042233     VOLUME   441190.610 3760812.834 201.19
   LOCATION L0042234     VOLUME   441190.624 3760817.834 201.21
   LOCATION L0042235     VOLUME   441190.639 3760822.834 201.23
   LOCATION L0042236     VOLUME   441190.653 3760827.834 201.25
   LOCATION L0042237     VOLUME   441190.668 3760832.834 201.27
   LOCATION L0042238     VOLUME   441190.682 3760837.834 201.29
   LOCATION L0042239     VOLUME   441190.697 3760842.834 201.32
   LOCATION L0042240     VOLUME   441190.711 3760847.834 201.34
   LOCATION L0042241     VOLUME   441190.726 3760852.834 201.35
   LOCATION L0042242     VOLUME   441190.740 3760857.834 201.37
   LOCATION L0042243     VOLUME   441190.755 3760862.834 201.39
   LOCATION L0042244     VOLUME   441190.769 3760867.834 201.41
   LOCATION L0042245     VOLUME   441190.784 3760872.834 201.43
** End of LINE VOLUME Source ID = SLINE18
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** Line Source Represented by Adjacent Volume Sources
** LINE VOLUME Source ID = SLINE19
** DESCRSRC Bon View Ave - PA 4 Driveway to Driveway 1
** PREFIX
** Length of Side = 5.00
** Configuration = Adjacent
** Emission Rate = 4.68E-06
** Vertical Dimension = 6.22
** SZINIT = 2.89
** Nodes = 2
** 441190.698, 3760873.430, 201.31, 3.66, 2.33
** 441189.126, 3761142.593, 202.97, 3.66, 2.33
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   LOCATION L0042246     VOLUME   441190.683 3760875.930 201.44
   LOCATION L0042247     VOLUME   441190.654 3760880.930 201.47
   LOCATION L0042248     VOLUME   441190.625 3760885.930 201.50
   LOCATION L0042249     VOLUME   441190.596 3760890.930 201.53
   LOCATION L0042250     VOLUME   441190.567 3760895.930 201.56
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   LOCATION L0042251     VOLUME   441190.537 3760900.930 201.59
   LOCATION L0042252     VOLUME   441190.508 3760905.930 201.62
   LOCATION L0042253     VOLUME   441190.479 3760910.930 201.66
   LOCATION L0042254     VOLUME   441190.450 3760915.930 201.69
   LOCATION L0042255     VOLUME   441190.421 3760920.930 201.73
   LOCATION L0042256     VOLUME   441190.391 3760925.929 201.76
   LOCATION L0042257     VOLUME   441190.362 3760930.929 201.80
   LOCATION L0042258     VOLUME   441190.333 3760935.929 201.83
   LOCATION L0042259     VOLUME   441190.304 3760940.929 201.86
   LOCATION L0042260     VOLUME   441190.274 3760945.929 201.89
   LOCATION L0042261     VOLUME   441190.245 3760950.929 201.93
   LOCATION L0042262     VOLUME   441190.216 3760955.929 201.96
   LOCATION L0042263     VOLUME   441190.187 3760960.929 201.99
   LOCATION L0042264     VOLUME   441190.158 3760965.929 202.02
   LOCATION L0042265     VOLUME   441190.128 3760970.929 202.05
   LOCATION L0042266     VOLUME   441190.099 3760975.929 202.08
   LOCATION L0042267     VOLUME   441190.070 3760980.929 202.11
   LOCATION L0042268     VOLUME   441190.041 3760985.928 202.14
   LOCATION L0042269     VOLUME   441190.012 3760990.928 202.17
   LOCATION L0042270     VOLUME   441189.982 3760995.928 202.20
   LOCATION L0042271     VOLUME   441189.953 3761000.928 202.23
   LOCATION L0042272     VOLUME   441189.924 3761005.928 202.27
   LOCATION L0042273     VOLUME   441189.895 3761010.928 202.30
   LOCATION L0042274     VOLUME   441189.866 3761015.928 202.34
   LOCATION L0042275     VOLUME   441189.836 3761020.928 202.38
   LOCATION L0042276     VOLUME   441189.807 3761025.928 202.42
   LOCATION L0042277     VOLUME   441189.778 3761030.928 202.45
   LOCATION L0042278     VOLUME   441189.749 3761035.928 202.49
   LOCATION L0042279     VOLUME   441189.720 3761040.928 202.52
   LOCATION L0042280     VOLUME   441189.690 3761045.927 202.55
   LOCATION L0042281     VOLUME   441189.661 3761050.927 202.59
   LOCATION L0042282     VOLUME   441189.632 3761055.927 202.62
   LOCATION L0042283     VOLUME   441189.603 3761060.927 202.65
   LOCATION L0042284     VOLUME   441189.574 3761065.927 202.67
   LOCATION L0042285     VOLUME   441189.544 3761070.927 202.69
   LOCATION L0042286     VOLUME   441189.515 3761075.927 202.71
   LOCATION L0042287     VOLUME   441189.486 3761080.927 202.74
   LOCATION L0042288     VOLUME   441189.457 3761085.927 202.76
   LOCATION L0042289     VOLUME   441189.428 3761090.927 202.78
   LOCATION L0042290     VOLUME   441189.398 3761095.927 202.80
   LOCATION L0042291     VOLUME   441189.369 3761100.926 202.83
   LOCATION L0042292     VOLUME   441189.340 3761105.926 202.85
   LOCATION L0042293     VOLUME   441189.311 3761110.926 202.88
   LOCATION L0042294     VOLUME   441189.281 3761115.926 202.90
   LOCATION L0042295     VOLUME   441189.252 3761120.926 202.93
   LOCATION L0042296     VOLUME   441189.223 3761125.926 202.95
   LOCATION L0042297     VOLUME   441189.194 3761130.926 202.98
   LOCATION L0042298     VOLUME   441189.165 3761135.926 203.00
   LOCATION L0042299     VOLUME   441189.135 3761140.926 203.03
** End of LINE VOLUME Source ID = SLINE19
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** Line Source Represented by Adjacent Volume Sources
** LINE VOLUME Source ID = SLINE20
** DESCRSRC Bon View Ave - Driveway 1 to Eucalyptus Ave
** PREFIX
** Length of Side = 5.00
** Configuration = Adjacent
** Emission Rate = 1.41E-06
** Vertical Dimension = 6.22
** SZINIT = 2.89
** Nodes = 2
** 441189.027, 3761141.906, 202.97, 3.66, 2.33
** 441189.231, 3761269.136, 204.07, 3.66, 2.33
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   LOCATION L0042300     VOLUME   441189.031 3761144.406 203.05
   LOCATION L0042301     VOLUME   441189.039 3761149.406 203.07
   LOCATION L0042302     VOLUME   441189.047 3761154.406 203.10
   LOCATION L0042303     VOLUME   441189.055 3761159.406 203.13
   LOCATION L0042304     VOLUME   441189.063 3761164.406 203.16
   LOCATION L0042305     VOLUME   441189.071 3761169.406 203.19
   LOCATION L0042306     VOLUME   441189.079 3761174.406 203.22
   LOCATION L0042307     VOLUME   441189.087 3761179.406 203.25
   LOCATION L0042308     VOLUME   441189.095 3761184.406 203.29
   LOCATION L0042309     VOLUME   441189.103 3761189.406 203.32
   LOCATION L0042310     VOLUME   441189.111 3761194.406 203.35
   LOCATION L0042311     VOLUME   441189.119 3761199.406 203.38
   LOCATION L0042312     VOLUME   441189.127 3761204.406 203.42
   LOCATION L0042313     VOLUME   441189.135 3761209.406 203.45
   LOCATION L0042314     VOLUME   441189.143 3761214.406 203.48
   LOCATION L0042315     VOLUME   441189.151 3761219.406 203.53
   LOCATION L0042316     VOLUME   441189.159 3761224.406 203.57
   LOCATION L0042317     VOLUME   441189.167 3761229.406 203.62
   LOCATION L0042318     VOLUME   441189.175 3761234.406 203.66
   LOCATION L0042319     VOLUME   441189.183 3761239.406 203.71
   LOCATION L0042320     VOLUME   441189.192 3761244.406 203.75
   LOCATION L0042321     VOLUME   441189.200 3761249.406 203.81
   LOCATION L0042322     VOLUME   441189.208 3761254.406 203.87
   LOCATION L0042323     VOLUME   441189.216 3761259.406 203.93
   LOCATION L0042324     VOLUME   441189.224 3761264.406 204.00
** End of LINE VOLUME Source ID = SLINE20
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** Line Source Represented by Adjacent Volume Sources
** LINE VOLUME Source ID = SLINE21
** DESCRSRC Grove Ave - Merrill Ave to Driveway 11
** PREFIX
** Length of Side = 5.00
** Configuration = Adjacent
** Emission Rate = 3.23E-06
** Vertical Dimension = 6.22
** SZINIT = 2.89
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** Nodes = 3
** 441995.174, 3760469.550, 199.90, 3.66, 2.33
** 441994.804, 3760521.346, 200.41, 3.66, 2.33
** 441995.215, 3760854.109, 202.59, 3.66, 2.33
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   LOCATION L0042325     VOLUME   441995.156 3760472.050 199.95
   LOCATION L0042326     VOLUME   441995.120 3760477.050 200.01
   LOCATION L0042327     VOLUME   441995.085 3760482.050 200.07
   LOCATION L0042328     VOLUME   441995.049 3760487.050 200.13
   LOCATION L0042329     VOLUME   441995.013 3760492.050 200.19
   LOCATION L0042330     VOLUME   441994.978 3760497.049 200.25
   LOCATION L0042331     VOLUME   441994.942 3760502.049 200.31
   LOCATION L0042332     VOLUME   441994.906 3760507.049 200.34
   LOCATION L0042333     VOLUME   441994.870 3760512.049 200.37
   LOCATION L0042334     VOLUME   441994.835 3760517.049 200.40
   LOCATION L0042335     VOLUME   441994.805 3760522.049 200.43
   LOCATION L0042336     VOLUME   441994.811 3760527.049 200.47
   LOCATION L0042337     VOLUME   441994.817 3760532.049 200.50
   LOCATION L0042338     VOLUME   441994.823 3760537.049 200.52
   LOCATION L0042339     VOLUME   441994.830 3760542.049 200.55
   LOCATION L0042340     VOLUME   441994.836 3760547.049 200.58
   LOCATION L0042341     VOLUME   441994.842 3760552.049 200.60
   LOCATION L0042342     VOLUME   441994.848 3760557.049 200.63
   LOCATION L0042343     VOLUME   441994.854 3760562.049 200.65
   LOCATION L0042344     VOLUME   441994.860 3760567.049 200.68
   LOCATION L0042345     VOLUME   441994.867 3760572.049 200.70
   LOCATION L0042346     VOLUME   441994.873 3760577.049 200.72
   LOCATION L0042347     VOLUME   441994.879 3760582.049 200.75
   LOCATION L0042348     VOLUME   441994.885 3760587.049 200.77
   LOCATION L0042349     VOLUME   441994.891 3760592.049 200.79
   LOCATION L0042350     VOLUME   441994.898 3760597.049 200.82
   LOCATION L0042351     VOLUME   441994.904 3760602.049 200.85
   LOCATION L0042352     VOLUME   441994.910 3760607.049 200.88
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   LOCATION L0042354     VOLUME   441994.922 3760617.049 200.95
   LOCATION L0042355     VOLUME   441994.928 3760622.049 200.98
   LOCATION L0042356     VOLUME   441994.935 3760627.049 201.01
   LOCATION L0042357     VOLUME   441994.941 3760632.049 201.04
   LOCATION L0042358     VOLUME   441994.947 3760637.049 201.08
   LOCATION L0042359     VOLUME   441994.953 3760642.049 201.11
   LOCATION L0042360     VOLUME   441994.959 3760647.049 201.15
   LOCATION L0042361     VOLUME   441994.965 3760652.049 201.18
   LOCATION L0042362     VOLUME   441994.972 3760657.049 201.21
   LOCATION L0042363     VOLUME   441994.978 3760662.049 201.25
   LOCATION L0042364     VOLUME   441994.984 3760667.049 201.28
   LOCATION L0042365     VOLUME   441994.990 3760672.049 201.32
   LOCATION L0042366     VOLUME   441994.996 3760677.049 201.35
   LOCATION L0042367     VOLUME   441995.002 3760682.049 201.38
   LOCATION L0042368     VOLUME   441995.009 3760687.049 201.42
   LOCATION L0042369     VOLUME   441995.015 3760692.049 201.46
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   LOCATION L0042370     VOLUME   441995.021 3760697.049 201.49
   LOCATION L0042371     VOLUME   441995.027 3760702.049 201.53
   LOCATION L0042372     VOLUME   441995.033 3760707.049 201.57
   LOCATION L0042373     VOLUME   441995.039 3760712.049 201.61
   LOCATION L0042374     VOLUME   441995.046 3760717.049 201.64
   LOCATION L0042375     VOLUME   441995.052 3760722.049 201.68
   LOCATION L0042376     VOLUME   441995.058 3760727.049 201.71
   LOCATION L0042377     VOLUME   441995.064 3760732.049 201.75
   LOCATION L0042378     VOLUME   441995.070 3760737.049 201.78
   LOCATION L0042379     VOLUME   441995.077 3760742.049 201.82
   LOCATION L0042380     VOLUME   441995.083 3760747.049 201.85
   LOCATION L0042381     VOLUME   441995.089 3760752.049 201.89
   LOCATION L0042382     VOLUME   441995.095 3760757.049 201.92
   LOCATION L0042383     VOLUME   441995.101 3760762.049 201.96
   LOCATION L0042384     VOLUME   441995.107 3760767.049 201.99
   LOCATION L0042385     VOLUME   441995.114 3760772.049 202.03
   LOCATION L0042386     VOLUME   441995.120 3760777.049 202.06
   LOCATION L0042387     VOLUME   441995.126 3760782.049 202.08
   LOCATION L0042388     VOLUME   441995.132 3760787.049 202.10
   LOCATION L0042389     VOLUME   441995.138 3760792.049 202.13
   LOCATION L0042390     VOLUME   441995.144 3760797.049 202.15
   LOCATION L0042391     VOLUME   441995.151 3760802.049 202.17
   LOCATION L0042392     VOLUME   441995.157 3760807.049 202.19
   LOCATION L0042393     VOLUME   441995.163 3760812.049 202.21
   LOCATION L0042394     VOLUME   441995.169 3760817.049 202.24
   LOCATION L0042395     VOLUME   441995.175 3760822.049 202.27
   LOCATION L0042396     VOLUME   441995.181 3760827.049 202.30
   LOCATION L0042397     VOLUME   441995.188 3760832.049 202.33
   LOCATION L0042398     VOLUME   441995.194 3760837.049 202.36
   LOCATION L0042399     VOLUME   441995.200 3760842.049 202.40
   LOCATION L0042400     VOLUME   441995.206 3760847.049 202.43
   LOCATION L0042401     VOLUME   441995.212 3760852.049 202.47
** End of LINE VOLUME Source ID = SLINE21
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** Line Source Represented by Adjacent Volume Sources
** LINE VOLUME Source ID = SLINE22
** DESCRSRC Grove Ave - Driveway #11 to Driveway #9
** PREFIX
** Length of Side = 5.00
** Configuration = Adjacent
** Emission Rate = 9.45E-07
** Vertical Dimension = 6.22
** SZINIT = 2.89
** Nodes = 7
** 441994.958, 3760853.741, 202.59, 3.66, 2.33
** 441994.358, 3761106.578, 204.17, 3.66, 2.33
** 441994.358, 3761250.177, 205.36, 3.66, 2.33
** 441994.358, 3761265.018, 205.35, 3.66, 2.33
** 441992.765, 3761269.907, 205.38, 3.66, 2.33
** 441980.470, 3761269.907, 205.50, 3.66, 2.33
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** 441819.956, 3761270.745, 205.64, 3.66, 2.33
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   LOCATION L0042402     VOLUME   441994.952 3760856.241 202.50
   LOCATION L0042403     VOLUME   441994.940 3760861.241 202.54
   LOCATION L0042404     VOLUME   441994.928 3760866.241 202.57
   LOCATION L0042405     VOLUME   441994.916 3760871.241 202.61
   LOCATION L0042406     VOLUME   441994.904 3760876.241 202.64
   LOCATION L0042407     VOLUME   441994.892 3760881.241 202.68
   LOCATION L0042408     VOLUME   441994.881 3760886.241 202.71
   LOCATION L0042409     VOLUME   441994.869 3760891.241 202.74
   LOCATION L0042410     VOLUME   441994.857 3760896.241 202.77
   LOCATION L0042411     VOLUME   441994.845 3760901.241 202.81
   LOCATION L0042412     VOLUME   441994.833 3760906.241 202.85
   LOCATION L0042413     VOLUME   441994.821 3760911.241 202.89
   LOCATION L0042414     VOLUME   441994.809 3760916.241 202.93
   LOCATION L0042415     VOLUME   441994.798 3760921.241 202.97
   LOCATION L0042416     VOLUME   441994.786 3760926.241 203.01
   LOCATION L0042417     VOLUME   441994.774 3760931.241 203.05
   LOCATION L0042418     VOLUME   441994.762 3760936.241 203.09
   LOCATION L0042419     VOLUME   441994.750 3760941.241 203.12
   LOCATION L0042420     VOLUME   441994.738 3760946.241 203.16
   LOCATION L0042421     VOLUME   441994.726 3760951.241 203.19
   LOCATION L0042422     VOLUME   441994.714 3760956.241 203.23
   LOCATION L0042423     VOLUME   441994.703 3760961.241 203.26
   LOCATION L0042424     VOLUME   441994.691 3760966.241 203.29
   LOCATION L0042425     VOLUME   441994.679 3760971.241 203.33
   LOCATION L0042426     VOLUME   441994.667 3760976.241 203.36
   LOCATION L0042427     VOLUME   441994.655 3760981.241 203.39
   LOCATION L0042428     VOLUME   441994.643 3760986.241 203.42
   LOCATION L0042429     VOLUME   441994.631 3760991.241 203.45
   LOCATION L0042430     VOLUME   441994.619 3760996.241 203.49
   LOCATION L0042431     VOLUME   441994.608 3761001.241 203.52
   LOCATION L0042432     VOLUME   441994.596 3761006.241 203.56
   LOCATION L0042433     VOLUME   441994.584 3761011.241 203.59
   LOCATION L0042434     VOLUME   441994.572 3761016.241 203.63
   LOCATION L0042435     VOLUME   441994.560 3761021.241 203.66
   LOCATION L0042436     VOLUME   441994.548 3761026.241 203.69
   LOCATION L0042437     VOLUME   441994.536 3761031.241 203.71
   LOCATION L0042438     VOLUME   441994.525 3761036.241 203.73
   LOCATION L0042439     VOLUME   441994.513 3761041.241 203.76
   LOCATION L0042440     VOLUME   441994.501 3761046.241 203.78
   LOCATION L0042441     VOLUME   441994.489 3761051.241 203.80
   LOCATION L0042442     VOLUME   441994.477 3761056.241 203.82
   LOCATION L0042443     VOLUME   441994.465 3761061.241 203.85
   LOCATION L0042444     VOLUME   441994.453 3761066.241 203.88
   LOCATION L0042445     VOLUME   441994.441 3761071.241 203.91
   LOCATION L0042446     VOLUME   441994.430 3761076.241 203.94
   LOCATION L0042447     VOLUME   441994.418 3761081.241 203.97
   LOCATION L0042448     VOLUME   441994.406 3761086.241 204.00
   LOCATION L0042449     VOLUME   441994.394 3761091.241 204.03
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LOCATION L0042450     VOLUME   441994.382 3761096.241 204.06
LOCATION L0042451     VOLUME   441994.370 3761101.241 204.09
LOCATION L0042452     VOLUME   441994.358 3761106.241 204.12
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LOCATION L0042454     VOLUME   441994.358 3761116.241 204.18
LOCATION L0042455     VOLUME   441994.358 3761121.241 204.21
LOCATION L0042456     VOLUME   441994.358 3761126.241 204.24
LOCATION L0042457     VOLUME   441994.358 3761131.241 204.27
LOCATION L0042458     VOLUME   441994.358 3761136.241 204.30
LOCATION L0042459     VOLUME   441994.358 3761141.241 204.34
LOCATION L0042460     VOLUME   441994.358 3761146.241 204.37
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LOCATION L0042462     VOLUME   441994.358 3761156.241 204.45
LOCATION L0042463     VOLUME   441994.358 3761161.241 204.50
LOCATION L0042464     VOLUME   441994.358 3761166.241 204.54
LOCATION L0042465     VOLUME   441994.358 3761171.241 204.58
LOCATION L0042466     VOLUME   441994.358 3761176.241 204.63
LOCATION L0042467     VOLUME   441994.358 3761181.241 204.68
LOCATION L0042468     VOLUME   441994.358 3761186.241 204.73
LOCATION L0042469     VOLUME   441994.358 3761191.241 204.79
LOCATION L0042470     VOLUME   441994.358 3761196.241 204.84
LOCATION L0042471     VOLUME   441994.358 3761201.241 204.90
LOCATION L0042472     VOLUME   441994.358 3761206.241 204.95
LOCATION L0042473     VOLUME   441994.358 3761211.241 205.00
LOCATION L0042474     VOLUME   441994.358 3761216.241 205.02
LOCATION L0042475     VOLUME   441994.358 3761221.241 205.05
LOCATION L0042476     VOLUME   441994.358 3761226.241 205.08
LOCATION L0042477     VOLUME   441994.358 3761231.241 205.10
LOCATION L0042478     VOLUME   441994.358 3761236.241 205.13
LOCATION L0042479     VOLUME   441994.358 3761241.241 205.16
LOCATION L0042480     VOLUME   441994.358 3761246.241 205.19
LOCATION L0042481     VOLUME   441994.358 3761251.241 205.22
LOCATION L0042482     VOLUME   441994.358 3761256.241 205.25
LOCATION L0042483     VOLUME   441994.358 3761261.241 205.28
LOCATION L0042484     VOLUME   441993.979 3761266.180 205.31
LOCATION L0042485     VOLUME   441991.684 3761269.907 205.36
LOCATION L0042486     VOLUME   441986.684 3761269.907 205.42
LOCATION L0042487     VOLUME   441981.684 3761269.907 205.48
LOCATION L0042488     VOLUME   441976.684 3761269.927 205.53
LOCATION L0042489     VOLUME   441971.684 3761269.953 205.58
LOCATION L0042490     VOLUME   441966.685 3761269.979 205.62
LOCATION L0042491     VOLUME   441961.685 3761270.005 205.66
LOCATION L0042492     VOLUME   441956.685 3761270.031 205.71
LOCATION L0042493     VOLUME   441951.685 3761270.057 205.72
LOCATION L0042494     VOLUME   441946.685 3761270.083 205.73
LOCATION L0042495     VOLUME   441941.685 3761270.110 205.74
LOCATION L0042496     VOLUME   441936.685 3761270.136 205.74
LOCATION L0042497     VOLUME   441931.685 3761270.162 205.75
LOCATION L0042498     VOLUME   441926.685 3761270.188 205.78
LOCATION L0042499     VOLUME   441921.685 3761270.214 205.82
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   LOCATION L0042500     VOLUME   441916.685 3761270.240 205.87
   LOCATION L0042501     VOLUME   441911.685 3761270.266 205.92
   LOCATION L0042502     VOLUME   441906.685 3761270.292 205.96
   LOCATION L0042503     VOLUME   441901.685 3761270.318 205.99
   LOCATION L0042504     VOLUME   441896.686 3761270.345 206.00
   LOCATION L0042505     VOLUME   441891.686 3761270.371 206.00
   LOCATION L0042506     VOLUME   441886.686 3761270.397 206.01
   LOCATION L0042507     VOLUME   441881.686 3761270.423 206.01
   LOCATION L0042508     VOLUME   441876.686 3761270.449 206.01
   LOCATION L0042509     VOLUME   441871.686 3761270.475 206.00
   LOCATION L0042510     VOLUME   441866.686 3761270.501 206.00
   LOCATION L0042511     VOLUME   441861.686 3761270.527 205.99
   LOCATION L0042512     VOLUME   441856.686 3761270.554 205.98
   LOCATION L0042513     VOLUME   441851.686 3761270.580 205.96
   LOCATION L0042514     VOLUME   441846.686 3761270.606 205.90
   LOCATION L0042515     VOLUME   441841.686 3761270.632 205.84
   LOCATION L0042516     VOLUME   441836.686 3761270.658 205.78
   LOCATION L0042517     VOLUME   441831.686 3761270.684 205.72
   LOCATION L0042518     VOLUME   441826.686 3761270.710 205.65
   LOCATION L0042519     VOLUME   441821.687 3761270.736 205.63
** End of LINE VOLUME Source ID = SLINE22
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** Line Source Represented by Adjacent Volume Sources
** LINE VOLUME Source ID = SLINE23
** DESCRSRC Eucalyptus Ave - Bon View Ave to Driveway #4
** PREFIX
** Length of Side = 5.00
** Configuration = Adjacent
** Emission Rate = 1.75E-06
** Vertical Dimension = 6.22
** SZINIT = 2.89
** Nodes = 2
** 441188.940, 3761269.592, 204.07, 3.66, 2.33
** 441370.765, 3761270.242, 204.91, 3.66, 2.33
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   LOCATION L0042520     VOLUME   441191.440 3761269.601 204.08
   LOCATION L0042521     VOLUME   441196.440 3761269.618 204.13
   LOCATION L0042522     VOLUME   441201.440 3761269.636 204.19
   LOCATION L0042523     VOLUME   441206.440 3761269.654 204.24
   LOCATION L0042524     VOLUME   441211.440 3761269.672 204.29
   LOCATION L0042525     VOLUME   441216.440 3761269.690 204.30
   LOCATION L0042526     VOLUME   441221.440 3761269.708 204.32
   LOCATION L0042527     VOLUME   441226.440 3761269.726 204.34
   LOCATION L0042528     VOLUME   441231.440 3761269.744 204.36
   LOCATION L0042529     VOLUME   441236.440 3761269.762 204.38
   LOCATION L0042530     VOLUME   441241.440 3761269.780 204.40
   LOCATION L0042531     VOLUME   441246.440 3761269.797 204.42
   LOCATION L0042532     VOLUME   441251.440 3761269.815 204.44
   LOCATION L0042533     VOLUME   441256.440 3761269.833 204.46
   LOCATION L0042534     VOLUME   441261.440 3761269.851 204.48
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   LOCATION L0042535     VOLUME   441266.440 3761269.869 204.49
   LOCATION L0042536     VOLUME   441271.440 3761269.887 204.51
   LOCATION L0042537     VOLUME   441276.440 3761269.905 204.52
   LOCATION L0042538     VOLUME   441281.439 3761269.923 204.53
   LOCATION L0042539     VOLUME   441286.439 3761269.941 204.55
   LOCATION L0042540     VOLUME   441291.439 3761269.959 204.56
   LOCATION L0042541     VOLUME   441296.439 3761269.976 204.58
   LOCATION L0042542     VOLUME   441301.439 3761269.994 204.59
   LOCATION L0042543     VOLUME   441306.439 3761270.012 204.61
   LOCATION L0042544     VOLUME   441311.439 3761270.030 204.62
   LOCATION L0042545     VOLUME   441316.439 3761270.048 204.64
   LOCATION L0042546     VOLUME   441321.439 3761270.066 204.67
   LOCATION L0042547     VOLUME   441326.439 3761270.084 204.69
   LOCATION L0042548     VOLUME   441331.439 3761270.102 204.71
   LOCATION L0042549     VOLUME   441336.439 3761270.120 204.73
   LOCATION L0042550     VOLUME   441341.439 3761270.138 204.75
   LOCATION L0042551     VOLUME   441346.439 3761270.155 204.77
   LOCATION L0042552     VOLUME   441351.439 3761270.173 204.79
   LOCATION L0042553     VOLUME   441356.439 3761270.191 204.81
   LOCATION L0042554     VOLUME   441361.439 3761270.209 204.82
   LOCATION L0042555     VOLUME   441366.439 3761270.227 204.85
** End of LINE VOLUME Source ID = SLINE23
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** Line Source Represented by Adjacent Volume Sources
** LINE VOLUME Source ID = SLINE24
** DESCRSRC Eucalyptus Ave - Driveway #4 to Driveway #6
** PREFIX
** Length of Side = 5.00
** Configuration = Adjacent
** Emission Rate = 1.45E-06
** Vertical Dimension = 6.22
** SZINIT = 2.89
** Nodes = 2
** 441367.749, 3761270.269, 204.92, 3.66, 2.33
** 441508.074, 3761269.949, 204.72, 3.66, 2.33
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   LOCATION L0042556     VOLUME   441370.249 3761270.263 204.87
   LOCATION L0042557     VOLUME   441375.249 3761270.252 204.90
   LOCATION L0042558     VOLUME   441380.249 3761270.240 204.92
   LOCATION L0042559     VOLUME   441385.249 3761270.229 204.95
   LOCATION L0042560     VOLUME   441390.249 3761270.218 204.98
   LOCATION L0042561     VOLUME   441395.249 3761270.206 204.99
   LOCATION L0042562     VOLUME   441400.249 3761270.195 205.01
   LOCATION L0042563     VOLUME   441405.249 3761270.183 205.02
   LOCATION L0042564     VOLUME   441410.249 3761270.172 205.04
   LOCATION L0042565     VOLUME   441415.249 3761270.161 205.05
   LOCATION L0042566     VOLUME   441420.249 3761270.149 205.05
   LOCATION L0042567     VOLUME   441425.249 3761270.138 205.05
   LOCATION L0042568     VOLUME   441430.249 3761270.126 205.04
   LOCATION L0042569     VOLUME   441435.249 3761270.115 205.04
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   LOCATION L0042570     VOLUME   441440.249 3761270.104 205.03
   LOCATION L0042571     VOLUME   441445.249 3761270.092 204.99
   LOCATION L0042572     VOLUME   441450.249 3761270.081 204.94
   LOCATION L0042573     VOLUME   441455.249 3761270.069 204.88
   LOCATION L0042574     VOLUME   441460.249 3761270.058 204.82
   LOCATION L0042575     VOLUME   441465.249 3761270.046 204.76
   LOCATION L0042576     VOLUME   441470.249 3761270.035 204.69
   LOCATION L0042577     VOLUME   441475.249 3761270.024 204.62
   LOCATION L0042578     VOLUME   441480.249 3761270.012 204.54
   LOCATION L0042579     VOLUME   441485.249 3761270.001 204.46
   LOCATION L0042580     VOLUME   441490.249 3761269.989 204.39
   LOCATION L0042581     VOLUME   441495.249 3761269.978 204.39
   LOCATION L0042582     VOLUME   441500.249 3761269.967 204.49
   LOCATION L0042583     VOLUME   441505.249 3761269.955 204.60
** End of LINE VOLUME Source ID = SLINE24
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** Line Source Represented by Adjacent Volume Sources
** LINE VOLUME Source ID = SLINE25
** DESCRSRC Eucalyptus Ave - Driveway #6 to Driveway #8
** PREFIX
** Length of Side = 5.00
** Configuration = Adjacent
** Emission Rate = 1.08E-06
** Vertical Dimension = 6.22
** SZINIT = 2.89
** Nodes = 2
** 441505.917, 3761269.946, 204.64, 3.66, 2.33
** 441658.896, 3761269.990, 205.41, 3.66, 2.33
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   LOCATION L0042584     VOLUME   441508.417 3761269.947 204.67
   LOCATION L0042585     VOLUME   441513.417 3761269.948 204.78
   LOCATION L0042586     VOLUME   441518.417 3761269.950 204.89
   LOCATION L0042587     VOLUME   441523.417 3761269.951 204.89
   LOCATION L0042588     VOLUME   441528.417 3761269.953 204.89
   LOCATION L0042589     VOLUME   441533.417 3761269.954 204.89
   LOCATION L0042590     VOLUME   441538.417 3761269.955 204.89
   LOCATION L0042591     VOLUME   441543.417 3761269.957 204.90
   LOCATION L0042592     VOLUME   441548.417 3761269.958 204.91
   LOCATION L0042593     VOLUME   441553.417 3761269.960 204.93
   LOCATION L0042594     VOLUME   441558.417 3761269.961 204.95
   LOCATION L0042595     VOLUME   441563.417 3761269.963 204.97
   LOCATION L0042596     VOLUME   441568.417 3761269.964 204.99
   LOCATION L0042597     VOLUME   441573.417 3761269.965 205.03
   LOCATION L0042598     VOLUME   441578.417 3761269.967 205.10
   LOCATION L0042599     VOLUME   441583.417 3761269.968 205.16
   LOCATION L0042600     VOLUME   441588.417 3761269.970 205.22
   LOCATION L0042601     VOLUME   441593.417 3761269.971 205.28
   LOCATION L0042602     VOLUME   441598.417 3761269.973 205.34
   LOCATION L0042603     VOLUME   441603.417 3761269.974 205.40
   LOCATION L0042604     VOLUME   441608.417 3761269.975 205.45
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   LOCATION L0042605     VOLUME   441613.417 3761269.977 205.50
   LOCATION L0042606     VOLUME   441618.417 3761269.978 205.56
   LOCATION L0042607     VOLUME   441623.417 3761269.980 205.58
   LOCATION L0042608     VOLUME   441628.417 3761269.981 205.55
   LOCATION L0042609     VOLUME   441633.417 3761269.983 205.51
   LOCATION L0042610     VOLUME   441638.417 3761269.984 205.48
   LOCATION L0042611     VOLUME   441643.417 3761269.985 205.45
   LOCATION L0042612     VOLUME   441648.417 3761269.987 205.42
   LOCATION L0042613     VOLUME   441653.417 3761269.988 205.41
   LOCATION L0042614     VOLUME   441658.417 3761269.990 205.40
** End of LINE VOLUME Source ID = SLINE25
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** Line Source Represented by Adjacent Volume Sources
** LINE VOLUME Source ID = SLINE26
** DESCRSRC Eucalyptus Ave - Driveway #8 to Driveway #9
** PREFIX
** Length of Side = 5.00
** Configuration = Adjacent
** Emission Rate = 6.18E-07
** Vertical Dimension = 6.22
** SZINIT = 2.89
** Nodes = 2
** 441659.411, 3761270.258, 205.41, 3.66, 2.33
** 441819.475, 3761270.767, 205.64, 3.66, 2.33
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   LOCATION L0042615     VOLUME   441661.911 3761270.266 205.40
   LOCATION L0042616     VOLUME   441666.911 3761270.282 205.39
   LOCATION L0042617     VOLUME   441671.911 3761270.298 205.39
   LOCATION L0042618     VOLUME   441676.911 3761270.314 205.39
   LOCATION L0042619     VOLUME   441681.911 3761270.330 205.41
   LOCATION L0042620     VOLUME   441686.911 3761270.346 205.42
   LOCATION L0042621     VOLUME   441691.911 3761270.361 205.43
   LOCATION L0042622     VOLUME   441696.911 3761270.377 205.44
   LOCATION L0042623     VOLUME   441701.911 3761270.393 205.45
   LOCATION L0042624     VOLUME   441706.911 3761270.409 205.45
   LOCATION L0042625     VOLUME   441711.911 3761270.425 205.46
   LOCATION L0042626     VOLUME   441716.911 3761270.441 205.47
   LOCATION L0042627     VOLUME   441721.911 3761270.457 205.47
   LOCATION L0042628     VOLUME   441726.910 3761270.473 205.47
   LOCATION L0042629     VOLUME   441731.910 3761270.488 205.48
   LOCATION L0042630     VOLUME   441736.910 3761270.504 205.48
   LOCATION L0042631     VOLUME   441741.910 3761270.520 205.48
   LOCATION L0042632     VOLUME   441746.910 3761270.536 205.48
   LOCATION L0042633     VOLUME   441751.910 3761270.552 205.48
   LOCATION L0042634     VOLUME   441756.910 3761270.568 205.49
   LOCATION L0042635     VOLUME   441761.910 3761270.584 205.50
   LOCATION L0042636     VOLUME   441766.910 3761270.600 205.51
   LOCATION L0042637     VOLUME   441771.910 3761270.616 205.51
   LOCATION L0042638     VOLUME   441776.910 3761270.631 205.52
   LOCATION L0042639     VOLUME   441781.910 3761270.647 205.53
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   LOCATION L0042640     VOLUME   441786.910 3761270.663 205.53
   LOCATION L0042641     VOLUME   441791.910 3761270.679 205.53
   LOCATION L0042642     VOLUME   441796.910 3761270.695 205.54
   LOCATION L0042643     VOLUME   441801.910 3761270.711 205.55
   LOCATION L0042644     VOLUME   441806.910 3761270.727 205.57
   LOCATION L0042645     VOLUME   441811.910 3761270.743 205.59
   LOCATION L0042646     VOLUME   441816.910 3761270.758 205.61
** End of LINE VOLUME Source ID = SLINE26
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** Line Source Represented by Adjacent Volume Sources
** LINE VOLUME Source ID = SLINE27
** DESCRSRC Driveway 4
** PREFIX
** Length of Side = 5.00
** Configuration = Adjacent
** Emission Rate = 3.48E-07
** Vertical Dimension = 6.22
** SZINIT = 2.89
** Nodes = 2
** 441370.682, 3761269.731, 204.91, 3.66, 2.33
** 441372.563, 3761145.448, 203.68, 3.66, 2.33
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   LOCATION L0042647     VOLUME   441370.720 3761267.231 204.81
   LOCATION L0042648     VOLUME   441370.795 3761262.232 204.71
   LOCATION L0042649     VOLUME   441370.871 3761257.232 204.61
   LOCATION L0042650     VOLUME   441370.947 3761252.233 204.51
   LOCATION L0042651     VOLUME   441371.022 3761247.234 204.41
   LOCATION L0042652     VOLUME   441371.098 3761242.234 204.33
   LOCATION L0042653     VOLUME   441371.174 3761237.235 204.28
   LOCATION L0042654     VOLUME   441371.249 3761232.235 204.23
   LOCATION L0042655     VOLUME   441371.325 3761227.236 204.18
   LOCATION L0042656     VOLUME   441371.401 3761222.236 204.13
   LOCATION L0042657     VOLUME   441371.476 3761217.237 204.08
   LOCATION L0042658     VOLUME   441371.552 3761212.238 204.04
   LOCATION L0042659     VOLUME   441371.628 3761207.238 204.01
   LOCATION L0042660     VOLUME   441371.703 3761202.239 203.99
   LOCATION L0042661     VOLUME   441371.779 3761197.239 203.96
   LOCATION L0042662     VOLUME   441371.855 3761192.240 203.94
   LOCATION L0042663     VOLUME   441371.930 3761187.240 203.92
   LOCATION L0042664     VOLUME   441372.006 3761182.241 203.89
   LOCATION L0042665     VOLUME   441372.082 3761177.242 203.86
   LOCATION L0042666     VOLUME   441372.157 3761172.242 203.83
   LOCATION L0042667     VOLUME   441372.233 3761167.243 203.80
   LOCATION L0042668     VOLUME   441372.309 3761162.243 203.77
   LOCATION L0042669     VOLUME   441372.384 3761157.244 203.74
   LOCATION L0042670     VOLUME   441372.460 3761152.245 203.71
   LOCATION L0042671     VOLUME   441372.535 3761147.245 203.68
** End of LINE VOLUME Source ID = SLINE27
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** Line Source Represented by Adjacent Volume Sources
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** LINE VOLUME Source ID = SLINE28
** DESCRSRC Driveway 6
** PREFIX
** Length of Side = 5.00
** Configuration = Adjacent
** Emission Rate = 3.47E-07
** Vertical Dimension = 6.22
** SZINIT = 2.89
** Nodes = 2
** 441508.279, 3761268.964, 204.73, 3.66, 2.33
** 441508.879, 3761144.904, 203.69, 3.66, 2.33
** ----------------------------------------------------------------
   LOCATION L0042672     VOLUME   441508.291 3761266.464 204.65
   LOCATION L0042673     VOLUME   441508.316 3761261.464 204.61
   LOCATION L0042674     VOLUME   441508.340 3761256.464 204.58
   LOCATION L0042675     VOLUME   441508.364 3761251.464 204.55
   LOCATION L0042676     VOLUME   441508.388 3761246.464 204.52
   LOCATION L0042677     VOLUME   441508.412 3761241.464 204.47
   LOCATION L0042678     VOLUME   441508.437 3761236.464 204.42
   LOCATION L0042679     VOLUME   441508.461 3761231.464 204.36
   LOCATION L0042680     VOLUME   441508.485 3761226.464 204.30
   LOCATION L0042681     VOLUME   441508.509 3761221.464 204.25
   LOCATION L0042682     VOLUME   441508.533 3761216.464 204.19
   LOCATION L0042683     VOLUME   441508.557 3761211.464 204.14
   LOCATION L0042684     VOLUME   441508.582 3761206.464 204.10
   LOCATION L0042685     VOLUME   441508.606 3761201.464 204.06
   LOCATION L0042686     VOLUME   441508.630 3761196.465 204.03
   LOCATION L0042687     VOLUME   441508.654 3761191.465 203.99
   LOCATION L0042688     VOLUME   441508.678 3761186.465 203.96
   LOCATION L0042689     VOLUME   441508.702 3761181.465 203.92
   LOCATION L0042690     VOLUME   441508.727 3761176.465 203.89
   LOCATION L0042691     VOLUME   441508.751 3761171.465 203.85
   LOCATION L0042692     VOLUME   441508.775 3761166.465 203.82
   LOCATION L0042693     VOLUME   441508.799 3761161.465 203.78
   LOCATION L0042694     VOLUME   441508.823 3761156.465 203.75
   LOCATION L0042695     VOLUME   441508.848 3761151.465 203.71
   LOCATION L0042696     VOLUME   441508.872 3761146.465 203.68
** End of LINE VOLUME Source ID = SLINE28
** ----------------------------------------------------------------
** Line Source Represented by Adjacent Volume Sources
** LINE VOLUME Source ID = SLINE29
** DESCRSRC Driveway 8
** PREFIX
** Length of Side = 5.00
** Configuration = Adjacent
** Emission Rate = 3.48E-07
** Vertical Dimension = 6.22
** SZINIT = 2.89
** Nodes = 2
** 441659.118, 3761269.215, 205.41, 3.66, 2.33
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** 441659.907, 3761144.756, 203.99, 3.66, 2.33
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   LOCATION L0042697     VOLUME   441659.133 3761266.715 205.37
   LOCATION L0042698     VOLUME   441659.165 3761261.715 205.33
   LOCATION L0042699     VOLUME   441659.197 3761256.715 205.28
   LOCATION L0042700     VOLUME   441659.229 3761251.715 205.24
   LOCATION L0042701     VOLUME   441659.260 3761246.715 205.19
   LOCATION L0042702     VOLUME   441659.292 3761241.715 205.14
   LOCATION L0042703     VOLUME   441659.324 3761236.715 205.09
   LOCATION L0042704     VOLUME   441659.355 3761231.715 205.04
   LOCATION L0042705     VOLUME   441659.387 3761226.716 204.98
   LOCATION L0042706     VOLUME   441659.419 3761221.716 204.93
   LOCATION L0042707     VOLUME   441659.451 3761216.716 204.88
   LOCATION L0042708     VOLUME   441659.482 3761211.716 204.82
   LOCATION L0042709     VOLUME   441659.514 3761206.716 204.77
   LOCATION L0042710     VOLUME   441659.546 3761201.716 204.72
   LOCATION L0042711     VOLUME   441659.578 3761196.716 204.66
   LOCATION L0042712     VOLUME   441659.609 3761191.716 204.61
   LOCATION L0042713     VOLUME   441659.641 3761186.716 204.55
   LOCATION L0042714     VOLUME   441659.673 3761181.716 204.50
   LOCATION L0042715     VOLUME   441659.704 3761176.717 204.45
   LOCATION L0042716     VOLUME   441659.736 3761171.717 204.40
   LOCATION L0042717     VOLUME   441659.768 3761166.717 204.35
   LOCATION L0042718     VOLUME   441659.800 3761161.717 204.30
   LOCATION L0042719     VOLUME   441659.831 3761156.717 204.25
   LOCATION L0042720     VOLUME   441659.863 3761151.717 204.20
   LOCATION L0042721     VOLUME   441659.895 3761146.717 204.16
** End of LINE VOLUME Source ID = SLINE29
** ----------------------------------------------------------------
** Line Source Represented by Adjacent Volume Sources
** LINE VOLUME Source ID = SLINE30
** DESCRSRC Driveway 9
** PREFIX
** Length of Side = 5.00
** Configuration = Adjacent
** Emission Rate = 6.89E-07
** Vertical Dimension = 6.22
** SZINIT = 2.89
** Nodes = 2
** 441819.214, 3761269.765, 205.63, 3.66, 2.33
** 441818.253, 3761146.627, 204.42, 3.66, 2.33
** ----------------------------------------------------------------
   LOCATION L0042722     VOLUME   441819.194 3761267.265 205.60
   LOCATION L0042723     VOLUME   441819.155 3761262.266 205.57
   LOCATION L0042724     VOLUME   441819.116 3761257.266 205.55
   LOCATION L0042725     VOLUME   441819.077 3761252.266 205.52
   LOCATION L0042726     VOLUME   441819.038 3761247.266 205.49
   LOCATION L0042727     VOLUME   441818.999 3761242.266 205.46
   LOCATION L0042728     VOLUME   441818.960 3761237.266 205.41
   LOCATION L0042729     VOLUME   441818.921 3761232.267 205.35
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   LOCATION L0042730     VOLUME   441818.882 3761227.267 205.29
   LOCATION L0042731     VOLUME   441818.843 3761222.267 205.22
   LOCATION L0042732     VOLUME   441818.804 3761217.267 205.16
   LOCATION L0042733     VOLUME   441818.765 3761212.267 205.10
   LOCATION L0042734     VOLUME   441818.726 3761207.267 205.04
   LOCATION L0042735     VOLUME   441818.687 3761202.267 204.99
   LOCATION L0042736     VOLUME   441818.648 3761197.268 204.93
   LOCATION L0042737     VOLUME   441818.609 3761192.268 204.88
   LOCATION L0042738     VOLUME   441818.570 3761187.268 204.82
   LOCATION L0042739     VOLUME   441818.531 3761182.268 204.77
   LOCATION L0042740     VOLUME   441818.492 3761177.268 204.72
   LOCATION L0042741     VOLUME   441818.453 3761172.268 204.68
   LOCATION L0042742     VOLUME   441818.414 3761167.269 204.63
   LOCATION L0042743     VOLUME   441818.375 3761162.269 204.59
   LOCATION L0042744     VOLUME   441818.336 3761157.269 204.55
   LOCATION L0042745     VOLUME   441818.297 3761152.269 204.50
   LOCATION L0042746     VOLUME   441818.258 3761147.269 204.45
** End of LINE VOLUME Source ID = SLINE30
** ----------------------------------------------------------------------
** Line Source Represented by Adjacent Volume Sources
** LINE VOLUME Source ID = SLINE31
** DESCRSRC On-Site Circulation - Driveway 11
** PREFIX
** Length of Side = 5.00
** Configuration = Adjacent
** Emission Rate = 6.99E-06
** Vertical Dimension = 6.22
** SZINIT = 2.89
** Nodes = 2
** 441962.653, 3760855.742, 202.78, 3.66, 2.33
** 441536.461, 3760857.831, 202.08, 3.66, 2.33
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   LOCATION L0042747     VOLUME   441960.153 3760855.754 202.73
   LOCATION L0042748     VOLUME   441955.153 3760855.778 202.78
   LOCATION L0042749     VOLUME   441950.153 3760855.803 202.79
   LOCATION L0042750     VOLUME   441945.153 3760855.827 202.77
   LOCATION L0042751     VOLUME   441940.153 3760855.852 202.75
   LOCATION L0042752     VOLUME   441935.153 3760855.876 202.72
   LOCATION L0042753     VOLUME   441930.153 3760855.901 202.70
   LOCATION L0042754     VOLUME   441925.153 3760855.926 202.67
   LOCATION L0042755     VOLUME   441920.153 3760855.950 202.64
   LOCATION L0042756     VOLUME   441915.153 3760855.975 202.61
   LOCATION L0042757     VOLUME   441910.153 3760855.999 202.58
   LOCATION L0042758     VOLUME   441905.153 3760856.024 202.55
   LOCATION L0042759     VOLUME   441900.153 3760856.048 202.52
   LOCATION L0042760     VOLUME   441895.153 3760856.073 202.50
   LOCATION L0042761     VOLUME   441890.153 3760856.097 202.47
   LOCATION L0042762     VOLUME   441885.153 3760856.122 202.45
   LOCATION L0042763     VOLUME   441880.154 3760856.146 202.42
   LOCATION L0042764     VOLUME   441875.154 3760856.171 202.40
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LOCATION L0042765     VOLUME   441870.154 3760856.195 202.38
LOCATION L0042766     VOLUME   441865.154 3760856.220 202.37
LOCATION L0042767     VOLUME   441860.154 3760856.244 202.36
LOCATION L0042768     VOLUME   441855.154 3760856.269 202.34
LOCATION L0042769     VOLUME   441850.154 3760856.293 202.33
LOCATION L0042770     VOLUME   441845.154 3760856.318 202.33
LOCATION L0042771     VOLUME   441840.154 3760856.342 202.34
LOCATION L0042772     VOLUME   441835.154 3760856.367 202.34
LOCATION L0042773     VOLUME   441830.154 3760856.391 202.34
LOCATION L0042774     VOLUME   441825.154 3760856.416 202.35
LOCATION L0042775     VOLUME   441820.154 3760856.440 202.35
LOCATION L0042776     VOLUME   441815.154 3760856.465 202.35
LOCATION L0042777     VOLUME   441810.154 3760856.489 202.35
LOCATION L0042778     VOLUME   441805.154 3760856.514 202.35
LOCATION L0042779     VOLUME   441800.154 3760856.538 202.35
LOCATION L0042780     VOLUME   441795.155 3760856.563 202.34
LOCATION L0042781     VOLUME   441790.155 3760856.587 202.34
LOCATION L0042782     VOLUME   441785.155 3760856.612 202.34
LOCATION L0042783     VOLUME   441780.155 3760856.636 202.33
LOCATION L0042784     VOLUME   441775.155 3760856.661 202.33
LOCATION L0042785     VOLUME   441770.155 3760856.685 202.32
LOCATION L0042786     VOLUME   441765.155 3760856.710 202.30
LOCATION L0042787     VOLUME   441760.155 3760856.735 202.28
LOCATION L0042788     VOLUME   441755.155 3760856.759 202.26
LOCATION L0042789     VOLUME   441750.155 3760856.784 202.24
LOCATION L0042790     VOLUME   441745.155 3760856.808 202.23
LOCATION L0042791     VOLUME   441740.155 3760856.833 202.21
LOCATION L0042792     VOLUME   441735.155 3760856.857 202.20
LOCATION L0042793     VOLUME   441730.155 3760856.882 202.19
LOCATION L0042794     VOLUME   441725.155 3760856.906 202.18
LOCATION L0042795     VOLUME   441720.155 3760856.931 202.17
LOCATION L0042796     VOLUME   441715.156 3760856.955 202.16
LOCATION L0042797     VOLUME   441710.156 3760856.980 202.15
LOCATION L0042798     VOLUME   441705.156 3760857.004 202.15
LOCATION L0042799     VOLUME   441700.156 3760857.029 202.14
LOCATION L0042800     VOLUME   441695.156 3760857.053 202.13
LOCATION L0042801     VOLUME   441690.156 3760857.078 202.12
LOCATION L0042802     VOLUME   441685.156 3760857.102 202.12
LOCATION L0042803     VOLUME   441680.156 3760857.127 202.11
LOCATION L0042804     VOLUME   441675.156 3760857.151 202.10
LOCATION L0042805     VOLUME   441670.156 3760857.176 202.09
LOCATION L0042806     VOLUME   441665.156 3760857.200 202.09
LOCATION L0042807     VOLUME   441660.156 3760857.225 202.09
LOCATION L0042808     VOLUME   441655.156 3760857.249 202.09
LOCATION L0042809     VOLUME   441650.156 3760857.274 202.09
LOCATION L0042810     VOLUME   441645.156 3760857.298 202.09
LOCATION L0042811     VOLUME   441640.156 3760857.323 202.09
LOCATION L0042812     VOLUME   441635.156 3760857.347 202.09
LOCATION L0042813     VOLUME   441630.157 3760857.372 202.10
LOCATION L0042814     VOLUME   441625.157 3760857.396 202.10
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   LOCATION L0042815     VOLUME   441620.157 3760857.421 202.11
   LOCATION L0042816     VOLUME   441615.157 3760857.445 202.07
   LOCATION L0042817     VOLUME   441610.157 3760857.470 202.03
   LOCATION L0042818     VOLUME   441605.157 3760857.494 201.98
   LOCATION L0042819     VOLUME   441600.157 3760857.519 201.94
   LOCATION L0042820     VOLUME   441595.157 3760857.544 201.89
   LOCATION L0042821     VOLUME   441590.157 3760857.568 201.85
   LOCATION L0042822     VOLUME   441585.157 3760857.593 201.80
   LOCATION L0042823     VOLUME   441580.157 3760857.617 201.75
   LOCATION L0042824     VOLUME   441575.157 3760857.642 201.70
   LOCATION L0042825     VOLUME   441570.157 3760857.666 201.65
   LOCATION L0042826     VOLUME   441565.157 3760857.691 201.67
   LOCATION L0042827     VOLUME   441560.157 3760857.715 201.76
   LOCATION L0042828     VOLUME   441555.157 3760857.740 201.85
   LOCATION L0042829     VOLUME   441550.158 3760857.764 201.94
   LOCATION L0042830     VOLUME   441545.158 3760857.789 202.04
   LOCATION L0042831     VOLUME   441540.158 3760857.813 202.08
** End of LINE VOLUME Source ID = SLINE31
** ----------------------------------------------------------------------
** Line Source Represented by Adjacent Volume Sources
** LINE VOLUME Source ID = SLINE32
** DESCRSRC Driveway 1
** PREFIX
** Length of Side = 5.00
** Configuration = Adjacent
** Emission Rate = 6.7E-08
** Vertical Dimension = 6.22
** SZINIT = 2.89
** Nodes = 2
** 441191.229, 3761142.587, 202.97, 3.66, 2.33
** 441209.470, 3761142.929, 203.44, 3.66, 2.33
** ----------------------------------------------------------------------
   LOCATION L0042832     VOLUME   441193.728 3761142.634 203.12
   LOCATION L0042833     VOLUME   441198.727 3761142.727 203.21
   LOCATION L0042834     VOLUME   441203.726 3761142.821 203.30
   LOCATION L0042835     VOLUME   441208.725 3761142.915 203.39
** End of LINE VOLUME Source ID = SLINE32
** ----------------------------------------------------------------------
** Line Source Represented by Adjacent Volume Sources
** LINE VOLUME Source ID = SLINE33
** DESCRSRC Driveway 7
** PREFIX
** Length of Side = 5.00
** Configuration = Adjacent
** Emission Rate = 9.81E-07
** Vertical Dimension = 6.22
** SZINIT = 2.89
** Nodes = 3
** 441552.117, 3760467.647, 199.96, 3.66, 2.33
** 441552.105, 3760491.622, 199.66, 3.66, 2.33
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** 441529.849, 3760518.857, 199.56, 3.66, 2.33
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   LOCATION L0042836     VOLUME   441552.116 3760470.147 199.95
   LOCATION L0042837     VOLUME   441552.113 3760475.147 199.96
   LOCATION L0042838     VOLUME   441552.111 3760480.147 199.88
   LOCATION L0042839     VOLUME   441552.108 3760485.147 199.81
   LOCATION L0042840     VOLUME   441552.106 3760490.147 199.73
   LOCATION L0042841     VOLUME   441549.874 3760494.352 199.68
   LOCATION L0042842     VOLUME   441546.710 3760498.223 199.63
   LOCATION L0042843     VOLUME   441543.546 3760502.095 199.59
   LOCATION L0042844     VOLUME   441540.383 3760505.967 199.58
   LOCATION L0042845     VOLUME   441537.219 3760509.838 199.58
   LOCATION L0042846     VOLUME   441534.055 3760513.710 199.56
   LOCATION L0042847     VOLUME   441530.891 3760517.581 199.55
** End of LINE VOLUME Source ID = SLINE33
** ----------------------------------------------------------------
** Line Source Represented by Adjacent Volume Sources
** LINE VOLUME Source ID = SLINE34
** DESCRSRC PA 5 Driveway
** PREFIX
** Length of Side = 5.00
** Configuration = Adjacent
** Emission Rate = 2.03E-07
** Vertical Dimension = 6.22
** SZINIT = 2.89
** Nodes = 2
** 441746.676, 3760470.154, 200.09, 3.66, 2.33
** 441746.703, 3760499.185, 200.01, 3.66, 2.33
** ----------------------------------------------------------------
   LOCATION L0042848     VOLUME   441746.679 3760472.654 200.09
   LOCATION L0042849     VOLUME   441746.683 3760477.654 200.08
   LOCATION L0042850     VOLUME   441746.688 3760482.654 200.07
   LOCATION L0042851     VOLUME   441746.693 3760487.654 200.05
   LOCATION L0042852     VOLUME   441746.697 3760492.654 200.04
   LOCATION L0042853     VOLUME   441746.702 3760497.654 200.02
** End of LINE VOLUME Source ID = SLINE34
** ----------------------------------------------------------------
** Line Source Represented by Adjacent Volume Sources
** LINE VOLUME Source ID = SLINE35
** DESCRSRC PA 4 Driveway - Campus Ave
** PREFIX
** Length of Side = 5.00
** Configuration = Adjacent
** Emission Rate = 2.58E-07
** Vertical Dimension = 6.22
** SZINIT = 2.89
** Nodes = 2
** 441186.518, 3760874.815, 201.31, 3.66, 2.33
** 441138.711, 3760874.733, 201.46, 3.66, 2.33
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   LOCATION L0042854     VOLUME   441184.018 3760874.811 201.33
   LOCATION L0042855     VOLUME   441179.018 3760874.802 201.31
   LOCATION L0042856     VOLUME   441174.018 3760874.794 201.31
   LOCATION L0042857     VOLUME   441169.018 3760874.785 201.32
   LOCATION L0042858     VOLUME   441164.018 3760874.776 201.32
   LOCATION L0042859     VOLUME   441159.018 3760874.768 201.32
   LOCATION L0042860     VOLUME   441154.018 3760874.759 201.34
   LOCATION L0042861     VOLUME   441149.018 3760874.750 201.37
   LOCATION L0042862     VOLUME   441144.018 3760874.742 201.40
   LOCATION L0042863     VOLUME   441139.018 3760874.733 201.42
** End of LINE VOLUME Source ID = SLINE35
** ----------------------------------------------------------------
** Line Source Represented by Adjacent Volume Sources
** LINE VOLUME Source ID = SLINE36
** DESCRSRC PA 4 Driveway - Merrill Ave
** PREFIX
** Length of Side = 5.00
** Configuration = Adjacent
** Emission Rate = 6.02E-07
** Vertical Dimension = 6.22
** SZINIT = 2.89
** Nodes = 2
** 440992.050, 3760468.043, 197.63, 3.66, 2.33
** 440991.934, 3760506.772, 198.71, 3.66, 2.33
** ----------------------------------------------------------------
   LOCATION L0042864     VOLUME   440992.043 3760470.543 197.77
   LOCATION L0042865     VOLUME   440992.028 3760475.543 197.84
   LOCATION L0042866     VOLUME   440992.013 3760480.543 197.97
   LOCATION L0042867     VOLUME   440991.998 3760485.543 198.10
   LOCATION L0042868     VOLUME   440991.983 3760490.543 198.23
   LOCATION L0042869     VOLUME   440991.968 3760495.543 198.36
   LOCATION L0042870     VOLUME   440991.953 3760500.543 198.49
   LOCATION L0042871     VOLUME   440991.937 3760505.543 198.62
** End of LINE VOLUME Source ID = SLINE36
** ----------------------------------------------------------------
** Line Source Represented by Adjacent Volume Sources
** LINE VOLUME Source ID = SLINE37
** DESCRSRC Campus Ave - Merill Ave to PA 4 Driveway
** PREFIX
** Length of Side = 5.00
** Configuration = Adjacent
** Emission Rate = 4.27E-06
** Vertical Dimension = 6.22
** SZINIT = 2.89
** Nodes = 2
** 440778.565, 3760469.565, 196.71, 3.66, 2.33
** 440779.948, 3760845.054, 199.45, 3.66, 2.33
** ----------------------------------------------------------------
   LOCATION L0042872     VOLUME   440778.575 3760472.065 196.71
   LOCATION L0042873     VOLUME   440778.593 3760477.065 196.77
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LOCATION L0042874     VOLUME   440778.611 3760482.065 196.80
LOCATION L0042875     VOLUME   440778.630 3760487.065 196.83
LOCATION L0042876     VOLUME   440778.648 3760492.065 196.85
LOCATION L0042877     VOLUME   440778.667 3760497.065 196.88
LOCATION L0042878     VOLUME   440778.685 3760502.065 196.91
LOCATION L0042879     VOLUME   440778.704 3760507.064 196.93
LOCATION L0042880     VOLUME   440778.722 3760512.064 196.97
LOCATION L0042881     VOLUME   440778.740 3760517.064 197.01
LOCATION L0042882     VOLUME   440778.759 3760522.064 197.05
LOCATION L0042883     VOLUME   440778.777 3760527.064 197.09
LOCATION L0042884     VOLUME   440778.796 3760532.064 197.13
LOCATION L0042885     VOLUME   440778.814 3760537.064 197.16
LOCATION L0042886     VOLUME   440778.832 3760542.064 197.21
LOCATION L0042887     VOLUME   440778.851 3760547.064 197.25
LOCATION L0042888     VOLUME   440778.869 3760552.064 197.29
LOCATION L0042889     VOLUME   440778.888 3760557.064 197.33
LOCATION L0042890     VOLUME   440778.906 3760562.064 197.37
LOCATION L0042891     VOLUME   440778.925 3760567.064 197.41
LOCATION L0042892     VOLUME   440778.943 3760572.064 197.45
LOCATION L0042893     VOLUME   440778.961 3760577.064 197.49
LOCATION L0042894     VOLUME   440778.980 3760582.064 197.54
LOCATION L0042895     VOLUME   440778.998 3760587.064 197.58
LOCATION L0042896     VOLUME   440779.017 3760592.064 197.62
LOCATION L0042897     VOLUME   440779.035 3760597.064 197.67
LOCATION L0042898     VOLUME   440779.053 3760602.064 197.71
LOCATION L0042899     VOLUME   440779.072 3760607.064 197.75
LOCATION L0042900     VOLUME   440779.090 3760612.064 197.79
LOCATION L0042901     VOLUME   440779.109 3760617.064 197.83
LOCATION L0042902     VOLUME   440779.127 3760622.064 197.87
LOCATION L0042903     VOLUME   440779.146 3760627.064 197.91
LOCATION L0042904     VOLUME   440779.164 3760632.064 197.95
LOCATION L0042905     VOLUME   440779.182 3760637.064 198.00
LOCATION L0042906     VOLUME   440779.201 3760642.064 198.04
LOCATION L0042907     VOLUME   440779.219 3760647.064 198.08
LOCATION L0042908     VOLUME   440779.238 3760652.064 198.13
LOCATION L0042909     VOLUME   440779.256 3760657.063 198.17
LOCATION L0042910     VOLUME   440779.274 3760662.063 198.22
LOCATION L0042911     VOLUME   440779.293 3760667.063 198.26
LOCATION L0042912     VOLUME   440779.311 3760672.063 198.31
LOCATION L0042913     VOLUME   440779.330 3760677.063 198.35
LOCATION L0042914     VOLUME   440779.348 3760682.063 198.40
LOCATION L0042915     VOLUME   440779.367 3760687.063 198.44
LOCATION L0042916     VOLUME   440779.385 3760692.063 198.49
LOCATION L0042917     VOLUME   440779.403 3760697.063 198.53
LOCATION L0042918     VOLUME   440779.422 3760702.063 198.57
LOCATION L0042919     VOLUME   440779.440 3760707.063 198.60
LOCATION L0042920     VOLUME   440779.459 3760712.063 198.64
LOCATION L0042921     VOLUME   440779.477 3760717.063 198.68
LOCATION L0042922     VOLUME   440779.495 3760722.063 198.71
LOCATION L0042923     VOLUME   440779.514 3760727.063 198.75
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   LOCATION L0042924     VOLUME   440779.532 3760732.063 198.78
   LOCATION L0042925     VOLUME   440779.551 3760737.063 198.81
   LOCATION L0042926     VOLUME   440779.569 3760742.063 198.84
   LOCATION L0042927     VOLUME   440779.588 3760747.063 198.87
   LOCATION L0042928     VOLUME   440779.606 3760752.063 198.91
   LOCATION L0042929     VOLUME   440779.624 3760757.063 198.96
   LOCATION L0042930     VOLUME   440779.643 3760762.063 199.05
   LOCATION L0042931     VOLUME   440779.661 3760767.063 199.13
   LOCATION L0042932     VOLUME   440779.680 3760772.063 199.22
   LOCATION L0042933     VOLUME   440779.698 3760777.063 199.31
   LOCATION L0042934     VOLUME   440779.716 3760782.063 199.39
   LOCATION L0042935     VOLUME   440779.735 3760787.063 199.46
   LOCATION L0042936     VOLUME   440779.753 3760792.063 199.47
   LOCATION L0042937     VOLUME   440779.772 3760797.063 199.49
   LOCATION L0042938     VOLUME   440779.790 3760802.062 199.50
   LOCATION L0042939     VOLUME   440779.808 3760807.062 199.51
   LOCATION L0042940     VOLUME   440779.827 3760812.062 199.53
   LOCATION L0042941     VOLUME   440779.845 3760817.062 199.54
   LOCATION L0042942     VOLUME   440779.864 3760822.062 199.52
   LOCATION L0042943     VOLUME   440779.882 3760827.062 199.51
   LOCATION L0042944     VOLUME   440779.901 3760832.062 199.50
   LOCATION L0042945     VOLUME   440779.919 3760837.062 199.49
   LOCATION L0042946     VOLUME   440779.937 3760842.062 199.47
** End of LINE VOLUME Source ID = SLINE37
** ----------------------------------------------------------------------
** Line Source Represented by Adjacent Volume Sources
** LINE VOLUME Source ID = SLINE38
** DESCRSRC Campus Ave - PA 4 Driveway to PA 3 Driveway
** PREFIX
** Length of Side = 5.00
** Configuration = Adjacent
** Emission Rate = 1.36E-06
** Vertical Dimension = 6.22
** SZINIT = 2.89
** Nodes = 2
** 440779.580, 3760844.831, 199.44, 3.66, 2.33
** 440779.840, 3761143.700, 202.02, 3.66, 2.33
** ----------------------------------------------------------------------
   LOCATION L0042947     VOLUME   440779.582 3760847.331 199.46
   LOCATION L0042948     VOLUME   440779.587 3760852.331 199.49
   LOCATION L0042949     VOLUME   440779.591 3760857.331 199.52
   LOCATION L0042950     VOLUME   440779.595 3760862.331 199.55
   LOCATION L0042951     VOLUME   440779.600 3760867.331 199.58
   LOCATION L0042952     VOLUME   440779.604 3760872.331 199.62
   LOCATION L0042953     VOLUME   440779.609 3760877.331 199.65
   LOCATION L0042954     VOLUME   440779.613 3760882.331 199.68
   LOCATION L0042955     VOLUME   440779.617 3760887.331 199.72
   LOCATION L0042956     VOLUME   440779.622 3760892.331 199.76
   LOCATION L0042957     VOLUME   440779.626 3760897.331 199.80
   LOCATION L0042958     VOLUME   440779.630 3760902.331 199.83
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   LOCATION L0042959     VOLUME   440779.635 3760907.331 199.87
   LOCATION L0042960     VOLUME   440779.639 3760912.331 199.91
   LOCATION L0042961     VOLUME   440779.643 3760917.331 199.95
   LOCATION L0042962     VOLUME   440779.648 3760922.331 199.98
   LOCATION L0042963     VOLUME   440779.652 3760927.331 200.02
   LOCATION L0042964     VOLUME   440779.656 3760932.331 200.06
   LOCATION L0042965     VOLUME   440779.661 3760937.331 200.10
   LOCATION L0042966     VOLUME   440779.665 3760942.331 200.13
   LOCATION L0042967     VOLUME   440779.669 3760947.331 200.17
   LOCATION L0042968     VOLUME   440779.674 3760952.331 200.21
   LOCATION L0042969     VOLUME   440779.678 3760957.331 200.24
   LOCATION L0042970     VOLUME   440779.682 3760962.331 200.28
   LOCATION L0042971     VOLUME   440779.687 3760967.331 200.32
   LOCATION L0042972     VOLUME   440779.691 3760972.331 200.36
   LOCATION L0042973     VOLUME   440779.695 3760977.331 200.39
   LOCATION L0042974     VOLUME   440779.700 3760982.331 200.43
   LOCATION L0042975     VOLUME   440779.704 3760987.331 200.47
   LOCATION L0042976     VOLUME   440779.708 3760992.331 200.51
   LOCATION L0042977     VOLUME   440779.713 3760997.331 200.55
   LOCATION L0042978     VOLUME   440779.717 3761002.331 200.59
   LOCATION L0042979     VOLUME   440779.721 3761007.331 200.63
   LOCATION L0042980     VOLUME   440779.726 3761012.331 200.66
   LOCATION L0042981     VOLUME   440779.730 3761017.331 200.70
   LOCATION L0042982     VOLUME   440779.734 3761022.331 200.74
   LOCATION L0042983     VOLUME   440779.739 3761027.331 200.78
   LOCATION L0042984     VOLUME   440779.743 3761032.331 200.81
   LOCATION L0042985     VOLUME   440779.747 3761037.331 200.85
   LOCATION L0042986     VOLUME   440779.752 3761042.331 200.89
   LOCATION L0042987     VOLUME   440779.756 3761047.331 200.93
   LOCATION L0042988     VOLUME   440779.760 3761052.331 200.97
   LOCATION L0042989     VOLUME   440779.765 3761057.331 201.01
   LOCATION L0042990     VOLUME   440779.769 3761062.331 201.05
   LOCATION L0042991     VOLUME   440779.773 3761067.331 201.09
   LOCATION L0042992     VOLUME   440779.778 3761072.331 201.13
   LOCATION L0042993     VOLUME   440779.782 3761077.331 201.17
   LOCATION L0042994     VOLUME   440779.786 3761082.331 201.21
   LOCATION L0042995     VOLUME   440779.791 3761087.331 201.25
   LOCATION L0042996     VOLUME   440779.795 3761092.331 201.29
   LOCATION L0042997     VOLUME   440779.799 3761097.331 201.33
   LOCATION L0042998     VOLUME   440779.804 3761102.331 201.38
   LOCATION L0042999     VOLUME   440779.808 3761107.331 201.43
   LOCATION L0043000     VOLUME   440779.812 3761112.331 201.47
   LOCATION L0043001     VOLUME   440779.817 3761117.331 201.52
   LOCATION L0043002     VOLUME   440779.821 3761122.331 201.56
   LOCATION L0043003     VOLUME   440779.825 3761127.331 201.61
   LOCATION L0043004     VOLUME   440779.830 3761132.331 201.67
   LOCATION L0043005     VOLUME   440779.834 3761137.331 201.72
   LOCATION L0043006     VOLUME   440779.838 3761142.331 201.78
** End of LINE VOLUME Source ID = SLINE38
** ----------------------------------------------------------------------
```

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** Line Source Represented by Adjacent Volume Sources
** LINE VOLUME Source ID = SLINE39
** DESCRSRC Campus Ave - PA 3 Driveway to Eucalyptus Ave
** PREFIX
** Length of Side = 5.00
** Configuration = Adjacent
** Emission Rate = 1.69E-07
** Vertical Dimension = 6.22
** SZINIT = 2.89
** Nodes = 2
** 440779.648, 3761144.185, 202.03, 3.66, 2.33
** 440779.529, 3761266.902, 203.58, 3.66, 2.33
** ----------------------------------------------------------------------
   LOCATION L0043007     VOLUME   440779.645 3761146.685 201.83
   LOCATION L0043008     VOLUME   440779.641 3761151.685 201.88
   LOCATION L0043009     VOLUME   440779.636 3761156.685 201.94
   LOCATION L0043010     VOLUME   440779.631 3761161.685 201.99
   LOCATION L0043011     VOLUME   440779.626 3761166.685 202.05
   LOCATION L0043012     VOLUME   440779.621 3761171.685 202.10
   LOCATION L0043013     VOLUME   440779.616 3761176.685 202.15
   LOCATION L0043014     VOLUME   440779.611 3761181.685 202.21
   LOCATION L0043015     VOLUME   440779.607 3761186.685 202.26
   LOCATION L0043016     VOLUME   440779.602 3761191.685 202.33
   LOCATION L0043017     VOLUME   440779.597 3761196.685 202.39
   LOCATION L0043018     VOLUME   440779.592 3761201.685 202.45
   LOCATION L0043019     VOLUME   440779.587 3761206.685 202.51
   LOCATION L0043020     VOLUME   440779.582 3761211.685 202.58
   LOCATION L0043021     VOLUME   440779.577 3761216.685 202.64
   LOCATION L0043022     VOLUME   440779.573 3761221.685 202.72
   LOCATION L0043023     VOLUME   440779.568 3761226.685 202.81
   LOCATION L0043024     VOLUME   440779.563 3761231.685 202.90
   LOCATION L0043025     VOLUME   440779.558 3761236.685 202.99
   LOCATION L0043026     VOLUME   440779.553 3761241.685 203.07
   LOCATION L0043027     VOLUME   440779.548 3761246.685 203.16
   LOCATION L0043028     VOLUME   440779.543 3761251.685 203.25
   LOCATION L0043029     VOLUME   440779.539 3761256.685 203.35
   LOCATION L0043030     VOLUME   440779.534 3761261.685 203.44
   LOCATION L0043031     VOLUME   440779.529 3761266.685 203.54
** End of LINE VOLUME Source ID = SLINE39
** ----------------------------------------------------------------------
** Line Source Represented by Adjacent Volume Sources
** LINE VOLUME Source ID = SLINE40
** DESCRSRC Eucalyptus Ave - Campus Ave to PA 3 Driveway (Eucalyptus Ave)
** PREFIX
** Length of Side = 5.00
** Configuration = Adjacent
** Emission Rate = 2.25E-07
** Vertical Dimension = 6.22
** SZINIT = 2.89
** Nodes = 2
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** 440779.198, 3761269.224, 203.65, 3.66, 2.33
** 440942.586, 3761268.039, 204.11, 3.66, 2.33
** ----------------------------------------------------------------
   LOCATION L0043032     VOLUME   440781.698 3761269.206 203.59
   LOCATION L0043033     VOLUME   440786.698 3761269.170 203.59
   LOCATION L0043034     VOLUME   440791.698 3761269.133 203.59
   LOCATION L0043035     VOLUME   440796.698 3761269.097 203.59
   LOCATION L0043036     VOLUME   440801.698 3761269.061 203.60
   LOCATION L0043037     VOLUME   440806.698 3761269.025 203.62
   LOCATION L0043038     VOLUME   440811.697 3761268.988 203.63
   LOCATION L0043039     VOLUME   440816.697 3761268.952 203.64
   LOCATION L0043040     VOLUME   440821.697 3761268.916 203.66
   LOCATION L0043041     VOLUME   440826.697 3761268.879 203.68
   LOCATION L0043042     VOLUME   440831.697 3761268.843 203.72
   LOCATION L0043043     VOLUME   440836.697 3761268.807 203.77
   LOCATION L0043044     VOLUME   440841.697 3761268.771 203.81
   LOCATION L0043045     VOLUME   440846.697 3761268.734 203.86
   LOCATION L0043046     VOLUME   440851.696 3761268.698 203.90
   LOCATION L0043047     VOLUME   440856.696 3761268.662 203.91
   LOCATION L0043048     VOLUME   440861.696 3761268.626 203.93
   LOCATION L0043049     VOLUME   440866.696 3761268.589 203.94
   LOCATION L0043050     VOLUME   440871.696 3761268.553 203.95
   LOCATION L0043051     VOLUME   440876.696 3761268.517 203.96
   LOCATION L0043052     VOLUME   440881.696 3761268.481 203.98
   LOCATION L0043053     VOLUME   440886.695 3761268.444 203.99
   LOCATION L0043054     VOLUME   440891.695 3761268.408 204.00
   LOCATION L0043055     VOLUME   440896.695 3761268.372 204.01
   LOCATION L0043056     VOLUME   440901.695 3761268.336 204.02
   LOCATION L0043057     VOLUME   440906.695 3761268.299 204.04
   LOCATION L0043058     VOLUME   440911.695 3761268.263 204.05
   LOCATION L0043059     VOLUME   440916.695 3761268.227 204.06
   LOCATION L0043060     VOLUME   440921.695 3761268.191 204.07
   LOCATION L0043061     VOLUME   440926.694 3761268.154 204.08
   LOCATION L0043062     VOLUME   440931.694 3761268.118 204.09
   LOCATION L0043063     VOLUME   440936.694 3761268.082 204.09
   LOCATION L0043064     VOLUME   440941.694 3761268.045 204.09
** End of LINE VOLUME Source ID = SLINE40
** ----------------------------------------------------------------
** Line Source Represented by Adjacent Volume Sources
** LINE VOLUME Source ID = SLINE41
** DESCRSRC Eucalyptus Ave - PA 3 Driveway to Bon View Ave
** PREFIX
** Length of Side = 5.00
** Configuration = Adjacent
** Emission Rate = 3.39E-07
** Vertical Dimension = 6.22
** SZINIT = 2.89
** Nodes = 2
** 440942.599, 3761268.120, 204.11, 3.66, 2.33
** 441189.790, 3761269.451, 204.07, 3.66, 2.33
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** ------------------------------------------------------------------
   LOCATION L0043065     VOLUME   440945.099 3761268.133 204.09
   LOCATION L0043066     VOLUME   440950.099 3761268.160 204.09
   LOCATION L0043067     VOLUME   440955.099 3761268.187 204.09
   LOCATION L0043068     VOLUME   440960.098 3761268.214 204.10
   LOCATION L0043069     VOLUME   440965.098 3761268.241 204.10
   LOCATION L0043070     VOLUME   440970.098 3761268.268 204.11
   LOCATION L0043071     VOLUME   440975.098 3761268.295 204.11
   LOCATION L0043072     VOLUME   440980.098 3761268.322 204.12
   LOCATION L0043073     VOLUME   440985.098 3761268.349 204.13
   LOCATION L0043074     VOLUME   440990.098 3761268.376 204.15
   LOCATION L0043075     VOLUME   440995.098 3761268.402 204.16
   LOCATION L0043076     VOLUME   441000.098 3761268.429 204.18
   LOCATION L0043077     VOLUME   441005.098 3761268.456 204.20
   LOCATION L0043078     VOLUME   441010.098 3761268.483 204.20
   LOCATION L0043079     VOLUME   441015.098 3761268.510 204.20
   LOCATION L0043080     VOLUME   441020.098 3761268.537 204.20
   LOCATION L0043081     VOLUME   441025.098 3761268.564 204.20
   LOCATION L0043082     VOLUME   441030.097 3761268.591 204.20
   LOCATION L0043083     VOLUME   441035.097 3761268.618 204.19
   LOCATION L0043084     VOLUME   441040.097 3761268.645 204.17
   LOCATION L0043085     VOLUME   441045.097 3761268.672 204.15
   LOCATION L0043086     VOLUME   441050.097 3761268.699 204.13
   LOCATION L0043087     VOLUME   441055.097 3761268.725 204.11
   LOCATION L0043088     VOLUME   441060.097 3761268.752 204.09
   LOCATION L0043089     VOLUME   441065.097 3761268.779 204.08
   LOCATION L0043090     VOLUME   441070.097 3761268.806 204.06
   LOCATION L0043091     VOLUME   441075.097 3761268.833 204.05
   LOCATION L0043092     VOLUME   441080.097 3761268.860 204.03
   LOCATION L0043093     VOLUME   441085.097 3761268.887 204.02
   LOCATION L0043094     VOLUME   441090.097 3761268.914 204.01
   LOCATION L0043095     VOLUME   441095.097 3761268.941 204.01
   LOCATION L0043096     VOLUME   441100.096 3761268.968 204.00
   LOCATION L0043097     VOLUME   441105.096 3761268.995 203.99
   LOCATION L0043098     VOLUME   441110.096 3761269.022 204.00
   LOCATION L0043099     VOLUME   441115.096 3761269.048 204.01
   LOCATION L0043100     VOLUME   441120.096 3761269.075 204.03
   LOCATION L0043101     VOLUME   441125.096 3761269.102 204.04
   LOCATION L0043102     VOLUME   441130.096 3761269.129 204.06
   LOCATION L0043103     VOLUME   441135.096 3761269.156 204.07
   LOCATION L0043104     VOLUME   441140.096 3761269.183 204.08
   LOCATION L0043105     VOLUME   441145.096 3761269.210 204.09
   LOCATION L0043106     VOLUME   441150.096 3761269.237 204.10
   LOCATION L0043107     VOLUME   441155.096 3761269.264 204.10
   LOCATION L0043108     VOLUME   441160.096 3761269.291 204.11
   LOCATION L0043109     VOLUME   441165.096 3761269.318 204.09
   LOCATION L0043110     VOLUME   441170.095 3761269.344 204.07
   LOCATION L0043111     VOLUME   441175.095 3761269.371 204.05
   LOCATION L0043112     VOLUME   441180.095 3761269.398 204.04
   LOCATION L0043113     VOLUME   441185.095 3761269.425 204.02
```

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** End of LINE VOLUME Source ID = SLINE41
** ------------------------------------------------------------------
** Line Source Represented by Adjacent Volume Sources
** LINE VOLUME Source ID = SLINE42
** DESCRSRC PA 3 Driveway - Bon View Ave
** PREFIX
** Length of Side = 5.00
** Configuration = Adjacent
** Emission Rate = 1.57E-07
** Vertical Dimension = 6.22
** SZINIT = 2.89
** Nodes = 2
** 441186.476, 3761151.616, 203.01, 3.66, 2.33
** 441133.863, 3761152.910, 202.93, 3.66, 2.33
** ------------------------------------------------------------------
   LOCATION L0045253     VOLUME   441183.977 3761151.677 203.00
   LOCATION L0045254     VOLUME   441178.979 3761151.800 202.96
   LOCATION L0045255     VOLUME   441173.980 3761151.923 202.92
   LOCATION L0045256     VOLUME   441168.982 3761152.046 202.88
   LOCATION L0045257     VOLUME   441163.983 3761152.169 202.84
   LOCATION L0045258     VOLUME   441158.985 3761152.292 202.80
   LOCATION L0045259     VOLUME   441153.986 3761152.415 202.82
   LOCATION L0045260     VOLUME   441148.988 3761152.538 202.85
   LOCATION L0045261     VOLUME   441143.989 3761152.661 202.87
   LOCATION L0045262     VOLUME   441138.991 3761152.784 202.90
   LOCATION L0045263     VOLUME   441133.992 3761152.907 202.92
** End of LINE VOLUME Source ID = SLINE42
** ------------------------------------------------------------------
** Line Source Represented by Adjacent Volume Sources
** LINE VOLUME Source ID = SLINE43
** DESCRSRC PA 3 Driveway - Eucalyptus Ave
** PREFIX
** Length of Side = 5.00
** Configuration = Adjacent
** Emission Rate = 8.96E-08
** Vertical Dimension = 6.22
** SZINIT = 2.89
** Nodes = 2
** 440943.428, 3761267.210, 204.11, 3.66, 2.33
** 440943.697, 3761234.532, 204.08, 3.66, 2.33
** ------------------------------------------------------------------
   LOCATION L0043125     VOLUME   440943.449 3761264.710 204.09
   LOCATION L0043126     VOLUME   440943.490 3761259.710 204.08
   LOCATION L0043127     VOLUME   440943.531 3761254.710 204.07
   LOCATION L0043128     VOLUME   440943.572 3761249.711 204.06
   LOCATION L0043129     VOLUME   440943.613 3761244.711 204.07
   LOCATION L0043130     VOLUME   440943.655 3761239.711 204.10
   LOCATION L0043131     VOLUME   440943.696 3761234.711 204.13
** End of LINE VOLUME Source ID = SLINE43
** ------------------------------------------------------------------
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** Line Source Represented by Adjacent Volume Sources
** LINE VOLUME Source ID = SLINE44
** DESCRSRC PA 3 Driveway - Campus Ave
** PREFIX
** Length of Side = 5.00
** Configuration = Adjacent
** Emission Rate = 1.02E-07
** Vertical Dimension = 6.22
** SZINIT = 2.89
** Nodes = 2
** 440782.168, 3761145.495, 202.04, 3.66, 2.33
** 440813.786, 3761145.259, 202.21, 3.66, 2.33
** ----------------------------------------------------------------------
   LOCATION L0043132     VOLUME   440784.668 3761145.476 201.87
   LOCATION L0043133     VOLUME   440789.668 3761145.439 201.93
   LOCATION L0043134     VOLUME   440794.668 3761145.402 201.99
   LOCATION L0043135     VOLUME   440799.667 3761145.364 202.04
   LOCATION L0043136     VOLUME   440804.667 3761145.327 202.10
   LOCATION L0043137     VOLUME   440809.667 3761145.289 202.16
** End of LINE VOLUME Source ID = SLINE44
** ----------------------------------------------------------------------
** Line Source Represented by Adjacent Volume Sources
** LINE VOLUME Source ID = SLINE45
** DESCRSRC PA 4 Driveway - Campus Ave
** PREFIX
** Length of Side = 5.00
** Configuration = Adjacent
** Emission Rate = 2.58E-07
** Vertical Dimension = 6.22
** SZINIT = 2.89
** Nodes = 2
** 440782.053, 3760845.530, 199.47, 3.66, 2.33
** 440820.788, 3760845.246, 199.74, 3.66, 2.33
** ----------------------------------------------------------------------
   LOCATION L0043138     VOLUME   440784.553 3760845.511 199.50
   LOCATION L0043139     VOLUME   440789.553 3760845.475 199.53
   LOCATION L0043140     VOLUME   440794.553 3760845.438 199.56
   LOCATION L0043141     VOLUME   440799.553 3760845.402 199.60
   LOCATION L0043142     VOLUME   440804.553 3760845.365 199.63
   LOCATION L0043143     VOLUME   440809.552 3760845.329 199.65
   LOCATION L0043144     VOLUME   440814.552 3760845.292 199.68
   LOCATION L0043145     VOLUME   440819.552 3760845.255 199.71
** End of LINE VOLUME Source ID = SLINE45
** ----------------------------------------------------------------------
** Line Source Represented by Adjacent Volume Sources
** LINE VOLUME Source ID = SLINE46
** DESCRSRC On-site Circulation - Blgs 4-8 and Bldg 2
** PREFIX
** Length of Side = 5.00
** Configuration = Adjacent
```

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** Emission Rate = 0.0000107
** Vertical Dimension = 6.22
** SZINIT = 2.89
** Nodes = 2
** 441210.794, 3761143.089, 203.44, 3.66, 2.33
** 441990.105, 3761141.604, 204.38, 3.66, 2.33
** ----------------------------------------------------------------
   LOCATION L0043146     VOLUME   441213.294 3761143.084 203.43
   LOCATION L0043147     VOLUME   441218.294 3761143.074 203.45
   LOCATION L0043148     VOLUME   441223.294 3761143.065 203.47
   LOCATION L0043149     VOLUME   441228.294 3761143.055 203.49
   LOCATION L0043150     VOLUME   441233.294 3761143.046 203.51
   LOCATION L0043151     VOLUME   441238.294 3761143.036 203.52
   LOCATION L0043152     VOLUME   441243.294 3761143.027 203.52
   LOCATION L0043153     VOLUME   441248.294 3761143.017 203.52
   LOCATION L0043154     VOLUME   441253.294 3761143.008 203.52
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   LOCATION L0043450     VOLUME   441361.611 3760502.084 198.47
   LOCATION L0043451     VOLUME   441366.609 3760501.945 198.49
   LOCATION L0043452     VOLUME   441371.607 3760501.806 198.51
** End of LINE VOLUME Source ID = SLINE47
** ----------------------------------------------------------------------
** Line Source Represented by Adjacent Volume Sources
** LINE VOLUME Source ID = SLINE48
** DESCRSRC On-Site Circulation - Bldg 1 EAST
** PREFIX
** Length of Side = 5.00
** Configuration = Adjacent
** Emission Rate = 9.21E-06
** Vertical Dimension = 6.22
** SZINIT = 2.89
** Nodes = 11
** 441373.370, 3760501.936, 198.55, 3.66, 2.33
** 441413.187, 3760501.261, 198.75, 3.66, 2.33
** 441437.929, 3760501.261, 198.79, 3.66, 2.33
** 441457.991, 3760501.261, 198.99, 3.66, 2.33
** 441474.374, 3760501.595, 199.28, 3.66, 2.33
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** 441497.445, 3760501.261, 199.62, 3.66, 2.33
** 441506.807, 3760501.261, 199.47, 3.66, 2.33
** 441515.285, 3760503.229, 199.42, 3.66, 2.33
** 441522.931, 3760510.375, 199.48, 3.66, 2.33
** 441529.101, 3760523.517, 199.58, 3.66, 2.33
** 441531.237, 3761139.936, 203.72, 3.66, 2.33
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   LOCATION L0043453     VOLUME   441375.869 3760501.893 198.53
   LOCATION L0043454     VOLUME   441380.869 3760501.809 198.55
   LOCATION L0043455     VOLUME   441385.868 3760501.724 198.57
   LOCATION L0043456     VOLUME   441390.867 3760501.639 198.61
   LOCATION L0043457     VOLUME   441395.867 3760501.554 198.66
   LOCATION L0043458     VOLUME   441400.866 3760501.470 198.70
   LOCATION L0043459     VOLUME   441405.865 3760501.385 198.75
   LOCATION L0043460     VOLUME   441410.864 3760501.300 198.79
   LOCATION L0043461     VOLUME   441415.864 3760501.261 198.80
   LOCATION L0043462     VOLUME   441420.864 3760501.261 198.81
   LOCATION L0043463     VOLUME   441425.864 3760501.261 198.82
   LOCATION L0043464     VOLUME   441430.864 3760501.261 198.83
   LOCATION L0043465     VOLUME   441435.864 3760501.261 198.83
   LOCATION L0043466     VOLUME   441440.864 3760501.261 198.86
   LOCATION L0043467     VOLUME   441445.864 3760501.261 198.89
   LOCATION L0043468     VOLUME   441450.864 3760501.261 198.92
   LOCATION L0043469     VOLUME   441455.864 3760501.261 198.95
   LOCATION L0043470     VOLUME   441460.863 3760501.319 198.98
   LOCATION L0043471     VOLUME   441465.862 3760501.421 199.07
   LOCATION L0043472     VOLUME   441470.861 3760501.523 199.21
   LOCATION L0043473     VOLUME   441475.861 3760501.574 199.35
   LOCATION L0043474     VOLUME   441480.860 3760501.501 199.49
   LOCATION L0043475     VOLUME   441485.859 3760501.429 199.63
   LOCATION L0043476     VOLUME   441490.859 3760501.356 199.68
   LOCATION L0043477     VOLUME   441495.858 3760501.284 199.64
   LOCATION L0043478     VOLUME   441500.858 3760501.261 199.59
   LOCATION L0043479     VOLUME   441505.858 3760501.261 199.54
   LOCATION L0043480     VOLUME   441510.753 3760502.177 199.48
   LOCATION L0043481     VOLUME   441515.539 3760503.466 199.44
   LOCATION L0043482     VOLUME   441519.192 3760506.880 199.46
   LOCATION L0043483     VOLUME   441522.845 3760510.294 199.48
   LOCATION L0043484     VOLUME   441525.006 3760514.794 199.50
   LOCATION L0043485     VOLUME   441527.131 3760519.320 199.52
   LOCATION L0043486     VOLUME   441529.103 3760523.881 199.55
   LOCATION L0043487     VOLUME   441529.120 3760528.881 199.55
   LOCATION L0043488     VOLUME   441529.137 3760533.881 199.56
   LOCATION L0043489     VOLUME   441529.155 3760538.880 199.61
   LOCATION L0043490     VOLUME   441529.172 3760543.880 199.68
   LOCATION L0043491     VOLUME   441529.189 3760548.880 199.74
   LOCATION L0043492     VOLUME   441529.207 3760553.880 199.80
   LOCATION L0043493     VOLUME   441529.224 3760558.880 199.86
   LOCATION L0043494     VOLUME   441529.241 3760563.880 199.93
   LOCATION L0043495     VOLUME   441529.259 3760568.880 199.95
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LOCATION L0043496     VOLUME   441529.276 3760573.880 199.94
LOCATION L0043497     VOLUME   441529.293 3760578.880 199.94
LOCATION L0043498     VOLUME   441529.311 3760583.880 199.93
LOCATION L0043499     VOLUME   441529.328 3760588.880 199.93
LOCATION L0043500     VOLUME   441529.345 3760593.880 199.93
LOCATION L0043501     VOLUME   441529.362 3760598.880 199.94
LOCATION L0043502     VOLUME   441529.380 3760603.880 199.98
LOCATION L0043503     VOLUME   441529.397 3760608.880 200.02
LOCATION L0043504     VOLUME   441529.414 3760613.880 200.06
LOCATION L0043505     VOLUME   441529.432 3760618.880 200.10
LOCATION L0043506     VOLUME   441529.449 3760623.880 200.14
LOCATION L0043507     VOLUME   441529.466 3760628.880 200.19
LOCATION L0043508     VOLUME   441529.484 3760633.880 200.26
LOCATION L0043509     VOLUME   441529.501 3760638.880 200.33
LOCATION L0043510     VOLUME   441529.518 3760643.880 200.40
LOCATION L0043511     VOLUME   441529.536 3760648.880 200.47
LOCATION L0043512     VOLUME   441529.553 3760653.880 200.54
LOCATION L0043513     VOLUME   441529.570 3760658.880 200.60
LOCATION L0043514     VOLUME   441529.588 3760663.880 200.61
LOCATION L0043515     VOLUME   441529.605 3760668.880 200.62
LOCATION L0043516     VOLUME   441529.622 3760673.880 200.64
LOCATION L0043517     VOLUME   441529.640 3760678.880 200.65
LOCATION L0043518     VOLUME   441529.657 3760683.880 200.66
LOCATION L0043519     VOLUME   441529.674 3760688.880 200.68
LOCATION L0043520     VOLUME   441529.692 3760693.880 200.72
LOCATION L0043521     VOLUME   441529.709 3760698.880 200.76
LOCATION L0043522     VOLUME   441529.726 3760703.880 200.79
LOCATION L0043523     VOLUME   441529.744 3760708.879 200.83
LOCATION L0043524     VOLUME   441529.761 3760713.879 200.87
LOCATION L0043525     VOLUME   441529.778 3760718.879 200.91
LOCATION L0043526     VOLUME   441529.796 3760723.879 200.93
LOCATION L0043527     VOLUME   441529.813 3760728.879 200.95
LOCATION L0043528     VOLUME   441529.830 3760733.879 200.96
LOCATION L0043529     VOLUME   441529.848 3760738.879 200.98
LOCATION L0043530     VOLUME   441529.865 3760743.879 200.99
LOCATION L0043531     VOLUME   441529.882 3760748.879 201.01
LOCATION L0043532     VOLUME   441529.900 3760753.879 201.04
LOCATION L0043533     VOLUME   441529.917 3760758.879 201.08
LOCATION L0043534     VOLUME   441529.934 3760763.879 201.13
LOCATION L0043535     VOLUME   441529.952 3760768.879 201.17
LOCATION L0043536     VOLUME   441529.969 3760773.879 201.21
LOCATION L0043537     VOLUME   441529.986 3760778.879 201.25
LOCATION L0043538     VOLUME   441530.004 3760783.879 201.31
LOCATION L0043539     VOLUME   441530.021 3760788.879 201.39
LOCATION L0043540     VOLUME   441530.038 3760793.879 201.47
LOCATION L0043541     VOLUME   441530.055 3760798.879 201.56
LOCATION L0043542     VOLUME   441530.073 3760803.879 201.64
LOCATION L0043543     VOLUME   441530.090 3760808.879 201.72
LOCATION L0043544     VOLUME   441530.107 3760813.879 201.77
LOCATION L0043545     VOLUME   441530.125 3760818.879 201.78
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LOCATION L0043546     VOLUME   441530.142 3760823.879 201.78
LOCATION L0043547     VOLUME   441530.159 3760828.879 201.79
LOCATION L0043548     VOLUME   441530.177 3760833.879 201.79
LOCATION L0043549     VOLUME   441530.194 3760838.879 201.79
LOCATION L0043550     VOLUME   441530.211 3760843.879 201.81
LOCATION L0043551     VOLUME   441530.229 3760848.879 201.88
LOCATION L0043552     VOLUME   441530.246 3760853.879 201.95
LOCATION L0043553     VOLUME   441530.263 3760858.879 202.02
LOCATION L0043554     VOLUME   441530.281 3760863.879 202.08
LOCATION L0043555     VOLUME   441530.298 3760868.879 202.15
LOCATION L0043556     VOLUME   441530.315 3760873.878 202.22
LOCATION L0043557     VOLUME   441530.333 3760878.878 202.21
LOCATION L0043558     VOLUME   441530.350 3760883.878 202.21
LOCATION L0043559     VOLUME   441530.367 3760888.878 202.21
LOCATION L0043560     VOLUME   441530.385 3760893.878 202.21
LOCATION L0043561     VOLUME   441530.402 3760898.878 202.21
LOCATION L0043562     VOLUME   441530.419 3760903.878 202.20
LOCATION L0043563     VOLUME   441530.437 3760908.878 202.22
LOCATION L0043564     VOLUME   441530.454 3760913.878 202.24
LOCATION L0043565     VOLUME   441530.471 3760918.878 202.25
LOCATION L0043566     VOLUME   441530.489 3760923.878 202.27
LOCATION L0043567     VOLUME   441530.506 3760928.878 202.29
LOCATION L0043568     VOLUME   441530.523 3760933.878 202.31
LOCATION L0043569     VOLUME   441530.541 3760938.878 202.33
LOCATION L0043570     VOLUME   441530.558 3760943.878 202.36
LOCATION L0043571     VOLUME   441530.575 3760948.878 202.39
LOCATION L0043572     VOLUME   441530.593 3760953.878 202.41
LOCATION L0043573     VOLUME   441530.610 3760958.878 202.44
LOCATION L0043574     VOLUME   441530.627 3760963.878 202.47
LOCATION L0043575     VOLUME   441530.645 3760968.878 202.50
LOCATION L0043576     VOLUME   441530.662 3760973.878 202.53
LOCATION L0043577     VOLUME   441530.679 3760978.878 202.56
LOCATION L0043578     VOLUME   441530.697 3760983.878 202.59
LOCATION L0043579     VOLUME   441530.714 3760988.878 202.61
LOCATION L0043580     VOLUME   441530.731 3760993.878 202.64
LOCATION L0043581     VOLUME   441530.748 3760998.878 202.67
LOCATION L0043582     VOLUME   441530.766 3761003.878 202.71
LOCATION L0043583     VOLUME   441530.783 3761008.878 202.74
LOCATION L0043584     VOLUME   441530.800 3761013.878 202.77
LOCATION L0043585     VOLUME   441530.818 3761018.878 202.81
LOCATION L0043586     VOLUME   441530.835 3761023.878 202.84
LOCATION L0043587     VOLUME   441530.852 3761028.878 202.87
LOCATION L0043588     VOLUME   441530.870 3761033.878 202.91
LOCATION L0043589     VOLUME   441530.887 3761038.877 202.94
LOCATION L0043590     VOLUME   441530.904 3761043.877 202.97
LOCATION L0043591     VOLUME   441530.922 3761048.877 203.01
LOCATION L0043592     VOLUME   441530.939 3761053.877 203.04
LOCATION L0043593     VOLUME   441530.956 3761058.877 203.08
LOCATION L0043594     VOLUME   441530.974 3761063.877 203.11
LOCATION L0043595     VOLUME   441530.991 3761068.877 203.14
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   LOCATION L0043596     VOLUME   441531.008 3761073.877 203.18
   LOCATION L0043597     VOLUME   441531.026 3761078.877 203.21
   LOCATION L0043598     VOLUME   441531.043 3761083.877 203.25
   LOCATION L0043599     VOLUME   441531.060 3761088.877 203.28
   LOCATION L0043600     VOLUME   441531.078 3761093.877 203.32
   LOCATION L0043601     VOLUME   441531.095 3761098.877 203.36
   LOCATION L0043602     VOLUME   441531.112 3761103.877 203.40
   LOCATION L0043603     VOLUME   441531.130 3761108.877 203.44
   LOCATION L0043604     VOLUME   441531.147 3761113.877 203.48
   LOCATION L0043605     VOLUME   441531.164 3761118.877 203.52
   LOCATION L0043606     VOLUME   441531.182 3761123.877 203.56
   LOCATION L0043607     VOLUME   441531.199 3761128.877 203.60
   LOCATION L0043608     VOLUME   441531.216 3761133.877 203.63
   LOCATION L0043609     VOLUME   441531.234 3761138.877 203.67
** End of LINE VOLUME Source ID = SLINE48
** ----------------------------------------------------------------------
** Line Source Represented by Adjacent Volume Sources
** LINE VOLUME Source ID = SLINE49
** DESCRSRC Idle - Building 4 Loading Docks
** PREFIX
** Length of Side = 3.00
** Configuration = Adjacent
** Emission Rate = 9.08E-08
** Vertical Dimension = 6.22
** SZINIT = 2.89
** Nodes = 2
** 441256.979, 3761193.807, 203.77, 3.66, 1.40
** 441317.884, 3761194.373, 203.83, 3.66, 1.40
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   LOCATION L0045264     VOLUME   441258.479 3761193.821 203.87
   LOCATION L0045265     VOLUME   441261.479 3761193.849 203.87
   LOCATION L0045266     VOLUME   441264.479 3761193.877 203.88
   LOCATION L0045267     VOLUME   441267.479 3761193.905 203.88
   LOCATION L0045268     VOLUME   441270.479 3761193.933 203.88
   LOCATION L0045269     VOLUME   441273.479 3761193.961 203.88
   LOCATION L0045270     VOLUME   441276.479 3761193.989 203.88
   LOCATION L0045271     VOLUME   441279.478 3761194.016 203.88
   LOCATION L0045272     VOLUME   441282.478 3761194.044 203.88
   LOCATION L0045273     VOLUME   441285.478 3761194.072 203.89
   LOCATION L0045274     VOLUME   441288.478 3761194.100 203.89
   LOCATION L0045275     VOLUME   441291.478 3761194.128 203.89
   LOCATION L0045276     VOLUME   441294.478 3761194.156 203.89
   LOCATION L0045277     VOLUME   441297.478 3761194.184 203.89
   LOCATION L0045278     VOLUME   441300.477 3761194.212 203.89
   LOCATION L0045279     VOLUME   441303.477 3761194.239 203.89
   LOCATION L0045280     VOLUME   441306.477 3761194.267 203.89
   LOCATION L0045281     VOLUME   441309.477 3761194.295 203.89
   LOCATION L0045282     VOLUME   441312.477 3761194.323 203.89
   LOCATION L0045283     VOLUME   441315.477 3761194.351 203.89
** End of LINE VOLUME Source ID = SLINE49
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** Line Source Represented by Adjacent Volume Sources
** LINE VOLUME Source ID = SLINE50
** DESCRSRC Idle - Building 5 Loading Docks
** PREFIX
** Length of Side = 3.00
** Configuration = Adjacent
** Emission Rate = 9.08E-08
** Vertical Dimension = 6.22
** SZINIT = 2.89
** Nodes = 2
** 441416.126, 3761195.549, 203.84, 3.66, 1.40
** 441477.585, 3761195.215, 203.88, 3.66, 1.40
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   LOCATION L0045284     VOLUME   441417.626 3761195.541 203.92
   LOCATION L0045285     VOLUME   441420.626 3761195.525 203.93
   LOCATION L0045286     VOLUME   441423.626 3761195.509 203.93
   LOCATION L0045287     VOLUME   441426.626 3761195.492 203.93
   LOCATION L0045288     VOLUME   441429.626 3761195.476 203.93
   LOCATION L0045289     VOLUME   441432.626 3761195.460 203.93
   LOCATION L0045290     VOLUME   441435.626 3761195.443 203.94
   LOCATION L0045291     VOLUME   441438.626 3761195.427 203.94
   LOCATION L0045292     VOLUME   441441.626 3761195.411 203.94
   LOCATION L0045293     VOLUME   441444.626 3761195.394 203.94
   LOCATION L0045294     VOLUME   441447.626 3761195.378 203.94
   LOCATION L0045295     VOLUME   441450.626 3761195.361 203.95
   LOCATION L0045296     VOLUME   441453.626 3761195.345 203.95
   LOCATION L0045297     VOLUME   441456.626 3761195.329 203.95
   LOCATION L0045298     VOLUME   441459.626 3761195.312 203.95
   LOCATION L0045299     VOLUME   441462.625 3761195.296 203.95
   LOCATION L0045300     VOLUME   441465.625 3761195.280 203.95
   LOCATION L0045301     VOLUME   441468.625 3761195.263 203.96
   LOCATION L0045302     VOLUME   441471.625 3761195.247 203.96
   LOCATION L0045303     VOLUME   441474.625 3761195.231 203.97
** End of LINE VOLUME Source ID = SLINE50
** ----------------------------------------------------------------------
** Line Source Represented by Adjacent Volume Sources
** LINE VOLUME Source ID = SLINE51
** DESCRSRC Idle - Building 6 Loading Docks
** PREFIX
** Length of Side = 3.00
** Configuration = Adjacent
** Emission Rate = 9.08E-08
** Vertical Dimension = 6.22
** SZINIT = 2.89
** Nodes = 2
** 441552.795, 3761194.592, 204.12, 3.66, 1.40
** 441618.096, 3761194.927, 204.71, 3.66, 1.40
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   LOCATION L0045304     VOLUME   441554.295 3761194.600 204.19
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   LOCATION L0045305     VOLUME   441557.295 3761194.615 204.22
   LOCATION L0045306     VOLUME   441560.295 3761194.631 204.25
   LOCATION L0045307     VOLUME   441563.295 3761194.646 204.28
   LOCATION L0045308     VOLUME   441566.295 3761194.661 204.31
   LOCATION L0045309     VOLUME   441569.295 3761194.677 204.34
   LOCATION L0045310     VOLUME   441572.295 3761194.692 204.36
   LOCATION L0045311     VOLUME   441575.294 3761194.708 204.39
   LOCATION L0045312     VOLUME   441578.294 3761194.723 204.42
   LOCATION L0045313     VOLUME   441581.294 3761194.738 204.45
   LOCATION L0045314     VOLUME   441584.294 3761194.754 204.47
   LOCATION L0045315     VOLUME   441587.294 3761194.769 204.50
   LOCATION L0045316     VOLUME   441590.294 3761194.784 204.53
   LOCATION L0045317     VOLUME   441593.294 3761194.800 204.56
   LOCATION L0045318     VOLUME   441596.294 3761194.815 204.59
   LOCATION L0045319     VOLUME   441599.294 3761194.831 204.61
   LOCATION L0045320     VOLUME   441602.294 3761194.846 204.64
   LOCATION L0045321     VOLUME   441605.294 3761194.861 204.67
   LOCATION L0045322     VOLUME   441608.294 3761194.877 204.70
   LOCATION L0045323     VOLUME   441611.294 3761194.892 204.73
   LOCATION L0045324     VOLUME   441614.294 3761194.908 204.76
   LOCATION L0045325     VOLUME   441617.294 3761194.923 204.79
** End of LINE VOLUME Source ID = SLINE51
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** Line Source Represented by Adjacent Volume Sources
** LINE VOLUME Source ID = SLINE52
** DESCRSRC Idle - Building 7 Loading Docks
** PREFIX
** Length of Side = 3.00
** Configuration = Adjacent
** Emission Rate = 1.16E-07
** Vertical Dimension = 6.22
** SZINIT = 2.89
** Nodes = 2
** 441706.691, 3761196.147, 204.68, 3.66, 1.40
** 441772.731, 3761196.147, 204.68, 3.66, 1.40
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   LOCATION L0045326     VOLUME   441708.191 3761196.147 204.76
   LOCATION L0045327     VOLUME   441711.191 3761196.147 204.77
   LOCATION L0045328     VOLUME   441714.191 3761196.147 204.77
   LOCATION L0045329     VOLUME   441717.191 3761196.147 204.78
   LOCATION L0045330     VOLUME   441720.191 3761196.147 204.79
   LOCATION L0045331     VOLUME   441723.191 3761196.147 204.80
   LOCATION L0045332     VOLUME   441726.191 3761196.147 204.79
   LOCATION L0045333     VOLUME   441729.191 3761196.147 204.77
   LOCATION L0045334     VOLUME   441732.191 3761196.147 204.75
   LOCATION L0045335     VOLUME   441735.191 3761196.147 204.73
   LOCATION L0045336     VOLUME   441738.191 3761196.147 204.71
   LOCATION L0045337     VOLUME   441741.191 3761196.147 204.70
   LOCATION L0045338     VOLUME   441744.191 3761196.147 204.68
   LOCATION L0045339     VOLUME   441747.191 3761196.147 204.66
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   LOCATION L0045340     VOLUME   441750.191 3761196.147 204.65
   LOCATION L0045341     VOLUME   441753.191 3761196.147 204.67
   LOCATION L0045342     VOLUME   441756.191 3761196.147 204.69
   LOCATION L0045343     VOLUME   441759.191 3761196.147 204.71
   LOCATION L0045344     VOLUME   441762.191 3761196.147 204.73
   LOCATION L0045345     VOLUME   441765.191 3761196.147 204.74
   LOCATION L0045346     VOLUME   441768.191 3761196.147 204.76
   LOCATION L0045347     VOLUME   441771.191 3761196.147 204.78
** End of LINE VOLUME Source ID = SLINE52
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** Line Source Represented by Adjacent Volume Sources
** LINE VOLUME Source ID = SLINE53
** DESCRSRC Idle - Building 8 Loading Docks
** PREFIX
** Length of Side = 3.00
** Configuration = Adjacent
** Emission Rate = 9.08E-08
** Vertical Dimension = 6.22
** SZINIT = 2.89
** Nodes = 2
** 441877.413, 3761193.808, 204.31, 3.66, 1.40
** 441940.039, 3761194.143, 204.98, 3.66, 1.40
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   LOCATION L0045348     VOLUME   441878.913 3761193.816 204.33
   LOCATION L0045349     VOLUME   441881.913 3761193.833 204.36
   LOCATION L0045350     VOLUME   441884.912 3761193.849 204.39
   LOCATION L0045351     VOLUME   441887.912 3761193.865 204.42
   LOCATION L0045352     VOLUME   441890.912 3761193.881 204.45
   LOCATION L0045353     VOLUME   441893.912 3761193.897 204.48
   LOCATION L0045354     VOLUME   441896.912 3761193.913 204.51
   LOCATION L0045355     VOLUME   441899.912 3761193.929 204.54
   LOCATION L0045356     VOLUME   441902.912 3761193.945 204.57
   LOCATION L0045357     VOLUME   441905.912 3761193.961 204.62
   LOCATION L0045358     VOLUME   441908.912 3761193.977 204.67
   LOCATION L0045359     VOLUME   441911.912 3761193.993 204.72
   LOCATION L0045360     VOLUME   441914.912 3761194.009 204.77
   LOCATION L0045361     VOLUME   441917.912 3761194.025 204.82
   LOCATION L0045362     VOLUME   441920.912 3761194.041 204.87
   LOCATION L0045363     VOLUME   441923.912 3761194.057 204.92
   LOCATION L0045364     VOLUME   441926.912 3761194.073 204.97
   LOCATION L0045365     VOLUME   441929.912 3761194.089 205.02
   LOCATION L0045366     VOLUME   441932.912 3761194.105 205.05
   LOCATION L0045367     VOLUME   441935.912 3761194.121 205.08
   LOCATION L0045368     VOLUME   441938.912 3761194.137 205.11
** End of LINE VOLUME Source ID = SLINE53
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** Line Source Represented by Adjacent Volume Sources
** LINE VOLUME Source ID = SLINE54
** DESCRSRC Idle - Building 2 Loading Docks - North
** PREFIX
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** Length of Side = 3.00
** Configuration = Adjacent
** Emission Rate = 4.95E-07
** Vertical Dimension = 6.22
** SZINIT = 2.89
** Nodes = 2
** 441624.570, 3761087.775, 204.08, 3.66, 1.40
** 441912.354, 3761085.999, 203.81, 3.66, 1.40
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   LOCATION L0045369     VOLUME   441626.070 3761087.766 204.05
   LOCATION L0045370     VOLUME   441629.070 3761087.748 204.04
   LOCATION L0045371     VOLUME   441632.070 3761087.729 204.02
   LOCATION L0045372     VOLUME   441635.070 3761087.711 204.00
   LOCATION L0045373     VOLUME   441638.070 3761087.692 203.98
   LOCATION L0045374     VOLUME   441641.070 3761087.674 203.96
   LOCATION L0045375     VOLUME   441644.070 3761087.655 203.94
   LOCATION L0045376     VOLUME   441647.070 3761087.637 203.92
   LOCATION L0045377     VOLUME   441650.070 3761087.618 203.90
   LOCATION L0045378     VOLUME   441653.070 3761087.600 203.89
   LOCATION L0045379     VOLUME   441656.070 3761087.581 203.87
   LOCATION L0045380     VOLUME   441659.070 3761087.563 203.85
   LOCATION L0045381     VOLUME   441662.070 3761087.544 203.84
   LOCATION L0045382     VOLUME   441665.070 3761087.525 203.82
   LOCATION L0045383     VOLUME   441668.070 3761087.507 203.80
   LOCATION L0045384     VOLUME   441671.070 3761087.488 203.78
   LOCATION L0045385     VOLUME   441674.070 3761087.470 203.74
   LOCATION L0045386     VOLUME   441677.069 3761087.451 203.69
   LOCATION L0045387     VOLUME   441680.069 3761087.433 203.64
   LOCATION L0045388     VOLUME   441683.069 3761087.414 203.59
   LOCATION L0045389     VOLUME   441686.069 3761087.396 203.54
   LOCATION L0045390     VOLUME   441689.069 3761087.377 203.49
   LOCATION L0045391     VOLUME   441692.069 3761087.359 203.44
   LOCATION L0045392     VOLUME   441695.069 3761087.340 203.39
   LOCATION L0045393     VOLUME   441698.069 3761087.322 203.36
   LOCATION L0045394     VOLUME   441701.069 3761087.303 203.38
   LOCATION L0045395     VOLUME   441704.069 3761087.285 203.40
   LOCATION L0045396     VOLUME   441707.069 3761087.266 203.42
   LOCATION L0045397     VOLUME   441710.069 3761087.248 203.44
   LOCATION L0045398     VOLUME   441713.069 3761087.229 203.47
   LOCATION L0045399     VOLUME   441716.069 3761087.211 203.49
   LOCATION L0045400     VOLUME   441719.069 3761087.192 203.51
   LOCATION L0045401     VOLUME   441722.069 3761087.174 203.53
   LOCATION L0045402     VOLUME   441725.069 3761087.155 203.56
   LOCATION L0045403     VOLUME   441728.068 3761087.137 203.60
   LOCATION L0045404     VOLUME   441731.068 3761087.118 203.64
   LOCATION L0045405     VOLUME   441734.068 3761087.100 203.68
   LOCATION L0045406     VOLUME   441737.068 3761087.081 203.72
   LOCATION L0045407     VOLUME   441740.068 3761087.063 203.77
   LOCATION L0045408     VOLUME   441743.068 3761087.044 203.81
   LOCATION L0045409     VOLUME   441746.068 3761087.026 203.85
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LOCATION L0045410     VOLUME   441749.068 3761087.007 203.89
LOCATION L0045411     VOLUME   441752.068 3761086.988 203.91
LOCATION L0045412     VOLUME   441755.068 3761086.970 203.94
LOCATION L0045413     VOLUME   441758.068 3761086.951 203.96
LOCATION L0045414     VOLUME   441761.068 3761086.933 203.98
LOCATION L0045415     VOLUME   441764.068 3761086.914 204.01
LOCATION L0045416     VOLUME   441767.068 3761086.896 204.03
LOCATION L0045417     VOLUME   441770.068 3761086.877 204.06
LOCATION L0045418     VOLUME   441773.068 3761086.859 204.08
LOCATION L0045419     VOLUME   441776.068 3761086.840 204.09
LOCATION L0045420     VOLUME   441779.068 3761086.822 204.10
LOCATION L0045421     VOLUME   441782.067 3761086.803 204.10
LOCATION L0045422     VOLUME   441785.067 3761086.785 204.10
LOCATION L0045423     VOLUME   441788.067 3761086.766 204.10
LOCATION L0045424     VOLUME   441791.067 3761086.748 204.11
LOCATION L0045425     VOLUME   441794.067 3761086.729 204.11
LOCATION L0045426     VOLUME   441797.067 3761086.711 204.11
LOCATION L0045427     VOLUME   441800.067 3761086.692 204.11
LOCATION L0045428     VOLUME   441803.067 3761086.674 204.07
LOCATION L0045429     VOLUME   441806.067 3761086.655 204.02
LOCATION L0045430     VOLUME   441809.067 3761086.637 203.98
LOCATION L0045431     VOLUME   441812.067 3761086.618 203.93
LOCATION L0045432     VOLUME   441815.067 3761086.600 203.89
LOCATION L0045433     VOLUME   441818.067 3761086.581 203.85
LOCATION L0045434     VOLUME   441821.067 3761086.563 203.80
LOCATION L0045435     VOLUME   441824.067 3761086.544 203.76
LOCATION L0045436     VOLUME   441827.067 3761086.526 203.71
LOCATION L0045437     VOLUME   441830.067 3761086.507 203.67
LOCATION L0045438     VOLUME   441833.066 3761086.488 203.63
LOCATION L0045439     VOLUME   441836.066 3761086.470 203.58
LOCATION L0045440     VOLUME   441839.066 3761086.451 203.54
LOCATION L0045441     VOLUME   441842.066 3761086.433 203.49
LOCATION L0045442     VOLUME   441845.066 3761086.414 203.45
LOCATION L0045443     VOLUME   441848.066 3761086.396 203.41
LOCATION L0045444     VOLUME   441851.066 3761086.377 203.36
LOCATION L0045445     VOLUME   441854.066 3761086.359 203.35
LOCATION L0045446     VOLUME   441857.066 3761086.340 203.35
LOCATION L0045447     VOLUME   441860.066 3761086.322 203.34
LOCATION L0045448     VOLUME   441863.066 3761086.303 203.33
LOCATION L0045449     VOLUME   441866.066 3761086.285 203.32
LOCATION L0045450     VOLUME   441869.066 3761086.266 203.32
LOCATION L0045451     VOLUME   441872.066 3761086.248 203.31
LOCATION L0045452     VOLUME   441875.066 3761086.229 203.30
LOCATION L0045453     VOLUME   441878.066 3761086.211 203.32
LOCATION L0045454     VOLUME   441881.066 3761086.192 203.36
LOCATION L0045455     VOLUME   441884.066 3761086.174 203.41
LOCATION L0045456     VOLUME   441887.065 3761086.155 203.46
LOCATION L0045457     VOLUME   441890.065 3761086.137 203.51
LOCATION L0045458     VOLUME   441893.065 3761086.118 203.56
LOCATION L0045459     VOLUME   441896.065 3761086.100 203.60
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   LOCATION L0045460     VOLUME   441899.065 3761086.081 203.65
   LOCATION L0045461     VOLUME   441902.065 3761086.063 203.70
   LOCATION L0045462     VOLUME   441905.065 3761086.044 203.76
   LOCATION L0045463     VOLUME   441908.065 3761086.026 203.82
   LOCATION L0045464     VOLUME   441911.065 3761086.007 203.89
** End of LINE VOLUME Source ID = SLINE54
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** Line Source Represented by Adjacent Volume Sources
** LINE VOLUME Source ID = SLINE55
** DESCRSRC Idle - Building 2 Loading Docks - South
** PREFIX
** Length of Side = 3.00
** Configuration = Adjacent
** Emission Rate = 5.04E-07
** Vertical Dimension = 6.22
** SZINIT = 2.89
** Nodes = 2
** 441622.717, 3760908.828, 202.56, 3.66, 1.40
** 441910.733, 3760909.919, 202.76, 3.66, 1.40
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   LOCATION L0045465     VOLUME   441624.217 3760908.833 202.58
   LOCATION L0045466     VOLUME   441627.217 3760908.845 202.56
   LOCATION L0045467     VOLUME   441630.217 3760908.856 202.54
   LOCATION L0045468     VOLUME   441633.217 3760908.867 202.52
   LOCATION L0045469     VOLUME   441636.217 3760908.879 202.50
   LOCATION L0045470     VOLUME   441639.217 3760908.890 202.49
   LOCATION L0045471     VOLUME   441642.217 3760908.902 202.47
   LOCATION L0045472     VOLUME   441645.217 3760908.913 202.45
   LOCATION L0045473     VOLUME   441648.217 3760908.924 202.44
   LOCATION L0045474     VOLUME   441651.217 3760908.936 202.44
   LOCATION L0045475     VOLUME   441654.217 3760908.947 202.43
   LOCATION L0045476     VOLUME   441657.217 3760908.958 202.42
   LOCATION L0045477     VOLUME   441660.217 3760908.970 202.41
   LOCATION L0045478     VOLUME   441663.217 3760908.981 202.40
   LOCATION L0045479     VOLUME   441666.217 3760908.992 202.39
   LOCATION L0045480     VOLUME   441669.217 3760909.004 202.39
   LOCATION L0045481     VOLUME   441672.217 3760909.015 202.38
   LOCATION L0045482     VOLUME   441675.216 3760909.027 202.37
   LOCATION L0045483     VOLUME   441678.216 3760909.038 202.36
   LOCATION L0045484     VOLUME   441681.216 3760909.049 202.35
   LOCATION L0045485     VOLUME   441684.216 3760909.061 202.33
   LOCATION L0045486     VOLUME   441687.216 3760909.072 202.32
   LOCATION L0045487     VOLUME   441690.216 3760909.083 202.31
   LOCATION L0045488     VOLUME   441693.216 3760909.095 202.30
   LOCATION L0045489     VOLUME   441696.216 3760909.106 202.29
   LOCATION L0045490     VOLUME   441699.216 3760909.117 202.30
   LOCATION L0045491     VOLUME   441702.216 3760909.129 202.30
   LOCATION L0045492     VOLUME   441705.216 3760909.140 202.30
   LOCATION L0045493     VOLUME   441708.216 3760909.152 202.30
   LOCATION L0045494     VOLUME   441711.216 3760909.163 202.31
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LOCATION L0045495     VOLUME   441714.216 3760909.174 202.31
LOCATION L0045496     VOLUME   441717.216 3760909.186 202.31
LOCATION L0045497     VOLUME   441720.216 3760909.197 202.32
LOCATION L0045498     VOLUME   441723.216 3760909.208 202.33
LOCATION L0045499     VOLUME   441726.216 3760909.220 202.36
LOCATION L0045500     VOLUME   441729.216 3760909.231 202.38
LOCATION L0045501     VOLUME   441732.216 3760909.242 202.41
LOCATION L0045502     VOLUME   441735.216 3760909.254 202.44
LOCATION L0045503     VOLUME   441738.216 3760909.265 202.46
LOCATION L0045504     VOLUME   441741.216 3760909.277 202.49
LOCATION L0045505     VOLUME   441744.216 3760909.288 202.52
LOCATION L0045506     VOLUME   441747.216 3760909.299 202.54
LOCATION L0045507     VOLUME   441750.216 3760909.311 202.56
LOCATION L0045508     VOLUME   441753.216 3760909.322 202.59
LOCATION L0045509     VOLUME   441756.216 3760909.333 202.61
LOCATION L0045510     VOLUME   441759.216 3760909.345 202.63
LOCATION L0045511     VOLUME   441762.216 3760909.356 202.65
LOCATION L0045512     VOLUME   441765.216 3760909.367 202.67
LOCATION L0045513     VOLUME   441768.216 3760909.379 202.69
LOCATION L0045514     VOLUME   441771.216 3760909.390 202.71
LOCATION L0045515     VOLUME   441774.216 3760909.402 202.73
LOCATION L0045516     VOLUME   441777.216 3760909.413 202.73
LOCATION L0045517     VOLUME   441780.216 3760909.424 202.74
LOCATION L0045518     VOLUME   441783.216 3760909.436 202.74
LOCATION L0045519     VOLUME   441786.216 3760909.447 202.75
LOCATION L0045520     VOLUME   441789.216 3760909.458 202.76
LOCATION L0045521     VOLUME   441792.216 3760909.470 202.76
LOCATION L0045522     VOLUME   441795.216 3760909.481 202.77
LOCATION L0045523     VOLUME   441798.216 3760909.492 202.77
LOCATION L0045524     VOLUME   441801.216 3760909.504 202.75
LOCATION L0045525     VOLUME   441804.216 3760909.515 202.73
LOCATION L0045526     VOLUME   441807.216 3760909.527 202.71
LOCATION L0045527     VOLUME   441810.216 3760909.538 202.69
LOCATION L0045528     VOLUME   441813.216 3760909.549 202.66
LOCATION L0045529     VOLUME   441816.215 3760909.561 202.64
LOCATION L0045530     VOLUME   441819.215 3760909.572 202.62
LOCATION L0045531     VOLUME   441822.215 3760909.583 202.60
LOCATION L0045532     VOLUME   441825.215 3760909.595 202.57
LOCATION L0045533     VOLUME   441828.215 3760909.606 202.54
LOCATION L0045534     VOLUME   441831.215 3760909.617 202.51
LOCATION L0045535     VOLUME   441834.215 3760909.629 202.47
LOCATION L0045536     VOLUME   441837.215 3760909.640 202.44
LOCATION L0045537     VOLUME   441840.215 3760909.652 202.41
LOCATION L0045538     VOLUME   441843.215 3760909.663 202.38
LOCATION L0045539     VOLUME   441846.215 3760909.674 202.35
LOCATION L0045540     VOLUME   441849.215 3760909.686 202.31
LOCATION L0045541     VOLUME   441852.215 3760909.697 202.31
LOCATION L0045542     VOLUME   441855.215 3760909.708 202.31
LOCATION L0045543     VOLUME   441858.215 3760909.720 202.32
LOCATION L0045544     VOLUME   441861.215 3760909.731 202.32
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   LOCATION L0045545     VOLUME   441864.215 3760909.742 202.33
   LOCATION L0045546     VOLUME   441867.215 3760909.754 202.33
   LOCATION L0045547     VOLUME   441870.215 3760909.765 202.34
   LOCATION L0045548     VOLUME   441873.215 3760909.777 202.35
   LOCATION L0045549     VOLUME   441876.215 3760909.788 202.36
   LOCATION L0045550     VOLUME   441879.215 3760909.799 202.40
   LOCATION L0045551     VOLUME   441882.215 3760909.811 202.44
   LOCATION L0045552     VOLUME   441885.215 3760909.822 202.48
   LOCATION L0045553     VOLUME   441888.215 3760909.833 202.52
   LOCATION L0045554     VOLUME   441891.215 3760909.845 202.56
   LOCATION L0045555     VOLUME   441894.215 3760909.856 202.60
   LOCATION L0045556     VOLUME   441897.215 3760909.867 202.64
   LOCATION L0045557     VOLUME   441900.215 3760909.879 202.69
   LOCATION L0045558     VOLUME   441903.215 3760909.890 202.73
   LOCATION L0045559     VOLUME   441906.215 3760909.902 202.78
   LOCATION L0045560     VOLUME   441909.215 3760909.913 202.82
** End of LINE VOLUME Source ID = SLINE55
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** Line Source Represented by Adjacent Volume Sources
** LINE VOLUME Source ID = SLINE56
** DESCRSRC Idle - Building 3 Loading Docks
** PREFIX
** Length of Side = 3.00
** Configuration = Adjacent
** Emission Rate = 0.0000715
** Vertical Dimension = 6.22
** SZINIT = 2.89
** Nodes = 2
** 441904.376, 3760783.381, 201.74, 3.66, 1.40
** 441611.217, 3760789.599, 201.29, 3.66, 1.40
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   LOCATION L0045562     VOLUME   441899.877 3760783.476 201.76
   LOCATION L0045563     VOLUME   441896.878 3760783.540 201.74
   LOCATION L0045564     VOLUME   441893.879 3760783.604 201.72
   LOCATION L0045565     VOLUME   441890.879 3760783.667 201.70
   LOCATION L0045566     VOLUME   441887.880 3760783.731 201.68
   LOCATION L0045567     VOLUME   441884.881 3760783.794 201.66
   LOCATION L0045568     VOLUME   441881.881 3760783.858 201.63
   LOCATION L0045569     VOLUME   441878.882 3760783.922 201.61
   LOCATION L0045570     VOLUME   441875.883 3760783.985 201.59
   LOCATION L0045571     VOLUME   441872.883 3760784.049 201.58
   LOCATION L0045572     VOLUME   441869.884 3760784.113 201.58
   LOCATION L0045573     VOLUME   441866.885 3760784.176 201.57
   LOCATION L0045574     VOLUME   441863.885 3760784.240 201.56
   LOCATION L0045575     VOLUME   441860.886 3760784.303 201.56
   LOCATION L0045576     VOLUME   441857.887 3760784.367 201.55
   LOCATION L0045577     VOLUME   441854.887 3760784.431 201.55
   LOCATION L0045578     VOLUME   441851.888 3760784.494 201.54
   LOCATION L0045579     VOLUME   441848.889 3760784.558 201.53
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LOCATION L0045580     VOLUME   441845.889 3760784.622 201.53
LOCATION L0045581     VOLUME   441842.890 3760784.685 201.53
LOCATION L0045582     VOLUME   441839.891 3760784.749 201.53
LOCATION L0045583     VOLUME   441836.892 3760784.812 201.53
LOCATION L0045584     VOLUME   441833.892 3760784.876 201.53
LOCATION L0045585     VOLUME   441830.893 3760784.940 201.53
LOCATION L0045586     VOLUME   441827.894 3760785.003 201.53
LOCATION L0045587     VOLUME   441824.894 3760785.067 201.53
LOCATION L0045588     VOLUME   441821.895 3760785.131 201.52
LOCATION L0045589     VOLUME   441818.896 3760785.194 201.51
LOCATION L0045590     VOLUME   441815.896 3760785.258 201.49
LOCATION L0045591     VOLUME   441812.897 3760785.321 201.48
LOCATION L0045592     VOLUME   441809.898 3760785.385 201.47
LOCATION L0045593     VOLUME   441806.898 3760785.449 201.45
LOCATION L0045594     VOLUME   441803.899 3760785.512 201.44
LOCATION L0045595     VOLUME   441800.900 3760785.576 201.43
LOCATION L0045596     VOLUME   441797.900 3760785.639 201.41
LOCATION L0045597     VOLUME   441794.901 3760785.703 201.43
LOCATION L0045598     VOLUME   441791.902 3760785.767 201.44
LOCATION L0045599     VOLUME   441788.902 3760785.830 201.45
LOCATION L0045600     VOLUME   441785.903 3760785.894 201.46
LOCATION L0045601     VOLUME   441782.904 3760785.958 201.47
LOCATION L0045602     VOLUME   441779.904 3760786.021 201.48
LOCATION L0045603     VOLUME   441776.905 3760786.085 201.50
LOCATION L0045604     VOLUME   441773.906 3760786.148 201.51
LOCATION L0045605     VOLUME   441770.906 3760786.212 201.50
LOCATION L0045606     VOLUME   441767.907 3760786.276 201.49
LOCATION L0045607     VOLUME   441764.908 3760786.339 201.47
LOCATION L0045608     VOLUME   441761.908 3760786.403 201.46
LOCATION L0045609     VOLUME   441758.909 3760786.467 201.44
LOCATION L0045610     VOLUME   441755.910 3760786.530 201.42
LOCATION L0045611     VOLUME   441752.910 3760786.594 201.41
LOCATION L0045612     VOLUME   441749.911 3760786.657 201.39
LOCATION L0045613     VOLUME   441746.912 3760786.721 201.38
LOCATION L0045614     VOLUME   441743.912 3760786.785 201.38
LOCATION L0045615     VOLUME   441740.913 3760786.848 201.38
LOCATION L0045616     VOLUME   441737.914 3760786.912 201.38
LOCATION L0045617     VOLUME   441734.914 3760786.976 201.38
LOCATION L0045618     VOLUME   441731.915 3760787.039 201.38
LOCATION L0045619     VOLUME   441728.916 3760787.103 201.39
LOCATION L0045620     VOLUME   441725.916 3760787.166 201.39
LOCATION L0045621     VOLUME   441722.917 3760787.230 201.39
LOCATION L0045622     VOLUME   441719.918 3760787.294 201.39
LOCATION L0045623     VOLUME   441716.919 3760787.357 201.38
LOCATION L0045624     VOLUME   441713.919 3760787.421 201.37
LOCATION L0045625     VOLUME   441710.920 3760787.485 201.37
LOCATION L0045626     VOLUME   441707.921 3760787.548 201.36
LOCATION L0045627     VOLUME   441704.921 3760787.612 201.35
LOCATION L0045628     VOLUME   441701.922 3760787.675 201.34
LOCATION L0045629     VOLUME   441698.923 3760787.739 201.33
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   LOCATION L0045630     VOLUME   441695.923 3760787.803 201.33
   LOCATION L0045631     VOLUME   441692.924 3760787.866 201.31
   LOCATION L0045632     VOLUME   441689.925 3760787.930 201.30
   LOCATION L0045633     VOLUME   441686.925 3760787.993 201.29
   LOCATION L0045634     VOLUME   441683.926 3760788.057 201.27
   LOCATION L0045635     VOLUME   441680.927 3760788.121 201.26
   LOCATION L0045636     VOLUME   441677.927 3760788.184 201.25
   LOCATION L0045637     VOLUME   441674.928 3760788.248 201.23
   LOCATION L0045638     VOLUME   441671.929 3760788.312 201.22
   LOCATION L0045639     VOLUME   441668.929 3760788.375 201.21
   LOCATION L0045640     VOLUME   441665.930 3760788.439 201.21
   LOCATION L0045641     VOLUME   441662.931 3760788.502 201.21
   LOCATION L0045642     VOLUME   441659.931 3760788.566 201.22
   LOCATION L0045643     VOLUME   441656.932 3760788.630 201.22
   LOCATION L0045644     VOLUME   441653.933 3760788.693 201.22
   LOCATION L0045645     VOLUME   441650.933 3760788.757 201.22
   LOCATION L0045646     VOLUME   441647.934 3760788.821 201.22
   LOCATION L0045647     VOLUME   441644.935 3760788.884 201.22
   LOCATION L0045648     VOLUME   441641.935 3760788.948 201.24
   LOCATION L0045649     VOLUME   441638.936 3760789.011 201.25
   LOCATION L0045650     VOLUME   441635.937 3760789.075 201.26
   LOCATION L0045651     VOLUME   441632.937 3760789.139 201.28
   LOCATION L0045652     VOLUME   441629.938 3760789.202 201.29
   LOCATION L0045653     VOLUME   441626.939 3760789.266 201.31
   LOCATION L0045654     VOLUME   441623.939 3760789.330 201.32
   LOCATION L0045655     VOLUME   441620.940 3760789.393 201.34
   LOCATION L0045656     VOLUME   441617.941 3760789.457 201.35
   LOCATION L0045657     VOLUME   441614.941 3760789.520 201.36
   LOCATION L0045658     VOLUME   441611.942 3760789.584 201.36
** End of LINE VOLUME Source ID = SLINE56
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** Line Source Represented by Adjacent Volume Sources
** LINE VOLUME Source ID = SLINE57
** DESCRSRC Idle - Building 1 Loading Docks - West
** PREFIX
** Length of Side = 3.00
** Configuration = Adjacent
** Emission Rate = 8.42E-07
** Vertical Dimension = 6.22
** SZINIT = 2.89
** Nodes = 2
** 441290.629, 3761091.183, 203.21, 3.66, 1.40
** 441290.629, 3760593.550, 200.22, 3.66, 1.40
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   LOCATION L0045660     VOLUME   441290.629 3761086.683 203.19
   LOCATION L0045661     VOLUME   441290.629 3761083.683 203.17
   LOCATION L0045662     VOLUME   441290.629 3761080.683 203.15
   LOCATION L0045663     VOLUME   441290.629 3761077.683 203.13
   LOCATION L0045664     VOLUME   441290.629 3761074.683 203.11
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LOCATION L0045665     VOLUME   441290.629 3761071.683 203.09
LOCATION L0045666     VOLUME   441290.629 3761068.683 203.07
LOCATION L0045667     VOLUME   441290.629 3761065.683 203.05
LOCATION L0045668     VOLUME   441290.629 3761062.683 203.03
LOCATION L0045669     VOLUME   441290.629 3761059.683 203.01
LOCATION L0045670     VOLUME   441290.629 3761056.683 202.99
LOCATION L0045671     VOLUME   441290.629 3761053.683 202.97
LOCATION L0045672     VOLUME   441290.629 3761050.683 202.95
LOCATION L0045673     VOLUME   441290.629 3761047.683 202.93
LOCATION L0045674     VOLUME   441290.629 3761044.683 202.91
LOCATION L0045675     VOLUME   441290.629 3761041.683 202.89
LOCATION L0045676     VOLUME   441290.629 3761038.683 202.87
LOCATION L0045677     VOLUME   441290.629 3761035.683 202.85
LOCATION L0045678     VOLUME   441290.629 3761032.683 202.83
LOCATION L0045679     VOLUME   441290.629 3761029.683 202.81
LOCATION L0045680     VOLUME   441290.629 3761026.683 202.79
LOCATION L0045681     VOLUME   441290.629 3761023.683 202.77
LOCATION L0045682     VOLUME   441290.629 3761020.683 202.75
LOCATION L0045683     VOLUME   441290.629 3761017.683 202.73
LOCATION L0045684     VOLUME   441290.629 3761014.683 202.71
LOCATION L0045685     VOLUME   441290.629 3761011.683 202.69
LOCATION L0045686     VOLUME   441290.629 3761008.683 202.68
LOCATION L0045687     VOLUME   441290.629 3761005.683 202.66
LOCATION L0045688     VOLUME   441290.629 3761002.683 202.64
LOCATION L0045689     VOLUME   441290.629 3760999.683 202.62
LOCATION L0045690     VOLUME   441290.629 3760996.683 202.60
LOCATION L0045691     VOLUME   441290.629 3760993.683 202.58
LOCATION L0045692     VOLUME   441290.629 3760990.683 202.56
LOCATION L0045693     VOLUME   441290.629 3760987.683 202.55
LOCATION L0045694     VOLUME   441290.629 3760984.683 202.53
LOCATION L0045695     VOLUME   441290.629 3760981.683 202.51
LOCATION L0045696     VOLUME   441290.629 3760978.683 202.49
LOCATION L0045697     VOLUME   441290.629 3760975.683 202.47
LOCATION L0045698     VOLUME   441290.629 3760972.683 202.46
LOCATION L0045699     VOLUME   441290.629 3760969.683 202.44
LOCATION L0045700     VOLUME   441290.629 3760966.683 202.42
LOCATION L0045701     VOLUME   441290.629 3760963.683 202.40
LOCATION L0045702     VOLUME   441290.629 3760960.683 202.38
LOCATION L0045703     VOLUME   441290.629 3760957.683 202.37
LOCATION L0045704     VOLUME   441290.629 3760954.683 202.35
LOCATION L0045705     VOLUME   441290.629 3760951.683 202.33
LOCATION L0045706     VOLUME   441290.629 3760948.683 202.31
LOCATION L0045707     VOLUME   441290.629 3760945.683 202.29
LOCATION L0045708     VOLUME   441290.629 3760942.683 202.28
LOCATION L0045709     VOLUME   441290.629 3760939.683 202.26
LOCATION L0045710     VOLUME   441290.629 3760936.683 202.24
LOCATION L0045711     VOLUME   441290.629 3760933.683 202.22
LOCATION L0045712     VOLUME   441290.629 3760930.683 202.20
LOCATION L0045713     VOLUME   441290.629 3760927.683 202.19
LOCATION L0045714     VOLUME   441290.629 3760924.683 202.17
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LOCATION L0045715     VOLUME   441290.629 3760921.683 202.15
LOCATION L0045716     VOLUME   441290.629 3760918.683 202.13
LOCATION L0045717     VOLUME   441290.629 3760915.683 202.11
LOCATION L0045718     VOLUME   441290.629 3760912.683 202.10
LOCATION L0045719     VOLUME   441290.629 3760909.683 202.08
LOCATION L0045720     VOLUME   441290.629 3760906.683 202.06
LOCATION L0045721     VOLUME   441290.629 3760903.683 202.04
LOCATION L0045722     VOLUME   441290.629 3760900.683 202.02
LOCATION L0045723     VOLUME   441290.629 3760897.683 202.00
LOCATION L0045724     VOLUME   441290.629 3760894.683 201.98
LOCATION L0045725     VOLUME   441290.629 3760891.683 201.96
LOCATION L0045726     VOLUME   441290.629 3760888.683 201.94
LOCATION L0045727     VOLUME   441290.629 3760885.683 201.92
LOCATION L0045728     VOLUME   441290.629 3760882.683 201.90
LOCATION L0045729     VOLUME   441290.629 3760879.683 201.88
LOCATION L0045730     VOLUME   441290.629 3760876.683 201.86
LOCATION L0045731     VOLUME   441290.629 3760873.683 201.84
LOCATION L0045732     VOLUME   441290.629 3760870.683 201.83
LOCATION L0045733     VOLUME   441290.629 3760867.683 201.81
LOCATION L0045734     VOLUME   441290.629 3760864.683 201.79
LOCATION L0045735     VOLUME   441290.629 3760861.683 201.77
LOCATION L0045736     VOLUME   441290.629 3760858.683 201.75
LOCATION L0045737     VOLUME   441290.629 3760855.683 201.74
LOCATION L0045738     VOLUME   441290.629 3760852.683 201.72
LOCATION L0045739     VOLUME   441290.629 3760849.683 201.70
LOCATION L0045740     VOLUME   441290.629 3760846.683 201.68
LOCATION L0045741     VOLUME   441290.629 3760843.683 201.66
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LOCATION L0045744     VOLUME   441290.629 3760834.683 201.60
LOCATION L0045745     VOLUME   441290.629 3760831.683 201.58
LOCATION L0045746     VOLUME   441290.629 3760828.683 201.56
LOCATION L0045747     VOLUME   441290.629 3760825.683 201.54
LOCATION L0045748     VOLUME   441290.629 3760822.683 201.52
LOCATION L0045749     VOLUME   441290.629 3760819.683 201.50
LOCATION L0045750     VOLUME   441290.629 3760816.683 201.48
LOCATION L0045751     VOLUME   441290.629 3760813.683 201.46
LOCATION L0045752     VOLUME   441290.629 3760810.683 201.44
LOCATION L0045753     VOLUME   441290.629 3760807.683 201.42
LOCATION L0045754     VOLUME   441290.629 3760804.683 201.40
LOCATION L0045755     VOLUME   441290.629 3760801.683 201.38
LOCATION L0045756     VOLUME   441290.629 3760798.683 201.36
LOCATION L0045757     VOLUME   441290.629 3760795.683 201.34
LOCATION L0045758     VOLUME   441290.629 3760792.683 201.32
LOCATION L0045759     VOLUME   441290.629 3760789.683 201.30
LOCATION L0045760     VOLUME   441290.629 3760786.683 201.28
LOCATION L0045761     VOLUME   441290.629 3760783.683 201.26
LOCATION L0045762     VOLUME   441290.629 3760780.683 201.25
LOCATION L0045763     VOLUME   441290.629 3760777.683 201.23
LOCATION L0045764     VOLUME   441290.629 3760774.683 201.21
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LOCATION L0045765     VOLUME   441290.629 3760771.683 201.19
LOCATION L0045766     VOLUME   441290.629 3760768.683 201.17
LOCATION L0045767     VOLUME   441290.629 3760765.683 201.15
LOCATION L0045768     VOLUME   441290.629 3760762.683 201.13
LOCATION L0045769     VOLUME   441290.629 3760759.683 201.11
LOCATION L0045770     VOLUME   441290.629 3760756.683 201.09
LOCATION L0045771     VOLUME   441290.629 3760753.683 201.07
LOCATION L0045772     VOLUME   441290.629 3760750.683 201.06
LOCATION L0045773     VOLUME   441290.629 3760747.683 201.04
LOCATION L0045774     VOLUME   441290.629 3760744.683 201.02
LOCATION L0045775     VOLUME   441290.629 3760741.683 201.00
LOCATION L0045776     VOLUME   441290.629 3760738.683 200.98
LOCATION L0045777     VOLUME   441290.629 3760735.683 200.96
LOCATION L0045778     VOLUME   441290.629 3760732.683 200.94
LOCATION L0045779     VOLUME   441290.629 3760729.683 200.93
LOCATION L0045780     VOLUME   441290.629 3760726.683 200.91
LOCATION L0045781     VOLUME   441290.629 3760723.683 200.89
LOCATION L0045782     VOLUME   441290.629 3760720.683 200.87
LOCATION L0045783     VOLUME   441290.629 3760717.683 200.85
LOCATION L0045784     VOLUME   441290.629 3760714.683 200.84
LOCATION L0045785     VOLUME   441290.629 3760711.683 200.82
LOCATION L0045786     VOLUME   441290.629 3760708.683 200.80
LOCATION L0045787     VOLUME   441290.629 3760705.683 200.78
LOCATION L0045788     VOLUME   441290.629 3760702.683 200.77
LOCATION L0045789     VOLUME   441290.629 3760699.683 200.75
LOCATION L0045790     VOLUME   441290.629 3760696.683 200.73
LOCATION L0045791     VOLUME   441290.629 3760693.683 200.72
LOCATION L0045792     VOLUME   441290.629 3760690.683 200.70
LOCATION L0045793     VOLUME   441290.629 3760687.683 200.68
LOCATION L0045794     VOLUME   441290.629 3760684.683 200.66
LOCATION L0045795     VOLUME   441290.629 3760681.683 200.65
LOCATION L0045796     VOLUME   441290.629 3760678.683 200.63
LOCATION L0045797     VOLUME   441290.629 3760675.683 200.61
LOCATION L0045798     VOLUME   441290.629 3760672.683 200.60
LOCATION L0045799     VOLUME   441290.629 3760669.683 200.58
LOCATION L0045800     VOLUME   441290.629 3760666.683 200.56
LOCATION L0045801     VOLUME   441290.629 3760663.683 200.54
LOCATION L0045802     VOLUME   441290.629 3760660.683 200.53
LOCATION L0045803     VOLUME   441290.629 3760657.683 200.51
LOCATION L0045804     VOLUME   441290.629 3760654.683 200.50
LOCATION L0045805     VOLUME   441290.629 3760651.683 200.48
LOCATION L0045806     VOLUME   441290.629 3760648.683 200.47
LOCATION L0045807     VOLUME   441290.629 3760645.683 200.45
LOCATION L0045808     VOLUME   441290.629 3760642.683 200.44
LOCATION L0045809     VOLUME   441290.629 3760639.683 200.42
LOCATION L0045810     VOLUME   441290.629 3760636.683 200.41
LOCATION L0045811     VOLUME   441290.629 3760633.683 200.39
LOCATION L0045812     VOLUME   441290.629 3760630.683 200.38
LOCATION L0045813     VOLUME   441290.629 3760627.683 200.37
LOCATION L0045814     VOLUME   441290.629 3760624.683 200.35
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   LOCATION L0045815     VOLUME   441290.629 3760621.683 200.34
   LOCATION L0045816     VOLUME   441290.629 3760618.683 200.33
   LOCATION L0045817     VOLUME   441290.629 3760615.683 200.31
   LOCATION L0045818     VOLUME   441290.629 3760612.683 200.30
   LOCATION L0045819     VOLUME   441290.629 3760609.683 200.29
   LOCATION L0045820     VOLUME   441290.629 3760606.683 200.27
   LOCATION L0045821     VOLUME   441290.629 3760603.683 200.26
   LOCATION L0045822     VOLUME   441290.629 3760600.683 200.24
   LOCATION L0045823     VOLUME   441290.629 3760597.683 200.23
   LOCATION L0045824     VOLUME   441290.629 3760594.683 200.22
** End of LINE VOLUME Source ID = SLINE57
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** Line Source Represented by Adjacent Volume Sources
** LINE VOLUME Source ID = SLINE58
** DESCRSRC Idle - Building 1 Loading Docks - East
** PREFIX
** Length of Side = 3.00
** Configuration = Adjacent
** Emission Rate = 8.34E-07
** Vertical Dimension = 6.22
** SZINIT = 2.89
** Nodes = 2
** 441471.455, 3761092.629, 203.26, 3.66, 1.40
** 441470.008, 3760602.229, 200.16, 3.66, 1.40
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   LOCATION L0045827     VOLUME   441471.433 3761085.129 203.24
   LOCATION L0045828     VOLUME   441471.424 3761082.129 203.22
   LOCATION L0045829     VOLUME   441471.415 3761079.129 203.20
   LOCATION L0045830     VOLUME   441471.406 3761076.129 203.18
   LOCATION L0045831     VOLUME   441471.397 3761073.129 203.15
   LOCATION L0045832     VOLUME   441471.389 3761070.129 203.13
   LOCATION L0045833     VOLUME   441471.380 3761067.129 203.11
   LOCATION L0045834     VOLUME   441471.371 3761064.129 203.09
   LOCATION L0045835     VOLUME   441471.362 3761061.129 203.07
   LOCATION L0045836     VOLUME   441471.353 3761058.129 203.05
   LOCATION L0045837     VOLUME   441471.344 3761055.129 203.03
   LOCATION L0045838     VOLUME   441471.335 3761052.129 203.01
   LOCATION L0045839     VOLUME   441471.327 3761049.129 202.98
   LOCATION L0045840     VOLUME   441471.318 3761046.129 202.96
   LOCATION L0045841     VOLUME   441471.309 3761043.129 202.94
   LOCATION L0045842     VOLUME   441471.300 3761040.129 202.92
   LOCATION L0045843     VOLUME   441471.291 3761037.129 202.90
   LOCATION L0045844     VOLUME   441471.282 3761034.129 202.88
   LOCATION L0045845     VOLUME   441471.274 3761031.129 202.86
   LOCATION L0045846     VOLUME   441471.265 3761028.129 202.84
   LOCATION L0045847     VOLUME   441471.256 3761025.129 202.81
   LOCATION L0045848     VOLUME   441471.247 3761022.129 202.78
   LOCATION L0045849     VOLUME   441471.238 3761019.129 202.75
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LOCATION L0045850     VOLUME   441471.229 3761016.129 202.72
LOCATION L0045851     VOLUME   441471.220 3761013.130 202.69
LOCATION L0045852     VOLUME   441471.212 3761010.130 202.66
LOCATION L0045853     VOLUME   441471.203 3761007.130 202.63
LOCATION L0045854     VOLUME   441471.194 3761004.130 202.60
LOCATION L0045855     VOLUME   441471.185 3761001.130 202.58
LOCATION L0045856     VOLUME   441471.176 3760998.130 202.55
LOCATION L0045857     VOLUME   441471.167 3760995.130 202.51
LOCATION L0045858     VOLUME   441471.158 3760992.130 202.48
LOCATION L0045859     VOLUME   441471.150 3760989.130 202.45
LOCATION L0045860     VOLUME   441471.141 3760986.130 202.41
LOCATION L0045861     VOLUME   441471.132 3760983.130 202.38
LOCATION L0045862     VOLUME   441471.123 3760980.130 202.35
LOCATION L0045863     VOLUME   441471.114 3760977.130 202.31
LOCATION L0045864     VOLUME   441471.105 3760974.130 202.28
LOCATION L0045865     VOLUME   441471.097 3760971.130 202.25
LOCATION L0045866     VOLUME   441471.088 3760968.130 202.21
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LOCATION L0045868     VOLUME   441471.070 3760962.130 202.17
LOCATION L0045869     VOLUME   441471.061 3760959.130 202.15
LOCATION L0045870     VOLUME   441471.052 3760956.130 202.14
LOCATION L0045871     VOLUME   441471.043 3760953.130 202.12
LOCATION L0045872     VOLUME   441471.035 3760950.130 202.11
LOCATION L0045873     VOLUME   441471.026 3760947.130 202.09
LOCATION L0045874     VOLUME   441471.017 3760944.130 202.07
LOCATION L0045875     VOLUME   441471.008 3760941.130 202.06
LOCATION L0045876     VOLUME   441470.999 3760938.130 202.04
LOCATION L0045877     VOLUME   441470.990 3760935.130 202.02
LOCATION L0045878     VOLUME   441470.981 3760932.130 202.02
LOCATION L0045879     VOLUME   441470.973 3760929.130 202.01
LOCATION L0045880     VOLUME   441470.964 3760926.130 202.00
LOCATION L0045881     VOLUME   441470.955 3760923.130 201.99
LOCATION L0045882     VOLUME   441470.946 3760920.130 201.98
LOCATION L0045883     VOLUME   441470.937 3760917.130 201.97
LOCATION L0045884     VOLUME   441470.928 3760914.130 201.96
LOCATION L0045885     VOLUME   441470.920 3760911.130 201.95
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LOCATION L0045888     VOLUME   441470.893 3760902.130 201.94
LOCATION L0045889     VOLUME   441470.884 3760899.130 201.96
LOCATION L0045890     VOLUME   441470.875 3760896.130 201.97
LOCATION L0045891     VOLUME   441470.866 3760893.130 201.99
LOCATION L0045892     VOLUME   441470.858 3760890.130 202.00
LOCATION L0045893     VOLUME   441470.849 3760887.130 202.02
LOCATION L0045894     VOLUME   441470.840 3760884.130 202.03
LOCATION L0045895     VOLUME   441470.831 3760881.130 202.05
LOCATION L0045896     VOLUME   441470.822 3760878.130 202.07
LOCATION L0045897     VOLUME   441470.813 3760875.130 202.08
LOCATION L0045898     VOLUME   441470.805 3760872.130 202.08
LOCATION L0045899     VOLUME   441470.796 3760869.130 202.07
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LOCATION L0045900     VOLUME   441470.787 3760866.130 202.06
LOCATION L0045901     VOLUME   441470.778 3760863.130 202.05
LOCATION L0045902     VOLUME   441470.769 3760860.130 202.04
LOCATION L0045903     VOLUME   441470.760 3760857.130 202.03
LOCATION L0045904     VOLUME   441470.751 3760854.130 202.02
LOCATION L0045905     VOLUME   441470.743 3760851.130 202.01
LOCATION L0045906     VOLUME   441470.734 3760848.130 202.00
LOCATION L0045907     VOLUME   441470.725 3760845.130 201.99
LOCATION L0045908     VOLUME   441470.716 3760842.130 201.98
LOCATION L0045909     VOLUME   441470.707 3760839.130 201.96
LOCATION L0045910     VOLUME   441470.698 3760836.130 201.94
LOCATION L0045911     VOLUME   441470.689 3760833.130 201.92
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LOCATION L0045913     VOLUME   441470.672 3760827.130 201.88
LOCATION L0045914     VOLUME   441470.663 3760824.130 201.86
LOCATION L0045915     VOLUME   441470.654 3760821.130 201.84
LOCATION L0045916     VOLUME   441470.645 3760818.130 201.82
LOCATION L0045917     VOLUME   441470.636 3760815.130 201.80
LOCATION L0045918     VOLUME   441470.628 3760812.130 201.78
LOCATION L0045919     VOLUME   441470.619 3760809.130 201.73
LOCATION L0045920     VOLUME   441470.610 3760806.130 201.69
LOCATION L0045921     VOLUME   441470.601 3760803.130 201.64
LOCATION L0045922     VOLUME   441470.592 3760800.130 201.59
LOCATION L0045923     VOLUME   441470.583 3760797.130 201.55
LOCATION L0045924     VOLUME   441470.574 3760794.130 201.50
LOCATION L0045925     VOLUME   441470.566 3760791.130 201.45
LOCATION L0045926     VOLUME   441470.557 3760788.130 201.41
LOCATION L0045927     VOLUME   441470.548 3760785.130 201.36
LOCATION L0045928     VOLUME   441470.539 3760782.131 201.31
LOCATION L0045929     VOLUME   441470.530 3760779.131 201.29
LOCATION L0045930     VOLUME   441470.521 3760776.131 201.26
LOCATION L0045931     VOLUME   441470.512 3760773.131 201.24
LOCATION L0045932     VOLUME   441470.504 3760770.131 201.21
LOCATION L0045933     VOLUME   441470.495 3760767.131 201.19
LOCATION L0045934     VOLUME   441470.486 3760764.131 201.16
LOCATION L0045935     VOLUME   441470.477 3760761.131 201.14
LOCATION L0045936     VOLUME   441470.468 3760758.131 201.12
LOCATION L0045937     VOLUME   441470.459 3760755.131 201.09
LOCATION L0045938     VOLUME   441470.451 3760752.131 201.07
LOCATION L0045939     VOLUME   441470.442 3760749.131 201.05
LOCATION L0045940     VOLUME   441470.433 3760746.131 201.03
LOCATION L0045941     VOLUME   441470.424 3760743.131 201.02
LOCATION L0045942     VOLUME   441470.415 3760740.131 201.00
LOCATION L0045943     VOLUME   441470.406 3760737.131 200.99
LOCATION L0045944     VOLUME   441470.397 3760734.131 200.97
LOCATION L0045945     VOLUME   441470.389 3760731.131 200.96
LOCATION L0045946     VOLUME   441470.380 3760728.131 200.94
LOCATION L0045947     VOLUME   441470.371 3760725.131 200.93
LOCATION L0045948     VOLUME   441470.362 3760722.131 200.91
LOCATION L0045949     VOLUME   441470.353 3760719.131 200.89
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   LOCATION L0045950     VOLUME   441470.344 3760716.131 200.87
   LOCATION L0045951     VOLUME   441470.335 3760713.131 200.85
   LOCATION L0045952     VOLUME   441470.327 3760710.131 200.83
   LOCATION L0045953     VOLUME   441470.318 3760707.131 200.80
   LOCATION L0045954     VOLUME   441470.309 3760704.131 200.78
   LOCATION L0045955     VOLUME   441470.300 3760701.131 200.76
   LOCATION L0045956     VOLUME   441470.291 3760698.131 200.73
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   LOCATION L0045958     VOLUME   441470.274 3760692.131 200.69
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   LOCATION L0045960     VOLUME   441470.256 3760686.131 200.66
   LOCATION L0045961     VOLUME   441470.247 3760683.131 200.64
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   LOCATION L0045965     VOLUME   441470.212 3760671.131 200.60
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   LOCATION L0045967     VOLUME   441470.194 3760665.131 200.58
   LOCATION L0045968     VOLUME   441470.185 3760662.131 200.57
   LOCATION L0045969     VOLUME   441470.176 3760659.131 200.56
   LOCATION L0045970     VOLUME   441470.167 3760656.131 200.54
   LOCATION L0045971     VOLUME   441470.158 3760653.131 200.52
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   LOCATION L0045976     VOLUME   441470.114 3760638.131 200.42
   LOCATION L0045977     VOLUME   441470.105 3760635.131 200.40
   LOCATION L0045978     VOLUME   441470.097 3760632.131 200.38
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   LOCATION L0045982     VOLUME   441470.061 3760620.131 200.30
   LOCATION L0045983     VOLUME   441470.052 3760617.131 200.28
   LOCATION L0045984     VOLUME   441470.043 3760614.131 200.26
   LOCATION L0045985     VOLUME   441470.035 3760611.131 200.24
   LOCATION L0045986     VOLUME   441470.026 3760608.131 200.22
   LOCATION L0045987     VOLUME   441470.017 3760605.131 200.20
** End of LINE VOLUME Source ID = SLINE58
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** Line Source Represented by Adjacent Volume Sources
** LINE VOLUME Source ID = SLINE59
** DESCRSRC Idle - PA 3 - Loading Area
** PREFIX
** Length of Side = 3.00
** Configuration = Adjacent
** Emission Rate = 6.57E-07
** Vertical Dimension = 6.22
** SZINIT = 2.89
** Nodes = 2
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   LOCATION L0045992     VOLUME   440869.978 3761185.946 203.25
   LOCATION L0045993     VOLUME   440872.978 3761185.957 203.31
   LOCATION L0045994     VOLUME   440875.978 3761185.967 203.37
   LOCATION L0045995     VOLUME   440878.978 3761185.978 203.45
   LOCATION L0045996     VOLUME   440881.978 3761185.989 203.54
   LOCATION L0045997     VOLUME   440884.978 3761185.999 203.62
   LOCATION L0045998     VOLUME   440887.978 3761186.010 203.71
   LOCATION L0045999     VOLUME   440890.978 3761186.021 203.80
   LOCATION L0046000     VOLUME   440893.978 3761186.031 203.89
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   LOCATION L0046004     VOLUME   440905.978 3761186.074 204.19
   LOCATION L0046005     VOLUME   440908.978 3761186.084 204.23
   LOCATION L0046006     VOLUME   440911.978 3761186.095 204.28
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   LOCATION L0046008     VOLUME   440917.977 3761186.116 204.37
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   LOCATION L0046011     VOLUME   440926.977 3761186.148 204.50
   LOCATION L0046012     VOLUME   440929.977 3761186.159 204.53
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   LOCATION L0046014     VOLUME   440935.977 3761186.180 204.57
   LOCATION L0046015     VOLUME   440938.977 3761186.190 204.58
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   LOCATION L0046018     VOLUME   440947.977 3761186.222 204.63
   LOCATION L0046019     VOLUME   440950.977 3761186.233 204.65
   LOCATION L0046020     VOLUME   440953.977 3761186.243 204.67
   LOCATION L0046021     VOLUME   440956.977 3761186.254 204.61
   LOCATION L0046022     VOLUME   440959.977 3761186.265 204.56
   LOCATION L0046023     VOLUME   440962.977 3761186.275 204.51
   LOCATION L0046024     VOLUME   440965.977 3761186.286 204.45
   LOCATION L0046025     VOLUME   440968.977 3761186.297 204.40
   LOCATION L0046026     VOLUME   440971.977 3761186.307 204.35
   LOCATION L0046027     VOLUME   440974.977 3761186.318 204.30
   LOCATION L0046028     VOLUME   440977.977 3761186.328 204.24
   LOCATION L0046029     VOLUME   440980.977 3761186.339 204.17
   LOCATION L0046030     VOLUME   440983.977 3761186.350 204.08
   LOCATION L0046031     VOLUME   440986.977 3761186.360 203.99
   LOCATION L0046032     VOLUME   440989.977 3761186.371 203.90
   LOCATION L0046033     VOLUME   440992.977 3761186.381 203.80
   LOCATION L0046034     VOLUME   440995.977 3761186.392 203.71
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   LOCATION L0046039     VOLUME   441010.977 3761186.445 203.41
   LOCATION L0046040     VOLUME   441013.977 3761186.456 203.40
   LOCATION L0046041     VOLUME   441016.977 3761186.466 203.38
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   LOCATION L0046043     VOLUME   441022.977 3761186.488 203.36
   LOCATION L0046044     VOLUME   441025.977 3761186.498 203.35
   LOCATION L0046045     VOLUME   441028.977 3761186.509 203.34
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   LOCATION L0046047     VOLUME   441034.977 3761186.530 203.37
   LOCATION L0046048     VOLUME   441037.977 3761186.541 203.40
   LOCATION L0046049     VOLUME   441040.977 3761186.551 203.42
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   LOCATION L0046051     VOLUME   441046.977 3761186.573 203.48
   LOCATION L0046052     VOLUME   441049.977 3761186.583 203.51
   LOCATION L0046053     VOLUME   441052.977 3761186.594 203.53
   LOCATION L0046054     VOLUME   441055.977 3761186.604 203.56
   LOCATION L0046055     VOLUME   441058.977 3761186.615 203.59
   LOCATION L0046056     VOLUME   441061.977 3761186.626 203.61
   LOCATION L0046057     VOLUME   441064.977 3761186.636 203.64
   LOCATION L0046058     VOLUME   441067.977 3761186.647 203.67
   LOCATION L0046059     VOLUME   441070.977 3761186.657 203.69
   LOCATION L0046060     VOLUME   441073.976 3761186.668 203.72
   LOCATION L0046061     VOLUME   441076.976 3761186.679 203.75
   LOCATION L0046062     VOLUME   441079.976 3761186.689 203.77
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   LOCATION L0046064     VOLUME   441085.976 3761186.711 203.75
   LOCATION L0046065     VOLUME   441088.976 3761186.721 203.72
   LOCATION L0046066     VOLUME   441091.976 3761186.732 203.69
   LOCATION L0046067     VOLUME   441094.976 3761186.742 203.66
   LOCATION L0046068     VOLUME   441097.976 3761186.753 203.63
   LOCATION L0046069     VOLUME   441100.976 3761186.764 203.60
   LOCATION L0046070     VOLUME   441103.976 3761186.774 203.57
   LOCATION L0046071     VOLUME   441106.976 3761186.785 203.54
** End of LINE VOLUME Source ID = SLINE59
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** Line Source Represented by Adjacent Volume Sources
** LINE VOLUME Source ID = SLINE60
** DESCRSRC Idle - PA 4 - Loading Area 1
** PREFIX
** Length of Side = 3.00
** Configuration = Adjacent
** Emission Rate = 0.0000195
** Vertical Dimension = 6.22
** SZINIT = 2.89
** Nodes = 2
** 440885.116, 3761003.187, 201.61, 3.66, 1.40
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   LOCATION L0046077     VOLUME   440885.116 3760986.687 201.58
   LOCATION L0046078     VOLUME   440885.116 3760983.687 201.55
   LOCATION L0046079     VOLUME   440885.116 3760980.687 201.51
   LOCATION L0046080     VOLUME   440885.116 3760977.687 201.48
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   LOCATION L0046084     VOLUME   440885.116 3760965.687 201.38
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   LOCATION L0046086     VOLUME   440885.116 3760959.687 201.35
   LOCATION L0046087     VOLUME   440885.116 3760956.687 201.34
   LOCATION L0046088     VOLUME   440885.116 3760953.687 201.32
   LOCATION L0046089     VOLUME   440885.116 3760950.687 201.31
   LOCATION L0046090     VOLUME   440885.116 3760947.687 201.30
   LOCATION L0046091     VOLUME   440885.116 3760944.687 201.28
   LOCATION L0046092     VOLUME   440885.116 3760941.687 201.27
   LOCATION L0046093     VOLUME   440885.116 3760938.687 201.25
   LOCATION L0046094     VOLUME   440885.116 3760935.687 201.22
   LOCATION L0046095     VOLUME   440885.116 3760932.687 201.19
   LOCATION L0046096     VOLUME   440885.116 3760929.687 201.16
   LOCATION L0046097     VOLUME   440885.116 3760926.687 201.13
   LOCATION L0046098     VOLUME   440885.116 3760923.687 201.10
   LOCATION L0046099     VOLUME   440885.116 3760920.687 201.07
   LOCATION L0046100     VOLUME   440885.116 3760917.687 201.03
   LOCATION L0046101     VOLUME   440885.116 3760914.687 201.00
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   LOCATION L0046111     VOLUME   440885.116 3760884.687 200.51
   LOCATION L0046112     VOLUME   440885.116 3760881.687 200.45
   LOCATION L0046113     VOLUME   440885.116 3760878.687 200.40
   LOCATION L0046114     VOLUME   440885.116 3760875.687 200.28
   LOCATION L0046115     VOLUME   440885.116 3760872.687 200.13
   LOCATION L0046116     VOLUME   440885.116 3760869.687 199.98
   LOCATION L0046117     VOLUME   440885.116 3760866.687 199.83
   LOCATION L0046118     VOLUME   440885.116 3760863.687 199.68
   LOCATION L0046119     VOLUME   440885.116 3760860.687 199.53
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LOCATION L0046121     VOLUME   440885.116 3760854.687 199.22
LOCATION L0046122     VOLUME   440885.116 3760851.687 199.07
LOCATION L0046123     VOLUME   440885.116 3760848.687 198.92
LOCATION L0046124     VOLUME   440885.116 3760845.687 198.84
LOCATION L0046125     VOLUME   440885.116 3760842.687 198.88
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LOCATION L0046128     VOLUME   440885.116 3760833.687 199.02
LOCATION L0046129     VOLUME   440885.116 3760830.687 199.07
LOCATION L0046130     VOLUME   440885.116 3760827.687 199.12
LOCATION L0046131     VOLUME   440885.116 3760824.687 199.16
LOCATION L0046132     VOLUME   440885.116 3760821.687 199.21
LOCATION L0046133     VOLUME   440885.116 3760818.687 199.26
LOCATION L0046134     VOLUME   440885.116 3760815.687 199.30
LOCATION L0046135     VOLUME   440885.116 3760812.687 199.34
LOCATION L0046136     VOLUME   440885.116 3760809.687 199.38
LOCATION L0046137     VOLUME   440885.116 3760806.687 199.42
LOCATION L0046138     VOLUME   440885.116 3760803.687 199.46
LOCATION L0046139     VOLUME   440885.116 3760800.687 199.50
LOCATION L0046140     VOLUME   440885.116 3760797.687 199.55
LOCATION L0046141     VOLUME   440885.116 3760794.687 199.59
LOCATION L0046142     VOLUME   440885.116 3760791.687 199.63
LOCATION L0046143     VOLUME   440885.116 3760788.687 199.67
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LOCATION L0046152     VOLUME   440885.116 3760761.687 199.56
LOCATION L0046153     VOLUME   440885.116 3760758.687 199.54
LOCATION L0046154     VOLUME   440885.116 3760755.687 199.52
LOCATION L0046155     VOLUME   440885.116 3760752.687 199.50
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LOCATION L0046158     VOLUME   440885.116 3760743.687 199.44
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LOCATION L0046162     VOLUME   440885.116 3760731.687 199.35
LOCATION L0046163     VOLUME   440885.116 3760728.687 199.33
LOCATION L0046164     VOLUME   440885.116 3760725.687 199.31
LOCATION L0046165     VOLUME   440885.116 3760722.687 199.29
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LOCATION L0046169     VOLUME   440885.116 3760710.687 199.21
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   LOCATION L0046174     VOLUME   440885.116 3760695.687 199.11
   LOCATION L0046175     VOLUME   440885.116 3760692.687 199.09
   LOCATION L0046176     VOLUME   440885.116 3760689.687 199.07
   LOCATION L0046177     VOLUME   440885.116 3760686.687 199.04
   LOCATION L0046178     VOLUME   440885.116 3760683.687 199.02
   LOCATION L0046179     VOLUME   440885.116 3760680.687 198.99
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   LOCATION L0046182     VOLUME   440885.116 3760671.687 198.92
   LOCATION L0046183     VOLUME   440885.116 3760668.687 198.90
   LOCATION L0046184     VOLUME   440885.116 3760665.687 198.87
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   LOCATION L0046201     VOLUME   440885.116 3760614.687 198.48
   LOCATION L0046202     VOLUME   440885.116 3760611.687 198.45
   LOCATION L0046203     VOLUME   440885.116 3760608.687 198.43
   LOCATION L0046204     VOLUME   440885.116 3760605.687 198.41
   LOCATION L0046205     VOLUME   440885.116 3760602.687 198.38
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   LOCATION L0046207     VOLUME   440885.116 3760596.687 198.33
   LOCATION L0046208     VOLUME   440885.116 3760593.687 198.31
   LOCATION L0046209     VOLUME   440885.116 3760590.687 198.29
** End of LINE VOLUME Source ID = SLINE60
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** Line Source Represented by Adjacent Volume Sources
** LINE VOLUME Source ID = SLINE61
** DESCRSRC Idle - PA 4 - Loading Area 2
** PREFIX
** Length of Side = 3.00
** Configuration = Adjacent
** Emission Rate = 0.0000195
** Vertical Dimension = 6.22
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** SZINIT = 2.89
** Nodes = 2
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   LOCATION L0046213     VOLUME   441082.741 3760991.029 202.15
   LOCATION L0046214     VOLUME   441082.723 3760988.029 202.12
   LOCATION L0046215     VOLUME   441082.705 3760985.029 202.09
   LOCATION L0046216     VOLUME   441082.687 3760982.029 202.06
   LOCATION L0046217     VOLUME   441082.670 3760979.029 202.03
   LOCATION L0046218     VOLUME   441082.652 3760976.029 202.00
   LOCATION L0046219     VOLUME   441082.634 3760973.029 201.97
   LOCATION L0046220     VOLUME   441082.616 3760970.030 201.94
   LOCATION L0046221     VOLUME   441082.598 3760967.030 201.91
   LOCATION L0046222     VOLUME   441082.581 3760964.030 201.88
   LOCATION L0046223     VOLUME   441082.563 3760961.030 201.85
   LOCATION L0046224     VOLUME   441082.545 3760958.030 201.82
   LOCATION L0046225     VOLUME   441082.527 3760955.030 201.79
   LOCATION L0046226     VOLUME   441082.509 3760952.030 201.76
   LOCATION L0046227     VOLUME   441082.492 3760949.030 201.73
   LOCATION L0046228     VOLUME   441082.474 3760946.030 201.70
   LOCATION L0046229     VOLUME   441082.456 3760943.030 201.67
   LOCATION L0046230     VOLUME   441082.438 3760940.030 201.64
   LOCATION L0046231     VOLUME   441082.420 3760937.030 201.61
   LOCATION L0046232     VOLUME   441082.402 3760934.030 201.58
   LOCATION L0046233     VOLUME   441082.385 3760931.030 201.55
   LOCATION L0046234     VOLUME   441082.367 3760928.030 201.52
   LOCATION L0046235     VOLUME   441082.349 3760925.030 201.49
   LOCATION L0046236     VOLUME   441082.331 3760922.030 201.46
   LOCATION L0046237     VOLUME   441082.313 3760919.030 201.43
   LOCATION L0046238     VOLUME   441082.296 3760916.030 201.40
   LOCATION L0046239     VOLUME   441082.278 3760913.031 201.37
   LOCATION L0046240     VOLUME   441082.260 3760910.031 201.34
   LOCATION L0046241     VOLUME   441082.242 3760907.031 201.31
   LOCATION L0046242     VOLUME   441082.224 3760904.031 201.28
   LOCATION L0046243     VOLUME   441082.207 3760901.031 201.26
   LOCATION L0046244     VOLUME   441082.189 3760898.031 201.23
   LOCATION L0046245     VOLUME   441082.171 3760895.031 201.21
   LOCATION L0046246     VOLUME   441082.153 3760892.031 201.18
   LOCATION L0046247     VOLUME   441082.135 3760889.031 201.16
   LOCATION L0046248     VOLUME   441082.118 3760886.031 201.13
   LOCATION L0046249     VOLUME   441082.100 3760883.031 201.11
   LOCATION L0046250     VOLUME   441082.082 3760880.031 201.08
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   LOCATION L0046252     VOLUME   441082.046 3760874.031 201.06
   LOCATION L0046253     VOLUME   441082.029 3760871.031 201.07
   LOCATION L0046254     VOLUME   441082.011 3760868.031 201.07
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LOCATION L0046256     VOLUME   441081.975 3760862.031 201.09
LOCATION L0046257     VOLUME   441081.957 3760859.031 201.10
LOCATION L0046258     VOLUME   441081.940 3760856.032 201.10
LOCATION L0046259     VOLUME   441081.922 3760853.032 201.11
LOCATION L0046260     VOLUME   441081.904 3760850.032 201.12
LOCATION L0046261     VOLUME   441081.886 3760847.032 201.13
LOCATION L0046262     VOLUME   441081.868 3760844.032 201.12
LOCATION L0046263     VOLUME   441081.851 3760841.032 201.11
LOCATION L0046264     VOLUME   441081.833 3760838.032 201.09
LOCATION L0046265     VOLUME   441081.815 3760835.032 201.07
LOCATION L0046266     VOLUME   441081.797 3760832.032 201.06
LOCATION L0046267     VOLUME   441081.779 3760829.032 201.04
LOCATION L0046268     VOLUME   441081.762 3760826.032 201.02
LOCATION L0046269     VOLUME   441081.744 3760823.032 201.01
LOCATION L0046270     VOLUME   441081.726 3760820.032 200.99
LOCATION L0046271     VOLUME   441081.708 3760817.032 200.98
LOCATION L0046272     VOLUME   441081.690 3760814.032 200.96
LOCATION L0046273     VOLUME   441081.673 3760811.032 200.92
LOCATION L0046274     VOLUME   441081.655 3760808.032 200.89
LOCATION L0046275     VOLUME   441081.637 3760805.032 200.86
LOCATION L0046276     VOLUME   441081.619 3760802.032 200.83
LOCATION L0046277     VOLUME   441081.601 3760799.033 200.80
LOCATION L0046278     VOLUME   441081.584 3760796.033 200.77
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LOCATION L0046280     VOLUME   441081.548 3760790.033 200.71
LOCATION L0046281     VOLUME   441081.530 3760787.033 200.68
LOCATION L0046282     VOLUME   441081.512 3760784.033 200.65
LOCATION L0046283     VOLUME   441081.494 3760781.033 200.64
LOCATION L0046284     VOLUME   441081.477 3760778.033 200.63
LOCATION L0046285     VOLUME   441081.459 3760775.033 200.62
LOCATION L0046286     VOLUME   441081.441 3760772.033 200.61
LOCATION L0046287     VOLUME   441081.423 3760769.033 200.60
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LOCATION L0046289     VOLUME   441081.388 3760763.033 200.58
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LOCATION L0046291     VOLUME   441081.352 3760757.033 200.56
LOCATION L0046292     VOLUME   441081.334 3760754.033 200.55
LOCATION L0046293     VOLUME   441081.316 3760751.033 200.54
LOCATION L0046294     VOLUME   441081.299 3760748.033 200.54
LOCATION L0046295     VOLUME   441081.281 3760745.033 200.53
LOCATION L0046296     VOLUME   441081.263 3760742.034 200.53
LOCATION L0046297     VOLUME   441081.245 3760739.034 200.52
LOCATION L0046298     VOLUME   441081.227 3760736.034 200.52
LOCATION L0046299     VOLUME   441081.210 3760733.034 200.51
LOCATION L0046300     VOLUME   441081.192 3760730.034 200.51
LOCATION L0046301     VOLUME   441081.174 3760727.034 200.51
LOCATION L0046302     VOLUME   441081.156 3760724.034 200.50
LOCATION L0046303     VOLUME   441081.138 3760721.034 200.50
LOCATION L0046304     VOLUME   441081.121 3760718.034 200.49
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   LOCATION L0046306     VOLUME   441081.085 3760712.034 200.48
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   LOCATION L0046308     VOLUME   441081.049 3760706.034 200.48
   LOCATION L0046309     VOLUME   441081.032 3760703.034 200.47
   LOCATION L0046310     VOLUME   441081.014 3760700.034 200.47
   LOCATION L0046311     VOLUME   441080.996 3760697.034 200.46
   LOCATION L0046312     VOLUME   441080.978 3760694.034 200.46
   LOCATION L0046313     VOLUME   441080.960 3760691.034 200.45
   LOCATION L0046314     VOLUME   441080.943 3760688.034 200.43
   LOCATION L0046315     VOLUME   441080.925 3760685.035 200.41
   LOCATION L0046316     VOLUME   441080.907 3760682.035 200.39
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   LOCATION L0046322     VOLUME   441080.800 3760664.035 200.25
   LOCATION L0046323     VOLUME   441080.782 3760661.035 200.23
   LOCATION L0046324     VOLUME   441080.765 3760658.035 200.21
   LOCATION L0046325     VOLUME   441080.747 3760655.035 200.20
   LOCATION L0046326     VOLUME   441080.729 3760652.035 200.19
   LOCATION L0046327     VOLUME   441080.711 3760649.035 200.18
   LOCATION L0046328     VOLUME   441080.693 3760646.035 200.16
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   LOCATION L0046335     VOLUME   441080.569 3760625.036 200.07
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   LOCATION L0046338     VOLUME   441080.515 3760616.036 200.01
   LOCATION L0046339     VOLUME   441080.497 3760613.036 199.99
   LOCATION L0046340     VOLUME   441080.480 3760610.036 199.98
   LOCATION L0046341     VOLUME   441080.462 3760607.036 199.96
   LOCATION L0046342     VOLUME   441080.444 3760604.036 199.94
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   LOCATION L0046344     VOLUME   441080.408 3760598.036 199.91
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   LOCATION L0046347     VOLUME   441080.355 3760589.036 199.85
** End of LINE VOLUME Source ID = SLINE61
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** Line Source Represented by Adjacent Volume Sources
** LINE VOLUME Source ID = SLINE62
** DESCRSRC On-site Circulation - PA 3
** PREFIX
** Length of Side = 5.00
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** Emission Rate = 7.18E-06
** Vertical Dimension = 6.22
** SZINIT = 2.89
** Nodes = 17
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   LOCATION L0046351     VOLUME   440810.424 3761162.734 202.34
   LOCATION L0046352     VOLUME   440808.859 3761167.483 202.38
   LOCATION L0046353     VOLUME   440807.434 3761172.239 202.41
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   LOCATION L0046356     VOLUME   440810.631 3761186.895 202.60
   LOCATION L0046357     VOLUME   440811.697 3761191.780 202.67
   LOCATION L0046358     VOLUME   440812.763 3761196.665 202.73
   LOCATION L0046359     VOLUME   440813.829 3761201.550 202.80
   LOCATION L0046360     VOLUME   440814.894 3761206.435 202.86
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   LOCATION L0046362     VOLUME   440821.584 3761213.173 202.99
   LOCATION L0046363     VOLUME   440825.677 3761216.045 203.06
   LOCATION L0046364     VOLUME   440829.770 3761218.916 203.12
   LOCATION L0046365     VOLUME   440833.864 3761221.788 203.18
   LOCATION L0046366     VOLUME   440837.973 3761224.617 203.24
   LOCATION L0046367     VOLUME   440842.925 3761225.314 203.28
   LOCATION L0046368     VOLUME   440847.876 3761226.011 203.31
   LOCATION L0046369     VOLUME   440852.827 3761226.708 203.37
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LOCATION L0046378     VOLUME   440897.526 3761231.240 203.99
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LOCATION L0046387     VOLUME   440942.518 3761232.076 204.14
LOCATION L0046388     VOLUME   440947.517 3761232.169 204.16
LOCATION L0046389     VOLUME   440952.516 3761232.262 204.17
LOCATION L0046390     VOLUME   440957.516 3761232.355 204.16
LOCATION L0046391     VOLUME   440962.515 3761232.448 204.14
LOCATION L0046392     VOLUME   440967.514 3761232.541 204.11
LOCATION L0046393     VOLUME   440972.513 3761232.634 204.09
LOCATION L0046394     VOLUME   440977.513 3761232.666 204.06
LOCATION L0046395     VOLUME   440982.513 3761232.688 204.02
LOCATION L0046396     VOLUME   440987.513 3761232.710 203.97
LOCATION L0046397     VOLUME   440992.513 3761232.731 203.92
LOCATION L0046398     VOLUME   440997.513 3761232.753 203.87
LOCATION L0046399     VOLUME   441002.513 3761232.774 203.82
LOCATION L0046400     VOLUME   441007.513 3761232.796 203.78
LOCATION L0046401     VOLUME   441012.513 3761232.817 203.76
LOCATION L0046402     VOLUME   441017.512 3761232.839 203.74
LOCATION L0046403     VOLUME   441022.512 3761232.860 203.72
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LOCATION L0046405     VOLUME   441032.512 3761232.904 203.69
LOCATION L0046406     VOLUME   441037.512 3761232.925 203.69
LOCATION L0046407     VOLUME   441042.512 3761232.947 203.69
LOCATION L0046408     VOLUME   441047.512 3761232.968 203.68
LOCATION L0046409     VOLUME   441052.512 3761232.956 203.68
LOCATION L0046410     VOLUME   441057.511 3761232.863 203.68
LOCATION L0046411     VOLUME   441062.510 3761232.770 203.69
LOCATION L0046412     VOLUME   441067.509 3761232.677 203.70
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LOCATION L0046414     VOLUME   441077.508 3761232.490 203.71
LOCATION L0046415     VOLUME   441082.507 3761232.397 203.72
LOCATION L0046416     VOLUME   441087.506 3761232.304 203.69
LOCATION L0046417     VOLUME   441092.505 3761232.211 203.66
LOCATION L0046418     VOLUME   441097.504 3761232.118 203.64
LOCATION L0046419     VOLUME   441102.503 3761232.025 203.61
LOCATION L0046420     VOLUME   441107.379 3761231.204 203.58
LOCATION L0046421     VOLUME   441112.131 3761229.647 203.54
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LOCATION L0046423     VOLUME   441121.634 3761226.534 203.46
LOCATION L0046424     VOLUME   441125.450 3761223.839 203.40
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LOCATION L0046427     VOLUME   441132.793 3761210.759 203.22
LOCATION L0046428     VOLUME   441135.180 3761206.384 203.19
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LOCATION L0046431     VOLUME   441135.029 3761191.385 203.11
LOCATION L0046432     VOLUME   441134.978 3761186.385 203.09
LOCATION L0046433     VOLUME   441134.928 3761181.385 203.06
LOCATION L0046434     VOLUME   441134.877 3761176.385 203.04
LOCATION L0046435     VOLUME   441134.683 3761171.393 203.01
LOCATION L0046436     VOLUME   441134.261 3761166.410 202.99
LOCATION L0046437     VOLUME   441133.838 3761161.428 202.97
LOCATION L0046438     VOLUME   441133.416 3761156.446 202.94
LOCATION L0046439     VOLUME   441131.285 3761152.646 202.97
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LOCATION L0046441     VOLUME   441122.260 3761148.339 203.12
LOCATION L0046442     VOLUME   441117.674 3761146.503 203.20
LOCATION L0046443     VOLUME   441112.675 3761146.470 203.30
LOCATION L0046444     VOLUME   441107.675 3761146.438 203.40
LOCATION L0046445     VOLUME   441102.675 3761146.405 203.43
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LOCATION L0046448     VOLUME   441087.675 3761146.308 203.51
LOCATION L0046449     VOLUME   441082.675 3761146.275 203.54
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LOCATION L0046454     VOLUME   441057.676 3761146.113 203.37
LOCATION L0046455     VOLUME   441052.676 3761146.081 203.31
LOCATION L0046456     VOLUME   441047.676 3761146.048 203.23
LOCATION L0046457     VOLUME   441042.676 3761146.016 203.15
LOCATION L0046458     VOLUME   441037.676 3761145.983 203.07
LOCATION L0046459     VOLUME   441032.676 3761145.951 203.00
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LOCATION L0046467     VOLUME   440992.677 3761145.729 203.45
LOCATION L0046468     VOLUME   440987.677 3761145.705 203.63
LOCATION L0046469     VOLUME   440982.677 3761145.681 203.82
LOCATION L0046470     VOLUME   440977.677 3761145.657 203.97
LOCATION L0046471     VOLUME   440972.677 3761145.633 204.06
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LOCATION L0046473     VOLUME   440962.677 3761145.585 204.23
LOCATION L0046474     VOLUME   440957.677 3761145.561 204.32
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   LOCATION L0046477     VOLUME   440942.677 3761145.488 204.37
   LOCATION L0046478     VOLUME   440937.678 3761145.464 204.36
   LOCATION L0046479     VOLUME   440932.678 3761145.440 204.35
   LOCATION L0046480     VOLUME   440927.678 3761145.416 204.33
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   LOCATION L0046482     VOLUME   440917.678 3761145.368 204.12
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   LOCATION L0046498     VOLUME   440837.678 3761145.167 202.42
   LOCATION L0046499     VOLUME   440832.678 3761145.167 202.38
   LOCATION L0046500     VOLUME   440827.678 3761145.167 202.35
   LOCATION L0046501     VOLUME   440822.678 3761145.167 202.30
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** End of LINE VOLUME Source ID = SLINE62
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** Line Source Represented by Adjacent Volume Sources
** LINE VOLUME Source ID = SLINE64
** DESCRSRC Idle - PA 5 - Loading Area
** PREFIX
** Length of Side = 3.00
** Configuration = Adjacent
** Emission Rate = 0.000012
** Vertical Dimension = 6.22
** SZINIT = 2.89
** Nodes = 2
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   LOCATION L0046506     VOLUME   441665.067 3760562.471 200.40
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   LOCATION L0046508     VOLUME   441671.067 3760562.471 200.41
   LOCATION L0046509     VOLUME   441674.067 3760562.471 200.41
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LOCATION L0046510     VOLUME   441677.067 3760562.471 200.42
LOCATION L0046511     VOLUME   441680.067 3760562.471 200.43
LOCATION L0046512     VOLUME   441683.067 3760562.471 200.44
LOCATION L0046513     VOLUME   441686.067 3760562.471 200.45
LOCATION L0046514     VOLUME   441689.067 3760562.471 200.45
LOCATION L0046515     VOLUME   441692.067 3760562.471 200.46
LOCATION L0046516     VOLUME   441695.067 3760562.471 200.47
LOCATION L0046517     VOLUME   441698.067 3760562.471 200.47
LOCATION L0046518     VOLUME   441701.067 3760562.471 200.47
LOCATION L0046519     VOLUME   441704.067 3760562.471 200.47
LOCATION L0046520     VOLUME   441707.067 3760562.471 200.47
LOCATION L0046521     VOLUME   441710.067 3760562.471 200.47
LOCATION L0046522     VOLUME   441713.067 3760562.471 200.47
LOCATION L0046523     VOLUME   441716.067 3760562.471 200.47
LOCATION L0046524     VOLUME   441719.067 3760562.471 200.47
LOCATION L0046525     VOLUME   441722.067 3760562.471 200.46
LOCATION L0046526     VOLUME   441725.067 3760562.471 200.46
LOCATION L0046527     VOLUME   441728.067 3760562.471 200.45
LOCATION L0046528     VOLUME   441731.067 3760562.471 200.44
LOCATION L0046529     VOLUME   441734.067 3760562.471 200.43
LOCATION L0046530     VOLUME   441737.067 3760562.471 200.42
LOCATION L0046531     VOLUME   441740.067 3760562.471 200.41
LOCATION L0046532     VOLUME   441743.067 3760562.471 200.40
LOCATION L0046533     VOLUME   441746.067 3760562.471 200.39
LOCATION L0046534     VOLUME   441749.067 3760562.471 200.39
LOCATION L0046535     VOLUME   441752.067 3760562.471 200.38
LOCATION L0046536     VOLUME   441755.067 3760562.471 200.38
LOCATION L0046537     VOLUME   441758.067 3760562.471 200.37
LOCATION L0046538     VOLUME   441761.067 3760562.471 200.37
LOCATION L0046539     VOLUME   441764.067 3760562.471 200.36
LOCATION L0046540     VOLUME   441767.067 3760562.471 200.36
LOCATION L0046541     VOLUME   441770.067 3760562.471 200.35
LOCATION L0046542     VOLUME   441773.067 3760562.471 200.35
LOCATION L0046543     VOLUME   441776.067 3760562.471 200.34
LOCATION L0046544     VOLUME   441779.067 3760562.471 200.33
LOCATION L0046545     VOLUME   441782.067 3760562.471 200.33
LOCATION L0046546     VOLUME   441785.067 3760562.471 200.32
LOCATION L0046547     VOLUME   441788.067 3760562.471 200.31
LOCATION L0046548     VOLUME   441791.067 3760562.471 200.31
LOCATION L0046549     VOLUME   441794.067 3760562.471 200.30
LOCATION L0046550     VOLUME   441797.067 3760562.471 200.30
LOCATION L0046551     VOLUME   441800.067 3760562.471 200.29
LOCATION L0046552     VOLUME   441803.067 3760562.471 200.28
LOCATION L0046553     VOLUME   441806.067 3760562.471 200.27
LOCATION L0046554     VOLUME   441809.067 3760562.471 200.26
LOCATION L0046555     VOLUME   441812.067 3760562.471 200.25
LOCATION L0046556     VOLUME   441815.067 3760562.471 200.24
LOCATION L0046557     VOLUME   441818.067 3760562.471 200.23
LOCATION L0046558     VOLUME   441821.067 3760562.471 200.22
LOCATION L0046559     VOLUME   441824.067 3760562.471 200.21
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   LOCATION L0046562     VOLUME   441833.067 3760562.471 200.20
   LOCATION L0046563     VOLUME   441836.067 3760562.471 200.20
   LOCATION L0046564     VOLUME   441839.067 3760562.471 200.20
   LOCATION L0046565     VOLUME   441842.067 3760562.471 200.19
   LOCATION L0046566     VOLUME   441845.067 3760562.471 200.19
   LOCATION L0046567     VOLUME   441848.067 3760562.471 200.19
   LOCATION L0046568     VOLUME   441851.067 3760562.471 200.18
   LOCATION L0046569     VOLUME   441854.067 3760562.471 200.18
   LOCATION L0046570     VOLUME   441857.067 3760562.471 200.18
   LOCATION L0046571     VOLUME   441860.067 3760562.471 200.17
   LOCATION L0046572     VOLUME   441863.067 3760562.471 200.17
   LOCATION L0046573     VOLUME   441866.067 3760562.471 200.17
   LOCATION L0046574     VOLUME   441869.067 3760562.471 200.17
   LOCATION L0046575     VOLUME   441872.067 3760562.471 200.16
   LOCATION L0046576     VOLUME   441875.067 3760562.471 200.16
   LOCATION L0046577     VOLUME   441878.067 3760562.471 200.17
** End of LINE VOLUME Source ID = SLINE64
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** Line Source Represented by Adjacent Volume Sources
** LINE VOLUME Source ID = SLINE65
** DESCRSRC On-site Circulation - PA 5
** PREFIX
** Length of Side = 5.00
** Configuration = Adjacent
** Emission Rate = 5.54E-06
** Vertical Dimension = 6.22
** SZINIT = 2.89
** Nodes = 18
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** 441936.312, 3760555.165, 200.55, 3.66, 2.33
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** 441916.747, 3760606.745, 200.80, 3.66, 2.33
** 441890.068, 3760617.417, 201.01, 3.66, 2.33
** 441839.378, 3760622.752, 201.07, 3.66, 2.33
** 441754.004, 3760620.974, 201.05, 3.66, 2.33
** 441665.963, 3760619.195, 200.91, 3.66, 2.33
** 441615.273, 3760608.523, 200.64, 3.66, 2.33
** 441601.044, 3760581.844, 200.44, 3.66, 2.33
** 441596.597, 3760554.276, 200.15, 3.66, 2.33
** 441605.491, 3760530.265, 200.05, 3.66, 2.33
** 441629.502, 3760514.257, 200.19, 3.66, 2.33
** 441671.299, 3760500.918, 200.12, 3.66, 2.33
** 441744.735, 3760499.598, 200.01, 3.66, 2.33
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LOCATION L0044771     VOLUME   441760.456 3760500.289 200.02
LOCATION L0044772     VOLUME   441765.440 3760500.700 200.02
LOCATION L0044773     VOLUME   441770.423 3760501.110 200.02
LOCATION L0044774     VOLUME   441775.406 3760501.521 200.01
LOCATION L0044775     VOLUME   441780.389 3760501.931 200.01
LOCATION L0044776     VOLUME   441785.372 3760502.341 200.01
LOCATION L0044777     VOLUME   441790.355 3760502.752 200.01
LOCATION L0044778     VOLUME   441795.338 3760503.162 200.01
LOCATION L0044779     VOLUME   441800.321 3760503.572 199.99
LOCATION L0044780     VOLUME   441805.305 3760503.983 199.97
LOCATION L0044781     VOLUME   441810.288 3760504.393 199.96
LOCATION L0044782     VOLUME   441815.271 3760504.804 199.94
LOCATION L0044783     VOLUME   441820.248 3760505.278 199.92
LOCATION L0044784     VOLUME   441825.217 3760505.832 199.91
LOCATION L0044785     VOLUME   441830.186 3760506.386 199.91
LOCATION L0044786     VOLUME   441835.155 3760506.940 199.92
LOCATION L0044787     VOLUME   441840.125 3760507.495 199.92
LOCATION L0044788     VOLUME   441845.094 3760508.049 199.92
LOCATION L0044789     VOLUME   441850.063 3760508.603 199.92
LOCATION L0044790     VOLUME   441855.032 3760509.157 199.93
LOCATION L0044791     VOLUME   441860.001 3760509.711 199.93
LOCATION L0044792     VOLUME   441864.971 3760510.265 199.94
LOCATION L0044793     VOLUME   441869.940 3760510.819 199.94
LOCATION L0044794     VOLUME   441874.909 3760511.374 199.95
LOCATION L0044795     VOLUME   441879.878 3760511.928 199.95
LOCATION L0044796     VOLUME   441884.847 3760512.482 199.96
LOCATION L0044797     VOLUME   441889.817 3760513.036 199.97
LOCATION L0044798     VOLUME   441894.786 3760513.590 199.98
LOCATION L0044799     VOLUME   441899.755 3760514.144 199.99
LOCATION L0044800     VOLUME   441904.724 3760514.698 200.02
LOCATION L0044801     VOLUME   441909.519 3760515.705 200.05
LOCATION L0044802     VOLUME   441913.577 3760518.627 200.08
LOCATION L0044803     VOLUME   441917.634 3760521.548 200.12
LOCATION L0044804     VOLUME   441921.692 3760524.470 200.15
LOCATION L0044805     VOLUME   441925.750 3760527.391 200.19
LOCATION L0044806     VOLUME   441929.807 3760530.313 200.25
LOCATION L0044807     VOLUME   441931.748 3760534.629 200.29
LOCATION L0044808     VOLUME   441932.833 3760539.510 200.34
LOCATION L0044809     VOLUME   441933.918 3760544.391 200.38
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LOCATION L0044812     VOLUME   441935.992 3760559.115 200.50
LOCATION L0044813     VOLUME   441935.587 3760564.099 200.53
LOCATION L0044814     VOLUME   441935.183 3760569.083 200.57
LOCATION L0044815     VOLUME   441934.779 3760574.066 200.60
LOCATION L0044816     VOLUME   441934.375 3760579.050 200.63
LOCATION L0044817     VOLUME   441933.971 3760584.034 200.67
LOCATION L0044818     VOLUME   441933.006 3760588.775 200.70
LOCATION L0044819     VOLUME   441929.651 3760592.482 200.71
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LOCATION L0044820     VOLUME   441926.297 3760596.190 200.74
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LOCATION L0044822     VOLUME   441919.588 3760603.605 200.81
LOCATION L0044823     VOLUME   441916.036 3760607.029 200.84
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LOCATION L0044825     VOLUME   441906.751 3760610.743 200.88
LOCATION L0044826     VOLUME   441902.109 3760612.600 200.91
LOCATION L0044827     VOLUME   441897.466 3760614.457 200.94
LOCATION L0044828     VOLUME   441892.824 3760616.314 200.97
LOCATION L0044829     VOLUME   441888.047 3760617.629 200.99
LOCATION L0044830     VOLUME   441883.075 3760618.153 200.99
LOCATION L0044831     VOLUME   441878.102 3760618.676 201.00
LOCATION L0044832     VOLUME   441873.130 3760619.200 201.00
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LOCATION L0044834     VOLUME   441863.185 3760620.246 201.02
LOCATION L0044835     VOLUME   441858.212 3760620.770 201.04
LOCATION L0044836     VOLUME   441853.240 3760621.293 201.05
LOCATION L0044837     VOLUME   441848.267 3760621.817 201.06
LOCATION L0044838     VOLUME   441843.295 3760622.340 201.08
LOCATION L0044839     VOLUME   441838.317 3760622.730 201.10
LOCATION L0044840     VOLUME   441833.318 3760622.626 201.11
LOCATION L0044841     VOLUME   441828.319 3760622.522 201.12
LOCATION L0044842     VOLUME   441823.320 3760622.418 201.13
LOCATION L0044843     VOLUME   441818.321 3760622.314 201.13
LOCATION L0044844     VOLUME   441813.322 3760622.210 201.14
LOCATION L0044845     VOLUME   441808.323 3760622.105 201.14
LOCATION L0044846     VOLUME   441803.324 3760622.001 201.15
LOCATION L0044847     VOLUME   441798.325 3760621.897 201.15
LOCATION L0044848     VOLUME   441793.326 3760621.793 201.15
LOCATION L0044849     VOLUME   441788.327 3760621.689 201.14
LOCATION L0044850     VOLUME   441783.328 3760621.585 201.13
LOCATION L0044851     VOLUME   441778.330 3760621.481 201.12
LOCATION L0044852     VOLUME   441773.331 3760621.376 201.11
LOCATION L0044853     VOLUME   441768.332 3760621.272 201.11
LOCATION L0044854     VOLUME   441763.333 3760621.168 201.12
LOCATION L0044855     VOLUME   441758.334 3760621.064 201.12
LOCATION L0044856     VOLUME   441753.335 3760620.960 201.13
LOCATION L0044857     VOLUME   441748.336 3760620.859 201.13
LOCATION L0044858     VOLUME   441743.337 3760620.758 201.13
LOCATION L0044859     VOLUME   441738.338 3760620.657 201.11
LOCATION L0044860     VOLUME   441733.339 3760620.556 201.10
LOCATION L0044861     VOLUME   441728.340 3760620.455 201.09
LOCATION L0044862     VOLUME   441723.341 3760620.354 201.07
LOCATION L0044863     VOLUME   441718.342 3760620.253 201.06
LOCATION L0044864     VOLUME   441713.343 3760620.152 201.06
LOCATION L0044865     VOLUME   441708.344 3760620.051 201.06
LOCATION L0044866     VOLUME   441703.345 3760619.950 201.06
LOCATION L0044867     VOLUME   441698.346 3760619.849 201.06
LOCATION L0044868     VOLUME   441693.347 3760619.748 201.06
LOCATION L0044869     VOLUME   441688.348 3760619.647 201.02
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LOCATION L0044871     VOLUME   441678.350 3760619.445 200.96
LOCATION L0044872     VOLUME   441673.351 3760619.344 200.92
LOCATION L0044873     VOLUME   441668.352 3760619.243 200.89
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LOCATION L0044875     VOLUME   441658.516 3760617.627 200.84
LOCATION L0044876     VOLUME   441653.623 3760616.597 200.82
LOCATION L0044877     VOLUME   441648.731 3760615.567 200.80
LOCATION L0044878     VOLUME   441643.838 3760614.537 200.78
LOCATION L0044879     VOLUME   441638.945 3760613.507 200.77
LOCATION L0044880     VOLUME   441634.052 3760612.477 200.75
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LOCATION L0044882     VOLUME   441624.267 3760610.417 200.73
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LOCATION L0044884     VOLUME   441614.892 3760607.810 200.68
LOCATION L0044885     VOLUME   441612.539 3760603.398 200.63
LOCATION L0044886     VOLUME   441610.186 3760598.986 200.59
LOCATION L0044887     VOLUME   441607.833 3760594.574 200.53
LOCATION L0044888     VOLUME   441605.480 3760590.163 200.47
LOCATION L0044889     VOLUME   441603.127 3760585.751 200.41
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LOCATION L0044891     VOLUME   441600.157 3760576.343 200.31
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LOCATION L0044893     VOLUME   441598.564 3760566.470 200.22
LOCATION L0044894     VOLUME   441597.768 3760561.534 200.19
LOCATION L0044895     VOLUME   441596.972 3760556.598 200.16
LOCATION L0044896     VOLUME   441597.517 3760551.793 200.13
LOCATION L0044897     VOLUME   441599.254 3760547.104 200.10
LOCATION L0044898     VOLUME   441600.990 3760542.415 200.08
LOCATION L0044899     VOLUME   441602.727 3760537.727 200.05
LOCATION L0044900     VOLUME   441604.463 3760533.038 200.03
LOCATION L0044901     VOLUME   441607.190 3760529.132 200.03
LOCATION L0044902     VOLUME   441611.350 3760526.358 200.03
LOCATION L0044903     VOLUME   441615.511 3760523.585 200.05
LOCATION L0044904     VOLUME   441619.671 3760520.811 200.08
LOCATION L0044905     VOLUME   441623.831 3760518.038 200.12
LOCATION L0044906     VOLUME   441627.991 3760515.264 200.15
LOCATION L0044907     VOLUME   441632.536 3760513.289 200.19
LOCATION L0044908     VOLUME   441637.299 3760511.769 200.23
LOCATION L0044909     VOLUME   441642.062 3760510.249 200.26
LOCATION L0044910     VOLUME   441646.826 3760508.728 200.24
LOCATION L0044911     VOLUME   441651.589 3760507.208 200.21
LOCATION L0044912     VOLUME   441656.352 3760505.688 200.18
LOCATION L0044913     VOLUME   441661.116 3760504.168 200.16
LOCATION L0044914     VOLUME   441665.879 3760502.647 200.13
LOCATION L0044915     VOLUME   441670.642 3760501.127 200.12
LOCATION L0044916     VOLUME   441675.609 3760500.840 200.12
LOCATION L0044917     VOLUME   441680.608 3760500.750 200.11
LOCATION L0044918     VOLUME   441685.607 3760500.661 200.11
LOCATION L0044919     VOLUME   441690.606 3760500.571 200.10
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   LOCATION L0044920     VOLUME   441695.606 3760500.481 200.10
   LOCATION L0044921     VOLUME   441700.605 3760500.391 200.09
   LOCATION L0044922     VOLUME   441705.604 3760500.301 200.09
   LOCATION L0044923     VOLUME   441710.603 3760500.212 200.09
   LOCATION L0044924     VOLUME   441715.602 3760500.122 200.08
   LOCATION L0044925     VOLUME   441720.602 3760500.032 200.08
   LOCATION L0044926     VOLUME   441725.601 3760499.942 200.07
   LOCATION L0044927     VOLUME   441730.600 3760499.852 200.05
   LOCATION L0044928     VOLUME   441735.599 3760499.762 200.04
   LOCATION L0044929     VOLUME   441740.598 3760499.673 200.03
** End of LINE VOLUME Source ID = SLINE65
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** Line Source Represented by Adjacent Volume Sources
** LINE VOLUME Source ID = SLINE66
** DESCRSRC Driveway 11
** PREFIX
** Length of Side = 5.00
** Configuration = Adjacent
** Emission Rate = 9.27E-07
** Vertical Dimension = 6.22
** SZINIT = 2.89
** Nodes = 2
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** 441996.400, 3760855.761, 202.59, 3.66, 2.33
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   LOCATION L0044931     VOLUME   441969.345 3760855.854 202.65
   LOCATION L0044932     VOLUME   441974.345 3760855.837 202.61
   LOCATION L0044933     VOLUME   441979.345 3760855.819 202.57
   LOCATION L0044934     VOLUME   441984.345 3760855.802 202.55
   LOCATION L0044935     VOLUME   441989.344 3760855.785 202.52
   LOCATION L0044936     VOLUME   441994.344 3760855.768 202.50
** End of LINE VOLUME Source ID = SLINE66
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** Line Source Represented by Adjacent Volume Sources
** LINE VOLUME Source ID = SLINE67
** DESCRSRC On-site Circulation - PA 4 Loading Area 2
** PREFIX
** Length of Side = 5.00
** Configuration = Adjacent
** Emission Rate = 8.51E-06
** Vertical Dimension = 6.22
** SZINIT = 2.89
** Nodes = 12
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** 441130.939, 3761036.958, 202.34, 3.66, 2.33
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   LOCATION L0044938     VOLUME   440997.785 3760509.301 198.88
   LOCATION L0044939     VOLUME   441002.753 3760509.861 199.00
   LOCATION L0044940     VOLUME   441007.722 3760510.421 199.04
   LOCATION L0044941     VOLUME   441012.690 3760510.980 199.09
   LOCATION L0044942     VOLUME   441017.659 3760511.540 199.14
   LOCATION L0044943     VOLUME   441022.628 3760512.100 199.18
   LOCATION L0044944     VOLUME   441027.596 3760512.660 199.22
   LOCATION L0044945     VOLUME   441032.498 3760513.563 199.23
   LOCATION L0044946     VOLUME   441037.319 3760514.892 199.26
   LOCATION L0044947     VOLUME   441042.139 3760516.220 199.28
   LOCATION L0044948     VOLUME   441046.960 3760517.548 199.31
   LOCATION L0044949     VOLUME   441051.780 3760518.876 199.33
   LOCATION L0044950     VOLUME   441056.600 3760520.204 199.35
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   LOCATION L0044956     VOLUME   441085.523 3760528.172 199.41
   LOCATION L0044957     VOLUME   441089.504 3760531.192 199.43
   LOCATION L0044958     VOLUME   441093.477 3760534.227 199.43
   LOCATION L0044959     VOLUME   441097.451 3760537.262 199.42
   LOCATION L0044960     VOLUME   441101.424 3760540.297 199.42
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   LOCATION L0044962     VOLUME   441109.371 3760546.368 199.46
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SRCPARAM L0041075     0.0000001203      3.66      5.58      2.89
SRCPARAM L0041076     0.0000001203      3.66      5.58      2.89
SRCPARAM L0041077     0.0000001203      3.66      5.58      2.89
SRCPARAM L0041078     0.0000001203      3.66      5.58      2.89
SRCPARAM L0041079     0.0000001203      3.66      5.58      2.89
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   SRCPARAM L0041081     0.0000001203      3.66      5.58      2.89
   SRCPARAM L0041082     0.0000001203      3.66      5.58      2.89
   SRCPARAM L0041083     0.0000001203      3.66      5.58      2.89
   SRCPARAM L0041084     0.0000001203      3.66      5.58      2.89
   SRCPARAM L0041085     0.0000001203      3.66      5.58      2.89
   SRCPARAM L0041086     0.0000001203      3.66      5.58      2.89
   SRCPARAM L0041087     0.0000001203      3.66      5.58      2.89
   SRCPARAM L0041088     0.0000001203      3.66      5.58      2.89
   SRCPARAM L0041089     0.0000001203      3.66      5.58      2.89
   SRCPARAM L0041090     0.0000001203      3.66      5.58      2.89
   SRCPARAM L0041091     0.0000001203      3.66      5.58      2.89
   SRCPARAM L0041092     0.0000001203      3.66      5.58      2.89
   SRCPARAM L0041093     0.0000001203      3.66      5.58      2.89
   SRCPARAM L0041094     0.0000001203      3.66      5.58      2.89
   SRCPARAM L0041095     0.0000001203      3.66      5.58      2.89
   SRCPARAM L0041096     0.0000001203      3.66      5.58      2.89
   SRCPARAM L0041097     0.0000001203      3.66      5.58      2.89
   SRCPARAM L0041098     0.0000001203      3.66      5.58      2.89
   SRCPARAM L0041099     0.0000001203      3.66      5.58      2.89
   SRCPARAM L0041100     0.0000001203      3.66      5.58      2.89
   SRCPARAM L0041101     0.0000001203      3.66      5.58      2.89
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   SRCPARAM L0041105     0.00000006818      3.66      2.33      2.89
   SRCPARAM L0041106     0.00000006818      3.66      2.33      2.89
   SRCPARAM L0041107     0.00000006818      3.66      2.33      2.89
   SRCPARAM L0041108     0.00000006818      3.66      2.33      2.89
   SRCPARAM L0041109     0.00000006818      3.66      2.33      2.89
   SRCPARAM L0041110     0.00000006818      3.66      2.33      2.89
   SRCPARAM L0041111     0.00000006818      3.66      2.33      2.89
   SRCPARAM L0041112     0.00000006818      3.66      2.33      2.89
   SRCPARAM L0041113     0.00000006818      3.66      2.33      2.89
   SRCPARAM L0041114     0.00000006818      3.66      2.33      2.89
   SRCPARAM L0041115     0.00000006818      3.66      2.33      2.89
   SRCPARAM L0041116     0.00000006818      3.66      2.33      2.89
   SRCPARAM L0041117     0.00000006818      3.66      2.33      2.89
   SRCPARAM L0041118     0.00000006818      3.66      2.33      2.89
   SRCPARAM L0041119     0.00000006818      3.66      2.33      2.89
   SRCPARAM L0041120     0.00000006818      3.66      2.33      2.89
   SRCPARAM L0041121     0.00000006818      3.66      2.33      2.89
   SRCPARAM L0041122     0.00000006818      3.66      2.33      2.89
   SRCPARAM L0041123     0.00000006818      3.66      2.33      2.89
   SRCPARAM L0041124     0.00000006818      3.66      2.33      2.89
   SRCPARAM L0041125     0.00000006818      3.66      2.33      2.89
   SRCPARAM L0041126     0.00000006818      3.66      2.33      2.89
   SRCPARAM L0041127     0.00000006818      3.66      2.33      2.89
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SRCPARAM L0041133     0.00000006818      3.66      2.33      2.89
SRCPARAM L0041134     0.00000006818      3.66      2.33      2.89
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SRCPARAM L0041136     0.00000006818      3.66      2.33      2.89
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SRCPARAM L0041138     0.00000006818      3.66      2.33      2.89
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SRCPARAM L0041140     0.00000006818      3.66      2.33      2.89
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SRCPARAM L0041147     0.00000006818      3.66      2.33      2.89
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SRCPARAM L0041151     0.00000006818      3.66      2.33      2.89
SRCPARAM L0041152     0.00000006818      3.66      2.33      2.89
SRCPARAM L0041153     0.00000006818      3.66      2.33      2.89
SRCPARAM L0041154     0.00000006818      3.66      2.33      2.89
SRCPARAM L0041155     0.00000006818      3.66      2.33      2.89
SRCPARAM L0041156     0.00000006818      3.66      2.33      2.89
SRCPARAM L0041157     0.00000006818      3.66      2.33      2.89
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SRCPARAM L0041159     0.00000006818      3.66      2.33      2.89
SRCPARAM L0041160     0.00000006818      3.66      2.33      2.89
SRCPARAM L0041161     0.00000006818      3.66      2.33      2.89
SRCPARAM L0041162     0.00000006818      3.66      2.33      2.89
SRCPARAM L0041163     0.00000006818      3.66      2.33      2.89
SRCPARAM L0041164     0.00000006818      3.66      2.33      2.89
SRCPARAM L0041165     0.00000006818      3.66      2.33      2.89
SRCPARAM L0041166     0.00000006818      3.66      2.33      2.89
SRCPARAM L0041167     0.00000006818      3.66      2.33      2.89
SRCPARAM L0041168     0.00000006818      3.66      2.33      2.89
SRCPARAM L0041169     0.00000006818      3.66      2.33      2.89
SRCPARAM L0041170     0.00000006818      3.66      2.33      2.89
SRCPARAM L0041171     0.00000006818      3.66      2.33      2.89
SRCPARAM L0041172     0.00000006818      3.66      2.33      2.89
SRCPARAM L0041173     0.00000006818      3.66      2.33      2.89
SRCPARAM L0041174     0.00000006818      3.66      2.33      2.89
SRCPARAM L0041175     0.00000006818      3.66      2.33      2.89
SRCPARAM L0041176     0.00000006818      3.66      2.33      2.89
SRCPARAM L0041177     0.00000006818      3.66      2.33      2.89
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SRCPARAM L0041181     0.00000006818      3.66      2.33      2.89
SRCPARAM L0041182     0.00000006818      3.66      2.33      2.89
SRCPARAM L0041183     0.00000006818      3.66      2.33      2.89
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SRCPARAM L0041185     0.00000006818      3.66      2.33      2.89
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SRCPARAM L0041187     0.00000006818      3.66      2.33      2.89
SRCPARAM L0041188     0.00000006818      3.66      2.33      2.89
SRCPARAM L0041189     0.00000006818      3.66      2.33      2.89
SRCPARAM L0041190     0.00000006818      3.66      2.33      2.89
SRCPARAM L0041191     0.00000006818      3.66      2.33      2.89
SRCPARAM L0041192     0.00000006818      3.66      2.33      2.89
SRCPARAM L0041193     0.00000006818      3.66      2.33      2.89
SRCPARAM L0041194     0.00000006818      3.66      2.33      2.89
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SRCPARAM L0041196     0.00000006818      3.66      2.33      2.89
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SRCPARAM L0041202     0.00000006818      3.66      2.33      2.89
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SRCPARAM L0041209     0.00000006818      3.66      2.33      2.89
SRCPARAM L0041210     0.00000006818      3.66      2.33      2.89
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SRCPARAM L0041212     0.00000006818      3.66      2.33      2.89
SRCPARAM L0041213     0.00000006818      3.66      2.33      2.89
SRCPARAM L0041214     0.00000006818      3.66      2.33      2.89
SRCPARAM L0041215     0.00000006818      3.66      2.33      2.89
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SRCPARAM L0041218     0.00000006818      3.66      2.33      2.89
SRCPARAM L0041219     0.00000006818      3.66      2.33      2.89
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SRCPARAM L0041227     0.00000006818      3.66      2.33      2.89
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SRCPARAM L0041231     0.00000006818      3.66      2.33      2.89
SRCPARAM L0041232     0.00000006818      3.66      2.33      2.89
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SRCPARAM L0041234     0.00000006818      3.66      2.33      2.89
SRCPARAM L0041235     0.00000006818      3.66      2.33      2.89
SRCPARAM L0041236     0.00000006818      3.66      2.33      2.89
SRCPARAM L0041237     0.00000006818      3.66      2.33      2.89
SRCPARAM L0041238     0.00000006818      3.66      2.33      2.89
SRCPARAM L0041239     0.00000006818      3.66      2.33      2.89
SRCPARAM L0041240     0.00000006818      3.66      2.33      2.89
SRCPARAM L0041241     0.00000006818      3.66      2.33      2.89
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SRCPARAM L0041245     0.00000006818      3.66      2.33      2.89
SRCPARAM L0041246     0.00000006818      3.66      2.33      2.89
SRCPARAM L0041247     0.00000006818      3.66      2.33      2.89
SRCPARAM L0041248     0.00000006818      3.66      2.33      2.89
SRCPARAM L0041249     0.00000006818      3.66      2.33      2.89
SRCPARAM L0041250     0.00000006818      3.66      2.33      2.89
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SRCPARAM L0041252     0.00000006818      3.66      2.33      2.89
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SRCPARAM L0041267     0.00000006818      3.66      2.33      2.89
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SRCPARAM L0041274     0.00000006818      3.66      2.33      2.89
SRCPARAM L0041275     0.00000006818      3.66      2.33      2.89
SRCPARAM L0041276     0.00000006818      3.66      2.33      2.89
SRCPARAM L0041277     0.00000006818      3.66      2.33      2.89
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** LINE VOLUME Source ID = SLINE5
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   SRCPARAM L0041282     0.00000006807      3.66      2.33      2.89
   SRCPARAM L0041283     0.00000006807      3.66      2.33      2.89
   SRCPARAM L0041284     0.00000006807      3.66      2.33      2.89
   SRCPARAM L0041285     0.00000006807      3.66      2.33      2.89
   SRCPARAM L0041286     0.00000006807      3.66      2.33      2.89
   SRCPARAM L0041287     0.00000006807      3.66      2.33      2.89
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   SRCPARAM L0041289     0.00000006807      3.66      2.33      2.89
   SRCPARAM L0041290     0.00000006807      3.66      2.33      2.89
   SRCPARAM L0041291     0.00000006807      3.66      2.33      2.89
   SRCPARAM L0041292     0.00000006807      3.66      2.33      2.89
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   SRCPARAM L0041294     0.00000006807      3.66      2.33      2.89
   SRCPARAM L0041295     0.00000006807      3.66      2.33      2.89
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   SRCPARAM L0041298     0.00000006807      3.66      2.33      2.89
   SRCPARAM L0041299     0.00000006807      3.66      2.33      2.89
   SRCPARAM L0041300     0.00000006807      3.66      2.33      2.89
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   SRCPARAM L0041312     0.00000006807      3.66      2.33      2.89
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   SRCPARAM L0041322     0.00000006807      3.66      2.33      2.89
   SRCPARAM L0041323     0.00000006807      3.66      2.33      2.89
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   SRCPARAM L0041325     0.00000006807      3.66      2.33      2.89
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SRCPARAM L0041326     0.00000006807      3.66      2.33      2.89
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SRCPARAM L0041344     0.00000006807      3.66      2.33      2.89
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SRCPARAM L0041349     0.00000006807      3.66      2.33      2.89
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SRCPARAM L0041352     0.00000006807      3.66      2.33      2.89
SRCPARAM L0041353     0.00000006807      3.66      2.33      2.89
SRCPARAM L0041354     0.00000006807      3.66      2.33      2.89
SRCPARAM L0041355     0.00000006807      3.66      2.33      2.89
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   SRCPARAM L0041932     0.00000005535      3.66      2.33      2.89
   SRCPARAM L0041933     0.00000005535      3.66      2.33      2.89
   SRCPARAM L0041934     0.00000005535      3.66      2.33      2.89
   SRCPARAM L0041935     0.00000005535      3.66      2.33      2.89
   SRCPARAM L0041936     0.00000005535      3.66      2.33      2.89
   SRCPARAM L0041937     0.00000005535      3.66      2.33      2.89
   SRCPARAM L0041938     0.00000005535      3.66      2.33      2.89
   SRCPARAM L0041939     0.00000005535      3.66      2.33      2.89
   SRCPARAM L0041940     0.00000005535      3.66      2.33      2.89
   SRCPARAM L0041941     0.00000005535      3.66      2.33      2.89
   SRCPARAM L0041942     0.00000005535      3.66      2.33      2.89
   SRCPARAM L0041943     0.00000005535      3.66      2.33      2.89
   SRCPARAM L0041944     0.00000005535      3.66      2.33      2.89
   SRCPARAM L0041945     0.00000005535      3.66      2.33      2.89
   SRCPARAM L0041946     0.00000005535      3.66      2.33      2.89
   SRCPARAM L0041947     0.00000005535      3.66      2.33      2.89
   SRCPARAM L0041948     0.00000005535      3.66      2.33      2.89
   SRCPARAM L0041949     0.00000005535      3.66      2.33      2.89
   SRCPARAM L0041950     0.00000005535      3.66      2.33      2.89
   SRCPARAM L0041951     0.00000005535      3.66      2.33      2.89
   SRCPARAM L0041952     0.00000005535      3.66      2.33      2.89
   SRCPARAM L0041953     0.00000005535      3.66      2.33      2.89
   SRCPARAM L0041954     0.00000005535      3.66      2.33      2.89
   SRCPARAM L0041955     0.00000005535      3.66      2.33      2.89
   SRCPARAM L0041956     0.00000005535      3.66      2.33      2.89
   SRCPARAM L0041957     0.00000005535      3.66      2.33      2.89
   SRCPARAM L0041958     0.00000005535      3.66      2.33      2.89
   SRCPARAM L0041959     0.00000005535      3.66      2.33      2.89
   SRCPARAM L0041960     0.00000005535      3.66      2.33      2.89
   SRCPARAM L0041961     0.00000005535      3.66      2.33      2.89
   SRCPARAM L0041962     0.00000005535      3.66      2.33      2.89
** ------------------------------------------------------------------
** LINE VOLUME Source ID = SLINE14
   SRCPARAM L0041963     0.0000000465      3.66      2.33      2.89
   SRCPARAM L0041964     0.0000000465      3.66      2.33      2.89
   SRCPARAM L0041965     0.0000000465      3.66      2.33      2.89
   SRCPARAM L0041966     0.0000000465      3.66      2.33      2.89
   SRCPARAM L0041967     0.0000000465      3.66      2.33      2.89
   SRCPARAM L0041968     0.0000000465      3.66      2.33      2.89
   SRCPARAM L0041969     0.0000000465      3.66      2.33      2.89
   SRCPARAM L0041970     0.0000000465      3.66      2.33      2.89
   SRCPARAM L0041971     0.0000000465      3.66      2.33      2.89
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   SRCPARAM L0041972     0.0000000465      3.66      2.33      2.89
   SRCPARAM L0041973     0.0000000465      3.66      2.33      2.89
   SRCPARAM L0041974     0.0000000465      3.66      2.33      2.89
   SRCPARAM L0041975     0.0000000465      3.66      2.33      2.89
   SRCPARAM L0041976     0.0000000465      3.66      2.33      2.89
   SRCPARAM L0041977     0.0000000465      3.66      2.33      2.89
   SRCPARAM L0041978     0.0000000465      3.66      2.33      2.89
   SRCPARAM L0041979     0.0000000465      3.66      2.33      2.89
   SRCPARAM L0041980     0.0000000465      3.66      2.33      2.89
   SRCPARAM L0041981     0.0000000465      3.66      2.33      2.89
   SRCPARAM L0041982     0.0000000465      3.66      2.33      2.89
   SRCPARAM L0041983     0.0000000465      3.66      2.33      2.89
   SRCPARAM L0041984     0.0000000465      3.66      2.33      2.89
   SRCPARAM L0041985     0.0000000465      3.66      2.33      2.89
   SRCPARAM L0041986     0.0000000465      3.66      2.33      2.89
   SRCPARAM L0041987     0.0000000465      3.66      2.33      2.89
   SRCPARAM L0041988     0.0000000465      3.66      2.33      2.89
   SRCPARAM L0041989     0.0000000465      3.66      2.33      2.89
   SRCPARAM L0041990     0.0000000465      3.66      2.33      2.89
   SRCPARAM L0041991     0.0000000465      3.66      2.33      2.89
   SRCPARAM L0041992     0.0000000465      3.66      2.33      2.89
   SRCPARAM L0041993     0.0000000465      3.66      2.33      2.89
   SRCPARAM L0041994     0.0000000465      3.66      2.33      2.89
   SRCPARAM L0041995     0.0000000465      3.66      2.33      2.89
   SRCPARAM L0041996     0.0000000465      3.66      2.33      2.89
   SRCPARAM L0041997     0.0000000465      3.66      2.33      2.89
   SRCPARAM L0041998     0.0000000465      3.66      2.33      2.89
   SRCPARAM L0041999     0.0000000465      3.66      2.33      2.89
   SRCPARAM L0042000     0.0000000465      3.66      2.33      2.89
   SRCPARAM L0042001     0.0000000465      3.66      2.33      2.89
   SRCPARAM L0042002     0.0000000465      3.66      2.33      2.89
** ------------------------------------------------------------------
** LINE VOLUME Source ID = SLINE15
   SRCPARAM L0042003     0.00000004472      3.66      2.33      2.89
   SRCPARAM L0042004     0.00000004472      3.66      2.33      2.89
   SRCPARAM L0042005     0.00000004472      3.66      2.33      2.89
   SRCPARAM L0042006     0.00000004472      3.66      2.33      2.89
   SRCPARAM L0042007     0.00000004472      3.66      2.33      2.89
   SRCPARAM L0042008     0.00000004472      3.66      2.33      2.89
   SRCPARAM L0042009     0.00000004472      3.66      2.33      2.89
   SRCPARAM L0042010     0.00000004472      3.66      2.33      2.89
   SRCPARAM L0042011     0.00000004472      3.66      2.33      2.89
   SRCPARAM L0042012     0.00000004472      3.66      2.33      2.89
   SRCPARAM L0042013     0.00000004472      3.66      2.33      2.89
   SRCPARAM L0042014     0.00000004472      3.66      2.33      2.89
   SRCPARAM L0042015     0.00000004472      3.66      2.33      2.89
   SRCPARAM L0042016     0.00000004472      3.66      2.33      2.89
   SRCPARAM L0042017     0.00000004472      3.66      2.33      2.89
   SRCPARAM L0042018     0.00000004472      3.66      2.33      2.89
   SRCPARAM L0042019     0.00000004472      3.66      2.33      2.89
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SRCPARAM L0042020     0.00000004472      3.66      2.33      2.89
SRCPARAM L0042021     0.00000004472      3.66      2.33      2.89
SRCPARAM L0042022     0.00000004472      3.66      2.33      2.89
SRCPARAM L0042023     0.00000004472      3.66      2.33      2.89
SRCPARAM L0042024     0.00000004472      3.66      2.33      2.89
SRCPARAM L0042025     0.00000004472      3.66      2.33      2.89
SRCPARAM L0042026     0.00000004472      3.66      2.33      2.89
SRCPARAM L0042027     0.00000004472      3.66      2.33      2.89
SRCPARAM L0042028     0.00000004472      3.66      2.33      2.89
SRCPARAM L0042029     0.00000004472      3.66      2.33      2.89
SRCPARAM L0042030     0.00000004472      3.66      2.33      2.89
SRCPARAM L0042031     0.00000004472      3.66      2.33      2.89
SRCPARAM L0042032     0.00000004472      3.66      2.33      2.89
SRCPARAM L0042033     0.00000004472      3.66      2.33      2.89
SRCPARAM L0042034     0.00000004472      3.66      2.33      2.89
SRCPARAM L0042035     0.00000004472      3.66      2.33      2.89
SRCPARAM L0042036     0.00000004472      3.66      2.33      2.89
SRCPARAM L0042037     0.00000004472      3.66      2.33      2.89
SRCPARAM L0042038     0.00000004472      3.66      2.33      2.89
SRCPARAM L0042039     0.00000004472      3.66      2.33      2.89
SRCPARAM L0042040     0.00000004472      3.66      2.33      2.89
SRCPARAM L0042041     0.00000004472      3.66      2.33      2.89
SRCPARAM L0042042     0.00000004472      3.66      2.33      2.89
SRCPARAM L0042043     0.00000004472      3.66      2.33      2.89
SRCPARAM L0042044     0.00000004472      3.66      2.33      2.89
SRCPARAM L0042045     0.00000004472      3.66      2.33      2.89
SRCPARAM L0042046     0.00000004472      3.66      2.33      2.89
SRCPARAM L0042047     0.00000004472      3.66      2.33      2.89
SRCPARAM L0042048     0.00000004472      3.66      2.33      2.89
SRCPARAM L0042049     0.00000004472      3.66      2.33      2.89
SRCPARAM L0042050     0.00000004472      3.66      2.33      2.89
SRCPARAM L0042051     0.00000004472      3.66      2.33      2.89
SRCPARAM L0042052     0.00000004472      3.66      2.33      2.89
SRCPARAM L0042053     0.00000004472      3.66      2.33      2.89
SRCPARAM L0042054     0.00000004472      3.66      2.33      2.89
SRCPARAM L0042055     0.00000004472      3.66      2.33      2.89
SRCPARAM L0042056     0.00000004472      3.66      2.33      2.89
SRCPARAM L0042057     0.00000004472      3.66      2.33      2.89
SRCPARAM L0042058     0.00000004472      3.66      2.33      2.89
SRCPARAM L0042059     0.00000004472      3.66      2.33      2.89
SRCPARAM L0042060     0.00000004472      3.66      2.33      2.89
SRCPARAM L0042061     0.00000004472      3.66      2.33      2.89
SRCPARAM L0042062     0.00000004472      3.66      2.33      2.89
SRCPARAM L0042063     0.00000004472      3.66      2.33      2.89
SRCPARAM L0042064     0.00000004472      3.66      2.33      2.89
SRCPARAM L0042065     0.00000004472      3.66      2.33      2.89
SRCPARAM L0042066     0.00000004472      3.66      2.33      2.89
SRCPARAM L0042067     0.00000004472      3.66      2.33      2.89
SRCPARAM L0042068     0.00000004472      3.66      2.33      2.89
SRCPARAM L0042069     0.00000004472      3.66      2.33      2.89
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   SRCPARAM L0042070     0.00000004472      3.66      2.33      2.89
   SRCPARAM L0042071     0.00000004472      3.66      2.33      2.89
   SRCPARAM L0042072     0.00000004472      3.66      2.33      2.89
   SRCPARAM L0042073     0.00000004472      3.66      2.33      2.89
   SRCPARAM L0042074     0.00000004472      3.66      2.33      2.89
** ------------------------------------------------------------------
** LINE VOLUME Source ID = SLINE16
   SRCPARAM L0042075     0.00000003475      3.66      2.33      2.89
   SRCPARAM L0042076     0.00000003475      3.66      2.33      2.89
   SRCPARAM L0042077     0.00000003475      3.66      2.33      2.89
   SRCPARAM L0042078     0.00000003475      3.66      2.33      2.89
   SRCPARAM L0042079     0.00000003475      3.66      2.33      2.89
   SRCPARAM L0042080     0.00000003475      3.66      2.33      2.89
   SRCPARAM L0042081     0.00000003475      3.66      2.33      2.89
   SRCPARAM L0042082     0.00000003475      3.66      2.33      2.89
   SRCPARAM L0042083     0.00000003475      3.66      2.33      2.89
   SRCPARAM L0042084     0.00000003475      3.66      2.33      2.89
   SRCPARAM L0042085     0.00000003475      3.66      2.33      2.89
   SRCPARAM L0042086     0.00000003475      3.66      2.33      2.89
   SRCPARAM L0042087     0.00000003475      3.66      2.33      2.89
   SRCPARAM L0042088     0.00000003475      3.66      2.33      2.89
   SRCPARAM L0042089     0.00000003475      3.66      2.33      2.89
   SRCPARAM L0042090     0.00000003475      3.66      2.33      2.89
   SRCPARAM L0042091     0.00000003475      3.66      2.33      2.89
   SRCPARAM L0042092     0.00000003475      3.66      2.33      2.89
   SRCPARAM L0042093     0.00000003475      3.66      2.33      2.89
   SRCPARAM L0042094     0.00000003475      3.66      2.33      2.89
   SRCPARAM L0042095     0.00000003475      3.66      2.33      2.89
   SRCPARAM L0042096     0.00000003475      3.66      2.33      2.89
   SRCPARAM L0042097     0.00000003475      3.66      2.33      2.89
   SRCPARAM L0042098     0.00000003475      3.66      2.33      2.89
   SRCPARAM L0042099     0.00000003475      3.66      2.33      2.89
   SRCPARAM L0042100     0.00000003475      3.66      2.33      2.89
   SRCPARAM L0042101     0.00000003475      3.66      2.33      2.89
   SRCPARAM L0042102     0.00000003475      3.66      2.33      2.89
   SRCPARAM L0042103     0.00000003475      3.66      2.33      2.89
   SRCPARAM L0042104     0.00000003475      3.66      2.33      2.89
   SRCPARAM L0042105     0.00000003475      3.66      2.33      2.89
   SRCPARAM L0042106     0.00000003475      3.66      2.33      2.89
   SRCPARAM L0042107     0.00000003475      3.66      2.33      2.89
   SRCPARAM L0042108     0.00000003475      3.66      2.33      2.89
   SRCPARAM L0042109     0.00000003475      3.66      2.33      2.89
   SRCPARAM L0042110     0.00000003475      3.66      2.33      2.89
   SRCPARAM L0042111     0.00000003475      3.66      2.33      2.89
   SRCPARAM L0042112     0.00000003475      3.66      2.33      2.89
   SRCPARAM L0042113     0.00000003475      3.66      2.33      2.89
   SRCPARAM L0042114     0.00000003475      3.66      2.33      2.89
** ------------------------------------------------------------------
** LINE VOLUME Source ID = SLINE17
   SRCPARAM L0042115     0.0000000232      3.66      2.33      2.89
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   SRCPARAM L0042116     0.0000000232      3.66      2.33      2.89
   SRCPARAM L0042117     0.0000000232      3.66      2.33      2.89
   SRCPARAM L0042118     0.0000000232      3.66      2.33      2.89
   SRCPARAM L0042119     0.0000000232      3.66      2.33      2.89
   SRCPARAM L0042120     0.0000000232      3.66      2.33      2.89
   SRCPARAM L0042121     0.0000000232      3.66      2.33      2.89
   SRCPARAM L0042122     0.0000000232      3.66      2.33      2.89
   SRCPARAM L0042123     0.0000000232      3.66      2.33      2.89
   SRCPARAM L0042124     0.0000000232      3.66      2.33      2.89
   SRCPARAM L0042125     0.0000000232      3.66      2.33      2.89
   SRCPARAM L0042126     0.0000000232      3.66      2.33      2.89
   SRCPARAM L0042127     0.0000000232      3.66      2.33      2.89
   SRCPARAM L0042128     0.0000000232      3.66      2.33      2.89
   SRCPARAM L0042129     0.0000000232      3.66      2.33      2.89
   SRCPARAM L0042130     0.0000000232      3.66      2.33      2.89
   SRCPARAM L0042131     0.0000000232      3.66      2.33      2.89
   SRCPARAM L0042132     0.0000000232      3.66      2.33      2.89
   SRCPARAM L0042133     0.0000000232      3.66      2.33      2.89
   SRCPARAM L0042134     0.0000000232      3.66      2.33      2.89
   SRCPARAM L0042135     0.0000000232      3.66      2.33      2.89
   SRCPARAM L0042136     0.0000000232      3.66      2.33      2.89
   SRCPARAM L0042137     0.0000000232      3.66      2.33      2.89
   SRCPARAM L0042138     0.0000000232      3.66      2.33      2.89
   SRCPARAM L0042139     0.0000000232      3.66      2.33      2.89
   SRCPARAM L0042140     0.0000000232      3.66      2.33      2.89
   SRCPARAM L0042141     0.0000000232      3.66      2.33      2.89
   SRCPARAM L0042142     0.0000000232      3.66      2.33      2.89
   SRCPARAM L0042143     0.0000000232      3.66      2.33      2.89
   SRCPARAM L0042144     0.0000000232      3.66      2.33      2.89
   SRCPARAM L0042145     0.0000000232      3.66      2.33      2.89
   SRCPARAM L0042146     0.0000000232      3.66      2.33      2.89
   SRCPARAM L0042147     0.0000000232      3.66      2.33      2.89
   SRCPARAM L0042148     0.0000000232      3.66      2.33      2.89
   SRCPARAM L0042149     0.0000000232      3.66      2.33      2.89
   SRCPARAM L0042150     0.0000000232      3.66      2.33      2.89
   SRCPARAM L0042151     0.0000000232      3.66      2.33      2.89
   SRCPARAM L0042152     0.0000000232      3.66      2.33      2.89
   SRCPARAM L0042153     0.0000000232      3.66      2.33      2.89
   SRCPARAM L0042154     0.0000000232      3.66      2.33      2.89
   SRCPARAM L0042155     0.0000000232      3.66      2.33      2.89
   SRCPARAM L0042156     0.0000000232      3.66      2.33      2.89
   SRCPARAM L0042157     0.0000000232      3.66      2.33      2.89
   SRCPARAM L0042158     0.0000000232      3.66      2.33      2.89
   SRCPARAM L0042159     0.0000000232      3.66      2.33      2.89
   SRCPARAM L0042160     0.0000000232      3.66      2.33      2.89
   SRCPARAM L0042161     0.0000000232      3.66      2.33      2.89
   SRCPARAM L0042162     0.0000000232      3.66      2.33      2.89
   SRCPARAM L0042163     0.0000000232      3.66      2.33      2.89
   SRCPARAM L0042164     0.0000000232      3.66      2.33      2.89
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** LINE VOLUME Source ID = SLINE18
   SRCPARAM L0042165     0.0000001204      3.66      2.33      2.89
   SRCPARAM L0042166     0.0000001204      3.66      2.33      2.89
   SRCPARAM L0042167     0.0000001204      3.66      2.33      2.89
   SRCPARAM L0042168     0.0000001204      3.66      2.33      2.89
   SRCPARAM L0042169     0.0000001204      3.66      2.33      2.89
   SRCPARAM L0042170     0.0000001204      3.66      2.33      2.89
   SRCPARAM L0042171     0.0000001204      3.66      2.33      2.89
   SRCPARAM L0042172     0.0000001204      3.66      2.33      2.89
   SRCPARAM L0042173     0.0000001204      3.66      2.33      2.89
   SRCPARAM L0042174     0.0000001204      3.66      2.33      2.89
   SRCPARAM L0042175     0.0000001204      3.66      2.33      2.89
   SRCPARAM L0042176     0.0000001204      3.66      2.33      2.89
   SRCPARAM L0042177     0.0000001204      3.66      2.33      2.89
   SRCPARAM L0042178     0.0000001204      3.66      2.33      2.89
   SRCPARAM L0042179     0.0000001204      3.66      2.33      2.89
   SRCPARAM L0042180     0.0000001204      3.66      2.33      2.89
   SRCPARAM L0042181     0.0000001204      3.66      2.33      2.89
   SRCPARAM L0042182     0.0000001204      3.66      2.33      2.89
   SRCPARAM L0042183     0.0000001204      3.66      2.33      2.89
   SRCPARAM L0042184     0.0000001204      3.66      2.33      2.89
   SRCPARAM L0042185     0.0000001204      3.66      2.33      2.89
   SRCPARAM L0042186     0.0000001204      3.66      2.33      2.89
   SRCPARAM L0042187     0.0000001204      3.66      2.33      2.89
   SRCPARAM L0042188     0.0000001204      3.66      2.33      2.89
   SRCPARAM L0042189     0.0000001204      3.66      2.33      2.89
   SRCPARAM L0042190     0.0000001204      3.66      2.33      2.89
   SRCPARAM L0042191     0.0000001204      3.66      2.33      2.89
   SRCPARAM L0042192     0.0000001204      3.66      2.33      2.89
   SRCPARAM L0042193     0.0000001204      3.66      2.33      2.89
   SRCPARAM L0042194     0.0000001204      3.66      2.33      2.89
   SRCPARAM L0042195     0.0000001204      3.66      2.33      2.89
   SRCPARAM L0042196     0.0000001204      3.66      2.33      2.89
   SRCPARAM L0042197     0.0000001204      3.66      2.33      2.89
   SRCPARAM L0042198     0.0000001204      3.66      2.33      2.89
   SRCPARAM L0042199     0.0000001204      3.66      2.33      2.89
   SRCPARAM L0042200     0.0000001204      3.66      2.33      2.89
   SRCPARAM L0042201     0.0000001204      3.66      2.33      2.89
   SRCPARAM L0042202     0.0000001204      3.66      2.33      2.89
   SRCPARAM L0042203     0.0000001204      3.66      2.33      2.89
   SRCPARAM L0042204     0.0000001204      3.66      2.33      2.89
   SRCPARAM L0042205     0.0000001204      3.66      2.33      2.89
   SRCPARAM L0042206     0.0000001204      3.66      2.33      2.89
   SRCPARAM L0042207     0.0000001204      3.66      2.33      2.89
   SRCPARAM L0042208     0.0000001204      3.66      2.33      2.89
   SRCPARAM L0042209     0.0000001204      3.66      2.33      2.89
   SRCPARAM L0042210     0.0000001204      3.66      2.33      2.89
   SRCPARAM L0042211     0.0000001204      3.66      2.33      2.89
   SRCPARAM L0042212     0.0000001204      3.66      2.33      2.89
   SRCPARAM L0042213     0.0000001204      3.66      2.33      2.89
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   SRCPARAM L0042214     0.0000001204      3.66      2.33      2.89
   SRCPARAM L0042215     0.0000001204      3.66      2.33      2.89
   SRCPARAM L0042216     0.0000001204      3.66      2.33      2.89
   SRCPARAM L0042217     0.0000001204      3.66      2.33      2.89
   SRCPARAM L0042218     0.0000001204      3.66      2.33      2.89
   SRCPARAM L0042219     0.0000001204      3.66      2.33      2.89
   SRCPARAM L0042220     0.0000001204      3.66      2.33      2.89
   SRCPARAM L0042221     0.0000001204      3.66      2.33      2.89
   SRCPARAM L0042222     0.0000001204      3.66      2.33      2.89
   SRCPARAM L0042223     0.0000001204      3.66      2.33      2.89
   SRCPARAM L0042224     0.0000001204      3.66      2.33      2.89
   SRCPARAM L0042225     0.0000001204      3.66      2.33      2.89
   SRCPARAM L0042226     0.0000001204      3.66      2.33      2.89
   SRCPARAM L0042227     0.0000001204      3.66      2.33      2.89
   SRCPARAM L0042228     0.0000001204      3.66      2.33      2.89
   SRCPARAM L0042229     0.0000001204      3.66      2.33      2.89
   SRCPARAM L0042230     0.0000001204      3.66      2.33      2.89
   SRCPARAM L0042231     0.0000001204      3.66      2.33      2.89
   SRCPARAM L0042232     0.0000001204      3.66      2.33      2.89
   SRCPARAM L0042233     0.0000001204      3.66      2.33      2.89
   SRCPARAM L0042234     0.0000001204      3.66      2.33      2.89
   SRCPARAM L0042235     0.0000001204      3.66      2.33      2.89
   SRCPARAM L0042236     0.0000001204      3.66      2.33      2.89
   SRCPARAM L0042237     0.0000001204      3.66      2.33      2.89
   SRCPARAM L0042238     0.0000001204      3.66      2.33      2.89
   SRCPARAM L0042239     0.0000001204      3.66      2.33      2.89
   SRCPARAM L0042240     0.0000001204      3.66      2.33      2.89
   SRCPARAM L0042241     0.0000001204      3.66      2.33      2.89
   SRCPARAM L0042242     0.0000001204      3.66      2.33      2.89
   SRCPARAM L0042243     0.0000001204      3.66      2.33      2.89
   SRCPARAM L0042244     0.0000001204      3.66      2.33      2.89
   SRCPARAM L0042245     0.0000001204      3.66      2.33      2.89
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** LINE VOLUME Source ID = SLINE19
   SRCPARAM L0042246     0.00000008667      3.66      2.33      2.89
   SRCPARAM L0042247     0.00000008667      3.66      2.33      2.89
   SRCPARAM L0042248     0.00000008667      3.66      2.33      2.89
   SRCPARAM L0042249     0.00000008667      3.66      2.33      2.89
   SRCPARAM L0042250     0.00000008667      3.66      2.33      2.89
   SRCPARAM L0042251     0.00000008667      3.66      2.33      2.89
   SRCPARAM L0042252     0.00000008667      3.66      2.33      2.89
   SRCPARAM L0042253     0.00000008667      3.66      2.33      2.89
   SRCPARAM L0042254     0.00000008667      3.66      2.33      2.89
   SRCPARAM L0042255     0.00000008667      3.66      2.33      2.89
   SRCPARAM L0042256     0.00000008667      3.66      2.33      2.89
   SRCPARAM L0042257     0.00000008667      3.66      2.33      2.89
   SRCPARAM L0042258     0.00000008667      3.66      2.33      2.89
   SRCPARAM L0042259     0.00000008667      3.66      2.33      2.89
   SRCPARAM L0042260     0.00000008667      3.66      2.33      2.89
   SRCPARAM L0042261     0.00000008667      3.66      2.33      2.89
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   SRCPARAM L0042262     0.00000008667      3.66      2.33      2.89
   SRCPARAM L0042263     0.00000008667      3.66      2.33      2.89
   SRCPARAM L0042264     0.00000008667      3.66      2.33      2.89
   SRCPARAM L0042265     0.00000008667      3.66      2.33      2.89
   SRCPARAM L0042266     0.00000008667      3.66      2.33      2.89
   SRCPARAM L0042267     0.00000008667      3.66      2.33      2.89
   SRCPARAM L0042268     0.00000008667      3.66      2.33      2.89
   SRCPARAM L0042269     0.00000008667      3.66      2.33      2.89
   SRCPARAM L0042270     0.00000008667      3.66      2.33      2.89
   SRCPARAM L0042271     0.00000008667      3.66      2.33      2.89
   SRCPARAM L0042272     0.00000008667      3.66      2.33      2.89
   SRCPARAM L0042273     0.00000008667      3.66      2.33      2.89
   SRCPARAM L0042274     0.00000008667      3.66      2.33      2.89
   SRCPARAM L0042275     0.00000008667      3.66      2.33      2.89
   SRCPARAM L0042276     0.00000008667      3.66      2.33      2.89
   SRCPARAM L0042277     0.00000008667      3.66      2.33      2.89
   SRCPARAM L0042278     0.00000008667      3.66      2.33      2.89
   SRCPARAM L0042279     0.00000008667      3.66      2.33      2.89
   SRCPARAM L0042280     0.00000008667      3.66      2.33      2.89
   SRCPARAM L0042281     0.00000008667      3.66      2.33      2.89
   SRCPARAM L0042282     0.00000008667      3.66      2.33      2.89
   SRCPARAM L0042283     0.00000008667      3.66      2.33      2.89
   SRCPARAM L0042284     0.00000008667      3.66      2.33      2.89
   SRCPARAM L0042285     0.00000008667      3.66      2.33      2.89
   SRCPARAM L0042286     0.00000008667      3.66      2.33      2.89
   SRCPARAM L0042287     0.00000008667      3.66      2.33      2.89
   SRCPARAM L0042288     0.00000008667      3.66      2.33      2.89
   SRCPARAM L0042289     0.00000008667      3.66      2.33      2.89
   SRCPARAM L0042290     0.00000008667      3.66      2.33      2.89
   SRCPARAM L0042291     0.00000008667      3.66      2.33      2.89
   SRCPARAM L0042292     0.00000008667      3.66      2.33      2.89
   SRCPARAM L0042293     0.00000008667      3.66      2.33      2.89
   SRCPARAM L0042294     0.00000008667      3.66      2.33      2.89
   SRCPARAM L0042295     0.00000008667      3.66      2.33      2.89
   SRCPARAM L0042296     0.00000008667      3.66      2.33      2.89
   SRCPARAM L0042297     0.00000008667      3.66      2.33      2.89
   SRCPARAM L0042298     0.00000008667      3.66      2.33      2.89
   SRCPARAM L0042299     0.00000008667      3.66      2.33      2.89
** ------------------------------------------------------------------
** LINE VOLUME Source ID = SLINE20
   SRCPARAM L0042300     0.0000000564      3.66      2.33      2.89
   SRCPARAM L0042301     0.0000000564      3.66      2.33      2.89
   SRCPARAM L0042302     0.0000000564      3.66      2.33      2.89
   SRCPARAM L0042303     0.0000000564      3.66      2.33      2.89
   SRCPARAM L0042304     0.0000000564      3.66      2.33      2.89
   SRCPARAM L0042305     0.0000000564      3.66      2.33      2.89
   SRCPARAM L0042306     0.0000000564      3.66      2.33      2.89
   SRCPARAM L0042307     0.0000000564      3.66      2.33      2.89
   SRCPARAM L0042308     0.0000000564      3.66      2.33      2.89
   SRCPARAM L0042309     0.0000000564      3.66      2.33      2.89
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   SRCPARAM L0042310     0.0000000564      3.66      2.33      2.89
   SRCPARAM L0042311     0.0000000564      3.66      2.33      2.89
   SRCPARAM L0042312     0.0000000564      3.66      2.33      2.89
   SRCPARAM L0042313     0.0000000564      3.66      2.33      2.89
   SRCPARAM L0042314     0.0000000564      3.66      2.33      2.89
   SRCPARAM L0042315     0.0000000564      3.66      2.33      2.89
   SRCPARAM L0042316     0.0000000564      3.66      2.33      2.89
   SRCPARAM L0042317     0.0000000564      3.66      2.33      2.89
   SRCPARAM L0042318     0.0000000564      3.66      2.33      2.89
   SRCPARAM L0042319     0.0000000564      3.66      2.33      2.89
   SRCPARAM L0042320     0.0000000564      3.66      2.33      2.89
   SRCPARAM L0042321     0.0000000564      3.66      2.33      2.89
   SRCPARAM L0042322     0.0000000564      3.66      2.33      2.89
   SRCPARAM L0042323     0.0000000564      3.66      2.33      2.89
   SRCPARAM L0042324     0.0000000564      3.66      2.33      2.89
** ------------------------------------------------------------------
** LINE VOLUME Source ID = SLINE21
   SRCPARAM L0042325     0.00000004195      3.66      2.33      2.89
   SRCPARAM L0042326     0.00000004195      3.66      2.33      2.89
   SRCPARAM L0042327     0.00000004195      3.66      2.33      2.89
   SRCPARAM L0042328     0.00000004195      3.66      2.33      2.89
   SRCPARAM L0042329     0.00000004195      3.66      2.33      2.89
   SRCPARAM L0042330     0.00000004195      3.66      2.33      2.89
   SRCPARAM L0042331     0.00000004195      3.66      2.33      2.89
   SRCPARAM L0042332     0.00000004195      3.66      2.33      2.89
   SRCPARAM L0042333     0.00000004195      3.66      2.33      2.89
   SRCPARAM L0042334     0.00000004195      3.66      2.33      2.89
   SRCPARAM L0042335     0.00000004195      3.66      2.33      2.89
   SRCPARAM L0042336     0.00000004195      3.66      2.33      2.89
   SRCPARAM L0042337     0.00000004195      3.66      2.33      2.89
   SRCPARAM L0042338     0.00000004195      3.66      2.33      2.89
   SRCPARAM L0042339     0.00000004195      3.66      2.33      2.89
   SRCPARAM L0042340     0.00000004195      3.66      2.33      2.89
   SRCPARAM L0042341     0.00000004195      3.66      2.33      2.89
   SRCPARAM L0042342     0.00000004195      3.66      2.33      2.89
   SRCPARAM L0042343     0.00000004195      3.66      2.33      2.89
   SRCPARAM L0042344     0.00000004195      3.66      2.33      2.89
   SRCPARAM L0042345     0.00000004195      3.66      2.33      2.89
   SRCPARAM L0042346     0.00000004195      3.66      2.33      2.89
   SRCPARAM L0042347     0.00000004195      3.66      2.33      2.89
   SRCPARAM L0042348     0.00000004195      3.66      2.33      2.89
   SRCPARAM L0042349     0.00000004195      3.66      2.33      2.89
   SRCPARAM L0042350     0.00000004195      3.66      2.33      2.89
   SRCPARAM L0042351     0.00000004195      3.66      2.33      2.89
   SRCPARAM L0042352     0.00000004195      3.66      2.33      2.89
   SRCPARAM L0042353     0.00000004195      3.66      2.33      2.89
   SRCPARAM L0042354     0.00000004195      3.66      2.33      2.89
   SRCPARAM L0042355     0.00000004195      3.66      2.33      2.89
   SRCPARAM L0042356     0.00000004195      3.66      2.33      2.89
   SRCPARAM L0042357     0.00000004195      3.66      2.33      2.89
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   SRCPARAM L0042358     0.00000004195      3.66      2.33      2.89
   SRCPARAM L0042359     0.00000004195      3.66      2.33      2.89
   SRCPARAM L0042360     0.00000004195      3.66      2.33      2.89
   SRCPARAM L0042361     0.00000004195      3.66      2.33      2.89
   SRCPARAM L0042362     0.00000004195      3.66      2.33      2.89
   SRCPARAM L0042363     0.00000004195      3.66      2.33      2.89
   SRCPARAM L0042364     0.00000004195      3.66      2.33      2.89
   SRCPARAM L0042365     0.00000004195      3.66      2.33      2.89
   SRCPARAM L0042366     0.00000004195      3.66      2.33      2.89
   SRCPARAM L0042367     0.00000004195      3.66      2.33      2.89
   SRCPARAM L0042368     0.00000004195      3.66      2.33      2.89
   SRCPARAM L0042369     0.00000004195      3.66      2.33      2.89
   SRCPARAM L0042370     0.00000004195      3.66      2.33      2.89
   SRCPARAM L0042371     0.00000004195      3.66      2.33      2.89
   SRCPARAM L0042372     0.00000004195      3.66      2.33      2.89
   SRCPARAM L0042373     0.00000004195      3.66      2.33      2.89
   SRCPARAM L0042374     0.00000004195      3.66      2.33      2.89
   SRCPARAM L0042375     0.00000004195      3.66      2.33      2.89
   SRCPARAM L0042376     0.00000004195      3.66      2.33      2.89
   SRCPARAM L0042377     0.00000004195      3.66      2.33      2.89
   SRCPARAM L0042378     0.00000004195      3.66      2.33      2.89
   SRCPARAM L0042379     0.00000004195      3.66      2.33      2.89
   SRCPARAM L0042380     0.00000004195      3.66      2.33      2.89
   SRCPARAM L0042381     0.00000004195      3.66      2.33      2.89
   SRCPARAM L0042382     0.00000004195      3.66      2.33      2.89
   SRCPARAM L0042383     0.00000004195      3.66      2.33      2.89
   SRCPARAM L0042384     0.00000004195      3.66      2.33      2.89
   SRCPARAM L0042385     0.00000004195      3.66      2.33      2.89
   SRCPARAM L0042386     0.00000004195      3.66      2.33      2.89
   SRCPARAM L0042387     0.00000004195      3.66      2.33      2.89
   SRCPARAM L0042388     0.00000004195      3.66      2.33      2.89
   SRCPARAM L0042389     0.00000004195      3.66      2.33      2.89
   SRCPARAM L0042390     0.00000004195      3.66      2.33      2.89
   SRCPARAM L0042391     0.00000004195      3.66      2.33      2.89
   SRCPARAM L0042392     0.00000004195      3.66      2.33      2.89
   SRCPARAM L0042393     0.00000004195      3.66      2.33      2.89
   SRCPARAM L0042394     0.00000004195      3.66      2.33      2.89
   SRCPARAM L0042395     0.00000004195      3.66      2.33      2.89
   SRCPARAM L0042396     0.00000004195      3.66      2.33      2.89
   SRCPARAM L0042397     0.00000004195      3.66      2.33      2.89
   SRCPARAM L0042398     0.00000004195      3.66      2.33      2.89
   SRCPARAM L0042399     0.00000004195      3.66      2.33      2.89
   SRCPARAM L0042400     0.00000004195      3.66      2.33      2.89
   SRCPARAM L0042401     0.00000004195      3.66      2.33      2.89
** ------------------------------------------------------------------
** LINE VOLUME Source ID = SLINE22
   SRCPARAM L0042402     0.000000008008      3.66      2.33      2.89
   SRCPARAM L0042403     0.000000008008      3.66      2.33      2.89
   SRCPARAM L0042404     0.000000008008      3.66      2.33      2.89
   SRCPARAM L0042405     0.000000008008      3.66      2.33      2.89
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SRCPARAM L0042406     0.000000008008      3.66      2.33      2.89
SRCPARAM L0042407     0.000000008008      3.66      2.33      2.89
SRCPARAM L0042408     0.000000008008      3.66      2.33      2.89
SRCPARAM L0042409     0.000000008008      3.66      2.33      2.89
SRCPARAM L0042410     0.000000008008      3.66      2.33      2.89
SRCPARAM L0042411     0.000000008008      3.66      2.33      2.89
SRCPARAM L0042412     0.000000008008      3.66      2.33      2.89
SRCPARAM L0042413     0.000000008008      3.66      2.33      2.89
SRCPARAM L0042414     0.000000008008      3.66      2.33      2.89
SRCPARAM L0042415     0.000000008008      3.66      2.33      2.89
SRCPARAM L0042416     0.000000008008      3.66      2.33      2.89
SRCPARAM L0042417     0.000000008008      3.66      2.33      2.89
SRCPARAM L0042418     0.000000008008      3.66      2.33      2.89
SRCPARAM L0042419     0.000000008008      3.66      2.33      2.89
SRCPARAM L0042420     0.000000008008      3.66      2.33      2.89
SRCPARAM L0042421     0.000000008008      3.66      2.33      2.89
SRCPARAM L0042422     0.000000008008      3.66      2.33      2.89
SRCPARAM L0042423     0.000000008008      3.66      2.33      2.89
SRCPARAM L0042424     0.000000008008      3.66      2.33      2.89
SRCPARAM L0042425     0.000000008008      3.66      2.33      2.89
SRCPARAM L0042426     0.000000008008      3.66      2.33      2.89
SRCPARAM L0042427     0.000000008008      3.66      2.33      2.89
SRCPARAM L0042428     0.000000008008      3.66      2.33      2.89
SRCPARAM L0042429     0.000000008008      3.66      2.33      2.89
SRCPARAM L0042430     0.000000008008      3.66      2.33      2.89
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SRCPARAM L0042432     0.000000008008      3.66      2.33      2.89
SRCPARAM L0042433     0.000000008008      3.66      2.33      2.89
SRCPARAM L0042434     0.000000008008      3.66      2.33      2.89
SRCPARAM L0042435     0.000000008008      3.66      2.33      2.89
SRCPARAM L0042436     0.000000008008      3.66      2.33      2.89
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SRCPARAM L0042445     0.000000008008      3.66      2.33      2.89
SRCPARAM L0042446     0.000000008008      3.66      2.33      2.89
SRCPARAM L0042447     0.000000008008      3.66      2.33      2.89
SRCPARAM L0042448     0.000000008008      3.66      2.33      2.89
SRCPARAM L0042449     0.000000008008      3.66      2.33      2.89
SRCPARAM L0042450     0.000000008008      3.66      2.33      2.89
SRCPARAM L0042451     0.000000008008      3.66      2.33      2.89
SRCPARAM L0042452     0.000000008008      3.66      2.33      2.89
SRCPARAM L0042453     0.000000008008      3.66      2.33      2.89
SRCPARAM L0042454     0.000000008008      3.66      2.33      2.89
SRCPARAM L0042455     0.000000008008      3.66      2.33      2.89
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SRCPARAM L0042456     0.000000008008      3.66      2.33      2.89
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SRCPARAM L0042459     0.000000008008      3.66      2.33      2.89
SRCPARAM L0042460     0.000000008008      3.66      2.33      2.89
SRCPARAM L0042461     0.000000008008      3.66      2.33      2.89
SRCPARAM L0042462     0.000000008008      3.66      2.33      2.89
SRCPARAM L0042463     0.000000008008      3.66      2.33      2.89
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SRCPARAM L0042467     0.000000008008      3.66      2.33      2.89
SRCPARAM L0042468     0.000000008008      3.66      2.33      2.89
SRCPARAM L0042469     0.000000008008      3.66      2.33      2.89
SRCPARAM L0042470     0.000000008008      3.66      2.33      2.89
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SRCPARAM L0042473     0.000000008008      3.66      2.33      2.89
SRCPARAM L0042474     0.000000008008      3.66      2.33      2.89
SRCPARAM L0042475     0.000000008008      3.66      2.33      2.89
SRCPARAM L0042476     0.000000008008      3.66      2.33      2.89
SRCPARAM L0042477     0.000000008008      3.66      2.33      2.89
SRCPARAM L0042478     0.000000008008      3.66      2.33      2.89
SRCPARAM L0042479     0.000000008008      3.66      2.33      2.89
SRCPARAM L0042480     0.000000008008      3.66      2.33      2.89
SRCPARAM L0042481     0.000000008008      3.66      2.33      2.89
SRCPARAM L0042482     0.000000008008      3.66      2.33      2.89
SRCPARAM L0042483     0.000000008008      3.66      2.33      2.89
SRCPARAM L0042484     0.000000008008      3.66      2.33      2.89
SRCPARAM L0042485     0.000000008008      3.66      2.33      2.89
SRCPARAM L0042486     0.000000008008      3.66      2.33      2.89
SRCPARAM L0042487     0.000000008008      3.66      2.33      2.89
SRCPARAM L0042488     0.000000008008      3.66      2.33      2.89
SRCPARAM L0042489     0.000000008008      3.66      2.33      2.89
SRCPARAM L0042490     0.000000008008      3.66      2.33      2.89
SRCPARAM L0042491     0.000000008008      3.66      2.33      2.89
SRCPARAM L0042492     0.000000008008      3.66      2.33      2.89
SRCPARAM L0042493     0.000000008008      3.66      2.33      2.89
SRCPARAM L0042494     0.000000008008      3.66      2.33      2.89
SRCPARAM L0042495     0.000000008008      3.66      2.33      2.89
SRCPARAM L0042496     0.000000008008      3.66      2.33      2.89
SRCPARAM L0042497     0.000000008008      3.66      2.33      2.89
SRCPARAM L0042498     0.000000008008      3.66      2.33      2.89
SRCPARAM L0042499     0.000000008008      3.66      2.33      2.89
SRCPARAM L0042500     0.000000008008      3.66      2.33      2.89
SRCPARAM L0042501     0.000000008008      3.66      2.33      2.89
SRCPARAM L0042502     0.000000008008      3.66      2.33      2.89
SRCPARAM L0042503     0.000000008008      3.66      2.33      2.89
SRCPARAM L0042504     0.000000008008      3.66      2.33      2.89
SRCPARAM L0042505     0.000000008008      3.66      2.33      2.89
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   SRCPARAM L0042506     0.000000008008      3.66      2.33      2.89
   SRCPARAM L0042507     0.000000008008      3.66      2.33      2.89
   SRCPARAM L0042508     0.000000008008      3.66      2.33      2.89
   SRCPARAM L0042509     0.000000008008      3.66      2.33      2.89
   SRCPARAM L0042510     0.000000008008      3.66      2.33      2.89
   SRCPARAM L0042511     0.000000008008      3.66      2.33      2.89
   SRCPARAM L0042512     0.000000008008      3.66      2.33      2.89
   SRCPARAM L0042513     0.000000008008      3.66      2.33      2.89
   SRCPARAM L0042514     0.000000008008      3.66      2.33      2.89
   SRCPARAM L0042515     0.000000008008      3.66      2.33      2.89
   SRCPARAM L0042516     0.000000008008      3.66      2.33      2.89
   SRCPARAM L0042517     0.000000008008      3.66      2.33      2.89
   SRCPARAM L0042518     0.000000008008      3.66      2.33      2.89
   SRCPARAM L0042519     0.000000008008      3.66      2.33      2.89
** ----------------------------------------------------------------------
** LINE VOLUME Source ID = SLINE23
   SRCPARAM L0042520     0.00000004861      3.66      2.33      2.89
   SRCPARAM L0042521     0.00000004861      3.66      2.33      2.89
   SRCPARAM L0042522     0.00000004861      3.66      2.33      2.89
   SRCPARAM L0042523     0.00000004861      3.66      2.33      2.89
   SRCPARAM L0042524     0.00000004861      3.66      2.33      2.89
   SRCPARAM L0042525     0.00000004861      3.66      2.33      2.89
   SRCPARAM L0042526     0.00000004861      3.66      2.33      2.89
   SRCPARAM L0042527     0.00000004861      3.66      2.33      2.89
   SRCPARAM L0042528     0.00000004861      3.66      2.33      2.89
   SRCPARAM L0042529     0.00000004861      3.66      2.33      2.89
   SRCPARAM L0042530     0.00000004861      3.66      2.33      2.89
   SRCPARAM L0042531     0.00000004861      3.66      2.33      2.89
   SRCPARAM L0042532     0.00000004861      3.66      2.33      2.89
   SRCPARAM L0042533     0.00000004861      3.66      2.33      2.89
   SRCPARAM L0042534     0.00000004861      3.66      2.33      2.89
   SRCPARAM L0042535     0.00000004861      3.66      2.33      2.89
   SRCPARAM L0042536     0.00000004861      3.66      2.33      2.89
   SRCPARAM L0042537     0.00000004861      3.66      2.33      2.89
   SRCPARAM L0042538     0.00000004861      3.66      2.33      2.89
   SRCPARAM L0042539     0.00000004861      3.66      2.33      2.89
   SRCPARAM L0042540     0.00000004861      3.66      2.33      2.89
   SRCPARAM L0042541     0.00000004861      3.66      2.33      2.89
   SRCPARAM L0042542     0.00000004861      3.66      2.33      2.89
   SRCPARAM L0042543     0.00000004861      3.66      2.33      2.89
   SRCPARAM L0042544     0.00000004861      3.66      2.33      2.89
   SRCPARAM L0042545     0.00000004861      3.66      2.33      2.89
   SRCPARAM L0042546     0.00000004861      3.66      2.33      2.89
   SRCPARAM L0042547     0.00000004861      3.66      2.33      2.89
   SRCPARAM L0042548     0.00000004861      3.66      2.33      2.89
   SRCPARAM L0042549     0.00000004861      3.66      2.33      2.89
   SRCPARAM L0042550     0.00000004861      3.66      2.33      2.89
   SRCPARAM L0042551     0.00000004861      3.66      2.33      2.89
   SRCPARAM L0042552     0.00000004861      3.66      2.33      2.89
   SRCPARAM L0042553     0.00000004861      3.66      2.33      2.89
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   SRCPARAM L0042554     0.00000004861      3.66      2.33      2.89
   SRCPARAM L0042555     0.00000004861      3.66      2.33      2.89
** ------------------------------------------------------------------
** LINE VOLUME Source ID = SLINE24
   SRCPARAM L0042556     0.00000005179      3.66      2.33      2.89
   SRCPARAM L0042557     0.00000005179      3.66      2.33      2.89
   SRCPARAM L0042558     0.00000005179      3.66      2.33      2.89
   SRCPARAM L0042559     0.00000005179      3.66      2.33      2.89
   SRCPARAM L0042560     0.00000005179      3.66      2.33      2.89
   SRCPARAM L0042561     0.00000005179      3.66      2.33      2.89
   SRCPARAM L0042562     0.00000005179      3.66      2.33      2.89
   SRCPARAM L0042563     0.00000005179      3.66      2.33      2.89
   SRCPARAM L0042564     0.00000005179      3.66      2.33      2.89
   SRCPARAM L0042565     0.00000005179      3.66      2.33      2.89
   SRCPARAM L0042566     0.00000005179      3.66      2.33      2.89
   SRCPARAM L0042567     0.00000005179      3.66      2.33      2.89
   SRCPARAM L0042568     0.00000005179      3.66      2.33      2.89
   SRCPARAM L0042569     0.00000005179      3.66      2.33      2.89
   SRCPARAM L0042570     0.00000005179      3.66      2.33      2.89
   SRCPARAM L0042571     0.00000005179      3.66      2.33      2.89
   SRCPARAM L0042572     0.00000005179      3.66      2.33      2.89
   SRCPARAM L0042573     0.00000005179      3.66      2.33      2.89
   SRCPARAM L0042574     0.00000005179      3.66      2.33      2.89
   SRCPARAM L0042575     0.00000005179      3.66      2.33      2.89
   SRCPARAM L0042576     0.00000005179      3.66      2.33      2.89
   SRCPARAM L0042577     0.00000005179      3.66      2.33      2.89
   SRCPARAM L0042578     0.00000005179      3.66      2.33      2.89
   SRCPARAM L0042579     0.00000005179      3.66      2.33      2.89
   SRCPARAM L0042580     0.00000005179      3.66      2.33      2.89
   SRCPARAM L0042581     0.00000005179      3.66      2.33      2.89
   SRCPARAM L0042582     0.00000005179      3.66      2.33      2.89
   SRCPARAM L0042583     0.00000005179      3.66      2.33      2.89
** ------------------------------------------------------------------
** LINE VOLUME Source ID = SLINE25
   SRCPARAM L0042584     0.00000003484      3.66      2.33      2.89
   SRCPARAM L0042585     0.00000003484      3.66      2.33      2.89
   SRCPARAM L0042586     0.00000003484      3.66      2.33      2.89
   SRCPARAM L0042587     0.00000003484      3.66      2.33      2.89
   SRCPARAM L0042588     0.00000003484      3.66      2.33      2.89
   SRCPARAM L0042589     0.00000003484      3.66      2.33      2.89
   SRCPARAM L0042590     0.00000003484      3.66      2.33      2.89
   SRCPARAM L0042591     0.00000003484      3.66      2.33      2.89
   SRCPARAM L0042592     0.00000003484      3.66      2.33      2.89
   SRCPARAM L0042593     0.00000003484      3.66      2.33      2.89
   SRCPARAM L0042594     0.00000003484      3.66      2.33      2.89
   SRCPARAM L0042595     0.00000003484      3.66      2.33      2.89
   SRCPARAM L0042596     0.00000003484      3.66      2.33      2.89
   SRCPARAM L0042597     0.00000003484      3.66      2.33      2.89
   SRCPARAM L0042598     0.00000003484      3.66      2.33      2.89
   SRCPARAM L0042599     0.00000003484      3.66      2.33      2.89
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   SRCPARAM L0042600     0.00000003484      3.66      2.33      2.89
   SRCPARAM L0042601     0.00000003484      3.66      2.33      2.89
   SRCPARAM L0042602     0.00000003484      3.66      2.33      2.89
   SRCPARAM L0042603     0.00000003484      3.66      2.33      2.89
   SRCPARAM L0042604     0.00000003484      3.66      2.33      2.89
   SRCPARAM L0042605     0.00000003484      3.66      2.33      2.89
   SRCPARAM L0042606     0.00000003484      3.66      2.33      2.89
   SRCPARAM L0042607     0.00000003484      3.66      2.33      2.89
   SRCPARAM L0042608     0.00000003484      3.66      2.33      2.89
   SRCPARAM L0042609     0.00000003484      3.66      2.33      2.89
   SRCPARAM L0042610     0.00000003484      3.66      2.33      2.89
   SRCPARAM L0042611     0.00000003484      3.66      2.33      2.89
   SRCPARAM L0042612     0.00000003484      3.66      2.33      2.89
   SRCPARAM L0042613     0.00000003484      3.66      2.33      2.89
   SRCPARAM L0042614     0.00000003484      3.66      2.33      2.89
** ------------------------------------------------------------------
** LINE VOLUME Source ID = SLINE26
   SRCPARAM L0042615     0.00000001931      3.66      2.33      2.89
   SRCPARAM L0042616     0.00000001931      3.66      2.33      2.89
   SRCPARAM L0042617     0.00000001931      3.66      2.33      2.89
   SRCPARAM L0042618     0.00000001931      3.66      2.33      2.89
   SRCPARAM L0042619     0.00000001931      3.66      2.33      2.89
   SRCPARAM L0042620     0.00000001931      3.66      2.33      2.89
   SRCPARAM L0042621     0.00000001931      3.66      2.33      2.89
   SRCPARAM L0042622     0.00000001931      3.66      2.33      2.89
   SRCPARAM L0042623     0.00000001931      3.66      2.33      2.89
   SRCPARAM L0042624     0.00000001931      3.66      2.33      2.89
   SRCPARAM L0042625     0.00000001931      3.66      2.33      2.89
   SRCPARAM L0042626     0.00000001931      3.66      2.33      2.89
   SRCPARAM L0042627     0.00000001931      3.66      2.33      2.89
   SRCPARAM L0042628     0.00000001931      3.66      2.33      2.89
   SRCPARAM L0042629     0.00000001931      3.66      2.33      2.89
   SRCPARAM L0042630     0.00000001931      3.66      2.33      2.89
   SRCPARAM L0042631     0.00000001931      3.66      2.33      2.89
   SRCPARAM L0042632     0.00000001931      3.66      2.33      2.89
   SRCPARAM L0042633     0.00000001931      3.66      2.33      2.89
   SRCPARAM L0042634     0.00000001931      3.66      2.33      2.89
   SRCPARAM L0042635     0.00000001931      3.66      2.33      2.89
   SRCPARAM L0042636     0.00000001931      3.66      2.33      2.89
   SRCPARAM L0042637     0.00000001931      3.66      2.33      2.89
   SRCPARAM L0042638     0.00000001931      3.66      2.33      2.89
   SRCPARAM L0042639     0.00000001931      3.66      2.33      2.89
   SRCPARAM L0042640     0.00000001931      3.66      2.33      2.89
   SRCPARAM L0042641     0.00000001931      3.66      2.33      2.89
   SRCPARAM L0042642     0.00000001931      3.66      2.33      2.89
   SRCPARAM L0042643     0.00000001931      3.66      2.33      2.89
   SRCPARAM L0042644     0.00000001931      3.66      2.33      2.89
   SRCPARAM L0042645     0.00000001931      3.66      2.33      2.89
   SRCPARAM L0042646     0.00000001931      3.66      2.33      2.89
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** LINE VOLUME Source ID = SLINE27
   SRCPARAM L0042647     0.00000001392      3.66      2.33      2.89
   SRCPARAM L0042648     0.00000001392      3.66      2.33      2.89
   SRCPARAM L0042649     0.00000001392      3.66      2.33      2.89
   SRCPARAM L0042650     0.00000001392      3.66      2.33      2.89
   SRCPARAM L0042651     0.00000001392      3.66      2.33      2.89
   SRCPARAM L0042652     0.00000001392      3.66      2.33      2.89
   SRCPARAM L0042653     0.00000001392      3.66      2.33      2.89
   SRCPARAM L0042654     0.00000001392      3.66      2.33      2.89
   SRCPARAM L0042655     0.00000001392      3.66      2.33      2.89
   SRCPARAM L0042656     0.00000001392      3.66      2.33      2.89
   SRCPARAM L0042657     0.00000001392      3.66      2.33      2.89
   SRCPARAM L0042658     0.00000001392      3.66      2.33      2.89
   SRCPARAM L0042659     0.00000001392      3.66      2.33      2.89
   SRCPARAM L0042660     0.00000001392      3.66      2.33      2.89
   SRCPARAM L0042661     0.00000001392      3.66      2.33      2.89
   SRCPARAM L0042662     0.00000001392      3.66      2.33      2.89
   SRCPARAM L0042663     0.00000001392      3.66      2.33      2.89
   SRCPARAM L0042664     0.00000001392      3.66      2.33      2.89
   SRCPARAM L0042665     0.00000001392      3.66      2.33      2.89
   SRCPARAM L0042666     0.00000001392      3.66      2.33      2.89
   SRCPARAM L0042667     0.00000001392      3.66      2.33      2.89
   SRCPARAM L0042668     0.00000001392      3.66      2.33      2.89
   SRCPARAM L0042669     0.00000001392      3.66      2.33      2.89
   SRCPARAM L0042670     0.00000001392      3.66      2.33      2.89
   SRCPARAM L0042671     0.00000001392      3.66      2.33      2.89
** ----------------------------------------------------------------------
** LINE VOLUME Source ID = SLINE28
   SRCPARAM L0042672     0.00000001388      3.66      2.33      2.89
   SRCPARAM L0042673     0.00000001388      3.66      2.33      2.89
   SRCPARAM L0042674     0.00000001388      3.66      2.33      2.89
   SRCPARAM L0042675     0.00000001388      3.66      2.33      2.89
   SRCPARAM L0042676     0.00000001388      3.66      2.33      2.89
   SRCPARAM L0042677     0.00000001388      3.66      2.33      2.89
   SRCPARAM L0042678     0.00000001388      3.66      2.33      2.89
   SRCPARAM L0042679     0.00000001388      3.66      2.33      2.89
   SRCPARAM L0042680     0.00000001388      3.66      2.33      2.89
   SRCPARAM L0042681     0.00000001388      3.66      2.33      2.89
   SRCPARAM L0042682     0.00000001388      3.66      2.33      2.89
   SRCPARAM L0042683     0.00000001388      3.66      2.33      2.89
   SRCPARAM L0042684     0.00000001388      3.66      2.33      2.89
   SRCPARAM L0042685     0.00000001388      3.66      2.33      2.89
   SRCPARAM L0042686     0.00000001388      3.66      2.33      2.89
   SRCPARAM L0042687     0.00000001388      3.66      2.33      2.89
   SRCPARAM L0042688     0.00000001388      3.66      2.33      2.89
   SRCPARAM L0042689     0.00000001388      3.66      2.33      2.89
   SRCPARAM L0042690     0.00000001388      3.66      2.33      2.89
   SRCPARAM L0042691     0.00000001388      3.66      2.33      2.89
   SRCPARAM L0042692     0.00000001388      3.66      2.33      2.89
   SRCPARAM L0042693     0.00000001388      3.66      2.33      2.89
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   SRCPARAM L0042694     0.00000001388      3.66      2.33      2.89
   SRCPARAM L0042695     0.00000001388      3.66      2.33      2.89
   SRCPARAM L0042696     0.00000001388      3.66      2.33      2.89
** ------------------------------------------------------------------
** LINE VOLUME Source ID = SLINE29
   SRCPARAM L0042697     0.00000001392      3.66      2.33      2.89
   SRCPARAM L0042698     0.00000001392      3.66      2.33      2.89
   SRCPARAM L0042699     0.00000001392      3.66      2.33      2.89
   SRCPARAM L0042700     0.00000001392      3.66      2.33      2.89
   SRCPARAM L0042701     0.00000001392      3.66      2.33      2.89
   SRCPARAM L0042702     0.00000001392      3.66      2.33      2.89
   SRCPARAM L0042703     0.00000001392      3.66      2.33      2.89
   SRCPARAM L0042704     0.00000001392      3.66      2.33      2.89
   SRCPARAM L0042705     0.00000001392      3.66      2.33      2.89
   SRCPARAM L0042706     0.00000001392      3.66      2.33      2.89
   SRCPARAM L0042707     0.00000001392      3.66      2.33      2.89
   SRCPARAM L0042708     0.00000001392      3.66      2.33      2.89
   SRCPARAM L0042709     0.00000001392      3.66      2.33      2.89
   SRCPARAM L0042710     0.00000001392      3.66      2.33      2.89
   SRCPARAM L0042711     0.00000001392      3.66      2.33      2.89
   SRCPARAM L0042712     0.00000001392      3.66      2.33      2.89
   SRCPARAM L0042713     0.00000001392      3.66      2.33      2.89
   SRCPARAM L0042714     0.00000001392      3.66      2.33      2.89
   SRCPARAM L0042715     0.00000001392      3.66      2.33      2.89
   SRCPARAM L0042716     0.00000001392      3.66      2.33      2.89
   SRCPARAM L0042717     0.00000001392      3.66      2.33      2.89
   SRCPARAM L0042718     0.00000001392      3.66      2.33      2.89
   SRCPARAM L0042719     0.00000001392      3.66      2.33      2.89
   SRCPARAM L0042720     0.00000001392      3.66      2.33      2.89
   SRCPARAM L0042721     0.00000001392      3.66      2.33      2.89
** ------------------------------------------------------------------
** LINE VOLUME Source ID = SLINE30
   SRCPARAM L0042722     0.00000002756      3.66      2.33      2.89
   SRCPARAM L0042723     0.00000002756      3.66      2.33      2.89
   SRCPARAM L0042724     0.00000002756      3.66      2.33      2.89
   SRCPARAM L0042725     0.00000002756      3.66      2.33      2.89
   SRCPARAM L0042726     0.00000002756      3.66      2.33      2.89
   SRCPARAM L0042727     0.00000002756      3.66      2.33      2.89
   SRCPARAM L0042728     0.00000002756      3.66      2.33      2.89
   SRCPARAM L0042729     0.00000002756      3.66      2.33      2.89
   SRCPARAM L0042730     0.00000002756      3.66      2.33      2.89
   SRCPARAM L0042731     0.00000002756      3.66      2.33      2.89
   SRCPARAM L0042732     0.00000002756      3.66      2.33      2.89
   SRCPARAM L0042733     0.00000002756      3.66      2.33      2.89
   SRCPARAM L0042734     0.00000002756      3.66      2.33      2.89
   SRCPARAM L0042735     0.00000002756      3.66      2.33      2.89
   SRCPARAM L0042736     0.00000002756      3.66      2.33      2.89
   SRCPARAM L0042737     0.00000002756      3.66      2.33      2.89
   SRCPARAM L0042738     0.00000002756      3.66      2.33      2.89
   SRCPARAM L0042739     0.00000002756      3.66      2.33      2.89
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   SRCPARAM L0042740     0.00000002756      3.66      2.33      2.89
   SRCPARAM L0042741     0.00000002756      3.66      2.33      2.89
   SRCPARAM L0042742     0.00000002756      3.66      2.33      2.89
   SRCPARAM L0042743     0.00000002756      3.66      2.33      2.89
   SRCPARAM L0042744     0.00000002756      3.66      2.33      2.89
   SRCPARAM L0042745     0.00000002756      3.66      2.33      2.89
   SRCPARAM L0042746     0.00000002756      3.66      2.33      2.89
** ------------------------------------------------------------------
** LINE VOLUME Source ID = SLINE31
   SRCPARAM L0042747     0.00000008224      3.66      2.33      2.89
   SRCPARAM L0042748     0.00000008224      3.66      2.33      2.89
   SRCPARAM L0042749     0.00000008224      3.66      2.33      2.89
   SRCPARAM L0042750     0.00000008224      3.66      2.33      2.89
   SRCPARAM L0042751     0.00000008224      3.66      2.33      2.89
   SRCPARAM L0042752     0.00000008224      3.66      2.33      2.89
   SRCPARAM L0042753     0.00000008224      3.66      2.33      2.89
   SRCPARAM L0042754     0.00000008224      3.66      2.33      2.89
   SRCPARAM L0042755     0.00000008224      3.66      2.33      2.89
   SRCPARAM L0042756     0.00000008224      3.66      2.33      2.89
   SRCPARAM L0042757     0.00000008224      3.66      2.33      2.89
   SRCPARAM L0042758     0.00000008224      3.66      2.33      2.89
   SRCPARAM L0042759     0.00000008224      3.66      2.33      2.89
   SRCPARAM L0042760     0.00000008224      3.66      2.33      2.89
   SRCPARAM L0042761     0.00000008224      3.66      2.33      2.89
   SRCPARAM L0042762     0.00000008224      3.66      2.33      2.89
   SRCPARAM L0042763     0.00000008224      3.66      2.33      2.89
   SRCPARAM L0042764     0.00000008224      3.66      2.33      2.89
   SRCPARAM L0042765     0.00000008224      3.66      2.33      2.89
   SRCPARAM L0042766     0.00000008224      3.66      2.33      2.89
   SRCPARAM L0042767     0.00000008224      3.66      2.33      2.89
   SRCPARAM L0042768     0.00000008224      3.66      2.33      2.89
   SRCPARAM L0042769     0.00000008224      3.66      2.33      2.89
   SRCPARAM L0042770     0.00000008224      3.66      2.33      2.89
   SRCPARAM L0042771     0.00000008224      3.66      2.33      2.89
   SRCPARAM L0042772     0.00000008224      3.66      2.33      2.89
   SRCPARAM L0042773     0.00000008224      3.66      2.33      2.89
   SRCPARAM L0042774     0.00000008224      3.66      2.33      2.89
   SRCPARAM L0042775     0.00000008224      3.66      2.33      2.89
   SRCPARAM L0042776     0.00000008224      3.66      2.33      2.89
   SRCPARAM L0042777     0.00000008224      3.66      2.33      2.89
   SRCPARAM L0042778     0.00000008224      3.66      2.33      2.89
   SRCPARAM L0042779     0.00000008224      3.66      2.33      2.89
   SRCPARAM L0042780     0.00000008224      3.66      2.33      2.89
   SRCPARAM L0042781     0.00000008224      3.66      2.33      2.89
   SRCPARAM L0042782     0.00000008224      3.66      2.33      2.89
   SRCPARAM L0042783     0.00000008224      3.66      2.33      2.89
   SRCPARAM L0042784     0.00000008224      3.66      2.33      2.89
   SRCPARAM L0042785     0.00000008224      3.66      2.33      2.89
   SRCPARAM L0042786     0.00000008224      3.66      2.33      2.89
   SRCPARAM L0042787     0.00000008224      3.66      2.33      2.89
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   SRCPARAM L0042788     0.00000008224      3.66      2.33      2.89
   SRCPARAM L0042789     0.00000008224      3.66      2.33      2.89
   SRCPARAM L0042790     0.00000008224      3.66      2.33      2.89
   SRCPARAM L0042791     0.00000008224      3.66      2.33      2.89
   SRCPARAM L0042792     0.00000008224      3.66      2.33      2.89
   SRCPARAM L0042793     0.00000008224      3.66      2.33      2.89
   SRCPARAM L0042794     0.00000008224      3.66      2.33      2.89
   SRCPARAM L0042795     0.00000008224      3.66      2.33      2.89
   SRCPARAM L0042796     0.00000008224      3.66      2.33      2.89
   SRCPARAM L0042797     0.00000008224      3.66      2.33      2.89
   SRCPARAM L0042798     0.00000008224      3.66      2.33      2.89
   SRCPARAM L0042799     0.00000008224      3.66      2.33      2.89
   SRCPARAM L0042800     0.00000008224      3.66      2.33      2.89
   SRCPARAM L0042801     0.00000008224      3.66      2.33      2.89
   SRCPARAM L0042802     0.00000008224      3.66      2.33      2.89
   SRCPARAM L0042803     0.00000008224      3.66      2.33      2.89
   SRCPARAM L0042804     0.00000008224      3.66      2.33      2.89
   SRCPARAM L0042805     0.00000008224      3.66      2.33      2.89
   SRCPARAM L0042806     0.00000008224      3.66      2.33      2.89
   SRCPARAM L0042807     0.00000008224      3.66      2.33      2.89
   SRCPARAM L0042808     0.00000008224      3.66      2.33      2.89
   SRCPARAM L0042809     0.00000008224      3.66      2.33      2.89
   SRCPARAM L0042810     0.00000008224      3.66      2.33      2.89
   SRCPARAM L0042811     0.00000008224      3.66      2.33      2.89
   SRCPARAM L0042812     0.00000008224      3.66      2.33      2.89
   SRCPARAM L0042813     0.00000008224      3.66      2.33      2.89
   SRCPARAM L0042814     0.00000008224      3.66      2.33      2.89
   SRCPARAM L0042815     0.00000008224      3.66      2.33      2.89
   SRCPARAM L0042816     0.00000008224      3.66      2.33      2.89
   SRCPARAM L0042817     0.00000008224      3.66      2.33      2.89
   SRCPARAM L0042818     0.00000008224      3.66      2.33      2.89
   SRCPARAM L0042819     0.00000008224      3.66      2.33      2.89
   SRCPARAM L0042820     0.00000008224      3.66      2.33      2.89
   SRCPARAM L0042821     0.00000008224      3.66      2.33      2.89
   SRCPARAM L0042822     0.00000008224      3.66      2.33      2.89
   SRCPARAM L0042823     0.00000008224      3.66      2.33      2.89
   SRCPARAM L0042824     0.00000008224      3.66      2.33      2.89
   SRCPARAM L0042825     0.00000008224      3.66      2.33      2.89
   SRCPARAM L0042826     0.00000008224      3.66      2.33      2.89
   SRCPARAM L0042827     0.00000008224      3.66      2.33      2.89
   SRCPARAM L0042828     0.00000008224      3.66      2.33      2.89
   SRCPARAM L0042829     0.00000008224      3.66      2.33      2.89
   SRCPARAM L0042830     0.00000008224      3.66      2.33      2.89
   SRCPARAM L0042831     0.00000008224      3.66      2.33      2.89
** ------------------------------------------------------------------
** LINE VOLUME Source ID = SLINE32
   SRCPARAM L0042832     0.00000001675      3.66      2.33      2.89
   SRCPARAM L0042833     0.00000001675      3.66      2.33      2.89
   SRCPARAM L0042834     0.00000001675      3.66      2.33      2.89
   SRCPARAM L0042835     0.00000001675      3.66      2.33      2.89
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** ----------------------------------------------------------------
** LINE VOLUME Source ID = SLINE33
   SRCPARAM L0042836     0.00000008175      3.66      2.33      2.89
   SRCPARAM L0042837     0.00000008175      3.66      2.33      2.89
   SRCPARAM L0042838     0.00000008175      3.66      2.33      2.89
   SRCPARAM L0042839     0.00000008175      3.66      2.33      2.89
   SRCPARAM L0042840     0.00000008175      3.66      2.33      2.89
   SRCPARAM L0042841     0.00000008175      3.66      2.33      2.89
   SRCPARAM L0042842     0.00000008175      3.66      2.33      2.89
   SRCPARAM L0042843     0.00000008175      3.66      2.33      2.89
   SRCPARAM L0042844     0.00000008175      3.66      2.33      2.89
   SRCPARAM L0042845     0.00000008175      3.66      2.33      2.89
   SRCPARAM L0042846     0.00000008175      3.66      2.33      2.89
   SRCPARAM L0042847     0.00000008175      3.66      2.33      2.89
** ----------------------------------------------------------------
** LINE VOLUME Source ID = SLINE34
   SRCPARAM L0042848     0.00000003383      3.66      2.33      2.89
   SRCPARAM L0042849     0.00000003383      3.66      2.33      2.89
   SRCPARAM L0042850     0.00000003383      3.66      2.33      2.89
   SRCPARAM L0042851     0.00000003383      3.66      2.33      2.89
   SRCPARAM L0042852     0.00000003383      3.66      2.33      2.89
   SRCPARAM L0042853     0.00000003383      3.66      2.33      2.89
** ----------------------------------------------------------------
** LINE VOLUME Source ID = SLINE35
   SRCPARAM L0042854     0.0000000258      3.66      2.33      2.89
   SRCPARAM L0042855     0.0000000258      3.66      2.33      2.89
   SRCPARAM L0042856     0.0000000258      3.66      2.33      2.89
   SRCPARAM L0042857     0.0000000258      3.66      2.33      2.89
   SRCPARAM L0042858     0.0000000258      3.66      2.33      2.89
   SRCPARAM L0042859     0.0000000258      3.66      2.33      2.89
   SRCPARAM L0042860     0.0000000258      3.66      2.33      2.89
   SRCPARAM L0042861     0.0000000258      3.66      2.33      2.89
   SRCPARAM L0042862     0.0000000258      3.66      2.33      2.89
   SRCPARAM L0042863     0.0000000258      3.66      2.33      2.89
** ----------------------------------------------------------------
** LINE VOLUME Source ID = SLINE36
   SRCPARAM L0042864     0.00000007525      3.66      2.33      2.89
   SRCPARAM L0042865     0.00000007525      3.66      2.33      2.89
   SRCPARAM L0042866     0.00000007525      3.66      2.33      2.89
   SRCPARAM L0042867     0.00000007525      3.66      2.33      2.89
   SRCPARAM L0042868     0.00000007525      3.66      2.33      2.89
   SRCPARAM L0042869     0.00000007525      3.66      2.33      2.89
   SRCPARAM L0042870     0.00000007525      3.66      2.33      2.89
   SRCPARAM L0042871     0.00000007525      3.66      2.33      2.89
** ----------------------------------------------------------------
** LINE VOLUME Source ID = SLINE37
   SRCPARAM L0042872     0.00000005693      3.66      2.33      2.89
   SRCPARAM L0042873     0.00000005693      3.66      2.33      2.89
   SRCPARAM L0042874     0.00000005693      3.66      2.33      2.89
   SRCPARAM L0042875     0.00000005693      3.66      2.33      2.89
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SRCPARAM L0042876     0.00000005693      3.66      2.33      2.89
SRCPARAM L0042877     0.00000005693      3.66      2.33      2.89
SRCPARAM L0042878     0.00000005693      3.66      2.33      2.89
SRCPARAM L0042879     0.00000005693      3.66      2.33      2.89
SRCPARAM L0042880     0.00000005693      3.66      2.33      2.89
SRCPARAM L0042881     0.00000005693      3.66      2.33      2.89
SRCPARAM L0042882     0.00000005693      3.66      2.33      2.89
SRCPARAM L0042883     0.00000005693      3.66      2.33      2.89
SRCPARAM L0042884     0.00000005693      3.66      2.33      2.89
SRCPARAM L0042885     0.00000005693      3.66      2.33      2.89
SRCPARAM L0042886     0.00000005693      3.66      2.33      2.89
SRCPARAM L0042887     0.00000005693      3.66      2.33      2.89
SRCPARAM L0042888     0.00000005693      3.66      2.33      2.89
SRCPARAM L0042889     0.00000005693      3.66      2.33      2.89
SRCPARAM L0042890     0.00000005693      3.66      2.33      2.89
SRCPARAM L0042891     0.00000005693      3.66      2.33      2.89
SRCPARAM L0042892     0.00000005693      3.66      2.33      2.89
SRCPARAM L0042893     0.00000005693      3.66      2.33      2.89
SRCPARAM L0042894     0.00000005693      3.66      2.33      2.89
SRCPARAM L0042895     0.00000005693      3.66      2.33      2.89
SRCPARAM L0042896     0.00000005693      3.66      2.33      2.89
SRCPARAM L0042897     0.00000005693      3.66      2.33      2.89
SRCPARAM L0042898     0.00000005693      3.66      2.33      2.89
SRCPARAM L0042899     0.00000005693      3.66      2.33      2.89
SRCPARAM L0042900     0.00000005693      3.66      2.33      2.89
SRCPARAM L0042901     0.00000005693      3.66      2.33      2.89
SRCPARAM L0042902     0.00000005693      3.66      2.33      2.89
SRCPARAM L0042903     0.00000005693      3.66      2.33      2.89
SRCPARAM L0042904     0.00000005693      3.66      2.33      2.89
SRCPARAM L0042905     0.00000005693      3.66      2.33      2.89
SRCPARAM L0042906     0.00000005693      3.66      2.33      2.89
SRCPARAM L0042907     0.00000005693      3.66      2.33      2.89
SRCPARAM L0042908     0.00000005693      3.66      2.33      2.89
SRCPARAM L0042909     0.00000005693      3.66      2.33      2.89
SRCPARAM L0042910     0.00000005693      3.66      2.33      2.89
SRCPARAM L0042911     0.00000005693      3.66      2.33      2.89
SRCPARAM L0042912     0.00000005693      3.66      2.33      2.89
SRCPARAM L0042913     0.00000005693      3.66      2.33      2.89
SRCPARAM L0042914     0.00000005693      3.66      2.33      2.89
SRCPARAM L0042915     0.00000005693      3.66      2.33      2.89
SRCPARAM L0042916     0.00000005693      3.66      2.33      2.89
SRCPARAM L0042917     0.00000005693      3.66      2.33      2.89
SRCPARAM L0042918     0.00000005693      3.66      2.33      2.89
SRCPARAM L0042919     0.00000005693      3.66      2.33      2.89
SRCPARAM L0042920     0.00000005693      3.66      2.33      2.89
SRCPARAM L0042921     0.00000005693      3.66      2.33      2.89
SRCPARAM L0042922     0.00000005693      3.66      2.33      2.89
SRCPARAM L0042923     0.00000005693      3.66      2.33      2.89
SRCPARAM L0042924     0.00000005693      3.66      2.33      2.89
SRCPARAM L0042925     0.00000005693      3.66      2.33      2.89
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   SRCPARAM L0042926     0.00000005693      3.66      2.33      2.89
   SRCPARAM L0042927     0.00000005693      3.66      2.33      2.89
   SRCPARAM L0042928     0.00000005693      3.66      2.33      2.89
   SRCPARAM L0042929     0.00000005693      3.66      2.33      2.89
   SRCPARAM L0042930     0.00000005693      3.66      2.33      2.89
   SRCPARAM L0042931     0.00000005693      3.66      2.33      2.89
   SRCPARAM L0042932     0.00000005693      3.66      2.33      2.89
   SRCPARAM L0042933     0.00000005693      3.66      2.33      2.89
   SRCPARAM L0042934     0.00000005693      3.66      2.33      2.89
   SRCPARAM L0042935     0.00000005693      3.66      2.33      2.89
   SRCPARAM L0042936     0.00000005693      3.66      2.33      2.89
   SRCPARAM L0042937     0.00000005693      3.66      2.33      2.89
   SRCPARAM L0042938     0.00000005693      3.66      2.33      2.89
   SRCPARAM L0042939     0.00000005693      3.66      2.33      2.89
   SRCPARAM L0042940     0.00000005693      3.66      2.33      2.89
   SRCPARAM L0042941     0.00000005693      3.66      2.33      2.89
   SRCPARAM L0042942     0.00000005693      3.66      2.33      2.89
   SRCPARAM L0042943     0.00000005693      3.66      2.33      2.89
   SRCPARAM L0042944     0.00000005693      3.66      2.33      2.89
   SRCPARAM L0042945     0.00000005693      3.66      2.33      2.89
   SRCPARAM L0042946     0.00000005693      3.66      2.33      2.89
** ------------------------------------------------------------------
** LINE VOLUME Source ID = SLINE38
   SRCPARAM L0042947     0.00000002267      3.66      2.33      2.89
   SRCPARAM L0042948     0.00000002267      3.66      2.33      2.89
   SRCPARAM L0042949     0.00000002267      3.66      2.33      2.89
   SRCPARAM L0042950     0.00000002267      3.66      2.33      2.89
   SRCPARAM L0042951     0.00000002267      3.66      2.33      2.89
   SRCPARAM L0042952     0.00000002267      3.66      2.33      2.89
   SRCPARAM L0042953     0.00000002267      3.66      2.33      2.89
   SRCPARAM L0042954     0.00000002267      3.66      2.33      2.89
   SRCPARAM L0042955     0.00000002267      3.66      2.33      2.89
   SRCPARAM L0042956     0.00000002267      3.66      2.33      2.89
   SRCPARAM L0042957     0.00000002267      3.66      2.33      2.89
   SRCPARAM L0042958     0.00000002267      3.66      2.33      2.89
   SRCPARAM L0042959     0.00000002267      3.66      2.33      2.89
   SRCPARAM L0042960     0.00000002267      3.66      2.33      2.89
   SRCPARAM L0042961     0.00000002267      3.66      2.33      2.89
   SRCPARAM L0042962     0.00000002267      3.66      2.33      2.89
   SRCPARAM L0042963     0.00000002267      3.66      2.33      2.89
   SRCPARAM L0042964     0.00000002267      3.66      2.33      2.89
   SRCPARAM L0042965     0.00000002267      3.66      2.33      2.89
   SRCPARAM L0042966     0.00000002267      3.66      2.33      2.89
   SRCPARAM L0042967     0.00000002267      3.66      2.33      2.89
   SRCPARAM L0042968     0.00000002267      3.66      2.33      2.89
   SRCPARAM L0042969     0.00000002267      3.66      2.33      2.89
   SRCPARAM L0042970     0.00000002267      3.66      2.33      2.89
   SRCPARAM L0042971     0.00000002267      3.66      2.33      2.89
   SRCPARAM L0042972     0.00000002267      3.66      2.33      2.89
   SRCPARAM L0042973     0.00000002267      3.66      2.33      2.89
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   SRCPARAM L0042974     0.00000002267      3.66      2.33      2.89
   SRCPARAM L0042975     0.00000002267      3.66      2.33      2.89
   SRCPARAM L0042976     0.00000002267      3.66      2.33      2.89
   SRCPARAM L0042977     0.00000002267      3.66      2.33      2.89
   SRCPARAM L0042978     0.00000002267      3.66      2.33      2.89
   SRCPARAM L0042979     0.00000002267      3.66      2.33      2.89
   SRCPARAM L0042980     0.00000002267      3.66      2.33      2.89
   SRCPARAM L0042981     0.00000002267      3.66      2.33      2.89
   SRCPARAM L0042982     0.00000002267      3.66      2.33      2.89
   SRCPARAM L0042983     0.00000002267      3.66      2.33      2.89
   SRCPARAM L0042984     0.00000002267      3.66      2.33      2.89
   SRCPARAM L0042985     0.00000002267      3.66      2.33      2.89
   SRCPARAM L0042986     0.00000002267      3.66      2.33      2.89
   SRCPARAM L0042987     0.00000002267      3.66      2.33      2.89
   SRCPARAM L0042988     0.00000002267      3.66      2.33      2.89
   SRCPARAM L0042989     0.00000002267      3.66      2.33      2.89
   SRCPARAM L0042990     0.00000002267      3.66      2.33      2.89
   SRCPARAM L0042991     0.00000002267      3.66      2.33      2.89
   SRCPARAM L0042992     0.00000002267      3.66      2.33      2.89
   SRCPARAM L0042993     0.00000002267      3.66      2.33      2.89
   SRCPARAM L0042994     0.00000002267      3.66      2.33      2.89
   SRCPARAM L0042995     0.00000002267      3.66      2.33      2.89
   SRCPARAM L0042996     0.00000002267      3.66      2.33      2.89
   SRCPARAM L0042997     0.00000002267      3.66      2.33      2.89
   SRCPARAM L0042998     0.00000002267      3.66      2.33      2.89
   SRCPARAM L0042999     0.00000002267      3.66      2.33      2.89
   SRCPARAM L0043000     0.00000002267      3.66      2.33      2.89
   SRCPARAM L0043001     0.00000002267      3.66      2.33      2.89
   SRCPARAM L0043002     0.00000002267      3.66      2.33      2.89
   SRCPARAM L0043003     0.00000002267      3.66      2.33      2.89
   SRCPARAM L0043004     0.00000002267      3.66      2.33      2.89
   SRCPARAM L0043005     0.00000002267      3.66      2.33      2.89
   SRCPARAM L0043006     0.00000002267      3.66      2.33      2.89
** ------------------------------------------------------------------
** LINE VOLUME Source ID = SLINE39
   SRCPARAM L0043007     0.00000000676      3.66      2.33      2.89
   SRCPARAM L0043008     0.00000000676      3.66      2.33      2.89
   SRCPARAM L0043009     0.00000000676      3.66      2.33      2.89
   SRCPARAM L0043010     0.00000000676      3.66      2.33      2.89
   SRCPARAM L0043011     0.00000000676      3.66      2.33      2.89
   SRCPARAM L0043012     0.00000000676      3.66      2.33      2.89
   SRCPARAM L0043013     0.00000000676      3.66      2.33      2.89
   SRCPARAM L0043014     0.00000000676      3.66      2.33      2.89
   SRCPARAM L0043015     0.00000000676      3.66      2.33      2.89
   SRCPARAM L0043016     0.00000000676      3.66      2.33      2.89
   SRCPARAM L0043017     0.00000000676      3.66      2.33      2.89
   SRCPARAM L0043018     0.00000000676      3.66      2.33      2.89
   SRCPARAM L0043019     0.00000000676      3.66      2.33      2.89
   SRCPARAM L0043020     0.00000000676      3.66      2.33      2.89
   SRCPARAM L0043021     0.00000000676      3.66      2.33      2.89
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   SRCPARAM L0043022     0.00000000676      3.66      2.33      2.89
   SRCPARAM L0043023     0.00000000676      3.66      2.33      2.89
   SRCPARAM L0043024     0.00000000676      3.66      2.33      2.89
   SRCPARAM L0043025     0.00000000676      3.66      2.33      2.89
   SRCPARAM L0043026     0.00000000676      3.66      2.33      2.89
   SRCPARAM L0043027     0.00000000676      3.66      2.33      2.89
   SRCPARAM L0043028     0.00000000676      3.66      2.33      2.89
   SRCPARAM L0043029     0.00000000676      3.66      2.33      2.89
   SRCPARAM L0043030     0.00000000676      3.66      2.33      2.89
   SRCPARAM L0043031     0.00000000676      3.66      2.33      2.89
** ------------------------------------------------------------------
** LINE VOLUME Source ID = SLINE40
   SRCPARAM L0043032     0.000000006818      3.66      2.33      2.89
   SRCPARAM L0043033     0.000000006818      3.66      2.33      2.89
   SRCPARAM L0043034     0.000000006818      3.66      2.33      2.89
   SRCPARAM L0043035     0.000000006818      3.66      2.33      2.89
   SRCPARAM L0043036     0.000000006818      3.66      2.33      2.89
   SRCPARAM L0043037     0.000000006818      3.66      2.33      2.89
   SRCPARAM L0043038     0.000000006818      3.66      2.33      2.89
   SRCPARAM L0043039     0.000000006818      3.66      2.33      2.89
   SRCPARAM L0043040     0.000000006818      3.66      2.33      2.89
   SRCPARAM L0043041     0.000000006818      3.66      2.33      2.89
   SRCPARAM L0043042     0.000000006818      3.66      2.33      2.89
   SRCPARAM L0043043     0.000000006818      3.66      2.33      2.89
   SRCPARAM L0043044     0.000000006818      3.66      2.33      2.89
   SRCPARAM L0043045     0.000000006818      3.66      2.33      2.89
   SRCPARAM L0043046     0.000000006818      3.66      2.33      2.89
   SRCPARAM L0043047     0.000000006818      3.66      2.33      2.89
   SRCPARAM L0043048     0.000000006818      3.66      2.33      2.89
   SRCPARAM L0043049     0.000000006818      3.66      2.33      2.89
   SRCPARAM L0043050     0.000000006818      3.66      2.33      2.89
   SRCPARAM L0043051     0.000000006818      3.66      2.33      2.89
   SRCPARAM L0043052     0.000000006818      3.66      2.33      2.89
   SRCPARAM L0043053     0.000000006818      3.66      2.33      2.89
   SRCPARAM L0043054     0.000000006818      3.66      2.33      2.89
   SRCPARAM L0043055     0.000000006818      3.66      2.33      2.89
   SRCPARAM L0043056     0.000000006818      3.66      2.33      2.89
   SRCPARAM L0043057     0.000000006818      3.66      2.33      2.89
   SRCPARAM L0043058     0.000000006818      3.66      2.33      2.89
   SRCPARAM L0043059     0.000000006818      3.66      2.33      2.89
   SRCPARAM L0043060     0.000000006818      3.66      2.33      2.89
   SRCPARAM L0043061     0.000000006818      3.66      2.33      2.89
   SRCPARAM L0043062     0.000000006818      3.66      2.33      2.89
   SRCPARAM L0043063     0.000000006818      3.66      2.33      2.89
   SRCPARAM L0043064     0.000000006818      3.66      2.33      2.89
** ------------------------------------------------------------------
** LINE VOLUME Source ID = SLINE41
   SRCPARAM L0043065     0.000000006918      3.66      2.33      2.89
   SRCPARAM L0043066     0.000000006918      3.66      2.33      2.89
   SRCPARAM L0043067     0.000000006918      3.66      2.33      2.89
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   SRCPARAM L0043068     0.000000006918      3.66      2.33      2.89
   SRCPARAM L0043069     0.000000006918      3.66      2.33      2.89
   SRCPARAM L0043070     0.000000006918      3.66      2.33      2.89
   SRCPARAM L0043071     0.000000006918      3.66      2.33      2.89
   SRCPARAM L0043072     0.000000006918      3.66      2.33      2.89
   SRCPARAM L0043073     0.000000006918      3.66      2.33      2.89
   SRCPARAM L0043074     0.000000006918      3.66      2.33      2.89
   SRCPARAM L0043075     0.000000006918      3.66      2.33      2.89
   SRCPARAM L0043076     0.000000006918      3.66      2.33      2.89
   SRCPARAM L0043077     0.000000006918      3.66      2.33      2.89
   SRCPARAM L0043078     0.000000006918      3.66      2.33      2.89
   SRCPARAM L0043079     0.000000006918      3.66      2.33      2.89
   SRCPARAM L0043080     0.000000006918      3.66      2.33      2.89
   SRCPARAM L0043081     0.000000006918      3.66      2.33      2.89
   SRCPARAM L0043082     0.000000006918      3.66      2.33      2.89
   SRCPARAM L0043083     0.000000006918      3.66      2.33      2.89
   SRCPARAM L0043084     0.000000006918      3.66      2.33      2.89
   SRCPARAM L0043085     0.000000006918      3.66      2.33      2.89
   SRCPARAM L0043086     0.000000006918      3.66      2.33      2.89
   SRCPARAM L0043087     0.000000006918      3.66      2.33      2.89
   SRCPARAM L0043088     0.000000006918      3.66      2.33      2.89
   SRCPARAM L0043089     0.000000006918      3.66      2.33      2.89
   SRCPARAM L0043090     0.000000006918      3.66      2.33      2.89
   SRCPARAM L0043091     0.000000006918      3.66      2.33      2.89
   SRCPARAM L0043092     0.000000006918      3.66      2.33      2.89
   SRCPARAM L0043093     0.000000006918      3.66      2.33      2.89
   SRCPARAM L0043094     0.000000006918      3.66      2.33      2.89
   SRCPARAM L0043095     0.000000006918      3.66      2.33      2.89
   SRCPARAM L0043096     0.000000006918      3.66      2.33      2.89
   SRCPARAM L0043097     0.000000006918      3.66      2.33      2.89
   SRCPARAM L0043098     0.000000006918      3.66      2.33      2.89
   SRCPARAM L0043099     0.000000006918      3.66      2.33      2.89
   SRCPARAM L0043100     0.000000006918      3.66      2.33      2.89
   SRCPARAM L0043101     0.000000006918      3.66      2.33      2.89
   SRCPARAM L0043102     0.000000006918      3.66      2.33      2.89
   SRCPARAM L0043103     0.000000006918      3.66      2.33      2.89
   SRCPARAM L0043104     0.000000006918      3.66      2.33      2.89
   SRCPARAM L0043105     0.000000006918      3.66      2.33      2.89
   SRCPARAM L0043106     0.000000006918      3.66      2.33      2.89
   SRCPARAM L0043107     0.000000006918      3.66      2.33      2.89
   SRCPARAM L0043108     0.000000006918      3.66      2.33      2.89
   SRCPARAM L0043109     0.000000006918      3.66      2.33      2.89
   SRCPARAM L0043110     0.000000006918      3.66      2.33      2.89
   SRCPARAM L0043111     0.000000006918      3.66      2.33      2.89
   SRCPARAM L0043112     0.000000006918      3.66      2.33      2.89
   SRCPARAM L0043113     0.000000006918      3.66      2.33      2.89
** ------------------------------------------------------------------
** LINE VOLUME Source ID = SLINE42
   SRCPARAM L0045253     0.00000001427      3.66      2.33      2.89
   SRCPARAM L0045254     0.00000001427      3.66      2.33      2.89
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   SRCPARAM L0045255     0.00000001427      3.66      2.33      2.89
   SRCPARAM L0045256     0.00000001427      3.66      2.33      2.89
   SRCPARAM L0045257     0.00000001427      3.66      2.33      2.89
   SRCPARAM L0045258     0.00000001427      3.66      2.33      2.89
   SRCPARAM L0045259     0.00000001427      3.66      2.33      2.89
   SRCPARAM L0045260     0.00000001427      3.66      2.33      2.89
   SRCPARAM L0045261     0.00000001427      3.66      2.33      2.89
   SRCPARAM L0045262     0.00000001427      3.66      2.33      2.89
   SRCPARAM L0045263     0.00000001427      3.66      2.33      2.89
** ------------------------------------------------------------------
** LINE VOLUME Source ID = SLINE43
   SRCPARAM L0043125     0.0000000128      3.66      2.33      2.89
   SRCPARAM L0043126     0.0000000128      3.66      2.33      2.89
   SRCPARAM L0043127     0.0000000128      3.66      2.33      2.89
   SRCPARAM L0043128     0.0000000128      3.66      2.33      2.89
   SRCPARAM L0043129     0.0000000128      3.66      2.33      2.89
   SRCPARAM L0043130     0.0000000128      3.66      2.33      2.89
   SRCPARAM L0043131     0.0000000128      3.66      2.33      2.89
** ------------------------------------------------------------------
** LINE VOLUME Source ID = SLINE44
   SRCPARAM L0043132     0.000000017      3.66      2.33      2.89
   SRCPARAM L0043133     0.000000017      3.66      2.33      2.89
   SRCPARAM L0043134     0.000000017      3.66      2.33      2.89
   SRCPARAM L0043135     0.000000017      3.66      2.33      2.89
   SRCPARAM L0043136     0.000000017      3.66      2.33      2.89
   SRCPARAM L0043137     0.000000017      3.66      2.33      2.89
** ------------------------------------------------------------------
** LINE VOLUME Source ID = SLINE45
   SRCPARAM L0043138     0.00000003225      3.66      2.33      2.89
   SRCPARAM L0043139     0.00000003225      3.66      2.33      2.89
   SRCPARAM L0043140     0.00000003225      3.66      2.33      2.89
   SRCPARAM L0043141     0.00000003225      3.66      2.33      2.89
   SRCPARAM L0043142     0.00000003225      3.66      2.33      2.89
   SRCPARAM L0043143     0.00000003225      3.66      2.33      2.89
   SRCPARAM L0043144     0.00000003225      3.66      2.33      2.89
   SRCPARAM L0043145     0.00000003225      3.66      2.33      2.89
** ------------------------------------------------------------------
** LINE VOLUME Source ID = SLINE46
   SRCPARAM L0043146     0.00000006859      3.66      2.33      2.89
   SRCPARAM L0043147     0.00000006859      3.66      2.33      2.89
   SRCPARAM L0043148     0.00000006859      3.66      2.33      2.89
   SRCPARAM L0043149     0.00000006859      3.66      2.33      2.89
   SRCPARAM L0043150     0.00000006859      3.66      2.33      2.89
   SRCPARAM L0043151     0.00000006859      3.66      2.33      2.89
   SRCPARAM L0043152     0.00000006859      3.66      2.33      2.89
   SRCPARAM L0043153     0.00000006859      3.66      2.33      2.89
   SRCPARAM L0043154     0.00000006859      3.66      2.33      2.89
   SRCPARAM L0043155     0.00000006859      3.66      2.33      2.89
   SRCPARAM L0043156     0.00000006859      3.66      2.33      2.89
   SRCPARAM L0043157     0.00000006859      3.66      2.33      2.89
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SRCPARAM L0043158     0.00000006859      3.66      2.33      2.89
SRCPARAM L0043159     0.00000006859      3.66      2.33      2.89
SRCPARAM L0043160     0.00000006859      3.66      2.33      2.89
SRCPARAM L0043161     0.00000006859      3.66      2.33      2.89
SRCPARAM L0043162     0.00000006859      3.66      2.33      2.89
SRCPARAM L0043163     0.00000006859      3.66      2.33      2.89
SRCPARAM L0043164     0.00000006859      3.66      2.33      2.89
SRCPARAM L0043165     0.00000006859      3.66      2.33      2.89
SRCPARAM L0043166     0.00000006859      3.66      2.33      2.89
SRCPARAM L0043167     0.00000006859      3.66      2.33      2.89
SRCPARAM L0043168     0.00000006859      3.66      2.33      2.89
SRCPARAM L0043169     0.00000006859      3.66      2.33      2.89
SRCPARAM L0043170     0.00000006859      3.66      2.33      2.89
SRCPARAM L0043171     0.00000006859      3.66      2.33      2.89
SRCPARAM L0043172     0.00000006859      3.66      2.33      2.89
SRCPARAM L0043173     0.00000006859      3.66      2.33      2.89
SRCPARAM L0043174     0.00000006859      3.66      2.33      2.89
SRCPARAM L0043175     0.00000006859      3.66      2.33      2.89
SRCPARAM L0043176     0.00000006859      3.66      2.33      2.89
SRCPARAM L0043177     0.00000006859      3.66      2.33      2.89
SRCPARAM L0043178     0.00000006859      3.66      2.33      2.89
SRCPARAM L0043179     0.00000006859      3.66      2.33      2.89
SRCPARAM L0043180     0.00000006859      3.66      2.33      2.89
SRCPARAM L0043181     0.00000006859      3.66      2.33      2.89
SRCPARAM L0043182     0.00000006859      3.66      2.33      2.89
SRCPARAM L0043183     0.00000006859      3.66      2.33      2.89
SRCPARAM L0043184     0.00000006859      3.66      2.33      2.89
SRCPARAM L0043185     0.00000006859      3.66      2.33      2.89
SRCPARAM L0043186     0.00000006859      3.66      2.33      2.89
SRCPARAM L0043187     0.00000006859      3.66      2.33      2.89
SRCPARAM L0043188     0.00000006859      3.66      2.33      2.89
SRCPARAM L0043189     0.00000006859      3.66      2.33      2.89
SRCPARAM L0043190     0.00000006859      3.66      2.33      2.89
SRCPARAM L0043191     0.00000006859      3.66      2.33      2.89
SRCPARAM L0043192     0.00000006859      3.66      2.33      2.89
SRCPARAM L0043193     0.00000006859      3.66      2.33      2.89
SRCPARAM L0043194     0.00000006859      3.66      2.33      2.89
SRCPARAM L0043195     0.00000006859      3.66      2.33      2.89
SRCPARAM L0043196     0.00000006859      3.66      2.33      2.89
SRCPARAM L0043197     0.00000006859      3.66      2.33      2.89
SRCPARAM L0043198     0.00000006859      3.66      2.33      2.89
SRCPARAM L0043199     0.00000006859      3.66      2.33      2.89
SRCPARAM L0043200     0.00000006859      3.66      2.33      2.89
SRCPARAM L0043201     0.00000006859      3.66      2.33      2.89
SRCPARAM L0043202     0.00000006859      3.66      2.33      2.89
SRCPARAM L0043203     0.00000006859      3.66      2.33      2.89
SRCPARAM L0043204     0.00000006859      3.66      2.33      2.89
SRCPARAM L0043205     0.00000006859      3.66      2.33      2.89
SRCPARAM L0043206     0.00000006859      3.66      2.33      2.89
SRCPARAM L0043207     0.00000006859      3.66      2.33      2.89
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SRCPARAM L0043208     0.00000006859      3.66      2.33      2.89
SRCPARAM L0043209     0.00000006859      3.66      2.33      2.89
SRCPARAM L0043210     0.00000006859      3.66      2.33      2.89
SRCPARAM L0043211     0.00000006859      3.66      2.33      2.89
SRCPARAM L0043212     0.00000006859      3.66      2.33      2.89
SRCPARAM L0043213     0.00000006859      3.66      2.33      2.89
SRCPARAM L0043214     0.00000006859      3.66      2.33      2.89
SRCPARAM L0043215     0.00000006859      3.66      2.33      2.89
SRCPARAM L0043216     0.00000006859      3.66      2.33      2.89
SRCPARAM L0043217     0.00000006859      3.66      2.33      2.89
SRCPARAM L0043218     0.00000006859      3.66      2.33      2.89
SRCPARAM L0043219     0.00000006859      3.66      2.33      2.89
SRCPARAM L0043220     0.00000006859      3.66      2.33      2.89
SRCPARAM L0043221     0.00000006859      3.66      2.33      2.89
SRCPARAM L0043222     0.00000006859      3.66      2.33      2.89
SRCPARAM L0043223     0.00000006859      3.66      2.33      2.89
SRCPARAM L0043224     0.00000006859      3.66      2.33      2.89
SRCPARAM L0043225     0.00000006859      3.66      2.33      2.89
SRCPARAM L0043226     0.00000006859      3.66      2.33      2.89
SRCPARAM L0043227     0.00000006859      3.66      2.33      2.89
SRCPARAM L0043228     0.00000006859      3.66      2.33      2.89
SRCPARAM L0043229     0.00000006859      3.66      2.33      2.89
SRCPARAM L0043230     0.00000006859      3.66      2.33      2.89
SRCPARAM L0043231     0.00000006859      3.66      2.33      2.89
SRCPARAM L0043232     0.00000006859      3.66      2.33      2.89
SRCPARAM L0043233     0.00000006859      3.66      2.33      2.89
SRCPARAM L0043234     0.00000006859      3.66      2.33      2.89
SRCPARAM L0043235     0.00000006859      3.66      2.33      2.89
SRCPARAM L0043236     0.00000006859      3.66      2.33      2.89
SRCPARAM L0043237     0.00000006859      3.66      2.33      2.89
SRCPARAM L0043238     0.00000006859      3.66      2.33      2.89
SRCPARAM L0043239     0.00000006859      3.66      2.33      2.89
SRCPARAM L0043240     0.00000006859      3.66      2.33      2.89
SRCPARAM L0043241     0.00000006859      3.66      2.33      2.89
SRCPARAM L0043242     0.00000006859      3.66      2.33      2.89
SRCPARAM L0043243     0.00000006859      3.66      2.33      2.89
SRCPARAM L0043244     0.00000006859      3.66      2.33      2.89
SRCPARAM L0043245     0.00000006859      3.66      2.33      2.89
SRCPARAM L0043246     0.00000006859      3.66      2.33      2.89
SRCPARAM L0043247     0.00000006859      3.66      2.33      2.89
SRCPARAM L0043248     0.00000006859      3.66      2.33      2.89
SRCPARAM L0043249     0.00000006859      3.66      2.33      2.89
SRCPARAM L0043250     0.00000006859      3.66      2.33      2.89
SRCPARAM L0043251     0.00000006859      3.66      2.33      2.89
SRCPARAM L0043252     0.00000006859      3.66      2.33      2.89
SRCPARAM L0043253     0.00000006859      3.66      2.33      2.89
SRCPARAM L0043254     0.00000006859      3.66      2.33      2.89
SRCPARAM L0043255     0.00000006859      3.66      2.33      2.89
SRCPARAM L0043256     0.00000006859      3.66      2.33      2.89
SRCPARAM L0043257     0.00000006859      3.66      2.33      2.89
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   SRCPARAM L0043258     0.00000006859      3.66      2.33      2.89
   SRCPARAM L0043259     0.00000006859      3.66      2.33      2.89
   SRCPARAM L0043260     0.00000006859      3.66      2.33      2.89
   SRCPARAM L0043261     0.00000006859      3.66      2.33      2.89
   SRCPARAM L0043262     0.00000006859      3.66      2.33      2.89
   SRCPARAM L0043263     0.00000006859      3.66      2.33      2.89
   SRCPARAM L0043264     0.00000006859      3.66      2.33      2.89
   SRCPARAM L0043265     0.00000006859      3.66      2.33      2.89
   SRCPARAM L0043266     0.00000006859      3.66      2.33      2.89
   SRCPARAM L0043267     0.00000006859      3.66      2.33      2.89
   SRCPARAM L0043268     0.00000006859      3.66      2.33      2.89
   SRCPARAM L0043269     0.00000006859      3.66      2.33      2.89
   SRCPARAM L0043270     0.00000006859      3.66      2.33      2.89
   SRCPARAM L0043271     0.00000006859      3.66      2.33      2.89
   SRCPARAM L0043272     0.00000006859      3.66      2.33      2.89
   SRCPARAM L0043273     0.00000006859      3.66      2.33      2.89
   SRCPARAM L0043274     0.00000006859      3.66      2.33      2.89
   SRCPARAM L0043275     0.00000006859      3.66      2.33      2.89
   SRCPARAM L0043276     0.00000006859      3.66      2.33      2.89
   SRCPARAM L0043277     0.00000006859      3.66      2.33      2.89
   SRCPARAM L0043278     0.00000006859      3.66      2.33      2.89
   SRCPARAM L0043279     0.00000006859      3.66      2.33      2.89
   SRCPARAM L0043280     0.00000006859      3.66      2.33      2.89
   SRCPARAM L0043281     0.00000006859      3.66      2.33      2.89
   SRCPARAM L0043282     0.00000006859      3.66      2.33      2.89
   SRCPARAM L0043283     0.00000006859      3.66      2.33      2.89
   SRCPARAM L0043284     0.00000006859      3.66      2.33      2.89
   SRCPARAM L0043285     0.00000006859      3.66      2.33      2.89
   SRCPARAM L0043286     0.00000006859      3.66      2.33      2.89
   SRCPARAM L0043287     0.00000006859      3.66      2.33      2.89
   SRCPARAM L0043288     0.00000006859      3.66      2.33      2.89
   SRCPARAM L0043289     0.00000006859      3.66      2.33      2.89
   SRCPARAM L0043290     0.00000006859      3.66      2.33      2.89
   SRCPARAM L0043291     0.00000006859      3.66      2.33      2.89
   SRCPARAM L0043292     0.00000006859      3.66      2.33      2.89
   SRCPARAM L0043293     0.00000006859      3.66      2.33      2.89
   SRCPARAM L0043294     0.00000006859      3.66      2.33      2.89
   SRCPARAM L0043295     0.00000006859      3.66      2.33      2.89
   SRCPARAM L0043296     0.00000006859      3.66      2.33      2.89
   SRCPARAM L0043297     0.00000006859      3.66      2.33      2.89
   SRCPARAM L0043298     0.00000006859      3.66      2.33      2.89
   SRCPARAM L0043299     0.00000006859      3.66      2.33      2.89
   SRCPARAM L0043300     0.00000006859      3.66      2.33      2.89
   SRCPARAM L0043301     0.00000006859      3.66      2.33      2.89
** ------------------------------------------------------------------
** LINE VOLUME Source ID = SLINE47
   SRCPARAM L0043302     0.00000005921      3.66      2.33      2.89
   SRCPARAM L0043303     0.00000005921      3.66      2.33      2.89
   SRCPARAM L0043304     0.00000005921      3.66      2.33      2.89
   SRCPARAM L0043305     0.00000005921      3.66      2.33      2.89
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SRCPARAM L0043306     0.00000005921      3.66      2.33      2.89
SRCPARAM L0043307     0.00000005921      3.66      2.33      2.89
SRCPARAM L0043308     0.00000005921      3.66      2.33      2.89
SRCPARAM L0043309     0.00000005921      3.66      2.33      2.89
SRCPARAM L0043310     0.00000005921      3.66      2.33      2.89
SRCPARAM L0043311     0.00000005921      3.66      2.33      2.89
SRCPARAM L0043312     0.00000005921      3.66      2.33      2.89
SRCPARAM L0043313     0.00000005921      3.66      2.33      2.89
SRCPARAM L0043314     0.00000005921      3.66      2.33      2.89
SRCPARAM L0043315     0.00000005921      3.66      2.33      2.89
SRCPARAM L0043316     0.00000005921      3.66      2.33      2.89
SRCPARAM L0043317     0.00000005921      3.66      2.33      2.89
SRCPARAM L0043318     0.00000005921      3.66      2.33      2.89
SRCPARAM L0043319     0.00000005921      3.66      2.33      2.89
SRCPARAM L0043320     0.00000005921      3.66      2.33      2.89
SRCPARAM L0043321     0.00000005921      3.66      2.33      2.89
SRCPARAM L0043322     0.00000005921      3.66      2.33      2.89
SRCPARAM L0043323     0.00000005921      3.66      2.33      2.89
SRCPARAM L0043324     0.00000005921      3.66      2.33      2.89
SRCPARAM L0043325     0.00000005921      3.66      2.33      2.89
SRCPARAM L0043326     0.00000005921      3.66      2.33      2.89
SRCPARAM L0043327     0.00000005921      3.66      2.33      2.89
SRCPARAM L0043328     0.00000005921      3.66      2.33      2.89
SRCPARAM L0043329     0.00000005921      3.66      2.33      2.89
SRCPARAM L0043330     0.00000005921      3.66      2.33      2.89
SRCPARAM L0043331     0.00000005921      3.66      2.33      2.89
SRCPARAM L0043332     0.00000005921      3.66      2.33      2.89
SRCPARAM L0043333     0.00000005921      3.66      2.33      2.89
SRCPARAM L0043334     0.00000005921      3.66      2.33      2.89
SRCPARAM L0043335     0.00000005921      3.66      2.33      2.89
SRCPARAM L0043336     0.00000005921      3.66      2.33      2.89
SRCPARAM L0043337     0.00000005921      3.66      2.33      2.89
SRCPARAM L0043338     0.00000005921      3.66      2.33      2.89
SRCPARAM L0043339     0.00000005921      3.66      2.33      2.89
SRCPARAM L0043340     0.00000005921      3.66      2.33      2.89
SRCPARAM L0043341     0.00000005921      3.66      2.33      2.89
SRCPARAM L0043342     0.00000005921      3.66      2.33      2.89
SRCPARAM L0043343     0.00000005921      3.66      2.33      2.89
SRCPARAM L0043344     0.00000005921      3.66      2.33      2.89
SRCPARAM L0043345     0.00000005921      3.66      2.33      2.89
SRCPARAM L0043346     0.00000005921      3.66      2.33      2.89
SRCPARAM L0043347     0.00000005921      3.66      2.33      2.89
SRCPARAM L0043348     0.00000005921      3.66      2.33      2.89
SRCPARAM L0043349     0.00000005921      3.66      2.33      2.89
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SRCPARAM L0043351     0.00000005921      3.66      2.33      2.89
SRCPARAM L0043352     0.00000005921      3.66      2.33      2.89
SRCPARAM L0043353     0.00000005921      3.66      2.33      2.89
SRCPARAM L0043354     0.00000005921      3.66      2.33      2.89
SRCPARAM L0043355     0.00000005921      3.66      2.33      2.89
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SRCPARAM L0043359     0.00000005921      3.66      2.33      2.89
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SRCPARAM L0043361     0.00000005921      3.66      2.33      2.89
SRCPARAM L0043362     0.00000005921      3.66      2.33      2.89
SRCPARAM L0043363     0.00000005921      3.66      2.33      2.89
SRCPARAM L0043364     0.00000005921      3.66      2.33      2.89
SRCPARAM L0043365     0.00000005921      3.66      2.33      2.89
SRCPARAM L0043366     0.00000005921      3.66      2.33      2.89
SRCPARAM L0043367     0.00000005921      3.66      2.33      2.89
SRCPARAM L0043368     0.00000005921      3.66      2.33      2.89
SRCPARAM L0043369     0.00000005921      3.66      2.33      2.89
SRCPARAM L0043370     0.00000005921      3.66      2.33      2.89
SRCPARAM L0043371     0.00000005921      3.66      2.33      2.89
SRCPARAM L0043372     0.00000005921      3.66      2.33      2.89
SRCPARAM L0043373     0.00000005921      3.66      2.33      2.89
SRCPARAM L0043374     0.00000005921      3.66      2.33      2.89
SRCPARAM L0043375     0.00000005921      3.66      2.33      2.89
SRCPARAM L0043376     0.00000005921      3.66      2.33      2.89
SRCPARAM L0043377     0.00000005921      3.66      2.33      2.89
SRCPARAM L0043378     0.00000005921      3.66      2.33      2.89
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SRCPARAM L0043380     0.00000005921      3.66      2.33      2.89
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SRCPARAM L0043383     0.00000005921      3.66      2.33      2.89
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SRCPARAM L0043385     0.00000005921      3.66      2.33      2.89
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SRCPARAM L0043387     0.00000005921      3.66      2.33      2.89
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SRCPARAM L0043391     0.00000005921      3.66      2.33      2.89
SRCPARAM L0043392     0.00000005921      3.66      2.33      2.89
SRCPARAM L0043393     0.00000005921      3.66      2.33      2.89
SRCPARAM L0043394     0.00000005921      3.66      2.33      2.89
SRCPARAM L0043395     0.00000005921      3.66      2.33      2.89
SRCPARAM L0043396     0.00000005921      3.66      2.33      2.89
SRCPARAM L0043397     0.00000005921      3.66      2.33      2.89
SRCPARAM L0043398     0.00000005921      3.66      2.33      2.89
SRCPARAM L0043399     0.00000005921      3.66      2.33      2.89
SRCPARAM L0043400     0.00000005921      3.66      2.33      2.89
SRCPARAM L0043401     0.00000005921      3.66      2.33      2.89
SRCPARAM L0043402     0.00000005921      3.66      2.33      2.89
SRCPARAM L0043403     0.00000005921      3.66      2.33      2.89
SRCPARAM L0043404     0.00000005921      3.66      2.33      2.89
SRCPARAM L0043405     0.00000005921      3.66      2.33      2.89
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   SRCPARAM L0043411     0.00000005921      3.66      2.33      2.89
   SRCPARAM L0043412     0.00000005921      3.66      2.33      2.89
   SRCPARAM L0043413     0.00000005921      3.66      2.33      2.89
   SRCPARAM L0043414     0.00000005921      3.66      2.33      2.89
   SRCPARAM L0043415     0.00000005921      3.66      2.33      2.89
   SRCPARAM L0043416     0.00000005921      3.66      2.33      2.89
   SRCPARAM L0043417     0.00000005921      3.66      2.33      2.89
   SRCPARAM L0043418     0.00000005921      3.66      2.33      2.89
   SRCPARAM L0043419     0.00000005921      3.66      2.33      2.89
   SRCPARAM L0043420     0.00000005921      3.66      2.33      2.89
   SRCPARAM L0043421     0.00000005921      3.66      2.33      2.89
   SRCPARAM L0043422     0.00000005921      3.66      2.33      2.89
   SRCPARAM L0043423     0.00000005921      3.66      2.33      2.89
   SRCPARAM L0043424     0.00000005921      3.66      2.33      2.89
   SRCPARAM L0043425     0.00000005921      3.66      2.33      2.89
   SRCPARAM L0043426     0.00000005921      3.66      2.33      2.89
   SRCPARAM L0043427     0.00000005921      3.66      2.33      2.89
   SRCPARAM L0043428     0.00000005921      3.66      2.33      2.89
   SRCPARAM L0043429     0.00000005921      3.66      2.33      2.89
   SRCPARAM L0043430     0.00000005921      3.66      2.33      2.89
   SRCPARAM L0043431     0.00000005921      3.66      2.33      2.89
   SRCPARAM L0043432     0.00000005921      3.66      2.33      2.89
   SRCPARAM L0043433     0.00000005921      3.66      2.33      2.89
   SRCPARAM L0043434     0.00000005921      3.66      2.33      2.89
   SRCPARAM L0043435     0.00000005921      3.66      2.33      2.89
   SRCPARAM L0043436     0.00000005921      3.66      2.33      2.89
   SRCPARAM L0043437     0.00000005921      3.66      2.33      2.89
   SRCPARAM L0043438     0.00000005921      3.66      2.33      2.89
   SRCPARAM L0043439     0.00000005921      3.66      2.33      2.89
   SRCPARAM L0043440     0.00000005921      3.66      2.33      2.89
   SRCPARAM L0043441     0.00000005921      3.66      2.33      2.89
   SRCPARAM L0043442     0.00000005921      3.66      2.33      2.89
   SRCPARAM L0043443     0.00000005921      3.66      2.33      2.89
   SRCPARAM L0043444     0.00000005921      3.66      2.33      2.89
   SRCPARAM L0043445     0.00000005921      3.66      2.33      2.89
   SRCPARAM L0043446     0.00000005921      3.66      2.33      2.89
   SRCPARAM L0043447     0.00000005921      3.66      2.33      2.89
   SRCPARAM L0043448     0.00000005921      3.66      2.33      2.89
   SRCPARAM L0043449     0.00000005921      3.66      2.33      2.89
   SRCPARAM L0043450     0.00000005921      3.66      2.33      2.89
   SRCPARAM L0043451     0.00000005921      3.66      2.33      2.89
   SRCPARAM L0043452     0.00000005921      3.66      2.33      2.89
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** LINE VOLUME Source ID = SLINE48
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SRCPARAM L0043457     0.00000005866      3.66      2.33      2.89
SRCPARAM L0043458     0.00000005866      3.66      2.33      2.89
SRCPARAM L0043459     0.00000005866      3.66      2.33      2.89
SRCPARAM L0043460     0.00000005866      3.66      2.33      2.89
SRCPARAM L0043461     0.00000005866      3.66      2.33      2.89
SRCPARAM L0043462     0.00000005866      3.66      2.33      2.89
SRCPARAM L0043463     0.00000005866      3.66      2.33      2.89
SRCPARAM L0043464     0.00000005866      3.66      2.33      2.89
SRCPARAM L0043465     0.00000005866      3.66      2.33      2.89
SRCPARAM L0043466     0.00000005866      3.66      2.33      2.89
SRCPARAM L0043467     0.00000005866      3.66      2.33      2.89
SRCPARAM L0043468     0.00000005866      3.66      2.33      2.89
SRCPARAM L0043469     0.00000005866      3.66      2.33      2.89
SRCPARAM L0043470     0.00000005866      3.66      2.33      2.89
SRCPARAM L0043471     0.00000005866      3.66      2.33      2.89
SRCPARAM L0043472     0.00000005866      3.66      2.33      2.89
SRCPARAM L0043473     0.00000005866      3.66      2.33      2.89
SRCPARAM L0043474     0.00000005866      3.66      2.33      2.89
SRCPARAM L0043475     0.00000005866      3.66      2.33      2.89
SRCPARAM L0043476     0.00000005866      3.66      2.33      2.89
SRCPARAM L0043477     0.00000005866      3.66      2.33      2.89
SRCPARAM L0043478     0.00000005866      3.66      2.33      2.89
SRCPARAM L0043479     0.00000005866      3.66      2.33      2.89
SRCPARAM L0043480     0.00000005866      3.66      2.33      2.89
SRCPARAM L0043481     0.00000005866      3.66      2.33      2.89
SRCPARAM L0043482     0.00000005866      3.66      2.33      2.89
SRCPARAM L0043483     0.00000005866      3.66      2.33      2.89
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SRCPARAM L0043485     0.00000005866      3.66      2.33      2.89
SRCPARAM L0043486     0.00000005866      3.66      2.33      2.89
SRCPARAM L0043487     0.00000005866      3.66      2.33      2.89
SRCPARAM L0043488     0.00000005866      3.66      2.33      2.89
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SRCPARAM L0043490     0.00000005866      3.66      2.33      2.89
SRCPARAM L0043491     0.00000005866      3.66      2.33      2.89
SRCPARAM L0043492     0.00000005866      3.66      2.33      2.89
SRCPARAM L0043493     0.00000005866      3.66      2.33      2.89
SRCPARAM L0043494     0.00000005866      3.66      2.33      2.89
SRCPARAM L0043495     0.00000005866      3.66      2.33      2.89
SRCPARAM L0043496     0.00000005866      3.66      2.33      2.89
SRCPARAM L0043497     0.00000005866      3.66      2.33      2.89
SRCPARAM L0043498     0.00000005866      3.66      2.33      2.89
SRCPARAM L0043499     0.00000005866      3.66      2.33      2.89
SRCPARAM L0043500     0.00000005866      3.66      2.33      2.89
SRCPARAM L0043501     0.00000005866      3.66      2.33      2.89
SRCPARAM L0043502     0.00000005866      3.66      2.33      2.89
SRCPARAM L0043503     0.00000005866      3.66      2.33      2.89
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SRCPARAM L0043511     0.00000005866      3.66      2.33      2.89
SRCPARAM L0043512     0.00000005866      3.66      2.33      2.89
SRCPARAM L0043513     0.00000005866      3.66      2.33      2.89
SRCPARAM L0043514     0.00000005866      3.66      2.33      2.89
SRCPARAM L0043515     0.00000005866      3.66      2.33      2.89
SRCPARAM L0043516     0.00000005866      3.66      2.33      2.89
SRCPARAM L0043517     0.00000005866      3.66      2.33      2.89
SRCPARAM L0043518     0.00000005866      3.66      2.33      2.89
SRCPARAM L0043519     0.00000005866      3.66      2.33      2.89
SRCPARAM L0043520     0.00000005866      3.66      2.33      2.89
SRCPARAM L0043521     0.00000005866      3.66      2.33      2.89
SRCPARAM L0043522     0.00000005866      3.66      2.33      2.89
SRCPARAM L0043523     0.00000005866      3.66      2.33      2.89
SRCPARAM L0043524     0.00000005866      3.66      2.33      2.89
SRCPARAM L0043525     0.00000005866      3.66      2.33      2.89
SRCPARAM L0043526     0.00000005866      3.66      2.33      2.89
SRCPARAM L0043527     0.00000005866      3.66      2.33      2.89
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SRCPARAM L0043530     0.00000005866      3.66      2.33      2.89
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SRCPARAM L0043535     0.00000005866      3.66      2.33      2.89
SRCPARAM L0043536     0.00000005866      3.66      2.33      2.89
SRCPARAM L0043537     0.00000005866      3.66      2.33      2.89
SRCPARAM L0043538     0.00000005866      3.66      2.33      2.89
SRCPARAM L0043539     0.00000005866      3.66      2.33      2.89
SRCPARAM L0043540     0.00000005866      3.66      2.33      2.89
SRCPARAM L0043541     0.00000005866      3.66      2.33      2.89
SRCPARAM L0043542     0.00000005866      3.66      2.33      2.89
SRCPARAM L0043543     0.00000005866      3.66      2.33      2.89
SRCPARAM L0043544     0.00000005866      3.66      2.33      2.89
SRCPARAM L0043545     0.00000005866      3.66      2.33      2.89
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SRCPARAM L0043549     0.00000005866      3.66      2.33      2.89
SRCPARAM L0043550     0.00000005866      3.66      2.33      2.89
SRCPARAM L0043551     0.00000005866      3.66      2.33      2.89
SRCPARAM L0043552     0.00000005866      3.66      2.33      2.89
SRCPARAM L0043553     0.00000005866      3.66      2.33      2.89
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SRCPARAM L0043563     0.00000005866      3.66      2.33      2.89
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SRCPARAM L0043567     0.00000005866      3.66      2.33      2.89
SRCPARAM L0043568     0.00000005866      3.66      2.33      2.89
SRCPARAM L0043569     0.00000005866      3.66      2.33      2.89
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SRCPARAM L0043571     0.00000005866      3.66      2.33      2.89
SRCPARAM L0043572     0.00000005866      3.66      2.33      2.89
SRCPARAM L0043573     0.00000005866      3.66      2.33      2.89
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SRCPARAM L0043575     0.00000005866      3.66      2.33      2.89
SRCPARAM L0043576     0.00000005866      3.66      2.33      2.89
SRCPARAM L0043577     0.00000005866      3.66      2.33      2.89
SRCPARAM L0043578     0.00000005866      3.66      2.33      2.89
SRCPARAM L0043579     0.00000005866      3.66      2.33      2.89
SRCPARAM L0043580     0.00000005866      3.66      2.33      2.89
SRCPARAM L0043581     0.00000005866      3.66      2.33      2.89
SRCPARAM L0043582     0.00000005866      3.66      2.33      2.89
SRCPARAM L0043583     0.00000005866      3.66      2.33      2.89
SRCPARAM L0043584     0.00000005866      3.66      2.33      2.89
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SRCPARAM L0043586     0.00000005866      3.66      2.33      2.89
SRCPARAM L0043587     0.00000005866      3.66      2.33      2.89
SRCPARAM L0043588     0.00000005866      3.66      2.33      2.89
SRCPARAM L0043589     0.00000005866      3.66      2.33      2.89
SRCPARAM L0043590     0.00000005866      3.66      2.33      2.89
SRCPARAM L0043591     0.00000005866      3.66      2.33      2.89
SRCPARAM L0043592     0.00000005866      3.66      2.33      2.89
SRCPARAM L0043593     0.00000005866      3.66      2.33      2.89
SRCPARAM L0043594     0.00000005866      3.66      2.33      2.89
SRCPARAM L0043595     0.00000005866      3.66      2.33      2.89
SRCPARAM L0043596     0.00000005866      3.66      2.33      2.89
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SRCPARAM L0043598     0.00000005866      3.66      2.33      2.89
SRCPARAM L0043599     0.00000005866      3.66      2.33      2.89
SRCPARAM L0043600     0.00000005866      3.66      2.33      2.89
SRCPARAM L0043601     0.00000005866      3.66      2.33      2.89
SRCPARAM L0043602     0.00000005866      3.66      2.33      2.89
SRCPARAM L0043603     0.00000005866      3.66      2.33      2.89
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   SRCPARAM L0043607     0.00000005866      3.66      2.33      2.89
   SRCPARAM L0043608     0.00000005866      3.66      2.33      2.89
   SRCPARAM L0043609     0.00000005866      3.66      2.33      2.89
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** LINE VOLUME Source ID = SLINE49
   SRCPARAM L0045264     0.00000000454      3.66      1.40      2.89
   SRCPARAM L0045265     0.00000000454      3.66      1.40      2.89
   SRCPARAM L0045266     0.00000000454      3.66      1.40      2.89
   SRCPARAM L0045267     0.00000000454      3.66      1.40      2.89
   SRCPARAM L0045268     0.00000000454      3.66      1.40      2.89
   SRCPARAM L0045269     0.00000000454      3.66      1.40      2.89
   SRCPARAM L0045270     0.00000000454      3.66      1.40      2.89
   SRCPARAM L0045271     0.00000000454      3.66      1.40      2.89
   SRCPARAM L0045272     0.00000000454      3.66      1.40      2.89
   SRCPARAM L0045273     0.00000000454      3.66      1.40      2.89
   SRCPARAM L0045274     0.00000000454      3.66      1.40      2.89
   SRCPARAM L0045275     0.00000000454      3.66      1.40      2.89
   SRCPARAM L0045276     0.00000000454      3.66      1.40      2.89
   SRCPARAM L0045277     0.00000000454      3.66      1.40      2.89
   SRCPARAM L0045278     0.00000000454      3.66      1.40      2.89
   SRCPARAM L0045279     0.00000000454      3.66      1.40      2.89
   SRCPARAM L0045280     0.00000000454      3.66      1.40      2.89
   SRCPARAM L0045281     0.00000000454      3.66      1.40      2.89
   SRCPARAM L0045282     0.00000000454      3.66      1.40      2.89
   SRCPARAM L0045283     0.00000000454      3.66      1.40      2.89
** ------------------------------------------------------------------
** LINE VOLUME Source ID = SLINE50
   SRCPARAM L0045284     0.00000000454      3.66      1.40      2.89
   SRCPARAM L0045285     0.00000000454      3.66      1.40      2.89
   SRCPARAM L0045286     0.00000000454      3.66      1.40      2.89
   SRCPARAM L0045287     0.00000000454      3.66      1.40      2.89
   SRCPARAM L0045288     0.00000000454      3.66      1.40      2.89
   SRCPARAM L0045289     0.00000000454      3.66      1.40      2.89
   SRCPARAM L0045290     0.00000000454      3.66      1.40      2.89
   SRCPARAM L0045291     0.00000000454      3.66      1.40      2.89
   SRCPARAM L0045292     0.00000000454      3.66      1.40      2.89
   SRCPARAM L0045293     0.00000000454      3.66      1.40      2.89
   SRCPARAM L0045294     0.00000000454      3.66      1.40      2.89
   SRCPARAM L0045295     0.00000000454      3.66      1.40      2.89
   SRCPARAM L0045296     0.00000000454      3.66      1.40      2.89
   SRCPARAM L0045297     0.00000000454      3.66      1.40      2.89
   SRCPARAM L0045298     0.00000000454      3.66      1.40      2.89
   SRCPARAM L0045299     0.00000000454      3.66      1.40      2.89
   SRCPARAM L0045300     0.00000000454      3.66      1.40      2.89
   SRCPARAM L0045301     0.00000000454      3.66      1.40      2.89
   SRCPARAM L0045302     0.00000000454      3.66      1.40      2.89
   SRCPARAM L0045303     0.00000000454      3.66      1.40      2.89
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** ----------------------------------------------------------------------
** LINE VOLUME Source ID = SLINE51
   SRCPARAM L0045304     0.000000004127      3.66      1.40      2.89
   SRCPARAM L0045305     0.000000004127      3.66      1.40      2.89
   SRCPARAM L0045306     0.000000004127      3.66      1.40      2.89
   SRCPARAM L0045307     0.000000004127      3.66      1.40      2.89
   SRCPARAM L0045308     0.000000004127      3.66      1.40      2.89
   SRCPARAM L0045309     0.000000004127      3.66      1.40      2.89
   SRCPARAM L0045310     0.000000004127      3.66      1.40      2.89
   SRCPARAM L0045311     0.000000004127      3.66      1.40      2.89
   SRCPARAM L0045312     0.000000004127      3.66      1.40      2.89
   SRCPARAM L0045313     0.000000004127      3.66      1.40      2.89
   SRCPARAM L0045314     0.000000004127      3.66      1.40      2.89
   SRCPARAM L0045315     0.000000004127      3.66      1.40      2.89
   SRCPARAM L0045316     0.000000004127      3.66      1.40      2.89
   SRCPARAM L0045317     0.000000004127      3.66      1.40      2.89
   SRCPARAM L0045318     0.000000004127      3.66      1.40      2.89
   SRCPARAM L0045319     0.000000004127      3.66      1.40      2.89
   SRCPARAM L0045320     0.000000004127      3.66      1.40      2.89
   SRCPARAM L0045321     0.000000004127      3.66      1.40      2.89
   SRCPARAM L0045322     0.000000004127      3.66      1.40      2.89
   SRCPARAM L0045323     0.000000004127      3.66      1.40      2.89
   SRCPARAM L0045324     0.000000004127      3.66      1.40      2.89
   SRCPARAM L0045325     0.000000004127      3.66      1.40      2.89
** ----------------------------------------------------------------------
** LINE VOLUME Source ID = SLINE52
   SRCPARAM L0045326     0.000000005273      3.66      1.40      2.89
   SRCPARAM L0045327     0.000000005273      3.66      1.40      2.89
   SRCPARAM L0045328     0.000000005273      3.66      1.40      2.89
   SRCPARAM L0045329     0.000000005273      3.66      1.40      2.89
   SRCPARAM L0045330     0.000000005273      3.66      1.40      2.89
   SRCPARAM L0045331     0.000000005273      3.66      1.40      2.89
   SRCPARAM L0045332     0.000000005273      3.66      1.40      2.89
   SRCPARAM L0045333     0.000000005273      3.66      1.40      2.89
   SRCPARAM L0045334     0.000000005273      3.66      1.40      2.89
   SRCPARAM L0045335     0.000000005273      3.66      1.40      2.89
   SRCPARAM L0045336     0.000000005273      3.66      1.40      2.89
   SRCPARAM L0045337     0.000000005273      3.66      1.40      2.89
   SRCPARAM L0045338     0.000000005273      3.66      1.40      2.89
   SRCPARAM L0045339     0.000000005273      3.66      1.40      2.89
   SRCPARAM L0045340     0.000000005273      3.66      1.40      2.89
   SRCPARAM L0045341     0.000000005273      3.66      1.40      2.89
   SRCPARAM L0045342     0.000000005273      3.66      1.40      2.89
   SRCPARAM L0045343     0.000000005273      3.66      1.40      2.89
   SRCPARAM L0045344     0.000000005273      3.66      1.40      2.89
   SRCPARAM L0045345     0.000000005273      3.66      1.40      2.89
   SRCPARAM L0045346     0.000000005273      3.66      1.40      2.89
   SRCPARAM L0045347     0.000000005273      3.66      1.40      2.89
** ----------------------------------------------------------------------
** LINE VOLUME Source ID = SLINE53
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   SRCPARAM L0045348     0.000000004324      3.66      1.40      2.89
   SRCPARAM L0045349     0.000000004324      3.66      1.40      2.89
   SRCPARAM L0045350     0.000000004324      3.66      1.40      2.89
   SRCPARAM L0045351     0.000000004324      3.66      1.40      2.89
   SRCPARAM L0045352     0.000000004324      3.66      1.40      2.89
   SRCPARAM L0045353     0.000000004324      3.66      1.40      2.89
   SRCPARAM L0045354     0.000000004324      3.66      1.40      2.89
   SRCPARAM L0045355     0.000000004324      3.66      1.40      2.89
   SRCPARAM L0045356     0.000000004324      3.66      1.40      2.89
   SRCPARAM L0045357     0.000000004324      3.66      1.40      2.89
   SRCPARAM L0045358     0.000000004324      3.66      1.40      2.89
   SRCPARAM L0045359     0.000000004324      3.66      1.40      2.89
   SRCPARAM L0045360     0.000000004324      3.66      1.40      2.89
   SRCPARAM L0045361     0.000000004324      3.66      1.40      2.89
   SRCPARAM L0045362     0.000000004324      3.66      1.40      2.89
   SRCPARAM L0045363     0.000000004324      3.66      1.40      2.89
   SRCPARAM L0045364     0.000000004324      3.66      1.40      2.89
   SRCPARAM L0045365     0.000000004324      3.66      1.40      2.89
   SRCPARAM L0045366     0.000000004324      3.66      1.40      2.89
   SRCPARAM L0045367     0.000000004324      3.66      1.40      2.89
   SRCPARAM L0045368     0.000000004324      3.66      1.40      2.89
** ------------------------------------------------------------------
** LINE VOLUME Source ID = SLINE54
   SRCPARAM L0045369     0.000000005156      3.66      1.40      2.89
   SRCPARAM L0045370     0.000000005156      3.66      1.40      2.89
   SRCPARAM L0045371     0.000000005156      3.66      1.40      2.89
   SRCPARAM L0045372     0.000000005156      3.66      1.40      2.89
   SRCPARAM L0045373     0.000000005156      3.66      1.40      2.89
   SRCPARAM L0045374     0.000000005156      3.66      1.40      2.89
   SRCPARAM L0045375     0.000000005156      3.66      1.40      2.89
   SRCPARAM L0045376     0.000000005156      3.66      1.40      2.89
   SRCPARAM L0045377     0.000000005156      3.66      1.40      2.89
   SRCPARAM L0045378     0.000000005156      3.66      1.40      2.89
   SRCPARAM L0045379     0.000000005156      3.66      1.40      2.89
   SRCPARAM L0045380     0.000000005156      3.66      1.40      2.89
   SRCPARAM L0045381     0.000000005156      3.66      1.40      2.89
   SRCPARAM L0045382     0.000000005156      3.66      1.40      2.89
   SRCPARAM L0045383     0.000000005156      3.66      1.40      2.89
   SRCPARAM L0045384     0.000000005156      3.66      1.40      2.89
   SRCPARAM L0045385     0.000000005156      3.66      1.40      2.89
   SRCPARAM L0045386     0.000000005156      3.66      1.40      2.89
   SRCPARAM L0045387     0.000000005156      3.66      1.40      2.89
   SRCPARAM L0045388     0.000000005156      3.66      1.40      2.89
   SRCPARAM L0045389     0.000000005156      3.66      1.40      2.89
   SRCPARAM L0045390     0.000000005156      3.66      1.40      2.89
   SRCPARAM L0045391     0.000000005156      3.66      1.40      2.89
   SRCPARAM L0045392     0.000000005156      3.66      1.40      2.89
   SRCPARAM L0045393     0.000000005156      3.66      1.40      2.89
   SRCPARAM L0045394     0.000000005156      3.66      1.40      2.89
   SRCPARAM L0045395     0.000000005156      3.66      1.40      2.89
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SRCPARAM L0045396     0.000000005156      3.66      1.40      2.89
SRCPARAM L0045397     0.000000005156      3.66      1.40      2.89
SRCPARAM L0045398     0.000000005156      3.66      1.40      2.89
SRCPARAM L0045399     0.000000005156      3.66      1.40      2.89
SRCPARAM L0045400     0.000000005156      3.66      1.40      2.89
SRCPARAM L0045401     0.000000005156      3.66      1.40      2.89
SRCPARAM L0045402     0.000000005156      3.66      1.40      2.89
SRCPARAM L0045403     0.000000005156      3.66      1.40      2.89
SRCPARAM L0045404     0.000000005156      3.66      1.40      2.89
SRCPARAM L0045405     0.000000005156      3.66      1.40      2.89
SRCPARAM L0045406     0.000000005156      3.66      1.40      2.89
SRCPARAM L0045407     0.000000005156      3.66      1.40      2.89
SRCPARAM L0045408     0.000000005156      3.66      1.40      2.89
SRCPARAM L0045409     0.000000005156      3.66      1.40      2.89
SRCPARAM L0045410     0.000000005156      3.66      1.40      2.89
SRCPARAM L0045411     0.000000005156      3.66      1.40      2.89
SRCPARAM L0045412     0.000000005156      3.66      1.40      2.89
SRCPARAM L0045413     0.000000005156      3.66      1.40      2.89
SRCPARAM L0045414     0.000000005156      3.66      1.40      2.89
SRCPARAM L0045415     0.000000005156      3.66      1.40      2.89
SRCPARAM L0045416     0.000000005156      3.66      1.40      2.89
SRCPARAM L0045417     0.000000005156      3.66      1.40      2.89
SRCPARAM L0045418     0.000000005156      3.66      1.40      2.89
SRCPARAM L0045419     0.000000005156      3.66      1.40      2.89
SRCPARAM L0045420     0.000000005156      3.66      1.40      2.89
SRCPARAM L0045421     0.000000005156      3.66      1.40      2.89
SRCPARAM L0045422     0.000000005156      3.66      1.40      2.89
SRCPARAM L0045423     0.000000005156      3.66      1.40      2.89
SRCPARAM L0045424     0.000000005156      3.66      1.40      2.89
SRCPARAM L0045425     0.000000005156      3.66      1.40      2.89
SRCPARAM L0045426     0.000000005156      3.66      1.40      2.89
SRCPARAM L0045427     0.000000005156      3.66      1.40      2.89
SRCPARAM L0045428     0.000000005156      3.66      1.40      2.89
SRCPARAM L0045429     0.000000005156      3.66      1.40      2.89
SRCPARAM L0045430     0.000000005156      3.66      1.40      2.89
SRCPARAM L0045431     0.000000005156      3.66      1.40      2.89
SRCPARAM L0045432     0.000000005156      3.66      1.40      2.89
SRCPARAM L0045433     0.000000005156      3.66      1.40      2.89
SRCPARAM L0045434     0.000000005156      3.66      1.40      2.89
SRCPARAM L0045435     0.000000005156      3.66      1.40      2.89
SRCPARAM L0045436     0.000000005156      3.66      1.40      2.89
SRCPARAM L0045437     0.000000005156      3.66      1.40      2.89
SRCPARAM L0045438     0.000000005156      3.66      1.40      2.89
SRCPARAM L0045439     0.000000005156      3.66      1.40      2.89
SRCPARAM L0045440     0.000000005156      3.66      1.40      2.89
SRCPARAM L0045441     0.000000005156      3.66      1.40      2.89
SRCPARAM L0045442     0.000000005156      3.66      1.40      2.89
SRCPARAM L0045443     0.000000005156      3.66      1.40      2.89
SRCPARAM L0045444     0.000000005156      3.66      1.40      2.89
SRCPARAM L0045445     0.000000005156      3.66      1.40      2.89
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   SRCPARAM L0045446     0.000000005156      3.66      1.40      2.89
   SRCPARAM L0045447     0.000000005156      3.66      1.40      2.89
   SRCPARAM L0045448     0.000000005156      3.66      1.40      2.89
   SRCPARAM L0045449     0.000000005156      3.66      1.40      2.89
   SRCPARAM L0045450     0.000000005156      3.66      1.40      2.89
   SRCPARAM L0045451     0.000000005156      3.66      1.40      2.89
   SRCPARAM L0045452     0.000000005156      3.66      1.40      2.89
   SRCPARAM L0045453     0.000000005156      3.66      1.40      2.89
   SRCPARAM L0045454     0.000000005156      3.66      1.40      2.89
   SRCPARAM L0045455     0.000000005156      3.66      1.40      2.89
   SRCPARAM L0045456     0.000000005156      3.66      1.40      2.89
   SRCPARAM L0045457     0.000000005156      3.66      1.40      2.89
   SRCPARAM L0045458     0.000000005156      3.66      1.40      2.89
   SRCPARAM L0045459     0.000000005156      3.66      1.40      2.89
   SRCPARAM L0045460     0.000000005156      3.66      1.40      2.89
   SRCPARAM L0045461     0.000000005156      3.66      1.40      2.89
   SRCPARAM L0045462     0.000000005156      3.66      1.40      2.89
   SRCPARAM L0045463     0.000000005156      3.66      1.40      2.89
   SRCPARAM L0045464     0.000000005156      3.66      1.40      2.89
** ------------------------------------------------------------------
** LINE VOLUME Source ID = SLINE55
   SRCPARAM L0045465     0.00000000525      3.66      1.40      2.89
   SRCPARAM L0045466     0.00000000525      3.66      1.40      2.89
   SRCPARAM L0045467     0.00000000525      3.66      1.40      2.89
   SRCPARAM L0045468     0.00000000525      3.66      1.40      2.89
   SRCPARAM L0045469     0.00000000525      3.66      1.40      2.89
   SRCPARAM L0045470     0.00000000525      3.66      1.40      2.89
   SRCPARAM L0045471     0.00000000525      3.66      1.40      2.89
   SRCPARAM L0045472     0.00000000525      3.66      1.40      2.89
   SRCPARAM L0045473     0.00000000525      3.66      1.40      2.89
   SRCPARAM L0045474     0.00000000525      3.66      1.40      2.89
   SRCPARAM L0045475     0.00000000525      3.66      1.40      2.89
   SRCPARAM L0045476     0.00000000525      3.66      1.40      2.89
   SRCPARAM L0045477     0.00000000525      3.66      1.40      2.89
   SRCPARAM L0045478     0.00000000525      3.66      1.40      2.89
   SRCPARAM L0045479     0.00000000525      3.66      1.40      2.89
   SRCPARAM L0045480     0.00000000525      3.66      1.40      2.89
   SRCPARAM L0045481     0.00000000525      3.66      1.40      2.89
   SRCPARAM L0045482     0.00000000525      3.66      1.40      2.89
   SRCPARAM L0045483     0.00000000525      3.66      1.40      2.89
   SRCPARAM L0045484     0.00000000525      3.66      1.40      2.89
   SRCPARAM L0045485     0.00000000525      3.66      1.40      2.89
   SRCPARAM L0045486     0.00000000525      3.66      1.40      2.89
   SRCPARAM L0045487     0.00000000525      3.66      1.40      2.89
   SRCPARAM L0045488     0.00000000525      3.66      1.40      2.89
   SRCPARAM L0045489     0.00000000525      3.66      1.40      2.89
   SRCPARAM L0045490     0.00000000525      3.66      1.40      2.89
   SRCPARAM L0045491     0.00000000525      3.66      1.40      2.89
   SRCPARAM L0045492     0.00000000525      3.66      1.40      2.89
   SRCPARAM L0045493     0.00000000525      3.66      1.40      2.89
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SRCPARAM L0045494     0.00000000525      3.66      1.40      2.89
SRCPARAM L0045495     0.00000000525      3.66      1.40      2.89
SRCPARAM L0045496     0.00000000525      3.66      1.40      2.89
SRCPARAM L0045497     0.00000000525      3.66      1.40      2.89
SRCPARAM L0045498     0.00000000525      3.66      1.40      2.89
SRCPARAM L0045499     0.00000000525      3.66      1.40      2.89
SRCPARAM L0045500     0.00000000525      3.66      1.40      2.89
SRCPARAM L0045501     0.00000000525      3.66      1.40      2.89
SRCPARAM L0045502     0.00000000525      3.66      1.40      2.89
SRCPARAM L0045503     0.00000000525      3.66      1.40      2.89
SRCPARAM L0045504     0.00000000525      3.66      1.40      2.89
SRCPARAM L0045505     0.00000000525      3.66      1.40      2.89
SRCPARAM L0045506     0.00000000525      3.66      1.40      2.89
SRCPARAM L0045507     0.00000000525      3.66      1.40      2.89
SRCPARAM L0045508     0.00000000525      3.66      1.40      2.89
SRCPARAM L0045509     0.00000000525      3.66      1.40      2.89
SRCPARAM L0045510     0.00000000525      3.66      1.40      2.89
SRCPARAM L0045511     0.00000000525      3.66      1.40      2.89
SRCPARAM L0045512     0.00000000525      3.66      1.40      2.89
SRCPARAM L0045513     0.00000000525      3.66      1.40      2.89
SRCPARAM L0045514     0.00000000525      3.66      1.40      2.89
SRCPARAM L0045515     0.00000000525      3.66      1.40      2.89
SRCPARAM L0045516     0.00000000525      3.66      1.40      2.89
SRCPARAM L0045517     0.00000000525      3.66      1.40      2.89
SRCPARAM L0045518     0.00000000525      3.66      1.40      2.89
SRCPARAM L0045519     0.00000000525      3.66      1.40      2.89
SRCPARAM L0045520     0.00000000525      3.66      1.40      2.89
SRCPARAM L0045521     0.00000000525      3.66      1.40      2.89
SRCPARAM L0045522     0.00000000525      3.66      1.40      2.89
SRCPARAM L0045523     0.00000000525      3.66      1.40      2.89
SRCPARAM L0045524     0.00000000525      3.66      1.40      2.89
SRCPARAM L0045525     0.00000000525      3.66      1.40      2.89
SRCPARAM L0045526     0.00000000525      3.66      1.40      2.89
SRCPARAM L0045527     0.00000000525      3.66      1.40      2.89
SRCPARAM L0045528     0.00000000525      3.66      1.40      2.89
SRCPARAM L0045529     0.00000000525      3.66      1.40      2.89
SRCPARAM L0045530     0.00000000525      3.66      1.40      2.89
SRCPARAM L0045531     0.00000000525      3.66      1.40      2.89
SRCPARAM L0045532     0.00000000525      3.66      1.40      2.89
SRCPARAM L0045533     0.00000000525      3.66      1.40      2.89
SRCPARAM L0045534     0.00000000525      3.66      1.40      2.89
SRCPARAM L0045535     0.00000000525      3.66      1.40      2.89
SRCPARAM L0045536     0.00000000525      3.66      1.40      2.89
SRCPARAM L0045537     0.00000000525      3.66      1.40      2.89
SRCPARAM L0045538     0.00000000525      3.66      1.40      2.89
SRCPARAM L0045539     0.00000000525      3.66      1.40      2.89
SRCPARAM L0045540     0.00000000525      3.66      1.40      2.89
SRCPARAM L0045541     0.00000000525      3.66      1.40      2.89
SRCPARAM L0045542     0.00000000525      3.66      1.40      2.89
SRCPARAM L0045543     0.00000000525      3.66      1.40      2.89
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   SRCPARAM L0045544     0.00000000525      3.66      1.40      2.89
   SRCPARAM L0045545     0.00000000525      3.66      1.40      2.89
   SRCPARAM L0045546     0.00000000525      3.66      1.40      2.89
   SRCPARAM L0045547     0.00000000525      3.66      1.40      2.89
   SRCPARAM L0045548     0.00000000525      3.66      1.40      2.89
   SRCPARAM L0045549     0.00000000525      3.66      1.40      2.89
   SRCPARAM L0045550     0.00000000525      3.66      1.40      2.89
   SRCPARAM L0045551     0.00000000525      3.66      1.40      2.89
   SRCPARAM L0045552     0.00000000525      3.66      1.40      2.89
   SRCPARAM L0045553     0.00000000525      3.66      1.40      2.89
   SRCPARAM L0045554     0.00000000525      3.66      1.40      2.89
   SRCPARAM L0045555     0.00000000525      3.66      1.40      2.89
   SRCPARAM L0045556     0.00000000525      3.66      1.40      2.89
   SRCPARAM L0045557     0.00000000525      3.66      1.40      2.89
   SRCPARAM L0045558     0.00000000525      3.66      1.40      2.89
   SRCPARAM L0045559     0.00000000525      3.66      1.40      2.89
   SRCPARAM L0045560     0.00000000525      3.66      1.40      2.89
** ------------------------------------------------------------------
** LINE VOLUME Source ID = SLINE56
   SRCPARAM L0045561     0.0000007296      3.66      1.40      2.89
   SRCPARAM L0045562     0.0000007296      3.66      1.40      2.89
   SRCPARAM L0045563     0.0000007296      3.66      1.40      2.89
   SRCPARAM L0045564     0.0000007296      3.66      1.40      2.89
   SRCPARAM L0045565     0.0000007296      3.66      1.40      2.89
   SRCPARAM L0045566     0.0000007296      3.66      1.40      2.89
   SRCPARAM L0045567     0.0000007296      3.66      1.40      2.89
   SRCPARAM L0045568     0.0000007296      3.66      1.40      2.89
   SRCPARAM L0045569     0.0000007296      3.66      1.40      2.89
   SRCPARAM L0045570     0.0000007296      3.66      1.40      2.89
   SRCPARAM L0045571     0.0000007296      3.66      1.40      2.89
   SRCPARAM L0045572     0.0000007296      3.66      1.40      2.89
   SRCPARAM L0045573     0.0000007296      3.66      1.40      2.89
   SRCPARAM L0045574     0.0000007296      3.66      1.40      2.89
   SRCPARAM L0045575     0.0000007296      3.66      1.40      2.89
   SRCPARAM L0045576     0.0000007296      3.66      1.40      2.89
   SRCPARAM L0045577     0.0000007296      3.66      1.40      2.89
   SRCPARAM L0045578     0.0000007296      3.66      1.40      2.89
   SRCPARAM L0045579     0.0000007296      3.66      1.40      2.89
   SRCPARAM L0045580     0.0000007296      3.66      1.40      2.89
   SRCPARAM L0045581     0.0000007296      3.66      1.40      2.89
   SRCPARAM L0045582     0.0000007296      3.66      1.40      2.89
   SRCPARAM L0045583     0.0000007296      3.66      1.40      2.89
   SRCPARAM L0045584     0.0000007296      3.66      1.40      2.89
   SRCPARAM L0045585     0.0000007296      3.66      1.40      2.89
   SRCPARAM L0045586     0.0000007296      3.66      1.40      2.89
   SRCPARAM L0045587     0.0000007296      3.66      1.40      2.89
   SRCPARAM L0045588     0.0000007296      3.66      1.40      2.89
   SRCPARAM L0045589     0.0000007296      3.66      1.40      2.89
   SRCPARAM L0045590     0.0000007296      3.66      1.40      2.89
   SRCPARAM L0045591     0.0000007296      3.66      1.40      2.89
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SRCPARAM L0045592     0.0000007296      3.66      1.40      2.89
SRCPARAM L0045593     0.0000007296      3.66      1.40      2.89
SRCPARAM L0045594     0.0000007296      3.66      1.40      2.89
SRCPARAM L0045595     0.0000007296      3.66      1.40      2.89
SRCPARAM L0045596     0.0000007296      3.66      1.40      2.89
SRCPARAM L0045597     0.0000007296      3.66      1.40      2.89
SRCPARAM L0045598     0.0000007296      3.66      1.40      2.89
SRCPARAM L0045599     0.0000007296      3.66      1.40      2.89
SRCPARAM L0045600     0.0000007296      3.66      1.40      2.89
SRCPARAM L0045601     0.0000007296      3.66      1.40      2.89
SRCPARAM L0045602     0.0000007296      3.66      1.40      2.89
SRCPARAM L0045603     0.0000007296      3.66      1.40      2.89
SRCPARAM L0045604     0.0000007296      3.66      1.40      2.89
SRCPARAM L0045605     0.0000007296      3.66      1.40      2.89
SRCPARAM L0045606     0.0000007296      3.66      1.40      2.89
SRCPARAM L0045607     0.0000007296      3.66      1.40      2.89
SRCPARAM L0045608     0.0000007296      3.66      1.40      2.89
SRCPARAM L0045609     0.0000007296      3.66      1.40      2.89
SRCPARAM L0045610     0.0000007296      3.66      1.40      2.89
SRCPARAM L0045611     0.0000007296      3.66      1.40      2.89
SRCPARAM L0045612     0.0000007296      3.66      1.40      2.89
SRCPARAM L0045613     0.0000007296      3.66      1.40      2.89
SRCPARAM L0045614     0.0000007296      3.66      1.40      2.89
SRCPARAM L0045615     0.0000007296      3.66      1.40      2.89
SRCPARAM L0045616     0.0000007296      3.66      1.40      2.89
SRCPARAM L0045617     0.0000007296      3.66      1.40      2.89
SRCPARAM L0045618     0.0000007296      3.66      1.40      2.89
SRCPARAM L0045619     0.0000007296      3.66      1.40      2.89
SRCPARAM L0045620     0.0000007296      3.66      1.40      2.89
SRCPARAM L0045621     0.0000007296      3.66      1.40      2.89
SRCPARAM L0045622     0.0000007296      3.66      1.40      2.89
SRCPARAM L0045623     0.0000007296      3.66      1.40      2.89
SRCPARAM L0045624     0.0000007296      3.66      1.40      2.89
SRCPARAM L0045625     0.0000007296      3.66      1.40      2.89
SRCPARAM L0045626     0.0000007296      3.66      1.40      2.89
SRCPARAM L0045627     0.0000007296      3.66      1.40      2.89
SRCPARAM L0045628     0.0000007296      3.66      1.40      2.89
SRCPARAM L0045629     0.0000007296      3.66      1.40      2.89
SRCPARAM L0045630     0.0000007296      3.66      1.40      2.89
SRCPARAM L0045631     0.0000007296      3.66      1.40      2.89
SRCPARAM L0045632     0.0000007296      3.66      1.40      2.89
SRCPARAM L0045633     0.0000007296      3.66      1.40      2.89
SRCPARAM L0045634     0.0000007296      3.66      1.40      2.89
SRCPARAM L0045635     0.0000007296      3.66      1.40      2.89
SRCPARAM L0045636     0.0000007296      3.66      1.40      2.89
SRCPARAM L0045637     0.0000007296      3.66      1.40      2.89
SRCPARAM L0045638     0.0000007296      3.66      1.40      2.89
SRCPARAM L0045639     0.0000007296      3.66      1.40      2.89
SRCPARAM L0045640     0.0000007296      3.66      1.40      2.89
SRCPARAM L0045641     0.0000007296      3.66      1.40      2.89
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   SRCPARAM L0045642     0.0000007296      3.66      1.40      2.89
   SRCPARAM L0045643     0.0000007296      3.66      1.40      2.89
   SRCPARAM L0045644     0.0000007296      3.66      1.40      2.89
   SRCPARAM L0045645     0.0000007296      3.66      1.40      2.89
   SRCPARAM L0045646     0.0000007296      3.66      1.40      2.89
   SRCPARAM L0045647     0.0000007296      3.66      1.40      2.89
   SRCPARAM L0045648     0.0000007296      3.66      1.40      2.89
   SRCPARAM L0045649     0.0000007296      3.66      1.40      2.89
   SRCPARAM L0045650     0.0000007296      3.66      1.40      2.89
   SRCPARAM L0045651     0.0000007296      3.66      1.40      2.89
   SRCPARAM L0045652     0.0000007296      3.66      1.40      2.89
   SRCPARAM L0045653     0.0000007296      3.66      1.40      2.89
   SRCPARAM L0045654     0.0000007296      3.66      1.40      2.89
   SRCPARAM L0045655     0.0000007296      3.66      1.40      2.89
   SRCPARAM L0045656     0.0000007296      3.66      1.40      2.89
   SRCPARAM L0045657     0.0000007296      3.66      1.40      2.89
   SRCPARAM L0045658     0.0000007296      3.66      1.40      2.89
** ------------------------------------------------------------------
** LINE VOLUME Source ID = SLINE57
   SRCPARAM L0045659     0.000000005072      3.66      1.40      2.89
   SRCPARAM L0045660     0.000000005072      3.66      1.40      2.89
   SRCPARAM L0045661     0.000000005072      3.66      1.40      2.89
   SRCPARAM L0045662     0.000000005072      3.66      1.40      2.89
   SRCPARAM L0045663     0.000000005072      3.66      1.40      2.89
   SRCPARAM L0045664     0.000000005072      3.66      1.40      2.89
   SRCPARAM L0045665     0.000000005072      3.66      1.40      2.89
   SRCPARAM L0045666     0.000000005072      3.66      1.40      2.89
   SRCPARAM L0045667     0.000000005072      3.66      1.40      2.89
   SRCPARAM L0045668     0.000000005072      3.66      1.40      2.89
   SRCPARAM L0045669     0.000000005072      3.66      1.40      2.89
   SRCPARAM L0045670     0.000000005072      3.66      1.40      2.89
   SRCPARAM L0045671     0.000000005072      3.66      1.40      2.89
   SRCPARAM L0045672     0.000000005072      3.66      1.40      2.89
   SRCPARAM L0045673     0.000000005072      3.66      1.40      2.89
   SRCPARAM L0045674     0.000000005072      3.66      1.40      2.89
   SRCPARAM L0045675     0.000000005072      3.66      1.40      2.89
   SRCPARAM L0045676     0.000000005072      3.66      1.40      2.89
   SRCPARAM L0045677     0.000000005072      3.66      1.40      2.89
   SRCPARAM L0045678     0.000000005072      3.66      1.40      2.89
   SRCPARAM L0045679     0.000000005072      3.66      1.40      2.89
   SRCPARAM L0045680     0.000000005072      3.66      1.40      2.89
   SRCPARAM L0045681     0.000000005072      3.66      1.40      2.89
   SRCPARAM L0045682     0.000000005072      3.66      1.40      2.89
   SRCPARAM L0045683     0.000000005072      3.66      1.40      2.89
   SRCPARAM L0045684     0.000000005072      3.66      1.40      2.89
   SRCPARAM L0045685     0.000000005072      3.66      1.40      2.89
   SRCPARAM L0045686     0.000000005072      3.66      1.40      2.89
   SRCPARAM L0045687     0.000000005072      3.66      1.40      2.89
   SRCPARAM L0045688     0.000000005072      3.66      1.40      2.89
   SRCPARAM L0045689     0.000000005072      3.66      1.40      2.89
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SRCPARAM L0045690     0.000000005072      3.66      1.40      2.89
SRCPARAM L0045691     0.000000005072      3.66      1.40      2.89
SRCPARAM L0045692     0.000000005072      3.66      1.40      2.89
SRCPARAM L0045693     0.000000005072      3.66      1.40      2.89
SRCPARAM L0045694     0.000000005072      3.66      1.40      2.89
SRCPARAM L0045695     0.000000005072      3.66      1.40      2.89
SRCPARAM L0045696     0.000000005072      3.66      1.40      2.89
SRCPARAM L0045697     0.000000005072      3.66      1.40      2.89
SRCPARAM L0045698     0.000000005072      3.66      1.40      2.89
SRCPARAM L0045699     0.000000005072      3.66      1.40      2.89
SRCPARAM L0045700     0.000000005072      3.66      1.40      2.89
SRCPARAM L0045701     0.000000005072      3.66      1.40      2.89
SRCPARAM L0045702     0.000000005072      3.66      1.40      2.89
SRCPARAM L0045703     0.000000005072      3.66      1.40      2.89
SRCPARAM L0045704     0.000000005072      3.66      1.40      2.89
SRCPARAM L0045705     0.000000005072      3.66      1.40      2.89
SRCPARAM L0045706     0.000000005072      3.66      1.40      2.89
SRCPARAM L0045707     0.000000005072      3.66      1.40      2.89
SRCPARAM L0045708     0.000000005072      3.66      1.40      2.89
SRCPARAM L0045709     0.000000005072      3.66      1.40      2.89
SRCPARAM L0045710     0.000000005072      3.66      1.40      2.89
SRCPARAM L0045711     0.000000005072      3.66      1.40      2.89
SRCPARAM L0045712     0.000000005072      3.66      1.40      2.89
SRCPARAM L0045713     0.000000005072      3.66      1.40      2.89
SRCPARAM L0045714     0.000000005072      3.66      1.40      2.89
SRCPARAM L0045715     0.000000005072      3.66      1.40      2.89
SRCPARAM L0045716     0.000000005072      3.66      1.40      2.89
SRCPARAM L0045717     0.000000005072      3.66      1.40      2.89
SRCPARAM L0045718     0.000000005072      3.66      1.40      2.89
SRCPARAM L0045719     0.000000005072      3.66      1.40      2.89
SRCPARAM L0045720     0.000000005072      3.66      1.40      2.89
SRCPARAM L0045721     0.000000005072      3.66      1.40      2.89
SRCPARAM L0045722     0.000000005072      3.66      1.40      2.89
SRCPARAM L0045723     0.000000005072      3.66      1.40      2.89
SRCPARAM L0045724     0.000000005072      3.66      1.40      2.89
SRCPARAM L0045725     0.000000005072      3.66      1.40      2.89
SRCPARAM L0045726     0.000000005072      3.66      1.40      2.89
SRCPARAM L0045727     0.000000005072      3.66      1.40      2.89
SRCPARAM L0045728     0.000000005072      3.66      1.40      2.89
SRCPARAM L0045729     0.000000005072      3.66      1.40      2.89
SRCPARAM L0045730     0.000000005072      3.66      1.40      2.89
SRCPARAM L0045731     0.000000005072      3.66      1.40      2.89
SRCPARAM L0045732     0.000000005072      3.66      1.40      2.89
SRCPARAM L0045733     0.000000005072      3.66      1.40      2.89
SRCPARAM L0045734     0.000000005072      3.66      1.40      2.89
SRCPARAM L0045735     0.000000005072      3.66      1.40      2.89
SRCPARAM L0045736     0.000000005072      3.66      1.40      2.89
SRCPARAM L0045737     0.000000005072      3.66      1.40      2.89
SRCPARAM L0045738     0.000000005072      3.66      1.40      2.89
SRCPARAM L0045739     0.000000005072      3.66      1.40      2.89
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SRCPARAM L0045740     0.000000005072      3.66      1.40      2.89
SRCPARAM L0045741     0.000000005072      3.66      1.40      2.89
SRCPARAM L0045742     0.000000005072      3.66      1.40      2.89
SRCPARAM L0045743     0.000000005072      3.66      1.40      2.89
SRCPARAM L0045744     0.000000005072      3.66      1.40      2.89
SRCPARAM L0045745     0.000000005072      3.66      1.40      2.89
SRCPARAM L0045746     0.000000005072      3.66      1.40      2.89
SRCPARAM L0045747     0.000000005072      3.66      1.40      2.89
SRCPARAM L0045748     0.000000005072      3.66      1.40      2.89
SRCPARAM L0045749     0.000000005072      3.66      1.40      2.89
SRCPARAM L0045750     0.000000005072      3.66      1.40      2.89
SRCPARAM L0045751     0.000000005072      3.66      1.40      2.89
SRCPARAM L0045752     0.000000005072      3.66      1.40      2.89
SRCPARAM L0045753     0.000000005072      3.66      1.40      2.89
SRCPARAM L0045754     0.000000005072      3.66      1.40      2.89
SRCPARAM L0045755     0.000000005072      3.66      1.40      2.89
SRCPARAM L0045756     0.000000005072      3.66      1.40      2.89
SRCPARAM L0045757     0.000000005072      3.66      1.40      2.89
SRCPARAM L0045758     0.000000005072      3.66      1.40      2.89
SRCPARAM L0045759     0.000000005072      3.66      1.40      2.89
SRCPARAM L0045760     0.000000005072      3.66      1.40      2.89
SRCPARAM L0045761     0.000000005072      3.66      1.40      2.89
SRCPARAM L0045762     0.000000005072      3.66      1.40      2.89
SRCPARAM L0045763     0.000000005072      3.66      1.40      2.89
SRCPARAM L0045764     0.000000005072      3.66      1.40      2.89
SRCPARAM L0045765     0.000000005072      3.66      1.40      2.89
SRCPARAM L0045766     0.000000005072      3.66      1.40      2.89
SRCPARAM L0045767     0.000000005072      3.66      1.40      2.89
SRCPARAM L0045768     0.000000005072      3.66      1.40      2.89
SRCPARAM L0045769     0.000000005072      3.66      1.40      2.89
SRCPARAM L0045770     0.000000005072      3.66      1.40      2.89
SRCPARAM L0045771     0.000000005072      3.66      1.40      2.89
SRCPARAM L0045772     0.000000005072      3.66      1.40      2.89
SRCPARAM L0045773     0.000000005072      3.66      1.40      2.89
SRCPARAM L0045774     0.000000005072      3.66      1.40      2.89
SRCPARAM L0045775     0.000000005072      3.66      1.40      2.89
SRCPARAM L0045776     0.000000005072      3.66      1.40      2.89
SRCPARAM L0045777     0.000000005072      3.66      1.40      2.89
SRCPARAM L0045778     0.000000005072      3.66      1.40      2.89
SRCPARAM L0045779     0.000000005072      3.66      1.40      2.89
SRCPARAM L0045780     0.000000005072      3.66      1.40      2.89
SRCPARAM L0045781     0.000000005072      3.66      1.40      2.89
SRCPARAM L0045782     0.000000005072      3.66      1.40      2.89
SRCPARAM L0045783     0.000000005072      3.66      1.40      2.89
SRCPARAM L0045784     0.000000005072      3.66      1.40      2.89
SRCPARAM L0045785     0.000000005072      3.66      1.40      2.89
SRCPARAM L0045786     0.000000005072      3.66      1.40      2.89
SRCPARAM L0045787     0.000000005072      3.66      1.40      2.89
SRCPARAM L0045788     0.000000005072      3.66      1.40      2.89
SRCPARAM L0045789     0.000000005072      3.66      1.40      2.89
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   SRCPARAM L0045790     0.000000005072      3.66      1.40      2.89
   SRCPARAM L0045791     0.000000005072      3.66      1.40      2.89
   SRCPARAM L0045792     0.000000005072      3.66      1.40      2.89
   SRCPARAM L0045793     0.000000005072      3.66      1.40      2.89
   SRCPARAM L0045794     0.000000005072      3.66      1.40      2.89
   SRCPARAM L0045795     0.000000005072      3.66      1.40      2.89
   SRCPARAM L0045796     0.000000005072      3.66      1.40      2.89
   SRCPARAM L0045797     0.000000005072      3.66      1.40      2.89
   SRCPARAM L0045798     0.000000005072      3.66      1.40      2.89
   SRCPARAM L0045799     0.000000005072      3.66      1.40      2.89
   SRCPARAM L0045800     0.000000005072      3.66      1.40      2.89
   SRCPARAM L0045801     0.000000005072      3.66      1.40      2.89
   SRCPARAM L0045802     0.000000005072      3.66      1.40      2.89
   SRCPARAM L0045803     0.000000005072      3.66      1.40      2.89
   SRCPARAM L0045804     0.000000005072      3.66      1.40      2.89
   SRCPARAM L0045805     0.000000005072      3.66      1.40      2.89
   SRCPARAM L0045806     0.000000005072      3.66      1.40      2.89
   SRCPARAM L0045807     0.000000005072      3.66      1.40      2.89
   SRCPARAM L0045808     0.000000005072      3.66      1.40      2.89
   SRCPARAM L0045809     0.000000005072      3.66      1.40      2.89
   SRCPARAM L0045810     0.000000005072      3.66      1.40      2.89
   SRCPARAM L0045811     0.000000005072      3.66      1.40      2.89
   SRCPARAM L0045812     0.000000005072      3.66      1.40      2.89
   SRCPARAM L0045813     0.000000005072      3.66      1.40      2.89
   SRCPARAM L0045814     0.000000005072      3.66      1.40      2.89
   SRCPARAM L0045815     0.000000005072      3.66      1.40      2.89
   SRCPARAM L0045816     0.000000005072      3.66      1.40      2.89
   SRCPARAM L0045817     0.000000005072      3.66      1.40      2.89
   SRCPARAM L0045818     0.000000005072      3.66      1.40      2.89
   SRCPARAM L0045819     0.000000005072      3.66      1.40      2.89
   SRCPARAM L0045820     0.000000005072      3.66      1.40      2.89
   SRCPARAM L0045821     0.000000005072      3.66      1.40      2.89
   SRCPARAM L0045822     0.000000005072      3.66      1.40      2.89
   SRCPARAM L0045823     0.000000005072      3.66      1.40      2.89
   SRCPARAM L0045824     0.000000005072      3.66      1.40      2.89
** ------------------------------------------------------------------
** LINE VOLUME Source ID = SLINE58
   SRCPARAM L0045825     0.000000005117      3.66      1.40      2.89
   SRCPARAM L0045826     0.000000005117      3.66      1.40      2.89
   SRCPARAM L0045827     0.000000005117      3.66      1.40      2.89
   SRCPARAM L0045828     0.000000005117      3.66      1.40      2.89
   SRCPARAM L0045829     0.000000005117      3.66      1.40      2.89
   SRCPARAM L0045830     0.000000005117      3.66      1.40      2.89
   SRCPARAM L0045831     0.000000005117      3.66      1.40      2.89
   SRCPARAM L0045832     0.000000005117      3.66      1.40      2.89
   SRCPARAM L0045833     0.000000005117      3.66      1.40      2.89
   SRCPARAM L0045834     0.000000005117      3.66      1.40      2.89
   SRCPARAM L0045835     0.000000005117      3.66      1.40      2.89
   SRCPARAM L0045836     0.000000005117      3.66      1.40      2.89
   SRCPARAM L0045837     0.000000005117      3.66      1.40      2.89
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SRCPARAM L0045838     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045839     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045840     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045841     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045842     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045843     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045844     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045845     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045846     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045847     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045848     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045849     0.000000005117      3.66      1.40      2.89
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SRCPARAM L0045851     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045852     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045853     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045854     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045855     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045856     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045857     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045858     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045859     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045860     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045861     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045862     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045863     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045864     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045865     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045866     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045867     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045868     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045869     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045870     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045871     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045872     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045873     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045874     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045875     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045876     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045877     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045878     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045879     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045880     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045881     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045882     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045883     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045884     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045885     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045886     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045887     0.000000005117      3.66      1.40      2.89
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SRCPARAM L0045888     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045889     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045890     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045891     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045892     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045893     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045894     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045895     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045896     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045897     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045898     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045899     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045900     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045901     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045902     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045903     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045904     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045905     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045906     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045907     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045908     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045909     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045910     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045911     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045912     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045913     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045914     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045915     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045916     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045917     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045918     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045919     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045920     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045921     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045922     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045923     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045924     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045925     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045926     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045927     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045928     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045929     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045930     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045931     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045932     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045933     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045934     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045935     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045936     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045937     0.000000005117      3.66      1.40      2.89
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SRCPARAM L0045938     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045939     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045940     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045941     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045942     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045943     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045944     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045945     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045946     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045947     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045948     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045949     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045950     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045951     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045952     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045953     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045954     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045955     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045956     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045957     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045958     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045959     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045960     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045961     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045962     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045963     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045964     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045965     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045966     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045967     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045968     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045969     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045970     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045971     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045972     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045973     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045974     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045975     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045976     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045977     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045978     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045979     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045980     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045981     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045982     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045983     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045984     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045985     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045986     0.000000005117      3.66      1.40      2.89
SRCPARAM L0045987     0.000000005117      3.66      1.40      2.89
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** LINE VOLUME Source ID = SLINE59
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   SRCPARAM L0045989     0.000000007821      3.66      1.40      2.89
   SRCPARAM L0045990     0.000000007821      3.66      1.40      2.89
   SRCPARAM L0045991     0.000000007821      3.66      1.40      2.89
   SRCPARAM L0045992     0.000000007821      3.66      1.40      2.89
   SRCPARAM L0045993     0.000000007821      3.66      1.40      2.89
   SRCPARAM L0045994     0.000000007821      3.66      1.40      2.89
   SRCPARAM L0045995     0.000000007821      3.66      1.40      2.89
   SRCPARAM L0045996     0.000000007821      3.66      1.40      2.89
   SRCPARAM L0045997     0.000000007821      3.66      1.40      2.89
   SRCPARAM L0045998     0.000000007821      3.66      1.40      2.89
   SRCPARAM L0045999     0.000000007821      3.66      1.40      2.89
   SRCPARAM L0046000     0.000000007821      3.66      1.40      2.89
   SRCPARAM L0046001     0.000000007821      3.66      1.40      2.89
   SRCPARAM L0046002     0.000000007821      3.66      1.40      2.89
   SRCPARAM L0046003     0.000000007821      3.66      1.40      2.89
   SRCPARAM L0046004     0.000000007821      3.66      1.40      2.89
   SRCPARAM L0046005     0.000000007821      3.66      1.40      2.89
   SRCPARAM L0046006     0.000000007821      3.66      1.40      2.89
   SRCPARAM L0046007     0.000000007821      3.66      1.40      2.89
   SRCPARAM L0046008     0.000000007821      3.66      1.40      2.89
   SRCPARAM L0046009     0.000000007821      3.66      1.40      2.89
   SRCPARAM L0046010     0.000000007821      3.66      1.40      2.89
   SRCPARAM L0046011     0.000000007821      3.66      1.40      2.89
   SRCPARAM L0046012     0.000000007821      3.66      1.40      2.89
   SRCPARAM L0046013     0.000000007821      3.66      1.40      2.89
   SRCPARAM L0046014     0.000000007821      3.66      1.40      2.89
   SRCPARAM L0046015     0.000000007821      3.66      1.40      2.89
   SRCPARAM L0046016     0.000000007821      3.66      1.40      2.89
   SRCPARAM L0046017     0.000000007821      3.66      1.40      2.89
   SRCPARAM L0046018     0.000000007821      3.66      1.40      2.89
   SRCPARAM L0046019     0.000000007821      3.66      1.40      2.89
   SRCPARAM L0046020     0.000000007821      3.66      1.40      2.89
   SRCPARAM L0046021     0.000000007821      3.66      1.40      2.89
   SRCPARAM L0046022     0.000000007821      3.66      1.40      2.89
   SRCPARAM L0046023     0.000000007821      3.66      1.40      2.89
   SRCPARAM L0046024     0.000000007821      3.66      1.40      2.89
   SRCPARAM L0046025     0.000000007821      3.66      1.40      2.89
   SRCPARAM L0046026     0.000000007821      3.66      1.40      2.89
   SRCPARAM L0046027     0.000000007821      3.66      1.40      2.89
   SRCPARAM L0046028     0.000000007821      3.66      1.40      2.89
   SRCPARAM L0046029     0.000000007821      3.66      1.40      2.89
   SRCPARAM L0046030     0.000000007821      3.66      1.40      2.89
   SRCPARAM L0046031     0.000000007821      3.66      1.40      2.89
   SRCPARAM L0046032     0.000000007821      3.66      1.40      2.89
   SRCPARAM L0046033     0.000000007821      3.66      1.40      2.89
   SRCPARAM L0046034     0.000000007821      3.66      1.40      2.89
   SRCPARAM L0046035     0.000000007821      3.66      1.40      2.89
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   SRCPARAM L0046036     0.000000007821      3.66      1.40      2.89
   SRCPARAM L0046037     0.000000007821      3.66      1.40      2.89
   SRCPARAM L0046038     0.000000007821      3.66      1.40      2.89
   SRCPARAM L0046039     0.000000007821      3.66      1.40      2.89
   SRCPARAM L0046040     0.000000007821      3.66      1.40      2.89
   SRCPARAM L0046041     0.000000007821      3.66      1.40      2.89
   SRCPARAM L0046042     0.000000007821      3.66      1.40      2.89
   SRCPARAM L0046043     0.000000007821      3.66      1.40      2.89
   SRCPARAM L0046044     0.000000007821      3.66      1.40      2.89
   SRCPARAM L0046045     0.000000007821      3.66      1.40      2.89
   SRCPARAM L0046046     0.000000007821      3.66      1.40      2.89
   SRCPARAM L0046047     0.000000007821      3.66      1.40      2.89
   SRCPARAM L0046048     0.000000007821      3.66      1.40      2.89
   SRCPARAM L0046049     0.000000007821      3.66      1.40      2.89
   SRCPARAM L0046050     0.000000007821      3.66      1.40      2.89
   SRCPARAM L0046051     0.000000007821      3.66      1.40      2.89
   SRCPARAM L0046052     0.000000007821      3.66      1.40      2.89
   SRCPARAM L0046053     0.000000007821      3.66      1.40      2.89
   SRCPARAM L0046054     0.000000007821      3.66      1.40      2.89
   SRCPARAM L0046055     0.000000007821      3.66      1.40      2.89
   SRCPARAM L0046056     0.000000007821      3.66      1.40      2.89
   SRCPARAM L0046057     0.000000007821      3.66      1.40      2.89
   SRCPARAM L0046058     0.000000007821      3.66      1.40      2.89
   SRCPARAM L0046059     0.000000007821      3.66      1.40      2.89
   SRCPARAM L0046060     0.000000007821      3.66      1.40      2.89
   SRCPARAM L0046061     0.000000007821      3.66      1.40      2.89
   SRCPARAM L0046062     0.000000007821      3.66      1.40      2.89
   SRCPARAM L0046063     0.000000007821      3.66      1.40      2.89
   SRCPARAM L0046064     0.000000007821      3.66      1.40      2.89
   SRCPARAM L0046065     0.000000007821      3.66      1.40      2.89
   SRCPARAM L0046066     0.000000007821      3.66      1.40      2.89
   SRCPARAM L0046067     0.000000007821      3.66      1.40      2.89
   SRCPARAM L0046068     0.000000007821      3.66      1.40      2.89
   SRCPARAM L0046069     0.000000007821      3.66      1.40      2.89
   SRCPARAM L0046070     0.000000007821      3.66      1.40      2.89
   SRCPARAM L0046071     0.000000007821      3.66      1.40      2.89
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** LINE VOLUME Source ID = SLINE60
   SRCPARAM L0046072     0.0000001413      3.66      1.40      2.89
   SRCPARAM L0046073     0.0000001413      3.66      1.40      2.89
   SRCPARAM L0046074     0.0000001413      3.66      1.40      2.89
   SRCPARAM L0046075     0.0000001413      3.66      1.40      2.89
   SRCPARAM L0046076     0.0000001413      3.66      1.40      2.89
   SRCPARAM L0046077     0.0000001413      3.66      1.40      2.89
   SRCPARAM L0046078     0.0000001413      3.66      1.40      2.89
   SRCPARAM L0046079     0.0000001413      3.66      1.40      2.89
   SRCPARAM L0046080     0.0000001413      3.66      1.40      2.89
   SRCPARAM L0046081     0.0000001413      3.66      1.40      2.89
   SRCPARAM L0046082     0.0000001413      3.66      1.40      2.89
   SRCPARAM L0046083     0.0000001413      3.66      1.40      2.89
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SRCPARAM L0046084     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046085     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046086     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046087     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046088     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046089     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046090     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046091     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046092     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046093     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046094     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046095     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046096     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046097     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046098     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046099     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046100     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046101     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046102     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046103     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046104     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046105     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046106     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046107     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046108     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046109     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046110     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046111     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046112     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046113     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046114     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046115     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046116     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046117     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046118     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046119     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046120     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046121     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046122     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046123     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046124     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046125     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046126     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046127     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046128     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046129     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046130     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046131     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046132     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046133     0.0000001413      3.66      1.40      2.89
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SRCPARAM L0046134     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046135     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046136     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046137     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046138     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046139     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046140     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046141     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046142     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046143     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046144     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046145     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046146     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046147     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046148     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046149     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046150     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046151     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046152     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046153     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046154     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046155     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046156     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046157     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046158     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046159     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046160     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046161     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046162     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046163     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046164     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046165     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046166     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046167     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046168     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046169     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046170     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046171     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046172     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046173     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046174     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046175     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046176     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046177     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046178     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046179     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046180     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046181     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046182     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046183     0.0000001413      3.66      1.40      2.89
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   SRCPARAM L0046184     0.0000001413      3.66      1.40      2.89
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   SRCPARAM L0046186     0.0000001413      3.66      1.40      2.89
   SRCPARAM L0046187     0.0000001413      3.66      1.40      2.89
   SRCPARAM L0046188     0.0000001413      3.66      1.40      2.89
   SRCPARAM L0046189     0.0000001413      3.66      1.40      2.89
   SRCPARAM L0046190     0.0000001413      3.66      1.40      2.89
   SRCPARAM L0046191     0.0000001413      3.66      1.40      2.89
   SRCPARAM L0046192     0.0000001413      3.66      1.40      2.89
   SRCPARAM L0046193     0.0000001413      3.66      1.40      2.89
   SRCPARAM L0046194     0.0000001413      3.66      1.40      2.89
   SRCPARAM L0046195     0.0000001413      3.66      1.40      2.89
   SRCPARAM L0046196     0.0000001413      3.66      1.40      2.89
   SRCPARAM L0046197     0.0000001413      3.66      1.40      2.89
   SRCPARAM L0046198     0.0000001413      3.66      1.40      2.89
   SRCPARAM L0046199     0.0000001413      3.66      1.40      2.89
   SRCPARAM L0046200     0.0000001413      3.66      1.40      2.89
   SRCPARAM L0046201     0.0000001413      3.66      1.40      2.89
   SRCPARAM L0046202     0.0000001413      3.66      1.40      2.89
   SRCPARAM L0046203     0.0000001413      3.66      1.40      2.89
   SRCPARAM L0046204     0.0000001413      3.66      1.40      2.89
   SRCPARAM L0046205     0.0000001413      3.66      1.40      2.89
   SRCPARAM L0046206     0.0000001413      3.66      1.40      2.89
   SRCPARAM L0046207     0.0000001413      3.66      1.40      2.89
   SRCPARAM L0046208     0.0000001413      3.66      1.40      2.89
   SRCPARAM L0046209     0.0000001413      3.66      1.40      2.89
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** LINE VOLUME Source ID = SLINE61
   SRCPARAM L0046210     0.0000001413      3.66      1.40      2.89
   SRCPARAM L0046211     0.0000001413      3.66      1.40      2.89
   SRCPARAM L0046212     0.0000001413      3.66      1.40      2.89
   SRCPARAM L0046213     0.0000001413      3.66      1.40      2.89
   SRCPARAM L0046214     0.0000001413      3.66      1.40      2.89
   SRCPARAM L0046215     0.0000001413      3.66      1.40      2.89
   SRCPARAM L0046216     0.0000001413      3.66      1.40      2.89
   SRCPARAM L0046217     0.0000001413      3.66      1.40      2.89
   SRCPARAM L0046218     0.0000001413      3.66      1.40      2.89
   SRCPARAM L0046219     0.0000001413      3.66      1.40      2.89
   SRCPARAM L0046220     0.0000001413      3.66      1.40      2.89
   SRCPARAM L0046221     0.0000001413      3.66      1.40      2.89
   SRCPARAM L0046222     0.0000001413      3.66      1.40      2.89
   SRCPARAM L0046223     0.0000001413      3.66      1.40      2.89
   SRCPARAM L0046224     0.0000001413      3.66      1.40      2.89
   SRCPARAM L0046225     0.0000001413      3.66      1.40      2.89
   SRCPARAM L0046226     0.0000001413      3.66      1.40      2.89
   SRCPARAM L0046227     0.0000001413      3.66      1.40      2.89
   SRCPARAM L0046228     0.0000001413      3.66      1.40      2.89
   SRCPARAM L0046229     0.0000001413      3.66      1.40      2.89
   SRCPARAM L0046230     0.0000001413      3.66      1.40      2.89
   SRCPARAM L0046231     0.0000001413      3.66      1.40      2.89
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SRCPARAM L0046232     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046233     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046234     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046235     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046236     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046237     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046238     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046239     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046240     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046241     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046242     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046243     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046244     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046245     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046246     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046247     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046248     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046249     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046250     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046251     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046252     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046253     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046254     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046255     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046256     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046257     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046258     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046259     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046260     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046261     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046262     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046263     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046264     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046265     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046266     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046267     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046268     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046269     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046270     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046271     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046272     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046273     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046274     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046275     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046276     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046277     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046278     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046279     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046280     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046281     0.0000001413      3.66      1.40      2.89
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SRCPARAM L0046282     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046283     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046284     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046285     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046286     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046287     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046288     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046289     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046290     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046291     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046292     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046293     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046294     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046295     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046296     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046297     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046298     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046299     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046300     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046301     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046302     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046303     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046304     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046305     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046306     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046307     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046308     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046309     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046310     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046311     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046312     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046313     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046314     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046315     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046316     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046317     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046318     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046319     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046320     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046321     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046322     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046323     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046324     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046325     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046326     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046327     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046328     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046329     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046330     0.0000001413      3.66      1.40      2.89
SRCPARAM L0046331     0.0000001413      3.66      1.40      2.89
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   SRCPARAM L0046332     0.0000001413      3.66      1.40      2.89
   SRCPARAM L0046333     0.0000001413      3.66      1.40      2.89
   SRCPARAM L0046334     0.0000001413      3.66      1.40      2.89
   SRCPARAM L0046335     0.0000001413      3.66      1.40      2.89
   SRCPARAM L0046336     0.0000001413      3.66      1.40      2.89
   SRCPARAM L0046337     0.0000001413      3.66      1.40      2.89
   SRCPARAM L0046338     0.0000001413      3.66      1.40      2.89
   SRCPARAM L0046339     0.0000001413      3.66      1.40      2.89
   SRCPARAM L0046340     0.0000001413      3.66      1.40      2.89
   SRCPARAM L0046341     0.0000001413      3.66      1.40      2.89
   SRCPARAM L0046342     0.0000001413      3.66      1.40      2.89
   SRCPARAM L0046343     0.0000001413      3.66      1.40      2.89
   SRCPARAM L0046344     0.0000001413      3.66      1.40      2.89
   SRCPARAM L0046345     0.0000001413      3.66      1.40      2.89
   SRCPARAM L0046346     0.0000001413      3.66      1.40      2.89
   SRCPARAM L0046347     0.0000001413      3.66      1.40      2.89
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** LINE VOLUME Source ID = SLINE62
   SRCPARAM L0046348     0.00000004632      3.66      2.33      2.89
   SRCPARAM L0046349     0.00000004632      3.66      2.33      2.89
   SRCPARAM L0046350     0.00000004632      3.66      2.33      2.89
   SRCPARAM L0046351     0.00000004632      3.66      2.33      2.89
   SRCPARAM L0046352     0.00000004632      3.66      2.33      2.89
   SRCPARAM L0046353     0.00000004632      3.66      2.33      2.89
   SRCPARAM L0046354     0.00000004632      3.66      2.33      2.89
   SRCPARAM L0046355     0.00000004632      3.66      2.33      2.89
   SRCPARAM L0046356     0.00000004632      3.66      2.33      2.89
   SRCPARAM L0046357     0.00000004632      3.66      2.33      2.89
   SRCPARAM L0046358     0.00000004632      3.66      2.33      2.89
   SRCPARAM L0046359     0.00000004632      3.66      2.33      2.89
   SRCPARAM L0046360     0.00000004632      3.66      2.33      2.89
   SRCPARAM L0046361     0.00000004632      3.66      2.33      2.89
   SRCPARAM L0046362     0.00000004632      3.66      2.33      2.89
   SRCPARAM L0046363     0.00000004632      3.66      2.33      2.89
   SRCPARAM L0046364     0.00000004632      3.66      2.33      2.89
   SRCPARAM L0046365     0.00000004632      3.66      2.33      2.89
   SRCPARAM L0046366     0.00000004632      3.66      2.33      2.89
   SRCPARAM L0046367     0.00000004632      3.66      2.33      2.89
   SRCPARAM L0046368     0.00000004632      3.66      2.33      2.89
   SRCPARAM L0046369     0.00000004632      3.66      2.33      2.89
   SRCPARAM L0046370     0.00000004632      3.66      2.33      2.89
   SRCPARAM L0046371     0.00000004632      3.66      2.33      2.89
   SRCPARAM L0046372     0.00000004632      3.66      2.33      2.89
   SRCPARAM L0046373     0.00000004632      3.66      2.33      2.89
   SRCPARAM L0046374     0.00000004632      3.66      2.33      2.89
   SRCPARAM L0046375     0.00000004632      3.66      2.33      2.89
   SRCPARAM L0046376     0.00000004632      3.66      2.33      2.89
   SRCPARAM L0046377     0.00000004632      3.66      2.33      2.89
   SRCPARAM L0046378     0.00000004632      3.66      2.33      2.89
   SRCPARAM L0046379     0.00000004632      3.66      2.33      2.89
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SRCPARAM L0046380     0.00000004632      3.66      2.33      2.89
SRCPARAM L0046381     0.00000004632      3.66      2.33      2.89
SRCPARAM L0046382     0.00000004632      3.66      2.33      2.89
SRCPARAM L0046383     0.00000004632      3.66      2.33      2.89
SRCPARAM L0046384     0.00000004632      3.66      2.33      2.89
SRCPARAM L0046385     0.00000004632      3.66      2.33      2.89
SRCPARAM L0046386     0.00000004632      3.66      2.33      2.89
SRCPARAM L0046387     0.00000004632      3.66      2.33      2.89
SRCPARAM L0046388     0.00000004632      3.66      2.33      2.89
SRCPARAM L0046389     0.00000004632      3.66      2.33      2.89
SRCPARAM L0046390     0.00000004632      3.66      2.33      2.89
SRCPARAM L0046391     0.00000004632      3.66      2.33      2.89
SRCPARAM L0046392     0.00000004632      3.66      2.33      2.89
SRCPARAM L0046393     0.00000004632      3.66      2.33      2.89
SRCPARAM L0046394     0.00000004632      3.66      2.33      2.89
SRCPARAM L0046395     0.00000004632      3.66      2.33      2.89
SRCPARAM L0046396     0.00000004632      3.66      2.33      2.89
SRCPARAM L0046397     0.00000004632      3.66      2.33      2.89
SRCPARAM L0046398     0.00000004632      3.66      2.33      2.89
SRCPARAM L0046399     0.00000004632      3.66      2.33      2.89
SRCPARAM L0046400     0.00000004632      3.66      2.33      2.89
SRCPARAM L0046401     0.00000004632      3.66      2.33      2.89
SRCPARAM L0046402     0.00000004632      3.66      2.33      2.89
SRCPARAM L0046403     0.00000004632      3.66      2.33      2.89
SRCPARAM L0046404     0.00000004632      3.66      2.33      2.89
SRCPARAM L0046405     0.00000004632      3.66      2.33      2.89
SRCPARAM L0046406     0.00000004632      3.66      2.33      2.89
SRCPARAM L0046407     0.00000004632      3.66      2.33      2.89
SRCPARAM L0046408     0.00000004632      3.66      2.33      2.89
SRCPARAM L0046409     0.00000004632      3.66      2.33      2.89
SRCPARAM L0046410     0.00000004632      3.66      2.33      2.89
SRCPARAM L0046411     0.00000004632      3.66      2.33      2.89
SRCPARAM L0046412     0.00000004632      3.66      2.33      2.89
SRCPARAM L0046413     0.00000004632      3.66      2.33      2.89
SRCPARAM L0046414     0.00000004632      3.66      2.33      2.89
SRCPARAM L0046415     0.00000004632      3.66      2.33      2.89
SRCPARAM L0046416     0.00000004632      3.66      2.33      2.89
SRCPARAM L0046417     0.00000004632      3.66      2.33      2.89
SRCPARAM L0046418     0.00000004632      3.66      2.33      2.89
SRCPARAM L0046419     0.00000004632      3.66      2.33      2.89
SRCPARAM L0046420     0.00000004632      3.66      2.33      2.89
SRCPARAM L0046421     0.00000004632      3.66      2.33      2.89
SRCPARAM L0046422     0.00000004632      3.66      2.33      2.89
SRCPARAM L0046423     0.00000004632      3.66      2.33      2.89
SRCPARAM L0046424     0.00000004632      3.66      2.33      2.89
SRCPARAM L0046425     0.00000004632      3.66      2.33      2.89
SRCPARAM L0046426     0.00000004632      3.66      2.33      2.89
SRCPARAM L0046427     0.00000004632      3.66      2.33      2.89
SRCPARAM L0046428     0.00000004632      3.66      2.33      2.89
SRCPARAM L0046429     0.00000004632      3.66      2.33      2.89
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SRCPARAM L0046430     0.00000004632      3.66      2.33      2.89
SRCPARAM L0046431     0.00000004632      3.66      2.33      2.89
SRCPARAM L0046432     0.00000004632      3.66      2.33      2.89
SRCPARAM L0046433     0.00000004632      3.66      2.33      2.89
SRCPARAM L0046434     0.00000004632      3.66      2.33      2.89
SRCPARAM L0046435     0.00000004632      3.66      2.33      2.89
SRCPARAM L0046436     0.00000004632      3.66      2.33      2.89
SRCPARAM L0046437     0.00000004632      3.66      2.33      2.89
SRCPARAM L0046438     0.00000004632      3.66      2.33      2.89
SRCPARAM L0046439     0.00000004632      3.66      2.33      2.89
SRCPARAM L0046440     0.00000004632      3.66      2.33      2.89
SRCPARAM L0046441     0.00000004632      3.66      2.33      2.89
SRCPARAM L0046442     0.00000004632      3.66      2.33      2.89
SRCPARAM L0046443     0.00000004632      3.66      2.33      2.89
SRCPARAM L0046444     0.00000004632      3.66      2.33      2.89
SRCPARAM L0046445     0.00000004632      3.66      2.33      2.89
SRCPARAM L0046446     0.00000004632      3.66      2.33      2.89
SRCPARAM L0046447     0.00000004632      3.66      2.33      2.89
SRCPARAM L0046448     0.00000004632      3.66      2.33      2.89
SRCPARAM L0046449     0.00000004632      3.66      2.33      2.89
SRCPARAM L0046450     0.00000004632      3.66      2.33      2.89
SRCPARAM L0046451     0.00000004632      3.66      2.33      2.89
SRCPARAM L0046452     0.00000004632      3.66      2.33      2.89
SRCPARAM L0046453     0.00000004632      3.66      2.33      2.89
SRCPARAM L0046454     0.00000004632      3.66      2.33      2.89
SRCPARAM L0046455     0.00000004632      3.66      2.33      2.89
SRCPARAM L0046456     0.00000004632      3.66      2.33      2.89
SRCPARAM L0046457     0.00000004632      3.66      2.33      2.89
SRCPARAM L0046458     0.00000004632      3.66      2.33      2.89
SRCPARAM L0046459     0.00000004632      3.66      2.33      2.89
SRCPARAM L0046460     0.00000004632      3.66      2.33      2.89
SRCPARAM L0046461     0.00000004632      3.66      2.33      2.89
SRCPARAM L0046462     0.00000004632      3.66      2.33      2.89
SRCPARAM L0046463     0.00000004632      3.66      2.33      2.89
SRCPARAM L0046464     0.00000004632      3.66      2.33      2.89
SRCPARAM L0046465     0.00000004632      3.66      2.33      2.89
SRCPARAM L0046466     0.00000004632      3.66      2.33      2.89
SRCPARAM L0046467     0.00000004632      3.66      2.33      2.89
SRCPARAM L0046468     0.00000004632      3.66      2.33      2.89
SRCPARAM L0046469     0.00000004632      3.66      2.33      2.89
SRCPARAM L0046470     0.00000004632      3.66      2.33      2.89
SRCPARAM L0046471     0.00000004632      3.66      2.33      2.89
SRCPARAM L0046472     0.00000004632      3.66      2.33      2.89
SRCPARAM L0046473     0.00000004632      3.66      2.33      2.89
SRCPARAM L0046474     0.00000004632      3.66      2.33      2.89
SRCPARAM L0046475     0.00000004632      3.66      2.33      2.89
SRCPARAM L0046476     0.00000004632      3.66      2.33      2.89
SRCPARAM L0046477     0.00000004632      3.66      2.33      2.89
SRCPARAM L0046478     0.00000004632      3.66      2.33      2.89
SRCPARAM L0046479     0.00000004632      3.66      2.33      2.89
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   SRCPARAM L0046480     0.00000004632      3.66      2.33      2.89
   SRCPARAM L0046481     0.00000004632      3.66      2.33      2.89
   SRCPARAM L0046482     0.00000004632      3.66      2.33      2.89
   SRCPARAM L0046483     0.00000004632      3.66      2.33      2.89
   SRCPARAM L0046484     0.00000004632      3.66      2.33      2.89
   SRCPARAM L0046485     0.00000004632      3.66      2.33      2.89
   SRCPARAM L0046486     0.00000004632      3.66      2.33      2.89
   SRCPARAM L0046487     0.00000004632      3.66      2.33      2.89
   SRCPARAM L0046488     0.00000004632      3.66      2.33      2.89
   SRCPARAM L0046489     0.00000004632      3.66      2.33      2.89
   SRCPARAM L0046490     0.00000004632      3.66      2.33      2.89
   SRCPARAM L0046491     0.00000004632      3.66      2.33      2.89
   SRCPARAM L0046492     0.00000004632      3.66      2.33      2.89
   SRCPARAM L0046493     0.00000004632      3.66      2.33      2.89
   SRCPARAM L0046494     0.00000004632      3.66      2.33      2.89
   SRCPARAM L0046495     0.00000004632      3.66      2.33      2.89
   SRCPARAM L0046496     0.00000004632      3.66      2.33      2.89
   SRCPARAM L0046497     0.00000004632      3.66      2.33      2.89
   SRCPARAM L0046498     0.00000004632      3.66      2.33      2.89
   SRCPARAM L0046499     0.00000004632      3.66      2.33      2.89
   SRCPARAM L0046500     0.00000004632      3.66      2.33      2.89
   SRCPARAM L0046501     0.00000004632      3.66      2.33      2.89
   SRCPARAM L0046502     0.00000004632      3.66      2.33      2.89
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** LINE VOLUME Source ID = SLINE64
   SRCPARAM L0046503     0.00000016      3.66      1.40      2.89
   SRCPARAM L0046504     0.00000016      3.66      1.40      2.89
   SRCPARAM L0046505     0.00000016      3.66      1.40      2.89
   SRCPARAM L0046506     0.00000016      3.66      1.40      2.89
   SRCPARAM L0046507     0.00000016      3.66      1.40      2.89
   SRCPARAM L0046508     0.00000016      3.66      1.40      2.89
   SRCPARAM L0046509     0.00000016      3.66      1.40      2.89
   SRCPARAM L0046510     0.00000016      3.66      1.40      2.89
   SRCPARAM L0046511     0.00000016      3.66      1.40      2.89
   SRCPARAM L0046512     0.00000016      3.66      1.40      2.89
   SRCPARAM L0046513     0.00000016      3.66      1.40      2.89
   SRCPARAM L0046514     0.00000016      3.66      1.40      2.89
   SRCPARAM L0046515     0.00000016      3.66      1.40      2.89
   SRCPARAM L0046516     0.00000016      3.66      1.40      2.89
   SRCPARAM L0046517     0.00000016      3.66      1.40      2.89
   SRCPARAM L0046518     0.00000016      3.66      1.40      2.89
   SRCPARAM L0046519     0.00000016      3.66      1.40      2.89
   SRCPARAM L0046520     0.00000016      3.66      1.40      2.89
   SRCPARAM L0046521     0.00000016      3.66      1.40      2.89
   SRCPARAM L0046522     0.00000016      3.66      1.40      2.89
   SRCPARAM L0046523     0.00000016      3.66      1.40      2.89
   SRCPARAM L0046524     0.00000016      3.66      1.40      2.89
   SRCPARAM L0046525     0.00000016      3.66      1.40      2.89
   SRCPARAM L0046526     0.00000016      3.66      1.40      2.89
   SRCPARAM L0046527     0.00000016      3.66      1.40      2.89
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SRCPARAM L0046528     0.00000016      3.66      1.40      2.89
SRCPARAM L0046529     0.00000016      3.66      1.40      2.89
SRCPARAM L0046530     0.00000016      3.66      1.40      2.89
SRCPARAM L0046531     0.00000016      3.66      1.40      2.89
SRCPARAM L0046532     0.00000016      3.66      1.40      2.89
SRCPARAM L0046533     0.00000016      3.66      1.40      2.89
SRCPARAM L0046534     0.00000016      3.66      1.40      2.89
SRCPARAM L0046535     0.00000016      3.66      1.40      2.89
SRCPARAM L0046536     0.00000016      3.66      1.40      2.89
SRCPARAM L0046537     0.00000016      3.66      1.40      2.89
SRCPARAM L0046538     0.00000016      3.66      1.40      2.89
SRCPARAM L0046539     0.00000016      3.66      1.40      2.89
SRCPARAM L0046540     0.00000016      3.66      1.40      2.89
SRCPARAM L0046541     0.00000016      3.66      1.40      2.89
SRCPARAM L0046542     0.00000016      3.66      1.40      2.89
SRCPARAM L0046543     0.00000016      3.66      1.40      2.89
SRCPARAM L0046544     0.00000016      3.66      1.40      2.89
SRCPARAM L0046545     0.00000016      3.66      1.40      2.89
SRCPARAM L0046546     0.00000016      3.66      1.40      2.89
SRCPARAM L0046547     0.00000016      3.66      1.40      2.89
SRCPARAM L0046548     0.00000016      3.66      1.40      2.89
SRCPARAM L0046549     0.00000016      3.66      1.40      2.89
SRCPARAM L0046550     0.00000016      3.66      1.40      2.89
SRCPARAM L0046551     0.00000016      3.66      1.40      2.89
SRCPARAM L0046552     0.00000016      3.66      1.40      2.89
SRCPARAM L0046553     0.00000016      3.66      1.40      2.89
SRCPARAM L0046554     0.00000016      3.66      1.40      2.89
SRCPARAM L0046555     0.00000016      3.66      1.40      2.89
SRCPARAM L0046556     0.00000016      3.66      1.40      2.89
SRCPARAM L0046557     0.00000016      3.66      1.40      2.89
SRCPARAM L0046558     0.00000016      3.66      1.40      2.89
SRCPARAM L0046559     0.00000016      3.66      1.40      2.89
SRCPARAM L0046560     0.00000016      3.66      1.40      2.89
SRCPARAM L0046561     0.00000016      3.66      1.40      2.89
SRCPARAM L0046562     0.00000016      3.66      1.40      2.89
SRCPARAM L0046563     0.00000016      3.66      1.40      2.89
SRCPARAM L0046564     0.00000016      3.66      1.40      2.89
SRCPARAM L0046565     0.00000016      3.66      1.40      2.89
SRCPARAM L0046566     0.00000016      3.66      1.40      2.89
SRCPARAM L0046567     0.00000016      3.66      1.40      2.89
SRCPARAM L0046568     0.00000016      3.66      1.40      2.89
SRCPARAM L0046569     0.00000016      3.66      1.40      2.89
SRCPARAM L0046570     0.00000016      3.66      1.40      2.89
SRCPARAM L0046571     0.00000016      3.66      1.40      2.89
SRCPARAM L0046572     0.00000016      3.66      1.40      2.89
SRCPARAM L0046573     0.00000016      3.66      1.40      2.89
SRCPARAM L0046574     0.00000016      3.66      1.40      2.89
SRCPARAM L0046575     0.00000016      3.66      1.40      2.89
SRCPARAM L0046576     0.00000016      3.66      1.40      2.89
SRCPARAM L0046577     0.00000016      3.66      1.40      2.89
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** LINE VOLUME Source ID = SLINE65
   SRCPARAM L0044769     0.00000003441      3.66      2.33      2.89
   SRCPARAM L0044770     0.00000003441      3.66      2.33      2.89
   SRCPARAM L0044771     0.00000003441      3.66      2.33      2.89
   SRCPARAM L0044772     0.00000003441      3.66      2.33      2.89
   SRCPARAM L0044773     0.00000003441      3.66      2.33      2.89
   SRCPARAM L0044774     0.00000003441      3.66      2.33      2.89
   SRCPARAM L0044775     0.00000003441      3.66      2.33      2.89
   SRCPARAM L0044776     0.00000003441      3.66      2.33      2.89
   SRCPARAM L0044777     0.00000003441      3.66      2.33      2.89
   SRCPARAM L0044778     0.00000003441      3.66      2.33      2.89
   SRCPARAM L0044779     0.00000003441      3.66      2.33      2.89
   SRCPARAM L0044780     0.00000003441      3.66      2.33      2.89
   SRCPARAM L0044781     0.00000003441      3.66      2.33      2.89
   SRCPARAM L0044782     0.00000003441      3.66      2.33      2.89
   SRCPARAM L0044783     0.00000003441      3.66      2.33      2.89
   SRCPARAM L0044784     0.00000003441      3.66      2.33      2.89
   SRCPARAM L0044785     0.00000003441      3.66      2.33      2.89
   SRCPARAM L0044786     0.00000003441      3.66      2.33      2.89
   SRCPARAM L0044787     0.00000003441      3.66      2.33      2.89
   SRCPARAM L0044788     0.00000003441      3.66      2.33      2.89
   SRCPARAM L0044789     0.00000003441      3.66      2.33      2.89
   SRCPARAM L0044790     0.00000003441      3.66      2.33      2.89
   SRCPARAM L0044791     0.00000003441      3.66      2.33      2.89
   SRCPARAM L0044792     0.00000003441      3.66      2.33      2.89
   SRCPARAM L0044793     0.00000003441      3.66      2.33      2.89
   SRCPARAM L0044794     0.00000003441      3.66      2.33      2.89
   SRCPARAM L0044795     0.00000003441      3.66      2.33      2.89
   SRCPARAM L0044796     0.00000003441      3.66      2.33      2.89
   SRCPARAM L0044797     0.00000003441      3.66      2.33      2.89
   SRCPARAM L0044798     0.00000003441      3.66      2.33      2.89
   SRCPARAM L0044799     0.00000003441      3.66      2.33      2.89
   SRCPARAM L0044800     0.00000003441      3.66      2.33      2.89
   SRCPARAM L0044801     0.00000003441      3.66      2.33      2.89
   SRCPARAM L0044802     0.00000003441      3.66      2.33      2.89
   SRCPARAM L0044803     0.00000003441      3.66      2.33      2.89
   SRCPARAM L0044804     0.00000003441      3.66      2.33      2.89
   SRCPARAM L0044805     0.00000003441      3.66      2.33      2.89
   SRCPARAM L0044806     0.00000003441      3.66      2.33      2.89
   SRCPARAM L0044807     0.00000003441      3.66      2.33      2.89
   SRCPARAM L0044808     0.00000003441      3.66      2.33      2.89
   SRCPARAM L0044809     0.00000003441      3.66      2.33      2.89
   SRCPARAM L0044810     0.00000003441      3.66      2.33      2.89
   SRCPARAM L0044811     0.00000003441      3.66      2.33      2.89
   SRCPARAM L0044812     0.00000003441      3.66      2.33      2.89
   SRCPARAM L0044813     0.00000003441      3.66      2.33      2.89
   SRCPARAM L0044814     0.00000003441      3.66      2.33      2.89
   SRCPARAM L0044815     0.00000003441      3.66      2.33      2.89
   SRCPARAM L0044816     0.00000003441      3.66      2.33      2.89
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SRCPARAM L0044817     0.00000003441      3.66      2.33      2.89
SRCPARAM L0044818     0.00000003441      3.66      2.33      2.89
SRCPARAM L0044819     0.00000003441      3.66      2.33      2.89
SRCPARAM L0044820     0.00000003441      3.66      2.33      2.89
SRCPARAM L0044821     0.00000003441      3.66      2.33      2.89
SRCPARAM L0044822     0.00000003441      3.66      2.33      2.89
SRCPARAM L0044823     0.00000003441      3.66      2.33      2.89
SRCPARAM L0044824     0.00000003441      3.66      2.33      2.89
SRCPARAM L0044825     0.00000003441      3.66      2.33      2.89
SRCPARAM L0044826     0.00000003441      3.66      2.33      2.89
SRCPARAM L0044827     0.00000003441      3.66      2.33      2.89
SRCPARAM L0044828     0.00000003441      3.66      2.33      2.89
SRCPARAM L0044829     0.00000003441      3.66      2.33      2.89
SRCPARAM L0044830     0.00000003441      3.66      2.33      2.89
SRCPARAM L0044831     0.00000003441      3.66      2.33      2.89
SRCPARAM L0044832     0.00000003441      3.66      2.33      2.89
SRCPARAM L0044833     0.00000003441      3.66      2.33      2.89
SRCPARAM L0044834     0.00000003441      3.66      2.33      2.89
SRCPARAM L0044835     0.00000003441      3.66      2.33      2.89
SRCPARAM L0044836     0.00000003441      3.66      2.33      2.89
SRCPARAM L0044837     0.00000003441      3.66      2.33      2.89
SRCPARAM L0044838     0.00000003441      3.66      2.33      2.89
SRCPARAM L0044839     0.00000003441      3.66      2.33      2.89
SRCPARAM L0044840     0.00000003441      3.66      2.33      2.89
SRCPARAM L0044841     0.00000003441      3.66      2.33      2.89
SRCPARAM L0044842     0.00000003441      3.66      2.33      2.89
SRCPARAM L0044843     0.00000003441      3.66      2.33      2.89
SRCPARAM L0044844     0.00000003441      3.66      2.33      2.89
SRCPARAM L0044845     0.00000003441      3.66      2.33      2.89
SRCPARAM L0044846     0.00000003441      3.66      2.33      2.89
SRCPARAM L0044847     0.00000003441      3.66      2.33      2.89
SRCPARAM L0044848     0.00000003441      3.66      2.33      2.89
SRCPARAM L0044849     0.00000003441      3.66      2.33      2.89
SRCPARAM L0044850     0.00000003441      3.66      2.33      2.89
SRCPARAM L0044851     0.00000003441      3.66      2.33      2.89
SRCPARAM L0044852     0.00000003441      3.66      2.33      2.89
SRCPARAM L0044853     0.00000003441      3.66      2.33      2.89
SRCPARAM L0044854     0.00000003441      3.66      2.33      2.89
SRCPARAM L0044855     0.00000003441      3.66      2.33      2.89
SRCPARAM L0044856     0.00000003441      3.66      2.33      2.89
SRCPARAM L0044857     0.00000003441      3.66      2.33      2.89
SRCPARAM L0044858     0.00000003441      3.66      2.33      2.89
SRCPARAM L0044859     0.00000003441      3.66      2.33      2.89
SRCPARAM L0044860     0.00000003441      3.66      2.33      2.89
SRCPARAM L0044861     0.00000003441      3.66      2.33      2.89
SRCPARAM L0044862     0.00000003441      3.66      2.33      2.89
SRCPARAM L0044863     0.00000003441      3.66      2.33      2.89
SRCPARAM L0044864     0.00000003441      3.66      2.33      2.89
SRCPARAM L0044865     0.00000003441      3.66      2.33      2.89
SRCPARAM L0044866     0.00000003441      3.66      2.33      2.89
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SRCPARAM L0044867     0.00000003441      3.66      2.33      2.89
SRCPARAM L0044868     0.00000003441      3.66      2.33      2.89
SRCPARAM L0044869     0.00000003441      3.66      2.33      2.89
SRCPARAM L0044870     0.00000003441      3.66      2.33      2.89
SRCPARAM L0044871     0.00000003441      3.66      2.33      2.89
SRCPARAM L0044872     0.00000003441      3.66      2.33      2.89
SRCPARAM L0044873     0.00000003441      3.66      2.33      2.89
SRCPARAM L0044874     0.00000003441      3.66      2.33      2.89
SRCPARAM L0044875     0.00000003441      3.66      2.33      2.89
SRCPARAM L0044876     0.00000003441      3.66      2.33      2.89
SRCPARAM L0044877     0.00000003441      3.66      2.33      2.89
SRCPARAM L0044878     0.00000003441      3.66      2.33      2.89
SRCPARAM L0044879     0.00000003441      3.66      2.33      2.89
SRCPARAM L0044880     0.00000003441      3.66      2.33      2.89
SRCPARAM L0044881     0.00000003441      3.66      2.33      2.89
SRCPARAM L0044882     0.00000003441      3.66      2.33      2.89
SRCPARAM L0044883     0.00000003441      3.66      2.33      2.89
SRCPARAM L0044884     0.00000003441      3.66      2.33      2.89
SRCPARAM L0044885     0.00000003441      3.66      2.33      2.89
SRCPARAM L0044886     0.00000003441      3.66      2.33      2.89
SRCPARAM L0044887     0.00000003441      3.66      2.33      2.89
SRCPARAM L0044888     0.00000003441      3.66      2.33      2.89
SRCPARAM L0044889     0.00000003441      3.66      2.33      2.89
SRCPARAM L0044890     0.00000003441      3.66      2.33      2.89
SRCPARAM L0044891     0.00000003441      3.66      2.33      2.89
SRCPARAM L0044892     0.00000003441      3.66      2.33      2.89
SRCPARAM L0044893     0.00000003441      3.66      2.33      2.89
SRCPARAM L0044894     0.00000003441      3.66      2.33      2.89
SRCPARAM L0044895     0.00000003441      3.66      2.33      2.89
SRCPARAM L0044896     0.00000003441      3.66      2.33      2.89
SRCPARAM L0044897     0.00000003441      3.66      2.33      2.89
SRCPARAM L0044898     0.00000003441      3.66      2.33      2.89
SRCPARAM L0044899     0.00000003441      3.66      2.33      2.89
SRCPARAM L0044900     0.00000003441      3.66      2.33      2.89
SRCPARAM L0044901     0.00000003441      3.66      2.33      2.89
SRCPARAM L0044902     0.00000003441      3.66      2.33      2.89
SRCPARAM L0044903     0.00000003441      3.66      2.33      2.89
SRCPARAM L0044904     0.00000003441      3.66      2.33      2.89
SRCPARAM L0044905     0.00000003441      3.66      2.33      2.89
SRCPARAM L0044906     0.00000003441      3.66      2.33      2.89
SRCPARAM L0044907     0.00000003441      3.66      2.33      2.89
SRCPARAM L0044908     0.00000003441      3.66      2.33      2.89
SRCPARAM L0044909     0.00000003441      3.66      2.33      2.89
SRCPARAM L0044910     0.00000003441      3.66      2.33      2.89
SRCPARAM L0044911     0.00000003441      3.66      2.33      2.89
SRCPARAM L0044912     0.00000003441      3.66      2.33      2.89
SRCPARAM L0044913     0.00000003441      3.66      2.33      2.89
SRCPARAM L0044914     0.00000003441      3.66      2.33      2.89
SRCPARAM L0044915     0.00000003441      3.66      2.33      2.89
SRCPARAM L0044916     0.00000003441      3.66      2.33      2.89
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   SRCPARAM L0044917     0.00000003441      3.66      2.33      2.89
   SRCPARAM L0044918     0.00000003441      3.66      2.33      2.89
   SRCPARAM L0044919     0.00000003441      3.66      2.33      2.89
   SRCPARAM L0044920     0.00000003441      3.66      2.33      2.89
   SRCPARAM L0044921     0.00000003441      3.66      2.33      2.89
   SRCPARAM L0044922     0.00000003441      3.66      2.33      2.89
   SRCPARAM L0044923     0.00000003441      3.66      2.33      2.89
   SRCPARAM L0044924     0.00000003441      3.66      2.33      2.89
   SRCPARAM L0044925     0.00000003441      3.66      2.33      2.89
   SRCPARAM L0044926     0.00000003441      3.66      2.33      2.89
   SRCPARAM L0044927     0.00000003441      3.66      2.33      2.89
   SRCPARAM L0044928     0.00000003441      3.66      2.33      2.89
   SRCPARAM L0044929     0.00000003441      3.66      2.33      2.89
** ------------------------------------------------------------------
** LINE VOLUME Source ID = SLINE66
   SRCPARAM L0044930     0.0000001324      3.66      2.33      2.89
   SRCPARAM L0044931     0.0000001324      3.66      2.33      2.89
   SRCPARAM L0044932     0.0000001324      3.66      2.33      2.89
   SRCPARAM L0044933     0.0000001324      3.66      2.33      2.89
   SRCPARAM L0044934     0.0000001324      3.66      2.33      2.89
   SRCPARAM L0044935     0.0000001324      3.66      2.33      2.89
   SRCPARAM L0044936     0.0000001324      3.66      2.33      2.89
** ------------------------------------------------------------------
** LINE VOLUME Source ID = SLINE67
   SRCPARAM L0044937     0.00000005455      3.66      2.33      2.89
   SRCPARAM L0044938     0.00000005455      3.66      2.33      2.89
   SRCPARAM L0044939     0.00000005455      3.66      2.33      2.89
   SRCPARAM L0044940     0.00000005455      3.66      2.33      2.89
   SRCPARAM L0044941     0.00000005455      3.66      2.33      2.89
   SRCPARAM L0044942     0.00000005455      3.66      2.33      2.89
   SRCPARAM L0044943     0.00000005455      3.66      2.33      2.89
   SRCPARAM L0044944     0.00000005455      3.66      2.33      2.89
   SRCPARAM L0044945     0.00000005455      3.66      2.33      2.89
   SRCPARAM L0044946     0.00000005455      3.66      2.33      2.89
   SRCPARAM L0044947     0.00000005455      3.66      2.33      2.89
   SRCPARAM L0044948     0.00000005455      3.66      2.33      2.89
   SRCPARAM L0044949     0.00000005455      3.66      2.33      2.89
   SRCPARAM L0044950     0.00000005455      3.66      2.33      2.89
   SRCPARAM L0044951     0.00000005455      3.66      2.33      2.89
   SRCPARAM L0044952     0.00000005455      3.66      2.33      2.89
   SRCPARAM L0044953     0.00000005455      3.66      2.33      2.89
   SRCPARAM L0044954     0.00000005455      3.66      2.33      2.89
   SRCPARAM L0044955     0.00000005455      3.66      2.33      2.89
   SRCPARAM L0044956     0.00000005455      3.66      2.33      2.89
   SRCPARAM L0044957     0.00000005455      3.66      2.33      2.89
   SRCPARAM L0044958     0.00000005455      3.66      2.33      2.89
   SRCPARAM L0044959     0.00000005455      3.66      2.33      2.89
   SRCPARAM L0044960     0.00000005455      3.66      2.33      2.89
   SRCPARAM L0044961     0.00000005455      3.66      2.33      2.89
   SRCPARAM L0044962     0.00000005455      3.66      2.33      2.89
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SRCPARAM L0044963     0.00000005455      3.66      2.33      2.89
SRCPARAM L0044964     0.00000005455      3.66      2.33      2.89
SRCPARAM L0044965     0.00000005455      3.66      2.33      2.89
SRCPARAM L0044966     0.00000005455      3.66      2.33      2.89
SRCPARAM L0044967     0.00000005455      3.66      2.33      2.89
SRCPARAM L0044968     0.00000005455      3.66      2.33      2.89
SRCPARAM L0044969     0.00000005455      3.66      2.33      2.89
SRCPARAM L0044970     0.00000005455      3.66      2.33      2.89
SRCPARAM L0044971     0.00000005455      3.66      2.33      2.89
SRCPARAM L0044972     0.00000005455      3.66      2.33      2.89
SRCPARAM L0044973     0.00000005455      3.66      2.33      2.89
SRCPARAM L0044974     0.00000005455      3.66      2.33      2.89
SRCPARAM L0044975     0.00000005455      3.66      2.33      2.89
SRCPARAM L0044976     0.00000005455      3.66      2.33      2.89
SRCPARAM L0044977     0.00000005455      3.66      2.33      2.89
SRCPARAM L0044978     0.00000005455      3.66      2.33      2.89
SRCPARAM L0044979     0.00000005455      3.66      2.33      2.89
SRCPARAM L0044980     0.00000005455      3.66      2.33      2.89
SRCPARAM L0044981     0.00000005455      3.66      2.33      2.89
SRCPARAM L0044982     0.00000005455      3.66      2.33      2.89
SRCPARAM L0044983     0.00000005455      3.66      2.33      2.89
SRCPARAM L0044984     0.00000005455      3.66      2.33      2.89
SRCPARAM L0044985     0.00000005455      3.66      2.33      2.89
SRCPARAM L0044986     0.00000005455      3.66      2.33      2.89
SRCPARAM L0044987     0.00000005455      3.66      2.33      2.89
SRCPARAM L0044988     0.00000005455      3.66      2.33      2.89
SRCPARAM L0044989     0.00000005455      3.66      2.33      2.89
SRCPARAM L0044990     0.00000005455      3.66      2.33      2.89
SRCPARAM L0044991     0.00000005455      3.66      2.33      2.89
SRCPARAM L0044992     0.00000005455      3.66      2.33      2.89
SRCPARAM L0044993     0.00000005455      3.66      2.33      2.89
SRCPARAM L0044994     0.00000005455      3.66      2.33      2.89
SRCPARAM L0044995     0.00000005455      3.66      2.33      2.89
SRCPARAM L0044996     0.00000005455      3.66      2.33      2.89
SRCPARAM L0044997     0.00000005455      3.66      2.33      2.89
SRCPARAM L0044998     0.00000005455      3.66      2.33      2.89
SRCPARAM L0044999     0.00000005455      3.66      2.33      2.89
SRCPARAM L0045000     0.00000005455      3.66      2.33      2.89
SRCPARAM L0045001     0.00000005455      3.66      2.33      2.89
SRCPARAM L0045002     0.00000005455      3.66      2.33      2.89
SRCPARAM L0045003     0.00000005455      3.66      2.33      2.89
SRCPARAM L0045004     0.00000005455      3.66      2.33      2.89
SRCPARAM L0045005     0.00000005455      3.66      2.33      2.89
SRCPARAM L0045006     0.00000005455      3.66      2.33      2.89
SRCPARAM L0045007     0.00000005455      3.66      2.33      2.89
SRCPARAM L0045008     0.00000005455      3.66      2.33      2.89
SRCPARAM L0045009     0.00000005455      3.66      2.33      2.89
SRCPARAM L0045010     0.00000005455      3.66      2.33      2.89
SRCPARAM L0045011     0.00000005455      3.66      2.33      2.89
SRCPARAM L0045012     0.00000005455      3.66      2.33      2.89
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SRCPARAM L0045014     0.00000005455      3.66      2.33      2.89
SRCPARAM L0045015     0.00000005455      3.66      2.33      2.89
SRCPARAM L0045016     0.00000005455      3.66      2.33      2.89
SRCPARAM L0045017     0.00000005455      3.66      2.33      2.89
SRCPARAM L0045018     0.00000005455      3.66      2.33      2.89
SRCPARAM L0045019     0.00000005455      3.66      2.33      2.89
SRCPARAM L0045020     0.00000005455      3.66      2.33      2.89
SRCPARAM L0045021     0.00000005455      3.66      2.33      2.89
SRCPARAM L0045022     0.00000005455      3.66      2.33      2.89
SRCPARAM L0045023     0.00000005455      3.66      2.33      2.89
SRCPARAM L0045024     0.00000005455      3.66      2.33      2.89
SRCPARAM L0045025     0.00000005455      3.66      2.33      2.89
SRCPARAM L0045026     0.00000005455      3.66      2.33      2.89
SRCPARAM L0045027     0.00000005455      3.66      2.33      2.89
SRCPARAM L0045028     0.00000005455      3.66      2.33      2.89
SRCPARAM L0045029     0.00000005455      3.66      2.33      2.89
SRCPARAM L0045030     0.00000005455      3.66      2.33      2.89
SRCPARAM L0045031     0.00000005455      3.66      2.33      2.89
SRCPARAM L0045032     0.00000005455      3.66      2.33      2.89
SRCPARAM L0045033     0.00000005455      3.66      2.33      2.89
SRCPARAM L0045034     0.00000005455      3.66      2.33      2.89
SRCPARAM L0045035     0.00000005455      3.66      2.33      2.89
SRCPARAM L0045036     0.00000005455      3.66      2.33      2.89
SRCPARAM L0045037     0.00000005455      3.66      2.33      2.89
SRCPARAM L0045038     0.00000005455      3.66      2.33      2.89
SRCPARAM L0045039     0.00000005455      3.66      2.33      2.89
SRCPARAM L0045040     0.00000005455      3.66      2.33      2.89
SRCPARAM L0045041     0.00000005455      3.66      2.33      2.89
SRCPARAM L0045042     0.00000005455      3.66      2.33      2.89
SRCPARAM L0045043     0.00000005455      3.66      2.33      2.89
SRCPARAM L0045044     0.00000005455      3.66      2.33      2.89
SRCPARAM L0045045     0.00000005455      3.66      2.33      2.89
SRCPARAM L0045046     0.00000005455      3.66      2.33      2.89
SRCPARAM L0045047     0.00000005455      3.66      2.33      2.89
SRCPARAM L0045048     0.00000005455      3.66      2.33      2.89
SRCPARAM L0045049     0.00000005455      3.66      2.33      2.89
SRCPARAM L0045050     0.00000005455      3.66      2.33      2.89
SRCPARAM L0045051     0.00000005455      3.66      2.33      2.89
SRCPARAM L0045052     0.00000005455      3.66      2.33      2.89
SRCPARAM L0045053     0.00000005455      3.66      2.33      2.89
SRCPARAM L0045054     0.00000005455      3.66      2.33      2.89
SRCPARAM L0045055     0.00000005455      3.66      2.33      2.89
SRCPARAM L0045056     0.00000005455      3.66      2.33      2.89
SRCPARAM L0045057     0.00000005455      3.66      2.33      2.89
SRCPARAM L0045058     0.00000005455      3.66      2.33      2.89
SRCPARAM L0045059     0.00000005455      3.66      2.33      2.89
SRCPARAM L0045060     0.00000005455      3.66      2.33      2.89
SRCPARAM L0045061     0.00000005455      3.66      2.33      2.89
SRCPARAM L0045062     0.00000005455      3.66      2.33      2.89
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   SRCPARAM L0045063     0.00000005455      3.66      2.33      2.89
   SRCPARAM L0045064     0.00000005455      3.66      2.33      2.89
   SRCPARAM L0045065     0.00000005455      3.66      2.33      2.89
   SRCPARAM L0045066     0.00000005455      3.66      2.33      2.89
   SRCPARAM L0045067     0.00000005455      3.66      2.33      2.89
   SRCPARAM L0045068     0.00000005455      3.66      2.33      2.89
   SRCPARAM L0045069     0.00000005455      3.66      2.33      2.89
   SRCPARAM L0045070     0.00000005455      3.66      2.33      2.89
   SRCPARAM L0045071     0.00000005455      3.66      2.33      2.89
   SRCPARAM L0045072     0.00000005455      3.66      2.33      2.89
   SRCPARAM L0045073     0.00000005455      3.66      2.33      2.89
   SRCPARAM L0045074     0.00000005455      3.66      2.33      2.89
   SRCPARAM L0045075     0.00000005455      3.66      2.33      2.89
   SRCPARAM L0045076     0.00000005455      3.66      2.33      2.89
   SRCPARAM L0045077     0.00000005455      3.66      2.33      2.89
   SRCPARAM L0045078     0.00000005455      3.66      2.33      2.89
   SRCPARAM L0045079     0.00000005455      3.66      2.33      2.89
   SRCPARAM L0045080     0.00000005455      3.66      2.33      2.89
   SRCPARAM L0045081     0.00000005455      3.66      2.33      2.89
   SRCPARAM L0045082     0.00000005455      3.66      2.33      2.89
   SRCPARAM L0045083     0.00000005455      3.66      2.33      2.89
   SRCPARAM L0045084     0.00000005455      3.66      2.33      2.89
   SRCPARAM L0045085     0.00000005455      3.66      2.33      2.89
   SRCPARAM L0045086     0.00000005455      3.66      2.33      2.89
   SRCPARAM L0045087     0.00000005455      3.66      2.33      2.89
   SRCPARAM L0045088     0.00000005455      3.66      2.33      2.89
   SRCPARAM L0045089     0.00000005455      3.66      2.33      2.89
   SRCPARAM L0045090     0.00000005455      3.66      2.33      2.89
   SRCPARAM L0045091     0.00000005455      3.66      2.33      2.89
   SRCPARAM L0045092     0.00000005455      3.66      2.33      2.89
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** LINE VOLUME Source ID = SLINE68
   SRCPARAM L0045093     0.00000005469      3.66      2.33      2.89
   SRCPARAM L0045094     0.00000005469      3.66      2.33      2.89
   SRCPARAM L0045095     0.00000005469      3.66      2.33      2.89
   SRCPARAM L0045096     0.00000005469      3.66      2.33      2.89
   SRCPARAM L0045097     0.00000005469      3.66      2.33      2.89
   SRCPARAM L0045098     0.00000005469      3.66      2.33      2.89
   SRCPARAM L0045099     0.00000005469      3.66      2.33      2.89
   SRCPARAM L0045100     0.00000005469      3.66      2.33      2.89
   SRCPARAM L0045101     0.00000005469      3.66      2.33      2.89
   SRCPARAM L0045102     0.00000005469      3.66      2.33      2.89
   SRCPARAM L0045103     0.00000005469      3.66      2.33      2.89
   SRCPARAM L0045104     0.00000005469      3.66      2.33      2.89
   SRCPARAM L0045105     0.00000005469      3.66      2.33      2.89
   SRCPARAM L0045106     0.00000005469      3.66      2.33      2.89
   SRCPARAM L0045107     0.00000005469      3.66      2.33      2.89
   SRCPARAM L0045108     0.00000005469      3.66      2.33      2.89
   SRCPARAM L0045109     0.00000005469      3.66      2.33      2.89
   SRCPARAM L0045110     0.00000005469      3.66      2.33      2.89
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SRCPARAM L0045111     0.00000005469      3.66      2.33      2.89
SRCPARAM L0045112     0.00000005469      3.66      2.33      2.89
SRCPARAM L0045113     0.00000005469      3.66      2.33      2.89
SRCPARAM L0045114     0.00000005469      3.66      2.33      2.89
SRCPARAM L0045115     0.00000005469      3.66      2.33      2.89
SRCPARAM L0045116     0.00000005469      3.66      2.33      2.89
SRCPARAM L0045117     0.00000005469      3.66      2.33      2.89
SRCPARAM L0045118     0.00000005469      3.66      2.33      2.89
SRCPARAM L0045119     0.00000005469      3.66      2.33      2.89
SRCPARAM L0045120     0.00000005469      3.66      2.33      2.89
SRCPARAM L0045121     0.00000005469      3.66      2.33      2.89
SRCPARAM L0045122     0.00000005469      3.66      2.33      2.89
SRCPARAM L0045123     0.00000005469      3.66      2.33      2.89
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SRCPARAM L0045126     0.00000005469      3.66      2.33      2.89
SRCPARAM L0045127     0.00000005469      3.66      2.33      2.89
SRCPARAM L0045128     0.00000005469      3.66      2.33      2.89
SRCPARAM L0045129     0.00000005469      3.66      2.33      2.89
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SRCPARAM L0045131     0.00000005469      3.66      2.33      2.89
SRCPARAM L0045132     0.00000005469      3.66      2.33      2.89
SRCPARAM L0045133     0.00000005469      3.66      2.33      2.89
SRCPARAM L0045134     0.00000005469      3.66      2.33      2.89
SRCPARAM L0045135     0.00000005469      3.66      2.33      2.89
SRCPARAM L0045136     0.00000005469      3.66      2.33      2.89
SRCPARAM L0045137     0.00000005469      3.66      2.33      2.89
SRCPARAM L0045138     0.00000005469      3.66      2.33      2.89
SRCPARAM L0045139     0.00000005469      3.66      2.33      2.89
SRCPARAM L0045140     0.00000005469      3.66      2.33      2.89
SRCPARAM L0045141     0.00000005469      3.66      2.33      2.89
SRCPARAM L0045142     0.00000005469      3.66      2.33      2.89
SRCPARAM L0045143     0.00000005469      3.66      2.33      2.89
SRCPARAM L0045144     0.00000005469      3.66      2.33      2.89
SRCPARAM L0045145     0.00000005469      3.66      2.33      2.89
SRCPARAM L0045146     0.00000005469      3.66      2.33      2.89
SRCPARAM L0045147     0.00000005469      3.66      2.33      2.89
SRCPARAM L0045148     0.00000005469      3.66      2.33      2.89
SRCPARAM L0045149     0.00000005469      3.66      2.33      2.89
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SRCPARAM L0045152     0.00000005469      3.66      2.33      2.89
SRCPARAM L0045153     0.00000005469      3.66      2.33      2.89
SRCPARAM L0045154     0.00000005469      3.66      2.33      2.89
SRCPARAM L0045155     0.00000005469      3.66      2.33      2.89
SRCPARAM L0045156     0.00000005469      3.66      2.33      2.89
SRCPARAM L0045157     0.00000005469      3.66      2.33      2.89
SRCPARAM L0045158     0.00000005469      3.66      2.33      2.89
SRCPARAM L0045159     0.00000005469      3.66      2.33      2.89
SRCPARAM L0045160     0.00000005469      3.66      2.33      2.89
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SRCPARAM L0045161     0.00000005469      3.66      2.33      2.89
SRCPARAM L0045162     0.00000005469      3.66      2.33      2.89
SRCPARAM L0045163     0.00000005469      3.66      2.33      2.89
SRCPARAM L0045164     0.00000005469      3.66      2.33      2.89
SRCPARAM L0045165     0.00000005469      3.66      2.33      2.89
SRCPARAM L0045166     0.00000005469      3.66      2.33      2.89
SRCPARAM L0045167     0.00000005469      3.66      2.33      2.89
SRCPARAM L0045168     0.00000005469      3.66      2.33      2.89
SRCPARAM L0045169     0.00000005469      3.66      2.33      2.89
SRCPARAM L0045170     0.00000005469      3.66      2.33      2.89
SRCPARAM L0045171     0.00000005469      3.66      2.33      2.89
SRCPARAM L0045172     0.00000005469      3.66      2.33      2.89
SRCPARAM L0045173     0.00000005469      3.66      2.33      2.89
SRCPARAM L0045174     0.00000005469      3.66      2.33      2.89
SRCPARAM L0045175     0.00000005469      3.66      2.33      2.89
SRCPARAM L0045176     0.00000005469      3.66      2.33      2.89
SRCPARAM L0045177     0.00000005469      3.66      2.33      2.89
SRCPARAM L0045178     0.00000005469      3.66      2.33      2.89
SRCPARAM L0045179     0.00000005469      3.66      2.33      2.89
SRCPARAM L0045180     0.00000005469      3.66      2.33      2.89
SRCPARAM L0045181     0.00000005469      3.66      2.33      2.89
SRCPARAM L0045182     0.00000005469      3.66      2.33      2.89
SRCPARAM L0045183     0.00000005469      3.66      2.33      2.89
SRCPARAM L0045184     0.00000005469      3.66      2.33      2.89
SRCPARAM L0045185     0.00000005469      3.66      2.33      2.89
SRCPARAM L0045186     0.00000005469      3.66      2.33      2.89
SRCPARAM L0045187     0.00000005469      3.66      2.33      2.89
SRCPARAM L0045188     0.00000005469      3.66      2.33      2.89
SRCPARAM L0045189     0.00000005469      3.66      2.33      2.89
SRCPARAM L0045190     0.00000005469      3.66      2.33      2.89
SRCPARAM L0045191     0.00000005469      3.66      2.33      2.89
SRCPARAM L0045192     0.00000005469      3.66      2.33      2.89
SRCPARAM L0045193     0.00000005469      3.66      2.33      2.89
SRCPARAM L0045194     0.00000005469      3.66      2.33      2.89
SRCPARAM L0045195     0.00000005469      3.66      2.33      2.89
SRCPARAM L0045196     0.00000005469      3.66      2.33      2.89
SRCPARAM L0045197     0.00000005469      3.66      2.33      2.89
SRCPARAM L0045198     0.00000005469      3.66      2.33      2.89
SRCPARAM L0045199     0.00000005469      3.66      2.33      2.89
SRCPARAM L0045200     0.00000005469      3.66      2.33      2.89
SRCPARAM L0045201     0.00000005469      3.66      2.33      2.89
SRCPARAM L0045202     0.00000005469      3.66      2.33      2.89
SRCPARAM L0045203     0.00000005469      3.66      2.33      2.89
SRCPARAM L0045204     0.00000005469      3.66      2.33      2.89
SRCPARAM L0045205     0.00000005469      3.66      2.33      2.89
SRCPARAM L0045206     0.00000005469      3.66      2.33      2.89
SRCPARAM L0045207     0.00000005469      3.66      2.33      2.89
SRCPARAM L0045208     0.00000005469      3.66      2.33      2.89
SRCPARAM L0045209     0.00000005469      3.66      2.33      2.89
SRCPARAM L0045210     0.00000005469      3.66      2.33      2.89
```

```
   SRCPARAM L0045211     0.00000005469      3.66      2.33      2.89
   SRCPARAM L0045212     0.00000005469      3.66      2.33      2.89
   SRCPARAM L0045213     0.00000005469      3.66      2.33      2.89
   SRCPARAM L0045214     0.00000005469      3.66      2.33      2.89
   SRCPARAM L0045215     0.00000005469      3.66      2.33      2.89
   SRCPARAM L0045216     0.00000005469      3.66      2.33      2.89
   SRCPARAM L0045217     0.00000005469      3.66      2.33      2.89
   SRCPARAM L0045218     0.00000005469      3.66      2.33      2.89
   SRCPARAM L0045219     0.00000005469      3.66      2.33      2.89
   SRCPARAM L0045220     0.00000005469      3.66      2.33      2.89
   SRCPARAM L0045221     0.00000005469      3.66      2.33      2.89
   SRCPARAM L0045222     0.00000005469      3.66      2.33      2.89
   SRCPARAM L0045223     0.00000005469      3.66      2.33      2.89
   SRCPARAM L0045224     0.00000005469      3.66      2.33      2.89
   SRCPARAM L0045225     0.00000005469      3.66      2.33      2.89
   SRCPARAM L0045226     0.00000005469      3.66      2.33      2.89
   SRCPARAM L0045227     0.00000005469      3.66      2.33      2.89
   SRCPARAM L0045228     0.00000005469      3.66      2.33      2.89
   SRCPARAM L0045229     0.00000005469      3.66      2.33      2.89
   SRCPARAM L0045230     0.00000005469      3.66      2.33      2.89
   SRCPARAM L0045231     0.00000005469      3.66      2.33      2.89
   SRCPARAM L0045232     0.00000005469      3.66      2.33      2.89
   SRCPARAM L0045233     0.00000005469      3.66      2.33      2.89
   SRCPARAM L0045234     0.00000005469      3.66      2.33      2.89
   SRCPARAM L0045235     0.00000005469      3.66      2.33      2.89
   SRCPARAM L0045236     0.00000005469      3.66      2.33      2.89
   SRCPARAM L0045237     0.00000005469      3.66      2.33      2.89
   SRCPARAM L0045238     0.00000005469      3.66      2.33      2.89
   SRCPARAM L0045239     0.00000005469      3.66      2.33      2.89
   SRCPARAM L0045240     0.00000005469      3.66      2.33      2.89
   SRCPARAM L0045241     0.00000005469      3.66      2.33      2.89
   SRCPARAM L0045242     0.00000005469      3.66      2.33      2.89
   SRCPARAM L0045243     0.00000005469      3.66      2.33      2.89
   SRCPARAM L0045244     0.00000005469      3.66      2.33      2.89
   SRCPARAM L0045245     0.00000005469      3.66      2.33      2.89
   SRCPARAM L0045246     0.00000005469      3.66      2.33      2.89
   SRCPARAM L0045247     0.00000005469      3.66      2.33      2.89
   SRCPARAM L0045248     0.00000005469      3.66      2.33      2.89
   SRCPARAM L0045249     0.00000005469      3.66      2.33      2.89
   SRCPARAM L0045250     0.00000005469      3.66      2.33      2.89
   SRCPARAM L0045251     0.00000005469      3.66      2.33      2.89
   SRCPARAM L0045252     0.00000005469      3.66      2.33      2.89
** ------------------------------------------------------------------
   URBANSRC ALL
   SRCGROUP ALL
SO FINISHED
**
**************************************
** AERMOD Receptor Pathway
**************************************
```

```
**
**
RE STARTING
   INCLUDED SOL_operations_rev2.rou
RE FINISHED
**
**************************************
** AERMOD Meteorology Pathway
**************************************
**
**
ME STARTING
   SURFFILE KCNO_V9_ADJU\KCNO_v9.SFC
   PROFFILE KCNO_V9_ADJU\KCNO_v9.PFL
   SURFDATA 3179 2012
   UAIRDATA 3190 2012
   PROFBASE 198.0 METERS
ME FINISHED
**
**************************************
** AERMOD Output Pathway
**************************************
**
**
OU STARTING
   RECTABLE ALLAVE 1ST
   RECTABLE 1 1ST
   RECTABLE 24 1ST
** Auto-Generated Plotfiles
   PLOTFILE 1 ALL 1ST SOL_OPERATIONS_REV2.AD\01H1GALL.PLT 31
   PLOTFILE 24 ALL 1ST SOL_OPERATIONS_REV2.AD\24H1GALL.PLT 32
   PLOTFILE PERIOD ALL SOL_OPERATIONS_REV2.AD\PE00GALL.PLT 33
   SUMMFILE SOL_operations_rev2.sum
OU FINISHED


  *** Message Summary For AERMOD Model Setup ***

  --------- Summary of Total Messages --------

 A Total of            0 Fatal Error Message(s)
 A Total of            2 Warning Message(s)
 A Total of            0 Informational Message(s)


    ******** FATAL ERROR MESSAGES ********
               ***  NONE  ***


    ********   WARNING MESSAGES   ********
```

```
 ME W186   10418       MEOPEN: THRESH_1MIN 1-min ASOS wind speed threshold used
     0.50
 ME W187   10418       MEOPEN: ADJ_U* Option for Stable Low Winds used in AERMET


 ***********************************
 *** SETUP Finishes Successfully ***
 ***********************************

 *** AERMOD - VERSION  19191 ***   *** C:\Lakes\AERMOD
View\SOL_operations_rev2\SOL_operations_rev2.isc     ***        03/11/21
 *** AERMET - VERSION  16216 ***   ***
                       ***        12:41:09

                                  PAGE   1
 *** MODELOPTs:    RegDFAULT  CONC  ELEV  URBAN  ADJ_U*

                                           ***     MODEL SETUP OPTIONS SUMMARY
 ***
 - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
- - - - - - - - - - - - - - - - - - - -

 **Model Is Setup For Calculation of Average CONCentration Values.

   --  DEPOSITION LOGIC  --
 **NO GAS DEPOSITION Data Provided.
 **NO PARTICLE DEPOSITION Data Provided.
 **Model Uses NO DRY DEPLETION.  DRYDPLT  =  F
 **Model Uses NO WET DEPLETION.  WETDPLT  =  F

 **Model Uses URBAN Dispersion Algorithm for the SBL for  4624 Source(s),
   for Total of    1 Urban Area(s):
   Urban Population =   2035210.0 ;  Urban Roughness Length =  1.000 m

 **Model Uses Regulatory DEFAULT Options:
        1. Stack-tip Downwash.
        2. Model Accounts for ELEVated Terrain Effects.
        3. Use Calms Processing Routine.
        4. Use Missing Data Processing Routine.
        5. No Exponential Decay.
        6. Urban Roughness Length of 1.0 Meter Assumed.

 **Other Options Specified:
        ADJ_U*   - Use ADJ_U* option for SBL in AERMET
        CCVR_Sub - Meteorological data includes CCVR substitutions
        TEMP_Sub - Meteorological data includes TEMP substitutions

 **Model Assumes No FLAGPOLE Receptor Heights.

 **The User Specified a Pollutant Type of:  PM_10
```

```
 **Model Calculates  2 Short Term Average(s) of:   1-HR  24-HR
     and Calculates PERIOD Averages

 **This Run Includes:   4624 Source(s);       1 Source Group(s); and     458
Receptor(s)

                with:      0 POINT(s), including
                           0 POINTCAP(s) and      0 POINTHOR(s)
                 and:   4624 VOLUME source(s)
                 and:      0 AREA type source(s)
                 and:      0 LINE source(s)
                 and:      0 RLINE/RLINEXT source(s)
                 and:      0 OPENPIT source(s)
                 and:      0 BUOYANT LINE source(s) with      0 line(s)


 **Model Set To Continue RUNning After the Setup Testing.

 **The AERMET Input Meteorological Data Version Date:  16216

 **Output Options Selected:
          Model Outputs Tables of PERIOD Averages by Receptor
          Model Outputs Tables of Highest Short Term Values by Receptor (RECTABLE
Keyword)
          Model Outputs External File(s) of High Values for Plotting (PLOTFILE
Keyword)
          Model Outputs Separate Summary File of High Ranked Values (SUMMFILE
Keyword)

 **NOTE:  The Following Flags May Appear Following CONC Values:  c for Calm Hours
                                                                 m for Missing Hours
                                                                 b for Both Calm and
Missing Hours

 **Misc. Inputs:  Base Elev. for Pot. Temp. Profile (m MSL) =   198.00 ;  Decay
Coef. =    0.000     ;  Rot. Angle =     0.0
                  Emission Units = GRAMS/SEC                                ;
Emission Rate Unit Factor =   0.10000E+07
                  Output Units   = MICROGRAMS/M**3

 **Approximate Storage Requirements of Model =      5.5 MB of RAM.

 **Input Runstream File:          aermod.inp

 **Output Print File:             aermod.out


 **Detailed Error/Message File:   SOL_operations_rev2.err
```

*** VOLUME SOURCE DATA ***

SOURCE ID	NUMBER PART. CATS.	EMISSION RATE (GRAMS/SEC)	X (METERS)	Y (METERS)	BASE ELEV. (METERS)	RELEASE HEIGHT (METERS)	INIT. SY (METERS)	INIT. SZ (METERS)	URBAN SOURCE	EMISSION RATE SCALAR VARY BY
L0040784	0	0.18050E-06	439897.9	3762682.1	217.5	3.66	5.58	2.89	YES	
L0040785	0	0.18050E-06	439897.8	3762670.1	217.3	3.66	5.58	2.89	YES	
L0040786	0	0.18050E-06	439897.8	3762658.1	217.2	3.66	5.58	2.89	YES	
L0040787	0	0.18050E-06	439897.7	3762646.1	217.0	3.66	5.58	2.89	YES	
L0040788	0	0.18050E-06	439897.7	3762634.1	216.9	3.66	5.58	2.89	YES	
L0040789	0	0.18050E-06	439897.7	3762622.1	216.7	3.66	5.58	2.89	YES	
L0040790	0	0.18050E-06	439897.9	3762610.1	216.5	3.66	5.58	2.89	YES	
L0040791	0	0.18050E-06	439898.0	3762598.1	216.4	3.66	5.58	2.89	YES	
L0040792	0	0.18050E-06	439898.1	3762586.1	216.2	3.66	5.58	2.89	YES	
L0040793	0	0.18050E-06	439898.2	3762574.1	216.1	3.66	5.58	2.89	YES	
L0040794	0	0.18050E-06	439898.3	3762562.1	216.0	3.66	5.58	2.89	YES	
L0040795	0	0.18050E-06	439898.4	3762550.1	215.8	3.66	5.58	2.89	YES	
L0040796	0	0.18050E-06	439898.5	3762538.1	215.7	3.66	5.58	2.89	YES	
L0040797	0	0.18050E-06	439898.6	3762526.1	215.5	3.66	5.58	2.89	YES	

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 L0040798         0   0.18050E-06  439898.8 3762514.1   215.4     3.66     5.58
2.89     YES
 L0040799         0   0.18050E-06  439898.9 3762502.1   215.3     3.66     5.58
2.89     YES
 L0040800         0   0.18050E-06  439899.0 3762490.1   215.2     3.66     5.58
2.89     YES
 L0040801         0   0.18050E-06  439899.1 3762478.1   215.0     3.66     5.58
2.89     YES
 L0040802         0   0.18050E-06  439899.2 3762466.1   214.9     3.66     5.58
2.89     YES
 L0040803         0   0.18050E-06  439899.3 3762454.1   214.8     3.66     5.58
2.89     YES
 L0040804         0   0.18050E-06  439899.4 3762442.1   214.6     3.66     5.58
2.89     YES
 L0040805         0   0.18050E-06  439899.5 3762430.1   214.4     3.66     5.58
2.89     YES
 L0040806         0   0.18050E-06  439899.7 3762418.1   214.3     3.66     5.58
2.89     YES
 L0040807         0   0.18050E-06  439899.8 3762406.1   214.1     3.66     5.58
2.89     YES
 L0040808         0   0.18050E-06  439899.9 3762394.1   214.0     3.66     5.58
2.89     YES
 L0040809         0   0.18050E-06  439900.0 3762382.1   213.8     3.66     5.58
2.89     YES
 L0040810         0   0.18050E-06  439900.1 3762370.1   213.7     3.66     5.58
2.89     YES
 L0040811         0   0.18050E-06  439900.0 3762358.1   213.5     3.66     5.58
2.89     YES
 L0040812         0   0.18050E-06  439899.9 3762346.1   213.3     3.66     5.58
2.89     YES
 L0040813         0   0.18050E-06  439899.9 3762334.1   213.2     3.66     5.58
2.89     YES
 L0040814         0   0.18050E-06  439899.8 3762322.1   213.0     3.66     5.58
2.89     YES
 L0040815         0   0.18050E-06  439899.7 3762310.1   212.8     3.66     5.58
2.89     YES
 L0040816         0   0.18050E-06  439899.6 3762298.1   212.6     3.66     5.58
2.89     YES
 L0040817         0   0.18050E-06  439899.5 3762286.1   212.4     3.66     5.58
2.89     YES
 L0040818         0   0.18050E-06  439899.4 3762274.1   212.2     3.66     5.58
2.89     YES
 L0040819         0   0.18050E-06  439899.4 3762262.1   212.0     3.66     5.58
2.89     YES
 L0040820         0   0.18050E-06  439899.3 3762250.1   211.8     3.66     5.58
2.89     YES
 L0040821         0   0.18050E-06  439899.2 3762238.1   211.6     3.66     5.58
2.89     YES
 L0040822         0   0.18050E-06  439899.1 3762226.1   211.5     3.66     5.58
2.89     YES
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*** VOLUME SOURCE DATA ***

SOURCE ID	NUMBER PART. CATS.	EMISSION RATE (GRAMS/SEC)	X (METERS)	Y (METERS)	BASE ELEV. (METERS)	RELEASE HEIGHT (METERS)	INIT. SY (METERS)	INIT. SZ (METERS)	URBAN SOURCE	EMISSION RATE SCALAR VARY BY
L0040824	0	0.18050E-06	439898.9	3762202.1	211.1	3.66	5.58	2.89	YES	
L0040825	0	0.18050E-06	439898.9	3762190.1	211.0	3.66	5.58	2.89	YES	
L0040826	0	0.18050E-06	439898.8	3762178.1	210.9	3.66	5.58	2.89	YES	
L0040827	0	0.18050E-06	439898.7	3762166.1	210.8	3.66	5.58	2.89	YES	
L0040828	0	0.18050E-06	439898.6	3762154.1	210.7	3.66	5.58	2.89	YES	
L0040829	0	0.18050E-06	439898.5	3762142.1	210.6	3.66	5.58	2.89	YES	
L0040830	0	0.18050E-06	439898.4	3762130.1	210.5	3.66	5.58	2.89	YES	
L0040831	0	0.18050E-06	439898.4	3762118.1	210.4	3.66	5.58	2.89	YES	
L0040832	0	0.18050E-06	439898.3	3762106.1	210.3	3.66	5.58	2.89	YES	
L0040833	0	0.18050E-06	439898.2	3762094.1	210.2	3.66	5.58	2.89	YES	
L0040834	0	0.18050E-06	439898.1	3762082.1	210.1	3.66	5.58	2.89	YES	
L0040835	0	0.18050E-06	439898.0	3762070.1	210.0	3.66	5.58	2.89	YES	
L0040836	0	0.18050E-06	439898.0	3762058.1	210.0	3.66	5.58	2.89	YES	
L0040837	0	0.18050E-06	439898.0	3762046.1	209.9	3.66	5.58	2.89	YES	

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 L0040838         0   0.18050E-06  439897.9 3762034.1   209.8     3.66     5.58
2.89     YES
 L0040839         0   0.18050E-06  439897.9 3762022.1   209.7     3.66     5.58
2.89     YES
 L0040840         0   0.18050E-06  439897.9 3762010.1   209.6     3.66     5.58
2.89     YES
 L0040841         0   0.18050E-06  439897.8 3761998.1   209.5     3.66     5.58
2.89     YES
 L0040842         0   0.18050E-06  439897.8 3761986.1   209.4     3.66     5.58
2.89     YES
 L0040843         0   0.18050E-06  439897.8 3761974.1   209.3     3.66     5.58
2.89     YES
 L0040844         0   0.18050E-06  439897.7 3761962.1   209.2     3.66     5.58
2.89     YES
 L0040845         0   0.18050E-06  439897.7 3761950.1   209.1     3.66     5.58
2.89     YES
 L0040846         0   0.18050E-06  439897.7 3761938.1   209.0     3.66     5.58
2.89     YES
 L0040847         0   0.18050E-06  439897.6 3761926.1   208.9     3.66     5.58
2.89     YES
 L0040848         0   0.18050E-06  439897.6 3761914.1   208.8     3.66     5.58
2.89     YES
 L0040849         0   0.18050E-06  439897.6 3761902.1   208.7     3.66     5.58
2.89     YES
 L0040850         0   0.18050E-06  439897.5 3761890.1   208.6     3.66     5.58
2.89     YES
 L0040851         0   0.18050E-06  439897.5 3761878.1   208.5     3.66     5.58
2.89     YES
 L0040852         0   0.18050E-06  439897.5 3761866.1   208.4     3.66     5.58
2.89     YES
 L0040853         0   0.18050E-06  439897.4 3761854.1   208.2     3.66     5.58
2.89     YES
 L0040854         0   0.18050E-06  439897.4 3761842.1   208.2     3.66     5.58
2.89     YES
 L0040855         0   0.18050E-06  439897.4 3761830.1   208.0     3.66     5.58
2.89     YES
 L0040856         0   0.18050E-06  439897.3 3761818.1   207.9     3.66     5.58
2.89     YES
 L0040857         0   0.18050E-06  439897.3 3761806.1   207.8     3.66     5.58
2.89     YES
 L0040858         0   0.18050E-06  439897.3 3761794.1   207.7     3.66     5.58
2.89     YES
 L0040859         0   0.18050E-06  439897.2 3761782.1   207.6     3.66     5.58
2.89     YES
 L0040860         0   0.18050E-06  439897.2 3761770.1   207.5     3.66     5.58
2.89     YES
 L0040861         0   0.18050E-06  439897.2 3761758.1   207.4     3.66     5.58
2.89     YES
 L0040862         0   0.18050E-06  439897.1 3761746.1   207.3     3.66     5.58
2.89     YES
```

*** VOLUME SOURCE DATA ***

SOURCE ID	NUMBER PART. CATS.	EMISSION RATE (GRAMS/SEC)	X (METERS)	Y (METERS)	BASE ELEV. (METERS)	RELEASE HEIGHT (METERS)	INIT. SY (METERS)	INIT. SZ	URBAN SOURCE	EMISSION RATE SCALAR VARY BY
L0040863	0	0.18050E-06	439897.1	3761734.1	207.2	3.66	5.58	2.89	YES	
L0040864	0	0.18050E-06	439897.1	3761722.1	207.1	3.66	5.58	2.89	YES	
L0040865	0	0.18050E-06	439897.0	3761710.1	207.0	3.66	5.58	2.89	YES	
L0040866	0	0.18050E-06	439897.0	3761698.1	206.9	3.66	5.58	2.89	YES	
L0040867	0	0.18050E-06	439897.0	3761686.1	206.8	3.66	5.58	2.89	YES	
L0040868	0	0.18050E-06	439896.9	3761674.1	206.7	3.66	5.58	2.89	YES	
L0040869	0	0.18050E-06	439896.9	3761662.1	206.6	3.66	5.58	2.89	YES	
L0040870	0	0.18050E-06	439896.8	3761650.1	206.5	3.66	5.58	2.89	YES	
L0040871	0	0.18050E-06	439896.8	3761638.1	206.4	3.66	5.58	2.89	YES	
L0040872	0	0.18050E-06	439896.8	3761626.1	206.3	3.66	5.58	2.89	YES	
L0040873	0	0.18050E-06	439896.7	3761614.1	206.2	3.66	5.58	2.89	YES	
L0040874	0	0.18050E-06	439896.7	3761602.1	206.1	3.66	5.58	2.89	YES	
L0040875	0	0.18050E-06	439896.7	3761590.1	206.0	3.66	5.58	2.89	YES	
L0040876	0	0.18050E-06	439896.6	3761578.1	205.9	3.66	5.58	2.89	YES	
L0040877	0	0.18050E-06	439896.6	3761566.1	205.8	3.66	5.58	2.89	YES	

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 L0040878         0   0.18050E-06  439896.6 3761554.1   205.6     3.66     5.58
2.89     YES
 L0040879         0   0.18050E-06  439896.5 3761542.1   205.5     3.66     5.58
2.89     YES
 L0040880         0   0.18050E-06  439896.5 3761530.1   205.3     3.66     5.58
2.89     YES
 L0040881         0   0.18050E-06  439896.5 3761518.1   205.2     3.66     5.58
2.89     YES
 L0040882         0   0.18050E-06  439896.4 3761506.1   205.1     3.66     5.58
2.89     YES
 L0040883         0   0.18050E-06  439896.4 3761494.1   204.9     3.66     5.58
2.89     YES
 L0040884         0   0.18050E-06  439896.4 3761482.1   204.8     3.66     5.58
2.89     YES
 L0040885         0   0.18050E-06  439896.3 3761470.1   204.6     3.66     5.58
2.89     YES
 L0040886         0   0.18050E-06  439896.3 3761458.1   204.5     3.66     5.58
2.89     YES
 L0040887         0   0.18050E-06  439896.3 3761446.1   204.4     3.66     5.58
2.89     YES
 L0040888         0   0.18050E-06  439896.2 3761434.1   204.2     3.66     5.58
2.89     YES
 L0040889         0   0.18050E-06  439896.2 3761422.1   204.1     3.66     5.58
2.89     YES
 L0040890         0   0.18050E-06  439896.2 3761410.1   203.9     3.66     5.58
2.89     YES
 L0040891         0   0.18050E-06  439896.1 3761398.1   203.8     3.66     5.58
2.89     YES
 L0040892         0   0.18050E-06  439896.1 3761386.1   203.6     3.66     5.58
2.89     YES
 L0040893         0   0.18050E-06  439896.1 3761374.1   203.5     3.66     5.58
2.89     YES
 L0040894         0   0.18050E-06  439896.0 3761362.1   203.3     3.66     5.58
2.89     YES
 L0040895         0   0.18050E-06  439896.0 3761350.1   203.2     3.66     5.58
2.89     YES
 L0040896         0   0.18050E-06  439896.0 3761338.1   203.1     3.66     5.58
2.89     YES
 L0040897         0   0.18050E-06  439895.9 3761326.1   202.9     3.66     5.58
2.89     YES
 L0040898         0   0.18050E-06  439895.9 3761314.1   202.8     3.66     5.58
2.89     YES
 L0040899         0   0.18050E-06  439895.9 3761302.1   202.7     3.66     5.58
2.89     YES
 L0040900         0   0.18050E-06  439895.8 3761290.1   202.6     3.66     5.58
2.89     YES
 L0040901         0   0.18050E-06  439895.8 3761278.1   202.4     3.66     5.58
2.89     YES
 L0040902         0   0.18050E-06  439895.8 3761266.1   202.3     3.66     5.58
2.89     YES
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*** VOLUME SOURCE DATA ***

SOURCE ID	NUMBER PART. CATS.	EMISSION RATE (GRAMS/SEC)	X (METERS)	Y (METERS)	BASE ELEV. (METERS)	RELEASE HEIGHT (METERS)	INIT. SY (METERS)	INIT. SZ (METERS)	URBAN SOURCE BY	EMISSION RATE SCALAR VARY
L0040904	0	0.18050E-06	439895.8	3761242.1	202.1	3.66	5.58	2.89	YES	
L0040905	0	0.18050E-06	439895.8	3761230.1	202.0	3.66	5.58	2.89	YES	
L0040906	0	0.18050E-06	439895.8	3761218.1	201.9	3.66	5.58	2.89	YES	
L0040907	0	0.18050E-06	439895.8	3761206.1	201.8	3.66	5.58	2.89	YES	
L0040908	0	0.18050E-06	439895.8	3761194.1	201.7	3.66	5.58	2.89	YES	
L0040909	0	0.18050E-06	439895.8	3761182.1	201.6	3.66	5.58	2.89	YES	
L0040910	0	0.18050E-06	439895.8	3761170.1	201.5	3.66	5.58	2.89	YES	
L0040911	0	0.18050E-06	439895.8	3761158.1	201.4	3.66	5.58	2.89	YES	
L0040912	0	0.18050E-06	439895.8	3761146.1	201.2	3.66	5.58	2.89	YES	
L0040913	0	0.18050E-06	439895.8	3761134.1	201.1	3.66	5.58	2.89	YES	
L0040914	0	0.18050E-06	439895.8	3761122.1	201.0	3.66	5.58	2.89	YES	
L0040915	0	0.18050E-06	439895.8	3761110.1	200.9	3.66	5.58	2.89	YES	
L0040916	0	0.18050E-06	439895.8	3761098.1	200.7	3.66	5.58	2.89	YES	
L0040917	0	0.18050E-06	439895.8	3761086.1	200.6	3.66	5.58	2.89	YES	

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 L0040918         0   0.18050E-06  439895.8 3761074.1   200.5     3.66     5.58
2.89     YES
 L0040919         0   0.18050E-06  439895.8 3761062.1   200.4     3.66     5.58
2.89     YES
 L0040920         0   0.18050E-06  439895.8 3761050.1   200.2     3.66     5.58
2.89     YES
 L0040921         0   0.18050E-06  439895.8 3761038.1   200.1     3.66     5.58
2.89     YES
 L0040922         0   0.18050E-06  439895.8 3761026.1   199.9     3.66     5.58
2.89     YES
 L0040923         0   0.18050E-06  439895.8 3761014.1   199.8     3.66     5.58
2.89     YES
 L0040924         0   0.18050E-06  439895.8 3761002.1   199.6     3.66     5.58
2.89     YES
 L0040925         0   0.18050E-06  439895.8 3760990.1   199.5     3.66     5.58
2.89     YES
 L0040926         0   0.18050E-06  439895.8 3760978.1   199.3     3.66     5.58
2.89     YES
 L0040927         0   0.18050E-06  439895.8 3760966.1   199.2     3.66     5.58
2.89     YES
 L0040928         0   0.18050E-06  439895.8 3760954.1   199.0     3.66     5.58
2.89     YES
 L0040929         0   0.18050E-06  439895.8 3760942.1   198.9     3.66     5.58
2.89     YES
 L0040930         0   0.18050E-06  439895.8 3760930.1   198.7     3.66     5.58
2.89     YES
 L0040931         0   0.18050E-06  439895.8 3760918.1   198.6     3.66     5.58
2.89     YES
 L0040932         0   0.18050E-06  439895.8 3760906.1   198.4     3.66     5.58
2.89     YES
 L0040933         0   0.18050E-06  439895.8 3760894.1   198.2     3.66     5.58
2.89     YES
 L0040934         0   0.18050E-06  439895.8 3760882.1   198.1     3.66     5.58
2.89     YES
 L0040935         0   0.18050E-06  439895.8 3760870.1   197.9     3.66     5.58
2.89     YES
 L0040936         0   0.18050E-06  439895.8 3760858.1   197.8     3.66     5.58
2.89     YES
 L0040937         0   0.18050E-06  439895.8 3760846.1   197.6     3.66     5.58
2.89     YES
 L0040938         0   0.18050E-06  439895.8 3760834.1   197.4     3.66     5.58
2.89     YES
 L0040939         0   0.18050E-06  439895.8 3760822.1   197.3     3.66     5.58
2.89     YES
 L0040940         0   0.18050E-06  439895.8 3760810.1   197.1     3.66     5.58
2.89     YES
 L0040941         0   0.18050E-06  439895.8 3760798.1   197.0     3.66     5.58
2.89     YES
 L0040942         0   0.18050E-06  439895.8 3760786.1   196.8     3.66     5.58
2.89     YES
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*** VOLUME SOURCE DATA ***

SOURCE ID	NUMBER EMISSION RATE PART. CATS.	EMISSION RATE (GRAMS/SEC)	X (METERS)	Y (METERS)	BASE ELEV. (METERS)	RELEASE HEIGHT (METERS)	INIT. SY (METERS)	INIT. SZ (METERS)	URBAN SOURCE SCALAR VARY BY
L0040944	0	0.18050E-06	439895.8	3760762.1	196.5	3.66	5.58	2.89	YES
L0040945	0	0.18050E-06	439895.8	3760750.1	196.4	3.66	5.58	2.89	YES
L0040946	0	0.18050E-06	439895.8	3760738.1	196.2	3.66	5.58	2.89	YES
L0040947	0	0.18050E-06	439895.8	3760726.1	196.1	3.66	5.58	2.89	YES
L0040948	0	0.18050E-06	439895.8	3760714.1	196.0	3.66	5.58	2.89	YES
L0040949	0	0.18050E-06	439895.8	3760702.1	195.9	3.66	5.58	2.89	YES
L0040950	0	0.18050E-06	439895.8	3760690.1	195.7	3.66	5.58	2.89	YES
L0040951	0	0.18050E-06	439895.8	3760678.1	195.6	3.66	5.58	2.89	YES
L0040952	0	0.18050E-06	439895.8	3760666.1	195.5	3.66	5.58	2.89	YES
L0040953	0	0.18050E-06	439895.8	3760654.1	195.4	3.66	5.58	2.89	YES
L0040954	0	0.18050E-06	439895.8	3760642.1	195.3	3.66	5.58	2.89	YES
L0040955	0	0.18050E-06	439895.8	3760630.1	195.2	3.66	5.58	2.89	YES
L0040956	0	0.18050E-06	439895.8	3760618.1	195.1	3.66	5.58	2.89	YES
L0040957	0	0.18050E-06	439895.8	3760606.1	195.0	3.66	5.58	2.89	YES

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 L0040958         0   0.18050E-06  439895.8 3760594.1   194.9     3.66     5.58
2.89     YES
 L0040959         0   0.18050E-06  439895.8 3760582.1   194.8     3.66     5.58
2.89     YES
 L0040960         0   0.18050E-06  439895.8 3760570.1   194.7     3.66     5.58
2.89     YES
 L0040961         0   0.18050E-06  439895.8 3760558.1   194.6     3.66     5.58
2.89     YES
 L0040962         0   0.18050E-06  439895.8 3760546.1   194.5     3.66     5.58
2.89     YES
 L0040963         0   0.18050E-06  439895.8 3760534.1   194.3     3.66     5.58
2.89     YES
 L0040964         0   0.18050E-06  439895.8 3760522.1   194.2     3.66     5.58
2.89     YES
 L0040965         0   0.18050E-06  439895.8 3760510.1   194.1     3.66     5.58
2.89     YES
 L0040966         0   0.18050E-06  439895.8 3760498.1   194.0     3.66     5.58
2.89     YES
 L0040967         0   0.18050E-06  439895.8 3760486.1   193.9     3.66     5.58
2.89     YES
 L0040968         0   0.18050E-06  439895.8 3760474.1   193.8     3.66     5.58
2.89     YES
 L0040969         0   0.12030E-06  439895.9 3760465.5   193.7     3.66     5.58
2.89     YES
 L0040970         0   0.12030E-06  439895.7 3760453.5   193.6     3.66     5.58
2.89     YES
 L0040971         0   0.12030E-06  439895.6 3760441.5   193.5     3.66     5.58
2.89     YES
 L0040972         0   0.12030E-06  439895.4 3760429.5   193.4     3.66     5.58
2.89     YES
 L0040973         0   0.12030E-06  439895.2 3760417.5   193.3     3.66     5.58
2.89     YES
 L0040974         0   0.12030E-06  439895.1 3760405.5   193.2     3.66     5.58
2.89     YES
 L0040975         0   0.12030E-06  439894.9 3760393.5   193.2     3.66     5.58
2.89     YES
 L0040976         0   0.12030E-06  439894.8 3760381.5   193.1     3.66     5.58
2.89     YES
 L0040977         0   0.12030E-06  439894.6 3760369.5   193.0     3.66     5.58
2.89     YES
 L0040978         0   0.12030E-06  439894.5 3760357.5   193.0     3.66     5.58
2.89     YES
 L0040979         0   0.12030E-06  439894.3 3760345.5   192.9     3.66     5.58
2.89     YES
 L0040980         0   0.12030E-06  439894.1 3760333.5   192.8     3.66     5.58
2.89     YES
 L0040981         0   0.12030E-06  439894.0 3760321.5   192.7     3.66     5.58
2.89     YES
 L0040982         0   0.12030E-06  439894.0 3760309.5   192.6     3.66     5.58
2.89     YES
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*** VOLUME SOURCE DATA ***

SOURCE ID	NUMBER EMISSION RATE PART. CATS.	EMISSION RATE (GRAMS/SEC)	X (METERS)	Y (METERS)	BASE ELEV. (METERS)	RELEASE HEIGHT (METERS)	INIT. SY (METERS)	INIT. SZ (METERS)	URBAN SOURCE SCALAR VARY BY
L0040984	0	0.12030E-06	439894.0	3760285.5	192.4	3.66	5.58	2.89	YES
L0040985	0	0.12030E-06	439894.0	3760273.5	192.3	3.66	5.58	2.89	YES
L0040986	0	0.12030E-06	439894.0	3760261.5	192.2	3.66	5.58	2.89	YES
L0040987	0	0.12030E-06	439894.1	3760249.5	192.1	3.66	5.58	2.89	YES
L0040988	0	0.12030E-06	439894.1	3760237.5	192.0	3.66	5.58	2.89	YES
L0040989	0	0.12030E-06	439894.1	3760225.5	191.9	3.66	5.58	2.89	YES
L0040990	0	0.12030E-06	439894.1	3760213.5	191.7	3.66	5.58	2.89	YES
L0040991	0	0.12030E-06	439894.1	3760201.5	191.6	3.66	5.58	2.89	YES
L0040992	0	0.12030E-06	439894.1	3760189.5	191.5	3.66	5.58	2.89	YES
L0040993	0	0.12030E-06	439894.1	3760177.5	191.4	3.66	5.58	2.89	YES
L0040994	0	0.12030E-06	439894.1	3760165.5	191.4	3.66	5.58	2.89	YES
L0040995	0	0.12030E-06	439894.1	3760153.5	191.3	3.66	5.58	2.89	YES
L0040996	0	0.12030E-06	439894.1	3760141.5	191.2	3.66	5.58	2.89	YES
L0040997	0	0.12030E-06	439894.1	3760129.5	191.2	3.66	5.58	2.89	YES

L0040998	0	0.12030E-06	439894.1	3760117.5	191.1	3.66	5.58	2.89 YES
L0040999	0	0.12030E-06	439894.1	3760105.5	191.1	3.66	5.58	2.89 YES
L0041000	0	0.12030E-06	439894.2	3760093.5	191.0	3.66	5.58	2.89 YES
L0041001	0	0.12030E-06	439894.2	3760081.5	191.0	3.66	5.58	2.89 YES
L0041002	0	0.12030E-06	439894.2	3760069.5	190.9	3.66	5.58	2.89 YES
L0041003	0	0.12030E-06	439894.2	3760057.5	190.9	3.66	5.58	2.89 YES
L0041004	0	0.12030E-06	439894.2	3760045.5	190.8	3.66	5.58	2.89 YES
L0041005	0	0.12030E-06	439894.2	3760033.5	190.8	3.66	5.58	2.89 YES
L0041006	0	0.12030E-06	439894.2	3760021.5	190.7	3.66	5.58	2.89 YES
L0041007	0	0.12030E-06	439894.2	3760009.5	190.7	3.66	5.58	2.89 YES
L0041008	0	0.12030E-06	439894.2	3759997.5	190.6	3.66	5.58	2.89 YES
L0041009	0	0.12030E-06	439894.2	3759985.5	190.5	3.66	5.58	2.89 YES
L0041010	0	0.12030E-06	439894.2	3759973.5	190.5	3.66	5.58	2.89 YES
L0041011	0	0.12030E-06	439894.2	3759961.5	190.4	3.66	5.58	2.89 YES
L0041012	0	0.12030E-06	439894.2	3759949.5	190.3	3.66	5.58	2.89 YES
L0041013	0	0.12030E-06	439894.1	3759937.5	190.3	3.66	5.58	2.89 YES
L0041014	0	0.12030E-06	439893.9	3759925.5	190.2	3.66	5.58	2.89 YES
L0041015	0	0.12030E-06	439893.8	3759913.5	190.1	3.66	5.58	2.89 YES
L0041016	0	0.12030E-06	439893.7	3759901.5	190.1	3.66	5.58	2.89 YES
L0041017	0	0.12030E-06	439893.6	3759889.5	190.0	3.66	5.58	2.89 YES
L0041018	0	0.12030E-06	439893.4	3759877.5	189.9	3.66	5.58	2.89 YES
L0041019	0	0.12030E-06	439893.3	3759865.5	189.8	3.66	5.58	2.89 YES
L0041020	0	0.12030E-06	439893.2	3759853.5	189.7	3.66	5.58	2.89 YES
L0041021	0	0.12030E-06	439893.1	3759841.5	189.6	3.66	5.58	2.89 YES
L0041022	0	0.12030E-06	439892.9	3759829.5	189.5	3.66	5.58	2.89 YES

*** VOLUME SOURCE DATA ***

SOURCE ID	NUMBER PART. CATS.	EMISSION RATE (GRAMS/SEC)	X (METERS)	Y (METERS)	BASE ELEV. (METERS)	RELEASE HEIGHT (METERS)	INIT. SY (METERS)	INIT. SZ (METERS)	URBAN SOURCE BY	EMISSION RATE SCALAR VARY
L0041024	0	0.12030E-06	439892.7	3759805.5	189.3	3.66	5.58	2.89	YES	
L0041025	0	0.12030E-06	439892.6	3759793.5	189.2	3.66	5.58	2.89	YES	
L0041026	0	0.12030E-06	439892.4	3759781.5	189.1	3.66	5.58	2.89	YES	
L0041027	0	0.12030E-06	439892.3	3759769.5	189.0	3.66	5.58	2.89	YES	
L0041028	0	0.12030E-06	439892.2	3759757.5	188.9	3.66	5.58	2.89	YES	
L0041029	0	0.12030E-06	439892.0	3759745.5	188.8	3.66	5.58	2.89	YES	
L0041030	0	0.12030E-06	439891.9	3759733.5	188.7	3.66	5.58	2.89	YES	
L0041031	0	0.12030E-06	439891.8	3759721.5	188.6	3.66	5.58	2.89	YES	
L0041032	0	0.12030E-06	439891.7	3759709.5	188.5	3.66	5.58	2.89	YES	
L0041033	0	0.12030E-06	439891.5	3759697.5	188.4	3.66	5.58	2.89	YES	
L0041034	0	0.12030E-06	439891.4	3759685.5	188.3	3.66	5.58	2.89	YES	
L0041035	0	0.12030E-06	439891.3	3759673.5	188.2	3.66	5.58	2.89	YES	
L0041036	0	0.12030E-06	439891.2	3759661.5	188.1	3.66	5.58	2.89	YES	
L0041037	0	0.12030E-06	439891.0	3759649.5	188.0	3.66	5.58	2.89	YES	

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 L0041038         0   0.12030E-06  439890.9 3759637.5   187.9     3.66     5.58
2.89     YES
 L0041039         0   0.12030E-06  439890.8 3759625.5   187.8     3.66     5.58
2.89     YES
 L0041040         0   0.12030E-06  439890.7 3759613.5   187.6     3.66     5.58
2.89     YES
 L0041041         0   0.12030E-06  439890.5 3759601.5   187.5     3.66     5.58
2.89     YES
 L0041042         0   0.12030E-06  439890.4 3759589.5   187.4     3.66     5.58
2.89     YES
 L0041043         0   0.12030E-06  439890.3 3759577.5   187.4     3.66     5.58
2.89     YES
 L0041044         0   0.12030E-06  439890.2 3759565.5   187.2     3.66     5.58
2.89     YES
 L0041045         0   0.12030E-06  439890.0 3759553.5   187.2     3.66     5.58
2.89     YES
 L0041046         0   0.12030E-06  439889.9 3759541.5   187.1     3.66     5.58
2.89     YES
 L0041047         0   0.12030E-06  439889.8 3759529.5   187.0     3.66     5.58
2.89     YES
 L0041048         0   0.12030E-06  439889.7 3759517.5   186.9     3.66     5.58
2.89     YES
 L0041049         0   0.12030E-06  439889.6 3759505.5   186.8     3.66     5.58
2.89     YES
 L0041050         0   0.12030E-06  439889.6 3759493.5   186.7     3.66     5.58
2.89     YES
 L0041051         0   0.12030E-06  439889.5 3759481.5   186.6     3.66     5.58
2.89     YES
 L0041052         0   0.12030E-06  439889.5 3759469.5   186.6     3.66     5.58
2.89     YES
 L0041053         0   0.12030E-06  439889.5 3759457.5   186.5     3.66     5.58
2.89     YES
 L0041054         0   0.12030E-06  439889.4 3759445.5   186.4     3.66     5.58
2.89     YES
 L0041055         0   0.12030E-06  439889.4 3759433.5   186.3     3.66     5.58
2.89     YES
 L0041056         0   0.12030E-06  439889.3 3759421.5   186.3     3.66     5.58
2.89     YES
 L0041057         0   0.12030E-06  439889.3 3759409.5   186.2     3.66     5.58
2.89     YES
 L0041058         0   0.12030E-06  439889.3 3759397.5   186.1     3.66     5.58
2.89     YES
 L0041059         0   0.12030E-06  439889.2 3759385.5   186.0     3.66     5.58
2.89     YES
 L0041060         0   0.12030E-06  439889.2 3759373.5   185.9     3.66     5.58
2.89     YES
 L0041061         0   0.12030E-06  439889.1 3759361.5   185.9     3.66     5.58
2.89     YES
 L0041062         0   0.12030E-06  439889.1 3759349.5   185.8     3.66     5.58
2.89     YES
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*** VOLUME SOURCE DATA ***

SOURCE ID	NUMBER PART. CATS.	EMISSION RATE (GRAMS/SEC)	X (METERS)	Y (METERS)	BASE ELEV. (METERS)	RELEASE HEIGHT (METERS)	INIT. SY (METERS)	INIT. SZ (METERS)	URBAN SOURCE	EMISSION RATE SCALAR VARY BY
L0041063	0	0.12030E-06	439889.1	3759337.5	185.7	3.66	5.58	2.89	YES	
L0041064	0	0.12030E-06	439889.0	3759325.5	185.7	3.66	5.58	2.89	YES	
L0041065	0	0.12030E-06	439889.0	3759313.5	185.6	3.66	5.58	2.89	YES	
L0041066	0	0.12030E-06	439888.9	3759301.5	185.5	3.66	5.58	2.89	YES	
L0041067	0	0.12030E-06	439888.9	3759289.5	185.4	3.66	5.58	2.89	YES	
L0041068	0	0.12030E-06	439888.9	3759277.5	185.4	3.66	5.58	2.89	YES	
L0041069	0	0.12030E-06	439888.8	3759265.5	185.2	3.66	5.58	2.89	YES	
L0041070	0	0.12030E-06	439888.8	3759253.5	185.1	3.66	5.58	2.89	YES	
L0041071	0	0.12030E-06	439888.7	3759241.5	185.0	3.66	5.58	2.89	YES	
L0041072	0	0.12030E-06	439888.7	3759229.5	184.9	3.66	5.58	2.89	YES	
L0041073	0	0.12030E-06	439888.7	3759217.5	184.8	3.66	5.58	2.89	YES	
L0041074	0	0.12030E-06	439888.7	3759205.5	184.7	3.66	5.58	2.89	YES	
L0041075	0	0.12030E-06	439888.8	3759193.5	184.6	3.66	5.58	2.89	YES	
L0041076	0	0.12030E-06	439888.8	3759181.5	184.4	3.66	5.58	2.89	YES	
L0041077	0	0.12030E-06	439888.9	3759169.5	184.3	3.66	5.58	2.89	YES	

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 L0041078         0   0.12030E-06  439888.9 3759157.5   184.2     3.66     5.58
2.89     YES
 L0041079         0   0.12030E-06  439889.0 3759145.5   184.1     3.66     5.58
2.89     YES
 L0041080         0   0.12030E-06  439889.0 3759133.5   184.0     3.66     5.58
2.89     YES
 L0041081         0   0.12030E-06  439889.1 3759121.5   183.9     3.66     5.58
2.89     YES
 L0041082         0   0.12030E-06  439889.1 3759109.5   183.8     3.66     5.58
2.89     YES
 L0041083         0   0.12030E-06  439889.2 3759097.5   183.7     3.66     5.58
2.89     YES
 L0041084         0   0.12030E-06  439889.2 3759085.5   183.6     3.66     5.58
2.89     YES
 L0041085         0   0.12030E-06  439889.3 3759073.5   183.6     3.66     5.58
2.89     YES
 L0041086         0   0.12030E-06  439889.2 3759061.5   183.5     3.66     5.58
2.89     YES
 L0041087         0   0.12030E-06  439889.1 3759049.5   183.4     3.66     5.58
2.89     YES
 L0041088         0   0.12030E-06  439889.0 3759037.5   183.4     3.66     5.58
2.89     YES
 L0041089         0   0.12030E-06  439888.9 3759025.5   183.3     3.66     5.58
2.89     YES
 L0041090         0   0.12030E-06  439888.8 3759013.5   183.2     3.66     5.58
2.89     YES
 L0041091         0   0.12030E-06  439888.7 3759001.5   183.2     3.66     5.58
2.89     YES
 L0041092         0   0.12030E-06  439888.6 3758989.5   183.1     3.66     5.58
2.89     YES
 L0041093         0   0.12030E-06  439888.5 3758977.5   183.0     3.66     5.58
2.89     YES
 L0041094         0   0.12030E-06  439888.4 3758965.5   183.0     3.66     5.58
2.89     YES
 L0041095         0   0.12030E-06  439888.3 3758953.5   182.9     3.66     5.58
2.89     YES
 L0041096         0   0.12030E-06  439888.2 3758941.5   182.8     3.66     5.58
2.89     YES
 L0041097         0   0.12030E-06  439888.1 3758929.5   182.7     3.66     5.58
2.89     YES
 L0041098         0   0.12030E-06  439888.0 3758917.5   182.6     3.66     5.58
2.89     YES
 L0041099         0   0.12030E-06  439887.9 3758905.5   182.4     3.66     5.58
2.89     YES
 L0041100         0   0.12030E-06  439887.8 3758893.5   182.3     3.66     5.58
2.89     YES
 L0041101         0   0.12030E-06  439887.6 3758881.5   182.2     3.66     5.58
2.89     YES
 L0041102         0   0.68180E-07  439900.9 3760465.5   193.7     3.66     2.33
2.89     YES
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*** VOLUME SOURCE DATA ***

SOURCE ID	NUMBER PART. CATS.	EMISSION RATE (GRAMS/SEC)	X (METERS)	Y (METERS)	BASE ELEV. (METERS)	RELEASE HEIGHT (METERS)	INIT. SY (METERS)	INIT. SZ (METERS)	URBAN SOURCE BY	EMISSION RATE SCALAR VARY
L0041103	0	0.68180E-07	439905.9	3760465.4	193.7	3.66	2.33	2.89	YES	
L0041104	0	0.68180E-07	439910.9	3760465.3	193.7	3.66	2.33	2.89	YES	
L0041105	0	0.68180E-07	439915.9	3760465.3	193.7	3.66	2.33	2.89	YES	
L0041106	0	0.68180E-07	439920.9	3760465.2	193.7	3.66	2.33	2.89	YES	
L0041107	0	0.68180E-07	439925.9	3760465.2	193.7	3.66	2.33	2.89	YES	
L0041108	0	0.68180E-07	439930.9	3760465.1	193.7	3.66	2.33	2.89	YES	
L0041109	0	0.68180E-07	439935.9	3760465.0	193.7	3.66	2.33	2.89	YES	
L0041110	0	0.68180E-07	439940.9	3760465.0	193.6	3.66	2.33	2.89	YES	
L0041111	0	0.68180E-07	439945.9	3760465.0	193.6	3.66	2.33	2.89	YES	
L0041112	0	0.68180E-07	439950.9	3760465.0	193.6	3.66	2.33	2.89	YES	
L0041113	0	0.68180E-07	439955.9	3760465.0	193.6	3.66	2.33	2.89	YES	
L0041114	0	0.68180E-07	439960.9	3760465.0	193.6	3.66	2.33	2.89	YES	
L0041115	0	0.68180E-07	439965.9	3760465.0	193.6	3.66	2.33	2.89	YES	
L0041116	0	0.68180E-07	439970.9	3760465.0	193.6	3.66	2.33	2.89	YES	
L0041117	0	0.68180E-07	439975.9	3760465.0	193.6	3.66	2.33	2.89	YES	

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 L0041118         0   0.68180E-07  439980.9 3760465.0   193.6     3.66     2.33
2.89     YES
 L0041119         0   0.68180E-07  439985.9 3760465.0   193.6     3.66     2.33
2.89     YES
 L0041120         0   0.68180E-07  439990.9 3760465.0   193.6     3.66     2.33
2.89     YES
 L0041121         0   0.68180E-07  439995.9 3760465.0   193.6     3.66     2.33
2.89     YES
 L0041122         0   0.68180E-07  440000.9 3760465.0   193.6     3.66     2.33
2.89     YES
 L0041123         0   0.68180E-07  440005.9 3760465.0   193.6     3.66     2.33
2.89     YES
 L0041124         0   0.68180E-07  440010.9 3760465.1   193.6     3.66     2.33
2.89     YES
 L0041125         0   0.68180E-07  440015.9 3760465.1   193.6     3.66     2.33
2.89     YES
 L0041126         0   0.68180E-07  440020.9 3760465.1   193.6     3.66     2.33
2.89     YES
 L0041127         0   0.68180E-07  440025.9 3760465.1   193.6     3.66     2.33
2.89     YES
 L0041128         0   0.68180E-07  440030.9 3760465.1   193.6     3.66     2.33
2.89     YES
 L0041129         0   0.68180E-07  440035.9 3760465.1   193.6     3.66     2.33
2.89     YES
 L0041130         0   0.68180E-07  440040.9 3760465.1   193.6     3.66     2.33
2.89     YES
 L0041131         0   0.68180E-07  440045.9 3760465.1   193.6     3.66     2.33
2.89     YES
 L0041132         0   0.68180E-07  440050.9 3760465.1   193.6     3.66     2.33
2.89     YES
 L0041133         0   0.68180E-07  440055.9 3760465.1   193.6     3.66     2.33
2.89     YES
 L0041134         0   0.68180E-07  440060.9 3760465.1   193.6     3.66     2.33
2.89     YES
 L0041135         0   0.68180E-07  440065.9 3760465.1   193.6     3.66     2.33
2.89     YES
 L0041136         0   0.68180E-07  440070.9 3760465.1   193.6     3.66     2.33
2.89     YES
 L0041137         0   0.68180E-07  440075.9 3760465.1   193.7     3.66     2.33
2.89     YES
 L0041138         0   0.68180E-07  440080.9 3760465.1   193.7     3.66     2.33
2.89     YES
 L0041139         0   0.68180E-07  440085.9 3760465.1   193.7     3.66     2.33
2.89     YES
 L0041140         0   0.68180E-07  440090.9 3760465.1   193.7     3.66     2.33
2.89     YES
 L0041141         0   0.68180E-07  440095.9 3760465.2   193.7     3.66     2.33
2.89     YES
 L0041142         0   0.68180E-07  440100.9 3760465.2   193.7     3.66     2.33
2.89     YES
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*** VOLUME SOURCE DATA ***

SOURCE ID	NUMBER PART. CATS.	EMISSION RATE (GRAMS/SEC)	X (METERS)	Y (METERS)	BASE ELEV. (METERS)	RELEASE HEIGHT (METERS)	INIT. SY (METERS)	INIT. SZ (METERS)	URBAN SOURCE BY	EMISSION RATE SCALAR VARY
L0041143	0	0.68180E-07	440105.9	3760465.2	193.7	3.66	2.33	2.89	YES	
L0041144	0	0.68180E-07	440110.9	3760465.2	193.7	3.66	2.33	2.89	YES	
L0041145	0	0.68180E-07	440115.9	3760465.3	193.7	3.66	2.33	2.89	YES	
L0041146	0	0.68180E-07	440120.9	3760465.3	193.7	3.66	2.33	2.89	YES	
L0041147	0	0.68180E-07	440125.9	3760465.3	193.7	3.66	2.33	2.89	YES	
L0041148	0	0.68180E-07	440130.9	3760465.3	193.8	3.66	2.33	2.89	YES	
L0041149	0	0.68180E-07	440135.9	3760465.3	193.8	3.66	2.33	2.89	YES	
L0041150	0	0.68180E-07	440140.9	3760465.4	193.8	3.66	2.33	2.89	YES	
L0041151	0	0.68180E-07	440145.9	3760465.4	193.8	3.66	2.33	2.89	YES	
L0041152	0	0.68180E-07	440150.9	3760465.4	193.9	3.66	2.33	2.89	YES	
L0041153	0	0.68180E-07	440155.9	3760465.4	193.9	3.66	2.33	2.89	YES	
L0041154	0	0.68180E-07	440160.9	3760465.5	193.9	3.66	2.33	2.89	YES	
L0041155	0	0.68180E-07	440165.9	3760465.5	193.9	3.66	2.33	2.89	YES	
L0041156	0	0.68180E-07	440170.9	3760465.5	194.0	3.66	2.33	2.89	YES	
L0041157	0	0.68180E-07	440175.9	3760465.5	194.0	3.66	2.33	2.89	YES	

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 L0041158         0   0.68180E-07  440180.9 3760465.6   194.0     3.66     2.33
2.89     YES
 L0041159         0   0.68180E-07  440185.9 3760465.6   194.1     3.66     2.33
2.89     YES
 L0041160         0   0.68180E-07  440190.9 3760465.6   194.1     3.66     2.33
2.89     YES
 L0041161         0   0.68180E-07  440195.9 3760465.6   194.1     3.66     2.33
2.89     YES
 L0041162         0   0.68180E-07  440200.9 3760465.7   194.1     3.66     2.33
2.89     YES
 L0041163         0   0.68180E-07  440205.9 3760465.7   194.1     3.66     2.33
2.89     YES
 L0041164         0   0.68180E-07  440210.9 3760465.7   194.2     3.66     2.33
2.89     YES
 L0041165         0   0.68180E-07  440215.9 3760465.7   194.2     3.66     2.33
2.89     YES
 L0041166         0   0.68180E-07  440220.9 3760465.8   194.2     3.66     2.33
2.89     YES
 L0041167         0   0.68180E-07  440225.9 3760465.8   194.2     3.66     2.33
2.89     YES
 L0041168         0   0.68180E-07  440230.9 3760465.8   194.2     3.66     2.33
2.89     YES
 L0041169         0   0.68180E-07  440235.9 3760465.8   194.3     3.66     2.33
2.89     YES
 L0041170         0   0.68180E-07  440240.9 3760465.9   194.3     3.66     2.33
2.89     YES
 L0041171         0   0.68180E-07  440245.9 3760465.9   194.3     3.66     2.33
2.89     YES
 L0041172         0   0.68180E-07  440250.9 3760465.9   194.4     3.66     2.33
2.89     YES
 L0041173         0   0.68180E-07  440255.9 3760465.9   194.4     3.66     2.33
2.89     YES
 L0041174         0   0.68180E-07  440260.9 3760466.0   194.4     3.66     2.33
2.89     YES
 L0041175         0   0.68180E-07  440265.9 3760466.0   194.5     3.66     2.33
2.89     YES
 L0041176         0   0.68180E-07  440270.9 3760466.0   194.5     3.66     2.33
2.89     YES
 L0041177         0   0.68180E-07  440275.9 3760466.0   194.5     3.66     2.33
2.89     YES
 L0041178         0   0.68180E-07  440280.9 3760466.1   194.6     3.66     2.33
2.89     YES
 L0041179         0   0.68180E-07  440285.9 3760466.1   194.6     3.66     2.33
2.89     YES
 L0041180         0   0.68180E-07  440290.9 3760466.1   194.6     3.66     2.33
2.89     YES
 L0041181         0   0.68180E-07  440295.9 3760466.1   194.6     3.66     2.33
2.89     YES
 L0041182         0   0.68180E-07  440300.9 3760466.2   194.6     3.66     2.33
2.89     YES
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*** VOLUME SOURCE DATA ***

SOURCE ID	NUMBER EMISSION RATE PART. CATS.	EMISSION RATE (GRAMS/SEC)	X (METERS)	Y (METERS)	BASE ELEV. (METERS)	RELEASE HEIGHT (METERS)	INIT. SY (METERS)	INIT. SZ (METERS)	URBAN SOURCE SCALAR VARY BY
L0041184	0	0.68180E-07	440310.9	3760466.2	194.7	3.66	2.33	2.89	YES
L0041185	0	0.68180E-07	440315.9	3760466.2	194.7	3.66	2.33	2.89	YES
L0041186	0	0.68180E-07	440320.9	3760466.3	194.7	3.66	2.33	2.89	YES
L0041187	0	0.68180E-07	440325.9	3760466.3	194.7	3.66	2.33	2.89	YES
L0041188	0	0.68180E-07	440330.9	3760466.3	194.7	3.66	2.33	2.89	YES
L0041189	0	0.68180E-07	440335.9	3760466.3	194.8	3.66	2.33	2.89	YES
L0041190	0	0.68180E-07	440340.9	3760466.3	194.8	3.66	2.33	2.89	YES
L0041191	0	0.68180E-07	440345.9	3760466.4	194.8	3.66	2.33	2.89	YES
L0041192	0	0.68180E-07	440350.9	3760466.4	194.8	3.66	2.33	2.89	YES
L0041193	0	0.68180E-07	440355.9	3760466.4	194.8	3.66	2.33	2.89	YES
L0041194	0	0.68180E-07	440360.9	3760466.4	194.9	3.66	2.33	2.89	YES
L0041195	0	0.68180E-07	440365.9	3760466.5	194.9	3.66	2.33	2.89	YES
L0041196	0	0.68180E-07	440370.9	3760466.5	195.0	3.66	2.33	2.89	YES
L0041197	0	0.68180E-07	440375.9	3760466.5	195.1	3.66	2.33	2.89	YES

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 L0041198         0   0.68180E-07  440380.9 3760466.5   195.1     3.66     2.33
2.89     YES
 L0041199         0   0.68180E-07  440385.9 3760466.6   195.2     3.66     2.33
2.89     YES
 L0041200         0   0.68180E-07  440390.9 3760466.6   195.2     3.66     2.33
2.89     YES
 L0041201         0   0.68180E-07  440395.9 3760466.6   195.2     3.66     2.33
2.89     YES
 L0041202         0   0.68180E-07  440400.9 3760466.6   195.2     3.66     2.33
2.89     YES
 L0041203         0   0.68180E-07  440405.9 3760466.7   195.3     3.66     2.33
2.89     YES
 L0041204         0   0.68180E-07  440410.9 3760466.7   195.3     3.66     2.33
2.89     YES
 L0041205         0   0.68180E-07  440415.9 3760466.7   195.2     3.66     2.33
2.89     YES
 L0041206         0   0.68180E-07  440420.9 3760466.7   195.2     3.66     2.33
2.89     YES
 L0041207         0   0.68180E-07  440425.9 3760466.8   195.2     3.66     2.33
2.89     YES
 L0041208         0   0.68180E-07  440430.9 3760466.8   195.1     3.66     2.33
2.89     YES
 L0041209         0   0.68180E-07  440435.9 3760466.8   195.1     3.66     2.33
2.89     YES
 L0041210         0   0.68180E-07  440440.9 3760466.8   195.1     3.66     2.33
2.89     YES
 L0041211         0   0.68180E-07  440445.9 3760466.8   195.1     3.66     2.33
2.89     YES
 L0041212         0   0.68180E-07  440450.9 3760466.9   195.1     3.66     2.33
2.89     YES
 L0041213         0   0.68180E-07  440455.9 3760466.9   195.1     3.66     2.33
2.89     YES
 L0041214         0   0.68180E-07  440460.9 3760466.9   195.1     3.66     2.33
2.89     YES
 L0041215         0   0.68180E-07  440465.9 3760466.9   195.1     3.66     2.33
2.89     YES
 L0041216         0   0.68180E-07  440470.9 3760467.0   195.1     3.66     2.33
2.89     YES
 L0041217         0   0.68180E-07  440475.9 3760467.0   195.2     3.66     2.33
2.89     YES
 L0041218         0   0.68180E-07  440480.9 3760467.0   195.2     3.66     2.33
2.89     YES
 L0041219         0   0.68180E-07  440485.9 3760467.0   195.2     3.66     2.33
2.89     YES
 L0041220         0   0.68180E-07  440490.9 3760467.1   195.2     3.66     2.33
2.89     YES
 L0041221         0   0.68180E-07  440495.9 3760467.1   195.2     3.66     2.33
2.89     YES
 L0041222         0   0.68180E-07  440500.9 3760467.1   195.2     3.66     2.33
2.89     YES
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*** VOLUME SOURCE DATA ***

SOURCE ID	NUMBER PART. CATS.	EMISSION RATE (GRAMS/SEC)	X (METERS)	Y (METERS)	BASE ELEV. (METERS)	RELEASE HEIGHT (METERS)	INIT. SY (METERS)	INIT. SZ (METERS)	URBAN SOURCE BY	EMISSION RATE SCALAR VARY
L0041223	0	0.68180E-07	440505.9	3760467.1	195.2	3.66	2.33	2.89	YES	
L0041224	0	0.68180E-07	440510.9	3760467.1	195.2	3.66	2.33	2.89	YES	
L0041225	0	0.68180E-07	440515.9	3760467.1	195.2	3.66	2.33	2.89	YES	
L0041226	0	0.68180E-07	440520.9	3760467.1	195.3	3.66	2.33	2.89	YES	
L0041227	0	0.68180E-07	440525.9	3760467.1	195.3	3.66	2.33	2.89	YES	
L0041228	0	0.68180E-07	440530.9	3760467.1	195.3	3.66	2.33	2.89	YES	
L0041229	0	0.68180E-07	440535.9	3760467.1	195.3	3.66	2.33	2.89	YES	
L0041230	0	0.68180E-07	440540.9	3760467.1	195.3	3.66	2.33	2.89	YES	
L0041231	0	0.68180E-07	440545.9	3760467.1	195.3	3.66	2.33	2.89	YES	
L0041232	0	0.68180E-07	440550.9	3760467.1	195.4	3.66	2.33	2.89	YES	
L0041233	0	0.68180E-07	440555.9	3760467.1	195.4	3.66	2.33	2.89	YES	
L0041234	0	0.68180E-07	440560.9	3760467.1	195.4	3.66	2.33	2.89	YES	
L0041235	0	0.68180E-07	440565.9	3760467.1	195.4	3.66	2.33	2.89	YES	
L0041236	0	0.68180E-07	440570.9	3760467.1	195.4	3.66	2.33	2.89	YES	
L0041237	0	0.68180E-07	440575.9	3760467.1	195.4	3.66	2.33	2.89	YES	

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 L0041238         0   0.68180E-07  440580.9 3760467.1   195.5     3.66     2.33
2.89     YES
 L0041239         0   0.68180E-07  440585.9 3760467.1   195.5     3.66     2.33
2.89     YES
 L0041240         0   0.68180E-07  440590.9 3760467.1   195.5     3.66     2.33
2.89     YES
 L0041241         0   0.68180E-07  440595.9 3760467.1   195.5     3.66     2.33
2.89     YES
 L0041242         0   0.68180E-07  440600.9 3760467.1   195.5     3.66     2.33
2.89     YES
 L0041243         0   0.68180E-07  440605.9 3760467.1   195.5     3.66     2.33
2.89     YES
 L0041244         0   0.68180E-07  440610.9 3760467.1   195.6     3.66     2.33
2.89     YES
 L0041245         0   0.68180E-07  440615.9 3760467.1   195.6     3.66     2.33
2.89     YES
 L0041246         0   0.68180E-07  440620.9 3760467.1   195.6     3.66     2.33
2.89     YES
 L0041247         0   0.68180E-07  440625.9 3760467.1   195.6     3.66     2.33
2.89     YES
 L0041248         0   0.68180E-07  440630.9 3760467.1   195.6     3.66     2.33
2.89     YES
 L0041249         0   0.68180E-07  440635.9 3760467.1   195.6     3.66     2.33
2.89     YES
 L0041250         0   0.68180E-07  440640.9 3760467.1   195.6     3.66     2.33
2.89     YES
 L0041251         0   0.68180E-07  440645.9 3760467.1   195.7     3.66     2.33
2.89     YES
 L0041252         0   0.68180E-07  440650.9 3760467.1   195.7     3.66     2.33
2.89     YES
 L0041253         0   0.68180E-07  440655.9 3760467.1   195.7     3.66     2.33
2.89     YES
 L0041254         0   0.68180E-07  440660.9 3760467.1   195.7     3.66     2.33
2.89     YES
 L0041255         0   0.68180E-07  440665.9 3760467.1   195.7     3.66     2.33
2.89     YES
 L0041256         0   0.68180E-07  440670.9 3760467.1   195.8     3.66     2.33
2.89     YES
 L0041257         0   0.68180E-07  440675.9 3760467.1   195.8     3.66     2.33
2.89     YES
 L0041258         0   0.68180E-07  440680.9 3760467.1   195.8     3.66     2.33
2.89     YES
 L0041259         0   0.68180E-07  440685.9 3760467.1   195.8     3.66     2.33
2.89     YES
 L0041260         0   0.68180E-07  440690.9 3760467.1   195.9     3.66     2.33
2.89     YES
 L0041261         0   0.68180E-07  440695.9 3760467.1   195.9     3.66     2.33
2.89     YES
 L0041262         0   0.68180E-07  440700.9 3760467.1   195.9     3.66     2.33
2.89     YES
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*** VOLUME SOURCE DATA ***

SOURCE ID	NUMBER PART. CATS.	EMISSION RATE (GRAMS/SEC)	X (METERS)	Y (METERS)	BASE ELEV. (METERS)	RELEASE HEIGHT (METERS)	INIT. SY (METERS)	INIT. SZ (METERS)	URBAN SOURCE BY	EMISSION RATE SCALAR VARY
L0041264	0	0.68180E-07	440710.9	3760467.1	196.0	3.66	2.33	2.89	YES	
L0041265	0	0.68180E-07	440715.9	3760467.1	196.0	3.66	2.33	2.89	YES	
L0041266	0	0.68180E-07	440720.9	3760467.1	196.0	3.66	2.33	2.89	YES	
L0041267	0	0.68180E-07	440725.9	3760467.1	196.1	3.66	2.33	2.89	YES	
L0041268	0	0.68180E-07	440730.9	3760467.1	196.1	3.66	2.33	2.89	YES	
L0041269	0	0.68180E-07	440735.9	3760467.1	196.1	3.66	2.33	2.89	YES	
L0041270	0	0.68180E-07	440740.9	3760467.1	196.2	3.66	2.33	2.89	YES	
L0041271	0	0.68180E-07	440745.9	3760467.1	196.2	3.66	2.33	2.89	YES	
L0041272	0	0.68180E-07	440750.9	3760467.1	196.3	3.66	2.33	2.89	YES	
L0041273	0	0.68180E-07	440755.9	3760467.1	196.4	3.66	2.33	2.89	YES	
L0041274	0	0.68180E-07	440760.9	3760467.1	196.5	3.66	2.33	2.89	YES	
L0041275	0	0.68180E-07	440765.9	3760467.1	196.5	3.66	2.33	2.89	YES	
L0041276	0	0.68180E-07	440770.9	3760467.1	196.6	3.66	2.33	2.89	YES	
L0041277	0	0.68180E-07	440775.9	3760467.1	196.6	3.66	2.33	2.89	YES	

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 L0041278         0   0.68070E-07  441996.7 3760466.5   199.9     3.66     2.33
2.89     YES
 L0041279         0   0.68070E-07  442001.7 3760466.5   199.8     3.66     2.33
2.89     YES
 L0041280         0   0.68070E-07  442006.7 3760466.6   199.9     3.66     2.33
2.89     YES
 L0041281         0   0.68070E-07  442011.7 3760466.6   200.0     3.66     2.33
2.89     YES
 L0041282         0   0.68070E-07  442016.7 3760466.6   200.1     3.66     2.33
2.89     YES
 L0041283         0   0.68070E-07  442021.7 3760466.6   200.2     3.66     2.33
2.89     YES
 L0041284         0   0.68070E-07  442026.7 3760466.6   200.3     3.66     2.33
2.89     YES
 L0041285         0   0.68070E-07  442031.7 3760466.6   200.3     3.66     2.33
2.89     YES
 L0041286         0   0.68070E-07  442036.7 3760466.6   200.3     3.66     2.33
2.89     YES
 L0041287         0   0.68070E-07  442041.7 3760466.6   200.3     3.66     2.33
2.89     YES
 L0041288         0   0.68070E-07  442046.7 3760466.7   200.3     3.66     2.33
2.89     YES
 L0041289         0   0.68070E-07  442051.7 3760466.7   200.4     3.66     2.33
2.89     YES
 L0041290         0   0.68070E-07  442056.7 3760466.7   200.4     3.66     2.33
2.89     YES
 L0041291         0   0.68070E-07  442061.7 3760466.7   200.4     3.66     2.33
2.89     YES
 L0041292         0   0.68070E-07  442066.7 3760466.7   200.4     3.66     2.33
2.89     YES
 L0041293         0   0.68070E-07  442071.7 3760466.7   200.4     3.66     2.33
2.89     YES
 L0041294         0   0.68070E-07  442076.7 3760466.7   200.4     3.66     2.33
2.89     YES
 L0041295         0   0.68070E-07  442081.7 3760466.7   200.4     3.66     2.33
2.89     YES
 L0041296         0   0.68070E-07  442086.7 3760466.8   200.4     3.66     2.33
2.89     YES
 L0041297         0   0.68070E-07  442091.7 3760466.8   200.4     3.66     2.33
2.89     YES
 L0041298         0   0.68070E-07  442096.7 3760466.8   200.4     3.66     2.33
2.89     YES
 L0041299         0   0.68070E-07  442101.7 3760466.8   200.4     3.66     2.33
2.89     YES
 L0041300         0   0.68070E-07  442106.7 3760466.8   200.4     3.66     2.33
2.89     YES
 L0041301         0   0.68070E-07  442111.7 3760466.8   200.3     3.66     2.33
2.89     YES
 L0041302         0   0.68070E-07  442116.7 3760466.8   200.3     3.66     2.33
2.89     YES
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*** VOLUME SOURCE DATA ***

SOURCE ID	NUMBER PART. CATS.	EMISSION RATE (GRAMS/SEC)	X (METERS)	Y (METERS)	BASE ELEV. (METERS)	RELEASE HEIGHT (METERS)	INIT. SY (METERS)	INIT. SZ (METERS)	URBAN SOURCE BY	EMISSION RATE SCALAR VARY
L0041303	0	0.68070E-07	442121.7	3760466.8	200.3	3.66	2.33	2.89	YES	
L0041304	0	0.68070E-07	442126.7	3760466.9	200.3	3.66	2.33	2.89	YES	
L0041305	0	0.68070E-07	442131.7	3760466.9	200.3	3.66	2.33	2.89	YES	
L0041306	0	0.68070E-07	442136.7	3760466.9	200.3	3.66	2.33	2.89	YES	
L0041307	0	0.68070E-07	442141.7	3760466.9	200.3	3.66	2.33	2.89	YES	
L0041308	0	0.68070E-07	442146.7	3760466.9	200.3	3.66	2.33	2.89	YES	
L0041309	0	0.68070E-07	442151.7	3760466.9	200.4	3.66	2.33	2.89	YES	
L0041310	0	0.68070E-07	442156.7	3760466.9	200.4	3.66	2.33	2.89	YES	
L0041311	0	0.68070E-07	442161.7	3760466.9	200.4	3.66	2.33	2.89	YES	
L0041312	0	0.68070E-07	442166.7	3760467.0	200.4	3.66	2.33	2.89	YES	
L0041313	0	0.68070E-07	442171.7	3760467.0	200.4	3.66	2.33	2.89	YES	
L0041314	0	0.68070E-07	442176.7	3760467.0	200.4	3.66	2.33	2.89	YES	
L0041315	0	0.68070E-07	442181.7	3760467.0	200.4	3.66	2.33	2.89	YES	
L0041316	0	0.68070E-07	442186.7	3760467.0	200.4	3.66	2.33	2.89	YES	
L0041317	0	0.68070E-07	442191.7	3760467.0	200.4	3.66	2.33	2.89	YES	

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 L0041318         0   0.68070E-07  442196.7 3760467.0   200.4     3.66     2.33
2.89     YES
 L0041319         0   0.68070E-07  442201.7 3760467.0   200.4     3.66     2.33
2.89     YES
 L0041320         0   0.68070E-07  442206.7 3760467.1   200.4     3.66     2.33
2.89     YES
 L0041321         0   0.68070E-07  442211.7 3760467.1   200.4     3.66     2.33
2.89     YES
 L0041322         0   0.68070E-07  442216.7 3760467.1   200.4     3.66     2.33
2.89     YES
 L0041323         0   0.68070E-07  442221.7 3760467.1   200.4     3.66     2.33
2.89     YES
 L0041324         0   0.68070E-07  442226.7 3760467.1   200.4     3.66     2.33
2.89     YES
 L0041325         0   0.68070E-07  442231.7 3760467.1   200.4     3.66     2.33
2.89     YES
 L0041326         0   0.68070E-07  442236.7 3760467.1   200.5     3.66     2.33
2.89     YES
 L0041327         0   0.68070E-07  442241.7 3760467.1   200.5     3.66     2.33
2.89     YES
 L0041328         0   0.68070E-07  442246.7 3760467.2   200.5     3.66     2.33
2.89     YES
 L0041329         0   0.68070E-07  442251.7 3760467.2   200.5     3.66     2.33
2.89     YES
 L0041330         0   0.68070E-07  442256.7 3760467.2   200.5     3.66     2.33
2.89     YES
 L0041331         0   0.68070E-07  442261.7 3760467.2   200.6     3.66     2.33
2.89     YES
 L0041332         0   0.68070E-07  442266.7 3760467.2   200.6     3.66     2.33
2.89     YES
 L0041333         0   0.68070E-07  442271.7 3760467.2   200.6     3.66     2.33
2.89     YES
 L0041334         0   0.68070E-07  442276.7 3760467.2   200.6     3.66     2.33
2.89     YES
 L0041335         0   0.68070E-07  442281.7 3760467.2   200.6     3.66     2.33
2.89     YES
 L0041336         0   0.68070E-07  442286.7 3760467.3   200.7     3.66     2.33
2.89     YES
 L0041337         0   0.68070E-07  442291.7 3760467.3   200.7     3.66     2.33
2.89     YES
 L0041338         0   0.68070E-07  442296.7 3760467.3   200.7     3.66     2.33
2.89     YES
 L0041339         0   0.68070E-07  442301.7 3760467.3   200.7     3.66     2.33
2.89     YES
 L0041340         0   0.68070E-07  442306.7 3760467.3   200.7     3.66     2.33
2.89     YES
 L0041341         0   0.68070E-07  442311.7 3760467.3   200.7     3.66     2.33
2.89     YES
 L0041342         0   0.68070E-07  442316.7 3760467.3   200.8     3.66     2.33
2.89     YES
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*** VOLUME SOURCE DATA ***

SOURCE ID	NUMBER PART. CATS.	EMISSION RATE (GRAMS/SEC)	X (METERS)	Y (METERS)	BASE ELEV. (METERS)	RELEASE HEIGHT (METERS)	INIT. SY (METERS)	INIT. SZ (METERS)	URBAN SOURCE	EMISSION RATE SCALAR VARY BY
L0041344	0	0.68070E-07	442326.7	3760467.4	200.8	3.66	2.33	2.89	YES	
L0041345	0	0.68070E-07	442331.7	3760467.4	200.9	3.66	2.33	2.89	YES	
L0041346	0	0.68070E-07	442336.7	3760467.4	200.9	3.66	2.33	2.89	YES	
L0041347	0	0.68070E-07	442341.7	3760467.4	200.9	3.66	2.33	2.89	YES	
L0041348	0	0.68070E-07	442346.7	3760467.5	200.9	3.66	2.33	2.89	YES	
L0041349	0	0.68070E-07	442351.7	3760467.6	201.0	3.66	2.33	2.89	YES	
L0041350	0	0.68070E-07	442356.7	3760467.7	201.0	3.66	2.33	2.89	YES	
L0041351	0	0.68070E-07	442361.7	3760467.7	201.0	3.66	2.33	2.89	YES	
L0041352	0	0.68070E-07	442366.7	3760467.8	201.0	3.66	2.33	2.89	YES	
L0041353	0	0.68070E-07	442371.7	3760467.9	201.0	3.66	2.33	2.89	YES	
L0041354	0	0.68070E-07	442376.7	3760468.0	201.0	3.66	2.33	2.89	YES	
L0041355	0	0.68070E-07	442381.7	3760468.1	201.0	3.66	2.33	2.89	YES	
L0041356	0	0.68070E-07	442386.7	3760468.1	201.0	3.66	2.33	2.89	YES	
L0041357	0	0.68070E-07	442391.7	3760468.2	201.0	3.66	2.33	2.89	YES	

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 L0041358         0   0.68070E-07  442396.7 3760468.3   201.0     3.66     2.33
2.89     YES
 L0041359         0   0.68070E-07  442401.7 3760468.4   201.1     3.66     2.33
2.89     YES
 L0041360         0   0.68070E-07  442406.7 3760468.4   201.1     3.66     2.33
2.89     YES
 L0041361         0   0.68070E-07  442411.7 3760468.5   201.1     3.66     2.33
2.89     YES
 L0041362         0   0.68070E-07  442416.7 3760468.6   201.1     3.66     2.33
2.89     YES
 L0041363         0   0.68070E-07  442421.7 3760468.7   201.1     3.66     2.33
2.89     YES
 L0041364         0   0.68070E-07  442426.7 3760468.7   201.2     3.66     2.33
2.89     YES
 L0041365         0   0.68070E-07  442431.7 3760468.8   201.2     3.66     2.33
2.89     YES
 L0041366         0   0.68070E-07  442436.7 3760468.9   201.2     3.66     2.33
2.89     YES
 L0041367         0   0.68070E-07  442441.7 3760469.0   201.2     3.66     2.33
2.89     YES
 L0041368         0   0.68070E-07  442446.7 3760469.0   201.2     3.66     2.33
2.89     YES
 L0041369         0   0.68070E-07  442451.7 3760469.1   201.2     3.66     2.33
2.89     YES
 L0041370         0   0.68070E-07  442456.7 3760469.2   201.2     3.66     2.33
2.89     YES
 L0041371         0   0.68070E-07  442461.7 3760469.3   201.2     3.66     2.33
2.89     YES
 L0041372         0   0.68070E-07  442466.7 3760469.3   201.2     3.66     2.33
2.89     YES
 L0041373         0   0.68070E-07  442471.7 3760469.4   201.2     3.66     2.33
2.89     YES
 L0041374         0   0.68070E-07  442476.7 3760469.5   201.2     3.66     2.33
2.89     YES
 L0041375         0   0.68070E-07  442481.7 3760469.6   201.1     3.66     2.33
2.89     YES
 L0041376         0   0.68070E-07  442486.7 3760469.6   201.1     3.66     2.33
2.89     YES
 L0041377         0   0.68070E-07  442491.7 3760469.7   201.1     3.66     2.33
2.89     YES
 L0041378         0   0.68070E-07  442496.7 3760469.8   201.1     3.66     2.33
2.89     YES
 L0041379         0   0.68070E-07  442501.7 3760469.9   201.1     3.66     2.33
2.89     YES
 L0041380         0   0.68070E-07  442506.7 3760469.9   201.1     3.66     2.33
2.89     YES
 L0041381         0   0.68070E-07  442511.7 3760469.8   201.1     3.66     2.33
2.89     YES
 L0041382         0   0.68070E-07  442516.7 3760469.8   201.1     3.66     2.33
2.89     YES
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*** VOLUME SOURCE DATA ***

SOURCE ID	NUMBER PART. CATS.	EMISSION RATE (GRAMS/SEC)	X (METERS)	Y (METERS)	BASE ELEV. (METERS)	RELEASE HEIGHT (METERS)	INIT. SY (METERS)	INIT. SZ (METERS)	URBAN SOURCE BY	EMISSION RATE SCALAR VARY
L0041383	0	0.68070E-07	442521.7	3760469.7	201.1	3.66	2.33	2.89	YES	
L0041384	0	0.68070E-07	442526.7	3760469.7	201.1	3.66	2.33	2.89	YES	
L0041385	0	0.68070E-07	442531.7	3760469.6	201.1	3.66	2.33	2.89	YES	
L0041386	0	0.68070E-07	442536.7	3760469.6	201.1	3.66	2.33	2.89	YES	
L0041387	0	0.68070E-07	442541.7	3760469.5	201.0	3.66	2.33	2.89	YES	
L0041388	0	0.68070E-07	442546.7	3760469.5	201.0	3.66	2.33	2.89	YES	
L0041389	0	0.68070E-07	442551.7	3760469.4	201.0	3.66	2.33	2.89	YES	
L0041390	0	0.68070E-07	442556.7	3760469.4	201.0	3.66	2.33	2.89	YES	
L0041391	0	0.68070E-07	442561.7	3760469.3	201.0	3.66	2.33	2.89	YES	
L0041392	0	0.68070E-07	442566.7	3760469.3	201.0	3.66	2.33	2.89	YES	
L0041393	0	0.68070E-07	442571.7	3760469.2	201.0	3.66	2.33	2.89	YES	
L0041394	0	0.68070E-07	442576.7	3760469.2	201.0	3.66	2.33	2.89	YES	
L0041395	0	0.68070E-07	442581.7	3760469.1	200.9	3.66	2.33	2.89	YES	
L0041396	0	0.68070E-07	442586.7	3760469.1	200.9	3.66	2.33	2.89	YES	
L0041397	0	0.68070E-07	442591.7	3760469.0	200.9	3.66	2.33	2.89	YES	

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 L0041398         0   0.68070E-07  442596.7 3760469.0   200.9     3.66     2.33
2.89     YES
 L0041399         0   0.68070E-07  442601.7 3760468.9   200.9     3.66     2.33
2.89     YES
 L0041400         0   0.68070E-07  442606.7 3760468.9   200.9     3.66     2.33
2.89     YES
 L0041401         0   0.68070E-07  442611.7 3760468.8   200.9     3.66     2.33
2.89     YES
 L0041402         0   0.68070E-07  442616.7 3760468.8   200.9     3.66     2.33
2.89     YES
 L0041403         0   0.68070E-07  442621.7 3760468.7   200.9     3.66     2.33
2.89     YES
 L0041404         0   0.68070E-07  442626.7 3760468.7   200.9     3.66     2.33
2.89     YES
 L0041405         0   0.68070E-07  442631.7 3760468.6   200.9     3.66     2.33
2.89     YES
 L0041406         0   0.68070E-07  442636.7 3760468.6   200.9     3.66     2.33
2.89     YES
 L0041407         0   0.68070E-07  442641.7 3760468.5   200.9     3.66     2.33
2.89     YES
 L0041408         0   0.68070E-07  442646.7 3760468.5   200.9     3.66     2.33
2.89     YES
 L0041409         0   0.68070E-07  442651.7 3760468.4   200.9     3.66     2.33
2.89     YES
 L0041410         0   0.68070E-07  442656.7 3760468.4   200.9     3.66     2.33
2.89     YES
 L0041411         0   0.68070E-07  442661.7 3760468.3   200.9     3.66     2.33
2.89     YES
 L0041412         0   0.68070E-07  442666.7 3760468.3   200.9     3.66     2.33
2.89     YES
 L0041413         0   0.68070E-07  442671.7 3760468.2   200.9     3.66     2.33
2.89     YES
 L0041414         0   0.68070E-07  442676.7 3760468.2   200.8     3.66     2.33
2.89     YES
 L0041415         0   0.68070E-07  442681.7 3760468.1   200.8     3.66     2.33
2.89     YES
 L0041416         0   0.68070E-07  442686.7 3760468.1   200.8     3.66     2.33
2.89     YES
 L0041417         0   0.68070E-07  442691.7 3760468.0   200.8     3.66     2.33
2.89     YES
 L0041418         0   0.68070E-07  442696.7 3760468.0   200.8     3.66     2.33
2.89     YES
 L0041419         0   0.68070E-07  442701.7 3760467.9   200.8     3.66     2.33
2.89     YES
 L0041420         0   0.68070E-07  442706.7 3760467.9   200.8     3.66     2.33
2.89     YES
 L0041421         0   0.68070E-07  442711.7 3760467.8   200.8     3.66     2.33
2.89     YES
 L0041422         0   0.68070E-07  442716.7 3760467.8   200.8     3.66     2.33
2.89     YES
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*** VOLUME SOURCE DATA ***

SOURCE ID	NUMBER PART. CATS.	EMISSION RATE (GRAMS/SEC)	X (METERS)	Y (METERS)	BASE ELEV. (METERS)	RELEASE HEIGHT (METERS)	INIT. SY (METERS)	INIT. SZ (METERS)	URBAN SOURCE	EMISSION RATE SCALAR VARY BY
L0041423	0	0.68070E-07	442721.7	3760467.7	200.8	3.66	2.33	2.89	YES	
L0041424	0	0.68070E-07	442726.7	3760467.7	200.9	3.66	2.33	2.89	YES	
L0041425	0	0.68070E-07	442731.7	3760467.6	200.9	3.66	2.33	2.89	YES	
L0041426	0	0.68070E-07	442736.7	3760467.6	200.9	3.66	2.33	2.89	YES	
L0041427	0	0.68070E-07	442741.7	3760467.5	200.9	3.66	2.33	2.89	YES	
L0041428	0	0.68070E-07	442746.7	3760467.5	200.9	3.66	2.33	2.89	YES	
L0041429	0	0.68070E-07	442751.7	3760467.4	200.9	3.66	2.33	2.89	YES	
L0041430	0	0.68070E-07	442756.7	3760467.4	200.9	3.66	2.33	2.89	YES	
L0041431	0	0.68070E-07	442761.7	3760467.3	200.9	3.66	2.33	2.89	YES	
L0041432	0	0.68070E-07	442766.7	3760467.3	200.8	3.66	2.33	2.89	YES	
L0041433	0	0.68070E-07	442771.7	3760467.2	200.8	3.66	2.33	2.89	YES	
L0041434	0	0.68070E-07	442776.7	3760467.2	200.8	3.66	2.33	2.89	YES	
L0041435	0	0.68070E-07	442781.7	3760467.1	200.8	3.66	2.33	2.89	YES	
L0041436	0	0.68070E-07	442786.7	3760467.1	200.8	3.66	2.33	2.89	YES	
L0041437	0	0.68070E-07	442791.7	3760467.0	200.8	3.66	2.33	2.89	YES	

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 L0041438         0   0.68070E-07  442796.7 3760467.0   200.8     3.66     2.33
2.89     YES
 L0041439         0   0.68070E-07  442801.7 3760466.9   200.8     3.66     2.33
2.89     YES
 L0041440         0   0.68070E-07  442806.7 3760466.9   200.8     3.66     2.33
2.89     YES
 L0041441         0   0.68070E-07  442811.7 3760466.8   200.8     3.66     2.33
2.89     YES
 L0041442         0   0.68070E-07  442816.7 3760466.8   200.8     3.66     2.33
2.89     YES
 L0041443         0   0.68070E-07  442821.7 3760466.7   200.8     3.66     2.33
2.89     YES
 L0041444         0   0.68070E-07  442826.7 3760466.7   200.8     3.66     2.33
2.89     YES
 L0041445         0   0.68070E-07  442831.7 3760466.6   200.8     3.66     2.33
2.89     YES
 L0041446         0   0.68070E-07  442836.7 3760466.6   200.9     3.66     2.33
2.89     YES
 L0041447         0   0.68070E-07  442841.7 3760466.5   200.9     3.66     2.33
2.89     YES
 L0041448         0   0.68070E-07  442846.7 3760466.5   200.9     3.66     2.33
2.89     YES
 L0041449         0   0.68070E-07  442851.7 3760466.4   200.9     3.66     2.33
2.89     YES
 L0041450         0   0.68070E-07  442856.7 3760466.4   201.0     3.66     2.33
2.89     YES
 L0041451         0   0.68070E-07  442861.7 3760466.4   201.0     3.66     2.33
2.89     YES
 L0041452         0   0.68070E-07  442866.7 3760466.4   201.0     3.66     2.33
2.89     YES
 L0041453         0   0.68070E-07  442871.7 3760466.3   201.0     3.66     2.33
2.89     YES
 L0041454         0   0.68070E-07  442876.7 3760466.3   201.1     3.66     2.33
2.89     YES
 L0041455         0   0.68070E-07  442881.7 3760466.3   201.1     3.66     2.33
2.89     YES
 L0041456         0   0.68070E-07  442886.7 3760466.3   201.1     3.66     2.33
2.89     YES
 L0041457         0   0.68070E-07  442891.7 3760466.3   201.1     3.66     2.33
2.89     YES
 L0041458         0   0.68070E-07  442896.7 3760466.3   201.1     3.66     2.33
2.89     YES
 L0041459         0   0.68070E-07  442901.7 3760466.2   201.1     3.66     2.33
2.89     YES
 L0041460         0   0.68070E-07  442906.7 3760466.2   201.1     3.66     2.33
2.89     YES
 L0041461         0   0.68070E-07  442911.7 3760466.2   201.2     3.66     2.33
2.89     YES
 L0041462         0   0.68070E-07  442916.7 3760466.2   201.2     3.66     2.33
2.89     YES
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*** VOLUME SOURCE DATA ***

SOURCE ID	NUMBER PART. CATS.	EMISSION RATE (GRAMS/SEC)	X (METERS)	Y (METERS)	BASE ELEV. (METERS)	RELEASE HEIGHT (METERS)	INIT. SY (METERS)	INIT. SZ (METERS)	URBAN SOURCE BY	URBAN EMISSION RATE SCALAR VARY
L0041464	0	0.68070E-07	442926.7	3760466.1	201.2	3.66	2.33	2.89	YES	
L0041465	0	0.68070E-07	442931.7	3760466.1	201.2	3.66	2.33	2.89	YES	
L0041466	0	0.68070E-07	442936.7	3760466.1	201.3	3.66	2.33	2.89	YES	
L0041467	0	0.68070E-07	442941.7	3760466.1	201.3	3.66	2.33	2.89	YES	
L0041468	0	0.68070E-07	442946.7	3760466.1	201.3	3.66	2.33	2.89	YES	
L0041469	0	0.68070E-07	442951.7	3760466.1	201.3	3.66	2.33	2.89	YES	
L0041470	0	0.68070E-07	442956.7	3760466.0	201.4	3.66	2.33	2.89	YES	
L0041471	0	0.68070E-07	442961.7	3760466.0	201.4	3.66	2.33	2.89	YES	
L0041472	0	0.68070E-07	442966.7	3760466.0	201.4	3.66	2.33	2.89	YES	
L0041473	0	0.68070E-07	442971.7	3760466.0	201.4	3.66	2.33	2.89	YES	
L0041474	0	0.68070E-07	442976.7	3760466.0	201.4	3.66	2.33	2.89	YES	
L0041475	0	0.68070E-07	442981.7	3760466.0	201.5	3.66	2.33	2.89	YES	
L0041476	0	0.68070E-07	442986.7	3760466.0	201.6	3.66	2.33	2.89	YES	
L0041477	0	0.68070E-07	442991.7	3760466.0	201.6	3.66	2.33	2.89	YES	

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 L0041478         0   0.68070E-07  442996.7 3760466.0   201.7     3.66     2.33
2.89     YES
 L0041479         0   0.68070E-07  443001.7 3760466.0   201.8     3.66     2.33
2.89     YES
 L0041480         0   0.68070E-07  443006.7 3760466.0   201.8     3.66     2.33
2.89     YES
 L0041481         0   0.68070E-07  443011.7 3760466.0   201.8     3.66     2.33
2.89     YES
 L0041482         0   0.68070E-07  443016.7 3760466.0   201.8     3.66     2.33
2.89     YES
 L0041483         0   0.68070E-07  443021.7 3760466.0   201.8     3.66     2.33
2.89     YES
 L0041484         0   0.68070E-07  443026.7 3760466.0   201.8     3.66     2.33
2.89     YES
 L0041485         0   0.68070E-07  443031.7 3760466.0   201.8     3.66     2.33
2.89     YES
 L0041486         0   0.68070E-07  443036.7 3760466.0   201.8     3.66     2.33
2.89     YES
 L0041487         0   0.68070E-07  443041.7 3760466.0   201.8     3.66     2.33
2.89     YES
 L0041488         0   0.68070E-07  443046.7 3760466.0   201.7     3.66     2.33
2.89     YES
 L0041489         0   0.68070E-07  443051.7 3760466.0   201.7     3.66     2.33
2.89     YES
 L0041490         0   0.68070E-07  443056.7 3760466.1   201.7     3.66     2.33
2.89     YES
 L0041491         0   0.68070E-07  443061.7 3760466.1   201.7     3.66     2.33
2.89     YES
 L0041492         0   0.68070E-07  443066.7 3760466.1   201.7     3.66     2.33
2.89     YES
 L0041493         0   0.68070E-07  443071.7 3760466.1   201.8     3.66     2.33
2.89     YES
 L0041494         0   0.68070E-07  443076.7 3760466.1   201.8     3.66     2.33
2.89     YES
 L0041495         0   0.68070E-07  443081.7 3760466.1   201.8     3.66     2.33
2.89     YES
 L0041496         0   0.68070E-07  443086.7 3760466.1   201.8     3.66     2.33
2.89     YES
 L0041497         0   0.68070E-07  443091.7 3760466.1   201.8     3.66     2.33
2.89     YES
 L0041498         0   0.68070E-07  443096.7 3760466.1   201.8     3.66     2.33
2.89     YES
 L0041499         0   0.68070E-07  443101.7 3760466.1   201.8     3.66     2.33
2.89     YES
 L0041500         0   0.68070E-07  443106.7 3760466.1   201.8     3.66     2.33
2.89     YES
 L0041501         0   0.68070E-07  443111.7 3760466.1   201.8     3.66     2.33
2.89     YES
 L0041502         0   0.68070E-07  443116.7 3760466.1   201.9     3.66     2.33
2.89     YES
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*** VOLUME SOURCE DATA ***

SOURCE ID	NUMBER PART. CATS.	EMISSION RATE (GRAMS/SEC)	X (METERS)	Y (METERS)	BASE ELEV. (METERS)	RELEASE HEIGHT (METERS)	INIT. SY (METERS)	INIT. SZ (METERS)	URBAN SOURCE BY	EMISSION RATE SCALAR VARY
L0041503	0	0.68070E-07	443121.7	3760466.2	201.9	3.66	2.33	2.89	YES	
L0041504	0	0.68070E-07	443126.7	3760466.2	201.9	3.66	2.33	2.89	YES	
L0041505	0	0.68070E-07	443131.7	3760466.2	201.9	3.66	2.33	2.89	YES	
L0041506	0	0.68070E-07	443136.7	3760466.2	201.9	3.66	2.33	2.89	YES	
L0041507	0	0.68070E-07	443141.7	3760466.2	202.0	3.66	2.33	2.89	YES	
L0041508	0	0.68070E-07	443146.7	3760466.2	202.0	3.66	2.33	2.89	YES	
L0041509	0	0.68070E-07	443151.7	3760466.2	202.0	3.66	2.33	2.89	YES	
L0041510	0	0.68070E-07	443156.7	3760466.2	202.0	3.66	2.33	2.89	YES	
L0041511	0	0.68070E-07	443161.7	3760466.2	202.1	3.66	2.33	2.89	YES	
L0041512	0	0.68070E-07	443166.7	3760466.2	202.1	3.66	2.33	2.89	YES	
L0041513	0	0.68070E-07	443171.7	3760466.2	202.2	3.66	2.33	2.89	YES	
L0041514	0	0.68070E-07	443176.7	3760466.2	202.2	3.66	2.33	2.89	YES	
L0041515	0	0.68070E-07	443181.7	3760466.2	202.3	3.66	2.33	2.89	YES	
L0041516	0	0.68070E-07	443186.7	3760466.2	202.3	3.66	2.33	2.89	YES	
L0041517	0	0.68070E-07	443191.7	3760466.3	202.4	3.66	2.33	2.89	YES	

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 L0041518         0   0.68070E-07  443196.7 3760466.3   202.5     3.66     2.33
2.89     YES
 L0041519         0   0.68070E-07  443201.7 3760466.3   202.6     3.66     2.33
2.89     YES
 L0041520         0   0.68070E-07  443206.7 3760466.3   202.7     3.66     2.33
2.89     YES
 L0041521         0   0.68070E-07  443211.7 3760466.3   202.7     3.66     2.33
2.89     YES
 L0041522         0   0.68070E-07  443216.7 3760466.3   202.7     3.66     2.33
2.89     YES
 L0041523         0   0.68070E-07  443221.7 3760466.3   202.7     3.66     2.33
2.89     YES
 L0041524         0   0.68070E-07  443226.7 3760466.3   202.8     3.66     2.33
2.89     YES
 L0041525         0   0.68070E-07  443231.7 3760466.3   202.8     3.66     2.33
2.89     YES
 L0041526         0   0.68070E-07  443236.7 3760466.3   202.8     3.66     2.33
2.89     YES
 L0041527         0   0.68070E-07  443241.7 3760466.3   202.8     3.66     2.33
2.89     YES
 L0041528         0   0.68070E-07  443246.7 3760466.3   202.8     3.66     2.33
2.89     YES
 L0041529         0   0.68070E-07  443251.7 3760466.3   202.8     3.66     2.33
2.89     YES
 L0041530         0   0.68070E-07  443256.7 3760466.3   202.8     3.66     2.33
2.89     YES
 L0041531         0   0.68070E-07  443261.7 3760466.4   202.8     3.66     2.33
2.89     YES
 L0041532         0   0.68070E-07  443266.7 3760466.4   202.8     3.66     2.33
2.89     YES
 L0041533         0   0.68070E-07  443271.7 3760466.4   202.8     3.66     2.33
2.89     YES
 L0041534         0   0.68070E-07  443276.7 3760466.4   202.8     3.66     2.33
2.89     YES
 L0041535         0   0.68070E-07  443281.7 3760466.4   202.8     3.66     2.33
2.89     YES
 L0041536         0   0.68070E-07  443286.7 3760466.4   202.8     3.66     2.33
2.89     YES
 L0041537         0   0.68070E-07  443291.7 3760466.4   202.9     3.66     2.33
2.89     YES
 L0041538         0   0.68070E-07  443296.7 3760466.4   202.9     3.66     2.33
2.89     YES
 L0041539         0   0.68070E-07  443301.7 3760466.4   202.9     3.66     2.33
2.89     YES
 L0041540         0   0.68070E-07  443306.7 3760466.4   202.9     3.66     2.33
2.89     YES
 L0041541         0   0.68070E-07  443311.7 3760466.4   202.9     3.66     2.33
2.89     YES
 L0041542         0   0.68070E-07  443316.7 3760466.4   202.9     3.66     2.33
2.89     YES
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*** VOLUME SOURCE DATA ***

SOURCE ID	NUMBER PART. CATS.	EMISSION RATE (GRAMS/SEC)	X (METERS)	Y (METERS)	BASE ELEV. (METERS)	RELEASE HEIGHT (METERS)	INIT. SY (METERS)	INIT. SZ (METERS)	URBAN SOURCE SCALAR VARY BY
L0041543	0	0.68070E-07	443321.7	3760466.4	202.9	3.66	2.33	2.89	YES
L0041544	0	0.68070E-07	443326.7	3760466.3	203.0	3.66	2.33	2.89	YES
L0041545	0	0.68070E-07	443331.7	3760466.3	203.0	3.66	2.33	2.89	YES
L0041546	0	0.68070E-07	443336.7	3760466.3	203.0	3.66	2.33	2.89	YES
L0041547	0	0.68070E-07	443341.7	3760466.3	203.0	3.66	2.33	2.89	YES
L0041548	0	0.68070E-07	443346.7	3760466.3	203.0	3.66	2.33	2.89	YES
L0041549	0	0.68070E-07	443351.7	3760466.3	203.0	3.66	2.33	2.89	YES
L0041550	0	0.68070E-07	443356.7	3760466.3	203.1	3.66	2.33	2.89	YES
L0041551	0	0.68070E-07	443361.7	3760466.3	203.1	3.66	2.33	2.89	YES
L0041552	0	0.68070E-07	443366.7	3760466.3	203.1	3.66	2.33	2.89	YES
L0041553	0	0.68070E-07	443371.7	3760466.3	203.1	3.66	2.33	2.89	YES
L0041554	0	0.68070E-07	443376.7	3760466.3	203.1	3.66	2.33	2.89	YES
L0041555	0	0.68070E-07	443381.7	3760466.3	203.1	3.66	2.33	2.89	YES
L0041556	0	0.68070E-07	443386.7	3760466.3	203.2	3.66	2.33	2.89	YES
L0041557	0	0.68070E-07	443391.7	3760466.3	203.2	3.66	2.33	2.89	YES

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 L0041558         0   0.68070E-07  443396.7 3760466.2   203.2     3.66     2.33
2.89     YES
 L0041559         0   0.68070E-07  443401.7 3760466.2   203.2     3.66     2.33
2.89     YES
 L0041560         0   0.68070E-07  443406.7 3760466.2   203.2     3.66     2.33
2.89     YES
 L0041561         0   0.68070E-07  443411.7 3760466.2   203.2     3.66     2.33
2.89     YES
 L0041562         0   0.68070E-07  443416.7 3760466.2   203.2     3.66     2.33
2.89     YES
 L0041563         0   0.68070E-07  443421.7 3760466.2   203.2     3.66     2.33
2.89     YES
 L0041564         0   0.68070E-07  443426.7 3760466.2   203.2     3.66     2.33
2.89     YES
 L0041565         0   0.68070E-07  443431.7 3760466.2   203.2     3.66     2.33
2.89     YES
 L0041566         0   0.68070E-07  443436.7 3760466.2   203.2     3.66     2.33
2.89     YES
 L0041567         0   0.68070E-07  443441.7 3760466.2   203.2     3.66     2.33
2.89     YES
 L0041568         0   0.68070E-07  443446.7 3760466.2   203.2     3.66     2.33
2.89     YES
 L0041569         0   0.68070E-07  443451.7 3760466.2   203.2     3.66     2.33
2.89     YES
 L0041570         0   0.68070E-07  443456.7 3760466.2   203.2     3.66     2.33
2.89     YES
 L0041571         0   0.68070E-07  443461.7 3760466.1   203.2     3.66     2.33
2.89     YES
 L0041572         0   0.68070E-07  443466.7 3760466.1   203.2     3.66     2.33
2.89     YES
 L0041573         0   0.68070E-07  443471.7 3760466.1   203.2     3.66     2.33
2.89     YES
 L0041574         0   0.68070E-07  443476.7 3760466.1   203.3     3.66     2.33
2.89     YES
 L0041575         0   0.68070E-07  443481.7 3760466.1   203.3     3.66     2.33
2.89     YES
 L0041576         0   0.68070E-07  443486.7 3760466.1   203.3     3.66     2.33
2.89     YES
 L0041577         0   0.68070E-07  443491.7 3760466.1   203.3     3.66     2.33
2.89     YES
 L0041578         0   0.68070E-07  443496.7 3760466.1   203.3     3.66     2.33
2.89     YES
 L0041579         0   0.68070E-07  443501.7 3760466.1   203.3     3.66     2.33
2.89     YES
 L0041580         0   0.68070E-07  443506.7 3760466.1   203.3     3.66     2.33
2.89     YES
 L0041581         0   0.68070E-07  443511.7 3760466.1   203.3     3.66     2.33
2.89     YES
 L0041582         0   0.68070E-07  443516.7 3760466.1   203.3     3.66     2.33
2.89     YES
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*** VOLUME SOURCE DATA ***

SOURCE ID	NUMBER PART. CATS.	EMISSION RATE (GRAMS/SEC)	X (METERS)	Y (METERS)	BASE ELEV. (METERS)	RELEASE HEIGHT (METERS)	INIT. SY (METERS)	INIT. SZ (METERS)	URBAN SOURCE	EMISSION RATE SCALAR VARY BY
L0041583	0	0.68070E-07	443521.7	3760466.1	203.2	3.66	2.33	2.89	YES	
L0041584	0	0.68070E-07	443526.7	3760466.0	203.2	3.66	2.33	2.89	YES	
L0041585	0	0.68070E-07	443531.7	3760466.0	203.2	3.66	2.33	2.89	YES	
L0041586	0	0.68070E-07	443536.7	3760466.0	203.2	3.66	2.33	2.89	YES	
L0041587	0	0.68070E-07	443541.7	3760466.0	203.2	3.66	2.33	2.89	YES	
L0041588	0	0.68070E-07	443546.7	3760466.0	203.2	3.66	2.33	2.89	YES	
L0041589	0	0.68070E-07	443551.7	3760466.0	203.2	3.66	2.33	2.89	YES	
L0041590	0	0.68070E-07	443556.7	3760466.0	203.2	3.66	2.33	2.89	YES	
L0041591	0	0.68070E-07	443561.7	3760466.0	203.2	3.66	2.33	2.89	YES	
L0041592	0	0.68070E-07	443566.7	3760466.0	203.2	3.66	2.33	2.89	YES	
L0041593	0	0.68070E-07	443571.7	3760466.0	203.3	3.66	2.33	2.89	YES	
L0041594	0	0.68070E-07	443576.7	3760466.0	203.3	3.66	2.33	2.89	YES	
L0041595	0	0.68070E-07	443581.7	3760466.0	203.3	3.66	2.33	2.89	YES	
L0041596	0	0.68070E-07	443586.7	3760466.0	203.3	3.66	2.33	2.89	YES	
L0041597	0	0.68070E-07	443591.7	3760465.9	203.3	3.66	2.33	2.89	YES	

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 L0041598         0   0.68070E-07  443596.7 3760465.9   203.3     3.66     2.33
2.89     YES
 L0041599         0   0.68070E-07  443601.7 3760465.9   203.3     3.66     2.33
2.89     YES
 L0041600         0   0.68070E-07  443606.7 3760465.9   203.3     3.66     2.33
2.89     YES
 L0041601         0   0.68070E-07  443611.7 3760465.9   203.3     3.66     2.33
2.89     YES
 L0041602         0   0.68070E-07  443616.7 3760465.9   203.4     3.66     2.33
2.89     YES
 L0041603         0   0.68070E-07  443621.7 3760465.9   203.4     3.66     2.33
2.89     YES
 L0041604         0   0.68070E-07  443626.7 3760465.9   203.4     3.66     2.33
2.89     YES
 L0041605         0   0.68070E-07  443631.7 3760465.9   203.4     3.66     2.33
2.89     YES
 L0041606         0   0.68070E-07  443636.7 3760465.9   203.4     3.66     2.33
2.89     YES
 L0041607         0   0.68070E-07  443641.7 3760465.9   203.4     3.66     2.33
2.89     YES
 L0041608         0   0.68070E-07  443646.7 3760465.9   203.4     3.66     2.33
2.89     YES
 L0041609         0   0.68070E-07  443651.7 3760465.9   203.5     3.66     2.33
2.89     YES
 L0041610         0   0.68070E-07  443656.7 3760465.9   203.5     3.66     2.33
2.89     YES
 L0041611         0   0.68070E-07  443661.7 3760465.9   203.5     3.66     2.33
2.89     YES
 L0041612         0   0.68070E-07  443666.7 3760465.9   203.5     3.66     2.33
2.89     YES
 L0041613         0   0.68070E-07  443671.7 3760465.9   203.5     3.66     2.33
2.89     YES
 L0041614         0   0.68070E-07  443676.7 3760465.9   203.5     3.66     2.33
2.89     YES
 L0041615         0   0.68070E-07  443681.7 3760466.0   203.5     3.66     2.33
2.89     YES
 L0041616         0   0.68070E-07  443686.7 3760466.0   203.5     3.66     2.33
2.89     YES
 L0041617         0   0.68070E-07  443691.7 3760466.0   203.5     3.66     2.33
2.89     YES
 L0041618         0   0.68070E-07  443696.7 3760466.1   203.5     3.66     2.33
2.89     YES
 L0041619         0   0.68070E-07  443701.7 3760466.1   203.6     3.66     2.33
2.89     YES
 L0041620         0   0.68070E-07  443706.7 3760466.1   203.6     3.66     2.33
2.89     YES
 L0041621         0   0.68070E-07  443711.7 3760466.2   203.6     3.66     2.33
2.89     YES
 L0041622         0   0.68070E-07  443716.7 3760466.2   203.6     3.66     2.33
2.89     YES
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*** VOLUME SOURCE DATA ***

SOURCE ID	NUMBER PART. CATS.	EMISSION RATE (GRAMS/SEC)	X (METERS)	Y (METERS)	BASE ELEV. (METERS)	RELEASE HEIGHT (METERS)	INIT. SY (METERS)	INIT. SZ (METERS)	URBAN SOURCE BY	EMISSION RATE SCALAR VARY
L0041623	0	0.68070E-07	443721.7	3760466.2	203.6	3.66	2.33	2.89	YES	
L0041624	0	0.68070E-07	443726.7	3760466.3	203.6	3.66	2.33	2.89	YES	
L0041625	0	0.68070E-07	443731.7	3760466.3	203.6	3.66	2.33	2.89	YES	
L0041626	0	0.68070E-07	443736.7	3760466.3	203.6	3.66	2.33	2.89	YES	
L0041627	0	0.68070E-07	443741.7	3760466.4	203.6	3.66	2.33	2.89	YES	
L0041628	0	0.68070E-07	443746.7	3760466.4	203.7	3.66	2.33	2.89	YES	
L0041629	0	0.68070E-07	443751.7	3760466.4	203.7	3.66	2.33	2.89	YES	
L0041630	0	0.68070E-07	443756.7	3760466.5	203.7	3.66	2.33	2.89	YES	
L0041631	0	0.68070E-07	443761.7	3760466.5	203.7	3.66	2.33	2.89	YES	
L0041632	0	0.68070E-07	443766.7	3760466.5	203.7	3.66	2.33	2.89	YES	
L0041633	0	0.68070E-07	443771.7	3760466.6	203.7	3.66	2.33	2.89	YES	
L0041634	0	0.68070E-07	443776.7	3760466.6	203.8	3.66	2.33	2.89	YES	
L0041635	0	0.68070E-07	443781.7	3760466.6	203.8	3.66	2.33	2.89	YES	
L0041636	0	0.68070E-07	443786.7	3760466.7	203.8	3.66	2.33	2.89	YES	
L0041637	0	0.68070E-07	443791.7	3760466.7	203.8	3.66	2.33	2.89	YES	

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 L0041638         0   0.68070E-07  443796.7 3760466.7   203.9     3.66     2.33
2.89     YES
 L0041639         0   0.68070E-07  443801.7 3760466.8   203.9     3.66     2.33
2.89     YES
 L0041640         0   0.68070E-07  443806.7 3760466.8   203.9     3.66     2.33
2.89     YES
 L0041641         0   0.68070E-07  443811.7 3760466.8   203.9     3.66     2.33
2.89     YES
 L0041642         0   0.68070E-07  443816.7 3760466.9   204.0     3.66     2.33
2.89     YES
 L0041643         0   0.68070E-07  443821.7 3760466.9   204.0     3.66     2.33
2.89     YES
 L0041644         0   0.68070E-07  443826.7 3760466.9   204.0     3.66     2.33
2.89     YES
 L0041645         0   0.68070E-07  443831.7 3760467.0   204.0     3.66     2.33
2.89     YES
 L0041646         0   0.68070E-07  443836.7 3760467.0   204.0     3.66     2.33
2.89     YES
 L0041647         0   0.68070E-07  443841.7 3760467.0   204.1     3.66     2.33
2.89     YES
 L0041648         0   0.68070E-07  443846.7 3760467.1   204.1     3.66     2.33
2.89     YES
 L0041649         0   0.68070E-07  443851.7 3760467.1   204.1     3.66     2.33
2.89     YES
 L0041650         0   0.68070E-07  443856.7 3760467.1   204.2     3.66     2.33
2.89     YES
 L0041651         0   0.68070E-07  443861.7 3760467.2   204.2     3.66     2.33
2.89     YES
 L0041652         0   0.68070E-07  443866.7 3760467.2   204.2     3.66     2.33
2.89     YES
 L0041653         0   0.68070E-07  443871.7 3760467.2   204.3     3.66     2.33
2.89     YES
 L0041654         0   0.68070E-07  443876.7 3760467.3   204.3     3.66     2.33
2.89     YES
 L0041655         0   0.68070E-07  443881.7 3760467.3   204.3     3.66     2.33
2.89     YES
 L0041656         0   0.68070E-07  443886.7 3760467.3   204.3     3.66     2.33
2.89     YES
 L0041657         0   0.68070E-07  443891.7 3760467.3   204.3     3.66     2.33
2.89     YES
 L0041658         0   0.68070E-07  443896.7 3760467.3   204.3     3.66     2.33
2.89     YES
 L0041659         0   0.68070E-07  443901.7 3760467.3   204.3     3.66     2.33
2.89     YES
 L0041660         0   0.68070E-07  443906.7 3760467.3   204.3     3.66     2.33
2.89     YES
 L0041661         0   0.68070E-07  443911.7 3760467.3   204.3     3.66     2.33
2.89     YES
 L0041662         0   0.68070E-07  443916.7 3760467.3   204.4     3.66     2.33
2.89     YES
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*** VOLUME SOURCE DATA ***

SOURCE ID	NUMBER PART. CATS.	EMISSION RATE (GRAMS/SEC)	X (METERS)	Y (METERS)	BASE ELEV. (METERS)	RELEASE HEIGHT (METERS)	INIT. SY (METERS)	INIT. SZ (METERS)	URBAN SOURCE SCALAR VARY BY
L0041663	0	0.68070E-07	443921.7	3760467.3	204.4	3.66	2.33	2.89	YES
L0041664	0	0.68070E-07	443926.7	3760467.3	204.4	3.66	2.33	2.89	YES
L0041665	0	0.68070E-07	443931.7	3760467.3	204.4	3.66	2.33	2.89	YES
L0041666	0	0.68070E-07	443936.7	3760467.3	204.4	3.66	2.33	2.89	YES
L0041667	0	0.68070E-07	443941.7	3760467.3	204.4	3.66	2.33	2.89	YES
L0041668	0	0.68070E-07	443946.7	3760467.3	204.5	3.66	2.33	2.89	YES
L0041669	0	0.68070E-07	443951.7	3760467.3	204.5	3.66	2.33	2.89	YES
L0041670	0	0.68070E-07	443956.7	3760467.3	204.4	3.66	2.33	2.89	YES
L0041671	0	0.68070E-07	443961.7	3760467.3	204.4	3.66	2.33	2.89	YES
L0041672	0	0.68070E-07	443966.7	3760467.3	204.4	3.66	2.33	2.89	YES
L0041673	0	0.68070E-07	443971.7	3760467.3	204.3	3.66	2.33	2.89	YES
L0041674	0	0.68070E-07	443976.7	3760467.3	204.3	3.66	2.33	2.89	YES
L0041675	0	0.68070E-07	443981.7	3760467.3	204.2	3.66	2.33	2.89	YES
L0041676	0	0.68070E-07	443986.7	3760467.1	204.1	3.66	2.33	2.89	YES
L0041677	0	0.68070E-07	443991.6	3760466.1	204.1	3.66	2.33	2.89	YES

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 L0041678         0   0.68070E-07  443996.5 3760465.1   204.0     3.66     2.33
2.89     YES
 L0041679         0   0.68070E-07  444001.4 3760464.1   203.9     3.66     2.33
2.89     YES
 L0041680         0   0.68070E-07  444006.3 3760463.1   203.8     3.66     2.33
2.89     YES
 L0041681         0   0.68070E-07  444011.2 3760462.1   203.7     3.66     2.33
2.89     YES
 L0041682         0   0.68070E-07  444016.1 3760461.1   203.6     3.66     2.33
2.89     YES
 L0041683         0   0.68070E-07  444021.0 3760460.1   203.6     3.66     2.33
2.89     YES
 L0041684         0   0.68070E-07  444025.9 3760459.1   203.5     3.66     2.33
2.89     YES
 L0041685         0   0.68070E-07  444030.8 3760458.1   203.4     3.66     2.33
2.89     YES
 L0041686         0   0.68070E-07  444035.6 3760456.9   203.4     3.66     2.33
2.89     YES
 L0041687         0   0.68070E-07  444040.2 3760454.9   203.4     3.66     2.33
2.89     YES
 L0041688         0   0.68070E-07  444044.7 3760452.9   203.3     3.66     2.33
2.89     YES
 L0041689         0   0.68070E-07  444049.3 3760450.9   203.3     3.66     2.33
2.89     YES
 L0041690         0   0.68070E-07  444053.9 3760448.9   203.3     3.66     2.33
2.89     YES
 L0041691         0   0.68070E-07  444058.5 3760446.8   203.2     3.66     2.33
2.89     YES
 L0041692         0   0.68070E-07  444063.1 3760444.8   203.2     3.66     2.33
2.89     YES
 L0041693         0   0.68070E-07  444067.6 3760442.8   203.1     3.66     2.33
2.89     YES
 L0041694         0   0.68070E-07  444072.2 3760440.8   203.1     3.66     2.33
2.89     YES
 L0041695         0   0.68070E-07  444076.8 3760438.8   203.0     3.66     2.33
2.89     YES
 L0041696         0   0.68070E-07  444081.4 3760436.8   203.0     3.66     2.33
2.89     YES
 L0041697         0   0.68070E-07  444086.0 3760434.8   202.9     3.66     2.33
2.89     YES
 L0041698         0   0.68070E-07  444090.7 3760433.3   202.9     3.66     2.33
2.89     YES
 L0041699         0   0.68070E-07  444095.5 3760431.8   202.8     3.66     2.33
2.89     YES
 L0041700         0   0.68070E-07  444100.3 3760430.3   202.8     3.66     2.33
2.89     YES
 L0041701         0   0.68070E-07  444105.0 3760428.8   202.7     3.66     2.33
2.89     YES
 L0041702         0   0.68070E-07  444109.8 3760427.4   202.7     3.66     2.33
2.89     YES
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*** VOLUME SOURCE DATA ***

SOURCE ID	NUMBER PART. CATS.	EMISSION RATE (GRAMS/SEC)	X (METERS)	Y (METERS)	BASE ELEV. (METERS)	RELEASE HEIGHT (METERS)	INIT. SY (METERS)	INIT. SZ (METERS)	URBAN SOURCE BY	EMISSION RATE SCALAR VARY
L0041704	0	0.68070E-07	444119.4	3760424.4	202.7	3.66	2.33	2.89	YES	
L0041705	0	0.68070E-07	444124.2	3760422.9	202.6	3.66	2.33	2.89	YES	
L0041706	0	0.68070E-07	444128.9	3760421.5	202.6	3.66	2.33	2.89	YES	
L0041707	0	0.68070E-07	444133.7	3760420.0	202.6	3.66	2.33	2.89	YES	
L0041708	0	0.68070E-07	444138.6	3760418.9	202.5	3.66	2.33	2.89	YES	
L0041709	0	0.68070E-07	444143.5	3760418.4	202.5	3.66	2.33	2.89	YES	
L0041710	0	0.68070E-07	444148.5	3760417.8	202.4	3.66	2.33	2.89	YES	
L0041711	0	0.68070E-07	444153.5	3760417.2	202.4	3.66	2.33	2.89	YES	
L0041712	0	0.68070E-07	444158.4	3760416.6	202.3	3.66	2.33	2.89	YES	
L0041713	0	0.68070E-07	444163.4	3760416.0	202.3	3.66	2.33	2.89	YES	
L0041714	0	0.68070E-07	444168.4	3760415.5	202.3	3.66	2.33	2.89	YES	
L0041715	0	0.68070E-07	444173.3	3760414.9	202.2	3.66	2.33	2.89	YES	
L0041716	0	0.68070E-07	444178.3	3760414.3	202.2	3.66	2.33	2.89	YES	
L0041717	0	0.68070E-07	444183.3	3760413.7	202.2	3.66	2.33	2.89	YES	

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 L0041718         0   0.68070E-07  444188.2 3760413.2   202.2     3.66     2.33
2.89     YES
 L0041719         0   0.68070E-07  444193.2 3760412.6   202.2     3.66     2.33
2.89     YES
 L0041720         0   0.68070E-07  444198.2 3760412.4   202.1     3.66     2.33
2.89     YES
 L0041721         0   0.68070E-07  444203.2 3760412.3   202.1     3.66     2.33
2.89     YES
 L0041722         0   0.68070E-07  444208.2 3760412.3   202.1     3.66     2.33
2.89     YES
 L0041723         0   0.68070E-07  444213.2 3760412.2   202.1     3.66     2.33
2.89     YES
 L0041724         0   0.68070E-07  444218.2 3760412.2   202.1     3.66     2.33
2.89     YES
 L0041725         0   0.68070E-07  444223.2 3760412.1   202.1     3.66     2.33
2.89     YES
 L0041726         0   0.68070E-07  444228.2 3760412.1   202.1     3.66     2.33
2.89     YES
 L0041727         0   0.68070E-07  444233.2 3760412.1   202.0     3.66     2.33
2.89     YES
 L0041728         0   0.68070E-07  444238.2 3760412.0   202.0     3.66     2.33
2.89     YES
 L0041729         0   0.68070E-07  444243.2 3760412.0   202.0     3.66     2.33
2.89     YES
 L0041730         0   0.68070E-07  444248.2 3760411.9   202.0     3.66     2.33
2.89     YES
 L0041731         0   0.68070E-07  444253.2 3760411.9   202.0     3.66     2.33
2.89     YES
 L0041732         0   0.68070E-07  444258.2 3760411.8   202.0     3.66     2.33
2.89     YES
 L0041733         0   0.68070E-07  444263.2 3760411.8   202.0     3.66     2.33
2.89     YES
 L0041734         0   0.68070E-07  444268.2 3760411.7   202.0     3.66     2.33
2.89     YES
 L0041735         0   0.68070E-07  444273.2 3760411.7   202.0     3.66     2.33
2.89     YES
 L0041736         0   0.68070E-07  444278.2 3760411.7   202.0     3.66     2.33
2.89     YES
 L0041737         0   0.68070E-07  444283.2 3760411.6   202.0     3.66     2.33
2.89     YES
 L0041738         0   0.68070E-07  444288.2 3760411.6   202.0     3.66     2.33
2.89     YES
 L0041739         0   0.68070E-07  444293.2 3760411.5   202.0     3.66     2.33
2.89     YES
 L0041740         0   0.68070E-07  444298.2 3760411.5   202.0     3.66     2.33
2.89     YES
 L0041741         0   0.68070E-07  444303.2 3760411.4   202.0     3.66     2.33
2.89     YES
 L0041742         0   0.68070E-07  444308.2 3760411.4   202.0     3.66     2.33
2.89     YES
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*** VOLUME SOURCE DATA ***

SOURCE ID	NUMBER PART. CATS.	EMISSION RATE (GRAMS/SEC)	X (METERS)	Y (METERS)	BASE ELEV. (METERS)	RELEASE HEIGHT (METERS)	INIT. SY (METERS)	INIT. SZ (METERS)	URBAN SOURCE BY	EMISSION RATE SCALAR VARY
L0041743	0	0.68070E-07	444313.2	3760411.3	202.0	3.66	2.33	2.89	YES	
L0041744	0	0.68070E-07	444318.2	3760411.2	202.0	3.66	2.33	2.89	YES	
L0041745	0	0.68070E-07	444323.2	3760411.2	202.0	3.66	2.33	2.89	YES	
L0041746	0	0.68070E-07	444328.2	3760411.1	202.0	3.66	2.33	2.89	YES	
L0041747	0	0.68070E-07	444333.2	3760411.0	202.0	3.66	2.33	2.89	YES	
L0041748	0	0.68070E-07	444338.2	3760411.0	202.0	3.66	2.33	2.89	YES	
L0041749	0	0.68070E-07	444343.2	3760410.9	202.0	3.66	2.33	2.89	YES	
L0041750	0	0.68070E-07	444348.2	3760410.8	202.0	3.66	2.33	2.89	YES	
L0041751	0	0.68070E-07	444353.2	3760410.8	202.0	3.66	2.33	2.89	YES	
L0041752	0	0.68070E-07	444358.2	3760410.7	202.0	3.66	2.33	2.89	YES	
L0041753	0	0.68070E-07	444363.2	3760410.6	202.0	3.66	2.33	2.89	YES	
L0041754	0	0.68070E-07	444368.2	3760410.6	202.0	3.66	2.33	2.89	YES	
L0041755	0	0.68070E-07	444373.2	3760410.5	202.0	3.66	2.33	2.89	YES	
L0041756	0	0.68070E-07	444378.2	3760410.5	202.0	3.66	2.33	2.89	YES	
L0041757	0	0.68070E-07	444383.2	3760410.4	201.9	3.66	2.33	2.89	YES	

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 L0041758         0   0.68070E-07  444388.2 3760410.3   201.9     3.66     2.33
2.89     YES
 L0041759         0   0.68070E-07  444393.2 3760410.3   201.9     3.66     2.33
2.89     YES
 L0041760         0   0.68070E-07  444398.2 3760410.2   201.9     3.66     2.33
2.89     YES
 L0041761         0   0.68070E-07  444403.2 3760410.1   201.8     3.66     2.33
2.89     YES
 L0041762         0   0.68070E-07  444408.2 3760410.1   201.8     3.66     2.33
2.89     YES
 L0041763         0   0.68070E-07  444413.2 3760410.0   201.7     3.66     2.33
2.89     YES
 L0041764         0   0.68070E-07  444418.2 3760409.9   201.7     3.66     2.33
2.89     YES
 L0041765         0   0.68070E-07  444423.2 3760409.9   201.7     3.66     2.33
2.89     YES
 L0041766         0   0.68070E-07  444428.2 3760409.8   201.7     3.66     2.33
2.89     YES
 L0041767         0   0.68070E-07  444433.2 3760409.7   201.7     3.66     2.33
2.89     YES
 L0041768         0   0.68070E-07  444438.2 3760409.7   201.7     3.66     2.33
2.89     YES
 L0041769         0   0.68070E-07  444443.2 3760409.6   201.7     3.66     2.33
2.89     YES
 L0041770         0   0.68070E-07  444448.2 3760409.5   201.7     3.66     2.33
2.89     YES
 L0041771         0   0.68070E-07  444453.2 3760409.5   201.7     3.66     2.33
2.89     YES
 L0041772         0   0.68070E-07  444458.2 3760409.4   201.7     3.66     2.33
2.89     YES
 L0041773         0   0.68070E-07  444463.2 3760409.4   201.7     3.66     2.33
2.89     YES
 L0041774         0   0.68070E-07  444468.2 3760409.3   201.8     3.66     2.33
2.89     YES
 L0041775         0   0.68070E-07  444473.2 3760409.3   201.8     3.66     2.33
2.89     YES
 L0041776         0   0.68070E-07  444478.2 3760409.3   201.8     3.66     2.33
2.89     YES
 L0041777         0   0.68070E-07  444483.2 3760409.3   201.8     3.66     2.33
2.89     YES
 L0041778         0   0.68070E-07  444488.2 3760409.3   201.8     3.66     2.33
2.89     YES
 L0041779         0   0.68070E-07  444493.2 3760409.4   201.8     3.66     2.33
2.89     YES
 L0041780         0   0.68070E-07  444498.2 3760409.4   201.9     3.66     2.33
2.89     YES
 L0041781         0   0.68070E-07  444503.2 3760409.4   201.9     3.66     2.33
2.89     YES
 L0041782         0   0.68070E-07  444508.2 3760409.4   201.9     3.66     2.33
2.89     YES
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*** VOLUME SOURCE DATA ***

SOURCE ID	NUMBER EMISSION RATE PART. CATS.	EMISSION RATE (GRAMS/SEC)	X (METERS)	Y (METERS)	BASE ELEV. (METERS)	RELEASE HEIGHT (METERS)	INIT. SY (METERS)	INIT. SZ (METERS)	URBAN SOURCE SCALAR VARY BY
L0041784	0	0.68070E-07	444518.2	3760409.4	201.9	3.66	2.33	2.89	YES
L0041785	0	0.68070E-07	444523.2	3760409.5	201.9	3.66	2.33	2.89	YES
L0041786	0	0.68070E-07	444528.2	3760409.5	201.9	3.66	2.33	2.89	YES
L0041787	0	0.68070E-07	444533.2	3760409.5	202.0	3.66	2.33	2.89	YES
L0041788	0	0.68070E-07	444538.2	3760409.5	202.0	3.66	2.33	2.89	YES
L0041789	0	0.68070E-07	444543.2	3760409.5	202.0	3.66	2.33	2.89	YES
L0041790	0	0.68070E-07	444548.2	3760409.6	202.0	3.66	2.33	2.89	YES
L0041791	0	0.68070E-07	444553.2	3760409.6	202.1	3.66	2.33	2.89	YES
L0041792	0	0.68070E-07	444558.2	3760409.6	202.1	3.66	2.33	2.89	YES
L0041793	0	0.68070E-07	444563.2	3760409.6	202.1	3.66	2.33	2.89	YES
L0041794	0	0.68070E-07	444568.2	3760409.6	202.1	3.66	2.33	2.89	YES
L0041795	0	0.68070E-07	444573.2	3760409.6	202.1	3.66	2.33	2.89	YES
L0041796	0	0.68070E-07	444578.2	3760409.7	202.1	3.66	2.33	2.89	YES
L0041797	0	0.68070E-07	444583.2	3760409.7	202.1	3.66	2.33	2.89	YES

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 L0041798         0   0.68070E-07  444588.2 3760409.7   202.1     3.66     2.33
2.89     YES
 L0041799         0   0.68070E-07  444593.2 3760409.7   202.0     3.66     2.33
2.89     YES
 L0041800         0   0.68070E-07  444598.2 3760409.7   201.2     3.66     2.33
2.89     YES
 L0041801         0   0.68070E-07  444603.2 3760409.8   200.4     3.66     2.33
2.89     YES
 L0041802         0   0.68070E-07  444608.2 3760409.8   199.7     3.66     2.33
2.89     YES
 L0041803         0   0.68070E-07  444613.2 3760409.8   198.9     3.66     2.33
2.89     YES
 L0041804         0   0.68070E-07  444618.2 3760409.8   198.1     3.66     2.33
2.89     YES
 L0041805         0   0.68070E-07  444623.2 3760409.8   198.0     3.66     2.33
2.89     YES
 L0041806         0   0.68070E-07  444628.2 3760409.9   197.9     3.66     2.33
2.89     YES
 L0041807         0   0.68070E-07  444633.2 3760409.9   197.8     3.66     2.33
2.89     YES
 L0041808         0   0.68070E-07  444638.2 3760409.9   197.7     3.66     2.33
2.89     YES
 L0041809         0   0.68070E-07  444643.2 3760409.9   197.6     3.66     2.33
2.89     YES
 L0041810         0   0.68070E-07  444648.2 3760409.7   198.3     3.66     2.33
2.89     YES
 L0041811         0   0.68070E-07  444653.2 3760409.5   199.2     3.66     2.33
2.89     YES
 L0041812         0   0.68070E-07  444658.2 3760409.4   200.0     3.66     2.33
2.89     YES
 L0041813         0   0.68070E-07  444663.2 3760409.2   200.9     3.66     2.33
2.89     YES
 L0041814         0   0.68070E-07  444668.2 3760409.1   201.7     3.66     2.33
2.89     YES
 L0041815         0   0.68070E-07  444673.2 3760408.9   202.0     3.66     2.33
2.89     YES
 L0041816         0   0.68070E-07  444678.2 3760408.7   202.0     3.66     2.33
2.89     YES
 L0041817         0   0.68070E-07  444683.2 3760408.6   202.0     3.66     2.33
2.89     YES
 L0041818         0   0.68070E-07  444688.2 3760408.4   202.1     3.66     2.33
2.89     YES
 L0041819         0   0.68070E-07  444693.2 3760408.3   202.1     3.66     2.33
2.89     YES
 L0041820         0   0.68070E-07  444698.2 3760408.1   202.1     3.66     2.33
2.89     YES
 L0041821         0   0.68070E-07  444703.1 3760408.0   202.0     3.66     2.33
2.89     YES
 L0041822         0   0.68070E-07  444708.1 3760407.8   202.0     3.66     2.33
2.89     YES
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*** VOLUME SOURCE DATA ***

SOURCE ID	NUMBER PART. CATS.	EMISSION RATE (GRAMS/SEC)	X (METERS)	Y (METERS)	BASE ELEV. (METERS)	RELEASE HEIGHT (METERS)	INIT. SY (METERS)	INIT. SZ (METERS)	URBAN SOURCE BY	EMISSION RATE SCALAR VARY
L0041823	0	0.68070E-07	444713.1	3760407.6	201.9	3.66	2.33	2.89	YES	
L0041824	0	0.68070E-07	444718.1	3760407.5	201.9	3.66	2.33	2.89	YES	
L0041825	0	0.68070E-07	444723.1	3760407.3	201.8	3.66	2.33	2.89	YES	
L0041826	0	0.68070E-07	444728.1	3760407.2	201.8	3.66	2.33	2.89	YES	
L0041827	0	0.68070E-07	444733.1	3760407.0	201.7	3.66	2.33	2.89	YES	
L0041828	0	0.68070E-07	444738.1	3760406.9	201.7	3.66	2.33	2.89	YES	
L0041829	0	0.68070E-07	444743.1	3760406.7	201.7	3.66	2.33	2.89	YES	
L0041830	0	0.68070E-07	444748.1	3760406.5	201.6	3.66	2.33	2.89	YES	
L0041831	0	0.68070E-07	444753.1	3760406.4	201.5	3.66	2.33	2.89	YES	
L0041832	0	0.68070E-07	444758.1	3760406.2	201.4	3.66	2.33	2.89	YES	
L0041833	0	0.68070E-07	444763.1	3760406.1	201.3	3.66	2.33	2.89	YES	
L0041834	0	0.68070E-07	444768.1	3760405.9	201.2	3.66	2.33	2.89	YES	
L0041835	0	0.68070E-07	444773.1	3760405.7	201.1	3.66	2.33	2.89	YES	
L0041836	0	0.68070E-07	444778.1	3760405.6	201.0	3.66	2.33	2.89	YES	
L0041837	0	0.68070E-07	444783.1	3760405.4	201.0	3.66	2.33	2.89	YES	

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 L0041838         0   0.68070E-07  444788.1 3760405.3   200.9     3.66     2.33
2.89     YES
 L0041839         0   0.68070E-07  444793.1 3760405.1   200.8     3.66     2.33
2.89     YES
 L0041840         0   0.68070E-07  444798.1 3760405.0   200.8     3.66     2.33
2.89     YES
 L0041841         0   0.68070E-07  444803.1 3760404.8   200.9     3.66     2.33
2.89     YES
 L0041842         0   0.68070E-07  444808.1 3760404.6   201.0     3.66     2.33
2.89     YES
 L0041843         0   0.68070E-07  444813.1 3760404.5   201.1     3.66     2.33
2.89     YES
 L0041844         0   0.68070E-07  444818.1 3760404.3   201.2     3.66     2.33
2.89     YES
 L0041845         0   0.68070E-07  444823.1 3760404.2   201.3     3.66     2.33
2.89     YES
 L0041846         0   0.68070E-07  444828.1 3760404.0   201.3     3.66     2.33
2.89     YES
 L0041847         0   0.68070E-07  444833.1 3760403.8   201.3     3.66     2.33
2.89     YES
 L0041848         0   0.68070E-07  444838.1 3760403.7   201.3     3.66     2.33
2.89     YES
 L0041849         0   0.68070E-07  444843.1 3760403.5   201.3     3.66     2.33
2.89     YES
 L0041850         0   0.68070E-07  444848.1 3760403.4   201.2     3.66     2.33
2.89     YES
 L0041851         0   0.68070E-07  444853.1 3760403.3   201.2     3.66     2.33
2.89     YES
 L0041852         0   0.68070E-07  444858.1 3760403.2   201.2     3.66     2.33
2.89     YES
 L0041853         0   0.68070E-07  444863.1 3760403.1   201.2     3.66     2.33
2.89     YES
 L0041854         0   0.68070E-07  444868.1 3760403.1   201.1     3.66     2.33
2.89     YES
 L0041855         0   0.68070E-07  444873.1 3760403.0   201.1     3.66     2.33
2.89     YES
 L0041856         0   0.68070E-07  444878.1 3760402.9   201.1     3.66     2.33
2.89     YES
 L0041857         0   0.68070E-07  444883.1 3760402.8   201.1     3.66     2.33
2.89     YES
 L0041858         0   0.68070E-07  444888.1 3760402.7   201.1     3.66     2.33
2.89     YES
 L0041859         0   0.68070E-07  444893.1 3760402.6   201.1     3.66     2.33
2.89     YES
 L0041860         0   0.68070E-07  444898.1 3760402.5   201.1     3.66     2.33
2.89     YES
 L0041861         0   0.68070E-07  444903.1 3760402.4   201.1     3.66     2.33
2.89     YES
 L0041862         0   0.68070E-07  444908.1 3760402.4   201.2     3.66     2.33
2.89     YES
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*** VOLUME SOURCE DATA ***

SOURCE ID	NUMBER EMISSION RATE PART. CATS.	EMISSION RATE (GRAMS/SEC)	X (METERS)	Y (METERS)	BASE ELEV. (METERS)	RELEASE HEIGHT (METERS)	INIT. SY (METERS)	INIT. SZ (METERS)	URBAN SOURCE SCALAR VARY BY
L0041864	0	0.68070E-07	444918.1	3760402.2	201.2	3.66	2.33	2.89	YES
L0041865	0	0.68070E-07	444923.1	3760402.1	201.3	3.66	2.33	2.89	YES
L0041866	0	0.68070E-07	444928.1	3760402.0	201.3	3.66	2.33	2.89	YES
L0041867	0	0.68070E-07	444933.1	3760401.9	201.4	3.66	2.33	2.89	YES
L0041868	0	0.68070E-07	444938.1	3760401.8	201.4	3.66	2.33	2.89	YES
L0041869	0	0.68070E-07	444943.1	3760401.8	201.5	3.66	2.33	2.89	YES
L0041870	0	0.68070E-07	444948.1	3760401.7	201.5	3.66	2.33	2.89	YES
L0041871	0	0.68070E-07	444953.1	3760401.6	201.5	3.66	2.33	2.89	YES
L0041872	0	0.68070E-07	444958.1	3760401.5	201.6	3.66	2.33	2.89	YES
L0041873	0	0.68070E-07	444963.1	3760401.4	201.6	3.66	2.33	2.89	YES
L0041874	0	0.68070E-07	444968.1	3760401.3	201.6	3.66	2.33	2.89	YES
L0041875	0	0.68070E-07	444973.1	3760401.2	201.6	3.66	2.33	2.89	YES
L0041876	0	0.68070E-07	444978.1	3760401.2	201.7	3.66	2.33	2.89	YES
L0041877	0	0.68070E-07	444983.1	3760401.1	201.7	3.66	2.33	2.89	YES

L0041878	0	0.68070E-07	444988.1	3760401.0	201.7	3.66	2.33	2.89 YES
L0041879	0	0.68070E-07	444993.1	3760400.9	201.7	3.66	2.33	2.89 YES
L0041880	0	0.68070E-07	444998.1	3760400.8	201.7	3.66	2.33	2.89 YES
L0041881	0	0.68070E-07	445003.1	3760400.7	201.7	3.66	2.33	2.89 YES
L0041882	0	0.68070E-07	445008.1	3760400.6	201.7	3.66	2.33	2.89 YES
L0041883	0	0.68070E-07	445013.1	3760400.6	201.7	3.66	2.33	2.89 YES
L0041884	0	0.68070E-07	445018.1	3760400.5	201.7	3.66	2.33	2.89 YES
L0041885	0	0.68070E-07	445023.0	3760400.4	201.7	3.66	2.33	2.89 YES
L0041886	0	0.68070E-07	445028.0	3760400.3	201.7	3.66	2.33	2.89 YES
L0041887	0	0.68070E-07	445033.0	3760400.2	201.7	3.66	2.33	2.89 YES
L0041888	0	0.68070E-07	445038.0	3760400.1	201.7	3.66	2.33	2.89 YES
L0041889	0	0.68070E-07	445043.0	3760400.0	201.7	3.66	2.33	2.89 YES
L0041890	0	0.68070E-07	445048.0	3760400.0	201.7	3.66	2.33	2.89 YES
L0041891	0	0.68070E-07	445053.0	3760399.9	201.7	3.66	2.33	2.89 YES
L0041892	0	0.68070E-07	445058.0	3760399.8	201.7	3.66	2.33	2.89 YES
L0041893	0	0.68070E-07	445063.0	3760399.7	201.7	3.66	2.33	2.89 YES
L0041894	0	0.68070E-07	445068.0	3760399.6	201.7	3.66	2.33	2.89 YES
L0041895	0	0.68070E-07	445073.0	3760399.5	201.6	3.66	2.33	2.89 YES
L0041896	0	0.68070E-07	445078.0	3760399.4	201.6	3.66	2.33	2.89 YES
L0041897	0	0.68070E-07	445083.0	3760399.4	201.6	3.66	2.33	2.89 YES
L0041898	0	0.68070E-07	445088.0	3760399.3	201.6	3.66	2.33	2.89 YES
L0041899	0	0.68070E-07	445093.0	3760399.2	201.6	3.66	2.33	2.89 YES
L0041900	0	0.68070E-07	445098.0	3760399.1	201.6	3.66	2.33	2.89 YES
L0041901	0	0.68070E-07	445103.0	3760399.0	201.6	3.66	2.33	2.89 YES
L0041902	0	0.68070E-07	445108.0	3760398.9	201.6	3.66	2.33	2.89 YES

*** VOLUME SOURCE DATA ***

SOURCE ID	NUMBER PART. CATS.	EMISSION RATE (GRAMS/SEC)	X (METERS)	Y (METERS)	BASE ELEV. (METERS)	RELEASE HEIGHT (METERS)	INIT. SY (METERS)	INIT. SZ (METERS)	URBAN SOURCE BY	EMISSION RATE SCALAR VARY
L0041903	0	0.68070E-07	445113.0	3760398.8	201.6	3.66	2.33	2.89	YES	
L0041904	0	0.68070E-07	445118.0	3760398.8	201.7	3.66	2.33	2.89	YES	
L0041905	0	0.68070E-07	445123.0	3760398.7	201.7	3.66	2.33	2.89	YES	
L0041906	0	0.68070E-07	445128.0	3760398.6	201.8	3.66	2.33	2.89	YES	
L0041907	0	0.68070E-07	445133.0	3760398.5	201.8	3.66	2.33	2.89	YES	
L0041908	0	0.68070E-07	445138.0	3760398.4	201.8	3.66	2.33	2.89	YES	
L0041909	0	0.68070E-07	445143.0	3760398.3	201.8	3.66	2.33	2.89	YES	
L0041910	0	0.68070E-07	445148.0	3760398.2	201.7	3.66	2.33	2.89	YES	
L0041911	0	0.68070E-07	445153.0	3760398.3	201.7	3.66	2.33	2.89	YES	
L0041912	0	0.68070E-07	445158.0	3760398.5	201.7	3.66	2.33	2.89	YES	
L0041913	0	0.68070E-07	445163.0	3760398.7	201.6	3.66	2.33	2.89	YES	
L0041914	0	0.68070E-07	445168.0	3760398.9	201.6	3.66	2.33	2.89	YES	
L0041915	0	0.68070E-07	445173.0	3760399.1	201.5	3.66	2.33	2.89	YES	
L0041916	0	0.68070E-07	445178.0	3760399.3	201.5	3.66	2.33	2.89	YES	
L0041917	0	0.68070E-07	445183.0	3760399.5	201.4	3.66	2.33	2.89	YES	

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 L0041918         0   0.68070E-07  445188.0 3760399.7   201.4     3.66     2.33
2.89     YES
 L0041919         0   0.68070E-07  445193.0 3760399.9   201.4     3.66     2.33
2.89     YES
 L0041920         0   0.55350E-07  440779.6 3760467.0   196.6     3.66     2.33
2.89     YES
 L0041921         0   0.55350E-07  440784.6 3760467.0   196.7     3.66     2.33
2.89     YES
 L0041922         0   0.55350E-07  440789.6 3760467.0   196.7     3.66     2.33
2.89     YES
 L0041923         0   0.55350E-07  440794.6 3760466.9   196.7     3.66     2.33
2.89     YES
 L0041924         0   0.55350E-07  440799.6 3760466.9   196.7     3.66     2.33
2.89     YES
 L0041925         0   0.55350E-07  440804.6 3760466.9   196.7     3.66     2.33
2.89     YES
 L0041926         0   0.55350E-07  440809.6 3760466.8   196.7     3.66     2.33
2.89     YES
 L0041927         0   0.55350E-07  440814.6 3760466.8   196.7     3.66     2.33
2.89     YES
 L0041928         0   0.55350E-07  440819.6 3760466.8   196.6     3.66     2.33
2.89     YES
 L0041929         0   0.55350E-07  440824.6 3760466.7   196.7     3.66     2.33
2.89     YES
 L0041930         0   0.55350E-07  440829.6 3760466.7   196.7     3.66     2.33
2.89     YES
 L0041931         0   0.55350E-07  440834.6 3760466.7   196.7     3.66     2.33
2.89     YES
 L0041932         0   0.55350E-07  440839.6 3760466.6   196.7     3.66     2.33
2.89     YES
 L0041933         0   0.55350E-07  440844.6 3760466.6   196.8     3.66     2.33
2.89     YES
 L0041934         0   0.55350E-07  440849.6 3760466.6   196.8     3.66     2.33
2.89     YES
 L0041935         0   0.55350E-07  440854.6 3760466.5   196.8     3.66     2.33
2.89     YES
 L0041936         0   0.55350E-07  440859.6 3760466.5   196.9     3.66     2.33
2.89     YES
 L0041937         0   0.55350E-07  440864.6 3760466.5   196.9     3.66     2.33
2.89     YES
 L0041938         0   0.55350E-07  440869.6 3760466.4   197.0     3.66     2.33
2.89     YES
 L0041939         0   0.55350E-07  440874.6 3760466.4   197.0     3.66     2.33
2.89     YES
 L0041940         0   0.55350E-07  440879.6 3760466.4   197.1     3.66     2.33
2.89     YES
 L0041941         0   0.55350E-07  440884.6 3760466.3   197.1     3.66     2.33
2.89     YES
 L0041942         0   0.55350E-07  440889.6 3760466.3   197.2     3.66     2.33
2.89     YES
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*** VOLUME SOURCE DATA ***

SOURCE ID	NUMBER PART. CATS.	EMISSION RATE (GRAMS/SEC)	X (METERS)	Y (METERS)	BASE ELEV. (METERS)	RELEASE HEIGHT (METERS)	INIT. SY (METERS)	INIT. SZ (METERS)	URBAN SOURCE BY	EMISSION RATE SCALAR VARY
L0041944	0	0.55350E-07	440899.6	3760466.2	197.2	3.66	2.33	2.89	YES	
L0041945	0	0.55350E-07	440904.6	3760466.2	197.3	3.66	2.33	2.89	YES	
L0041946	0	0.55350E-07	440909.6	3760466.2	197.4	3.66	2.33	2.89	YES	
L0041947	0	0.55350E-07	440914.6	3760466.1	197.4	3.66	2.33	2.89	YES	
L0041948	0	0.55350E-07	440919.6	3760466.1	197.4	3.66	2.33	2.89	YES	
L0041949	0	0.55350E-07	440924.6	3760466.1	197.5	3.66	2.33	2.89	YES	
L0041950	0	0.55350E-07	440929.6	3760466.0	197.5	3.66	2.33	2.89	YES	
L0041951	0	0.55350E-07	440934.6	3760466.0	197.5	3.66	2.33	2.89	YES	
L0041952	0	0.55350E-07	440939.6	3760466.0	197.5	3.66	2.33	2.89	YES	
L0041953	0	0.55350E-07	440944.6	3760465.9	197.6	3.66	2.33	2.89	YES	
L0041954	0	0.55350E-07	440949.6	3760465.9	197.6	3.66	2.33	2.89	YES	
L0041955	0	0.55350E-07	440954.6	3760465.9	197.6	3.66	2.33	2.89	YES	
L0041956	0	0.55350E-07	440959.6	3760465.8	197.6	3.66	2.33	2.89	YES	
L0041957	0	0.55350E-07	440964.6	3760465.8	197.6	3.66	2.33	2.89	YES	

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 L0041958         0   0.55350E-07  440969.6 3760465.8   197.6     3.66     2.33
2.89     YES
 L0041959         0   0.55350E-07  440974.6 3760465.7   197.6     3.66     2.33
2.89     YES
 L0041960         0   0.55350E-07  440979.6 3760465.7   197.6     3.66     2.33
2.89     YES
 L0041961         0   0.55350E-07  440984.6 3760465.7   197.7     3.66     2.33
2.89     YES
 L0041962         0   0.55350E-07  440989.6 3760465.6   197.7     3.66     2.33
2.89     YES
 L0041963         0   0.46500E-07  440994.5 3760465.5   197.7     3.66     2.33
2.89     YES
 L0041964         0   0.46500E-07  440999.5 3760465.5   197.7     3.66     2.33
2.89     YES
 L0041965         0   0.46500E-07  441004.5 3760465.6   197.8     3.66     2.33
2.89     YES
 L0041966         0   0.46500E-07  441009.5 3760465.6   197.8     3.66     2.33
2.89     YES
 L0041967         0   0.46500E-07  441014.5 3760465.6   197.8     3.66     2.33
2.89     YES
 L0041968         0   0.46500E-07  441019.5 3760465.6   197.9     3.66     2.33
2.89     YES
 L0041969         0   0.46500E-07  441024.5 3760465.6   197.9     3.66     2.33
2.89     YES
 L0041970         0   0.46500E-07  441029.5 3760465.7   197.9     3.66     2.33
2.89     YES
 L0041971         0   0.46500E-07  441034.5 3760465.7   197.9     3.66     2.33
2.89     YES
 L0041972         0   0.46500E-07  441039.5 3760465.7   198.0     3.66     2.33
2.89     YES
 L0041973         0   0.46500E-07  441044.5 3760465.7   198.0     3.66     2.33
2.89     YES
 L0041974         0   0.46500E-07  441049.5 3760465.8   198.0     3.66     2.33
2.89     YES
 L0041975         0   0.46500E-07  441054.5 3760465.8   198.1     3.66     2.33
2.89     YES
 L0041976         0   0.46500E-07  441059.5 3760465.8   198.1     3.66     2.33
2.89     YES
 L0041977         0   0.46500E-07  441064.5 3760465.8   198.1     3.66     2.33
2.89     YES
 L0041978         0   0.46500E-07  441069.5 3760465.8   198.2     3.66     2.33
2.89     YES
 L0041979         0   0.46500E-07  441074.5 3760465.9   198.2     3.66     2.33
2.89     YES
 L0041980         0   0.46500E-07  441079.5 3760465.9   198.3     3.66     2.33
2.89     YES
 L0041981         0   0.46500E-07  441084.5 3760465.9   198.3     3.66     2.33
2.89     YES
 L0041982         0   0.46500E-07  441089.5 3760465.9   198.3     3.66     2.33
2.89     YES
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*** VOLUME SOURCE DATA ***

SOURCE ID	NUMBER PART. CATS.	EMISSION RATE (GRAMS/SEC)	X (METERS)	Y (METERS)	BASE ELEV. (METERS)	RELEASE HEIGHT (METERS)	INIT. SY (METERS)	INIT. SZ (METERS)	URBAN SOURCE BY	EMISSION RATE SCALAR VARY
L0041983	0	0.46500E-07	441094.5	3760465.9	198.4	3.66	2.33	2.89	YES	
L0041984	0	0.46500E-07	441099.5	3760466.0	198.4	3.66	2.33	2.89	YES	
L0041985	0	0.46500E-07	441104.5	3760466.0	198.4	3.66	2.33	2.89	YES	
L0041986	0	0.46500E-07	441109.5	3760466.0	198.5	3.66	2.33	2.89	YES	
L0041987	0	0.46500E-07	441114.5	3760466.0	198.5	3.66	2.33	2.89	YES	
L0041988	0	0.46500E-07	441119.5	3760466.0	198.5	3.66	2.33	2.89	YES	
L0041989	0	0.46500E-07	441124.5	3760466.1	198.5	3.66	2.33	2.89	YES	
L0041990	0	0.46500E-07	441129.5	3760466.1	198.5	3.66	2.33	2.89	YES	
L0041991	0	0.46500E-07	441134.5	3760466.1	198.5	3.66	2.33	2.89	YES	
L0041992	0	0.46500E-07	441139.5	3760466.1	198.5	3.66	2.33	2.89	YES	
L0041993	0	0.46500E-07	441144.5	3760466.1	198.5	3.66	2.33	2.89	YES	
L0041994	0	0.46500E-07	441149.5	3760466.2	198.5	3.66	2.33	2.89	YES	
L0041995	0	0.46500E-07	441154.5	3760466.2	198.6	3.66	2.33	2.89	YES	
L0041996	0	0.46500E-07	441159.5	3760466.2	198.6	3.66	2.33	2.89	YES	
L0041997	0	0.46500E-07	441164.5	3760466.2	198.6	3.66	2.33	2.89	YES	

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 L0041998         0   0.46500E-07  441169.5 3760466.3   198.5     3.66     2.33
2.89     YES
 L0041999         0   0.46500E-07  441174.5 3760466.3   198.5     3.66     2.33
2.89     YES
 L0042000         0   0.46500E-07  441179.5 3760466.3   198.5     3.66     2.33
2.89     YES
 L0042001         0   0.46500E-07  441184.5 3760466.3   198.6     3.66     2.33
2.89     YES
 L0042002         0   0.46500E-07  441189.5 3760466.3   198.7     3.66     2.33
2.89     YES
 L0042003         0   0.44720E-07  441192.1 3760466.2   198.8     3.66     2.33
2.89     YES
 L0042004         0   0.44720E-07  441197.1 3760466.3   198.9     3.66     2.33
2.89     YES
 L0042005         0   0.44720E-07  441202.1 3760466.3   199.0     3.66     2.33
2.89     YES
 L0042006         0   0.44720E-07  441207.1 3760466.3   199.0     3.66     2.33
2.89     YES
 L0042007         0   0.44720E-07  441212.1 3760466.3   198.9     3.66     2.33
2.89     YES
 L0042008         0   0.44720E-07  441217.1 3760466.4   198.9     3.66     2.33
2.89     YES
 L0042009         0   0.44720E-07  441222.1 3760466.4   198.8     3.66     2.33
2.89     YES
 L0042010         0   0.44720E-07  441227.1 3760466.4   198.7     3.66     2.33
2.89     YES
 L0042011         0   0.44720E-07  441232.1 3760466.4   198.6     3.66     2.33
2.89     YES
 L0042012         0   0.44720E-07  441237.1 3760466.4   198.6     3.66     2.33
2.89     YES
 L0042013         0   0.44720E-07  441242.1 3760466.4   198.6     3.66     2.33
2.89     YES
 L0042014         0   0.44720E-07  441247.1 3760466.4   198.6     3.66     2.33
2.89     YES
 L0042015         0   0.44720E-07  441252.1 3760466.4   198.6     3.66     2.33
2.89     YES
 L0042016         0   0.44720E-07  441257.1 3760466.4   198.6     3.66     2.33
2.89     YES
 L0042017         0   0.44720E-07  441262.1 3760466.4   198.7     3.66     2.33
2.89     YES
 L0042018         0   0.44720E-07  441267.1 3760466.4   198.7     3.66     2.33
2.89     YES
 L0042019         0   0.44720E-07  441272.1 3760466.4   198.7     3.66     2.33
2.89     YES
 L0042020         0   0.44720E-07  441277.1 3760466.4   198.7     3.66     2.33
2.89     YES
 L0042021         0   0.44720E-07  441282.1 3760466.4   198.7     3.66     2.33
2.89     YES
 L0042022         0   0.44720E-07  441287.1 3760466.4   198.7     3.66     2.33
2.89     YES
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*** VOLUME SOURCE DATA ***

SOURCE ID	NUMBER PART. CATS.	EMISSION RATE (GRAMS/SEC)	X (METERS)	Y (METERS)	BASE ELEV. (METERS)	RELEASE HEIGHT (METERS)	INIT. SY (METERS)	INIT. SZ (METERS)	URBAN SOURCE BY	EMISSION RATE SCALAR VARY
L0042023	0	0.44720E-07	441292.1	3760466.4	198.7	3.66	2.33	2.89	YES	
L0042024	0	0.44720E-07	441297.1	3760466.4	198.8	3.66	2.33	2.89	YES	
L0042025	0	0.44720E-07	441302.1	3760466.4	198.8	3.66	2.33	2.89	YES	
L0042026	0	0.44720E-07	441307.1	3760466.4	198.8	3.66	2.33	2.89	YES	
L0042027	0	0.44720E-07	441312.1	3760466.4	198.8	3.66	2.33	2.89	YES	
L0042028	0	0.44720E-07	441317.1	3760466.4	198.8	3.66	2.33	2.89	YES	
L0042029	0	0.44720E-07	441322.1	3760466.4	198.9	3.66	2.33	2.89	YES	
L0042030	0	0.44720E-07	441327.1	3760466.4	198.9	3.66	2.33	2.89	YES	
L0042031	0	0.44720E-07	441332.1	3760466.4	198.9	3.66	2.33	2.89	YES	
L0042032	0	0.44720E-07	441337.1	3760466.4	198.9	3.66	2.33	2.89	YES	
L0042033	0	0.44720E-07	441342.1	3760466.4	198.9	3.66	2.33	2.89	YES	
L0042034	0	0.44720E-07	441347.1	3760466.4	199.0	3.66	2.33	2.89	YES	
L0042035	0	0.44720E-07	441352.1	3760466.4	199.0	3.66	2.33	2.89	YES	
L0042036	0	0.44720E-07	441357.1	3760466.4	199.0	3.66	2.33	2.89	YES	
L0042037	0	0.44720E-07	441362.1	3760466.4	199.0	3.66	2.33	2.89	YES	

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 L0042038         0   0.44720E-07  441367.1 3760466.4   199.1     3.66     2.33
2.89     YES
 L0042039         0   0.44720E-07  441372.1 3760466.4   199.1     3.66     2.33
2.89     YES
 L0042040         0   0.44720E-07  441377.1 3760466.4   199.1     3.66     2.33
2.89     YES
 L0042041         0   0.44720E-07  441382.1 3760466.4   199.1     3.66     2.33
2.89     YES
 L0042042         0   0.44720E-07  441387.1 3760466.4   199.2     3.66     2.33
2.89     YES
 L0042043         0   0.44720E-07  441392.1 3760466.4   199.2     3.66     2.33
2.89     YES
 L0042044         0   0.44720E-07  441397.1 3760466.4   199.2     3.66     2.33
2.89     YES
 L0042045         0   0.44720E-07  441402.1 3760466.4   199.2     3.66     2.33
2.89     YES
 L0042046         0   0.44720E-07  441407.1 3760466.4   199.2     3.66     2.33
2.89     YES
 L0042047         0   0.44720E-07  441412.1 3760466.4   199.3     3.66     2.33
2.89     YES
 L0042048         0   0.44720E-07  441417.1 3760466.4   199.3     3.66     2.33
2.89     YES
 L0042049         0   0.44720E-07  441422.1 3760466.4   199.3     3.66     2.33
2.89     YES
 L0042050         0   0.44720E-07  441427.1 3760466.4   199.3     3.66     2.33
2.89     YES
 L0042051         0   0.44720E-07  441432.1 3760466.4   199.3     3.66     2.33
2.89     YES
 L0042052         0   0.44720E-07  441437.1 3760466.3   199.3     3.66     2.33
2.89     YES
 L0042053         0   0.44720E-07  441442.1 3760466.3   199.3     3.66     2.33
2.89     YES
 L0042054         0   0.44720E-07  441447.1 3760466.3   199.3     3.66     2.33
2.89     YES
 L0042055         0   0.44720E-07  441452.1 3760466.3   199.3     3.66     2.33
2.89     YES
 L0042056         0   0.44720E-07  441457.1 3760466.3   199.3     3.66     2.33
2.89     YES
 L0042057         0   0.44720E-07  441462.1 3760466.3   199.3     3.66     2.33
2.89     YES
 L0042058         0   0.44720E-07  441467.1 3760466.3   199.4     3.66     2.33
2.89     YES
 L0042059         0   0.44720E-07  441472.1 3760466.3   199.5     3.66     2.33
2.89     YES
 L0042060         0   0.44720E-07  441477.1 3760466.3   199.5     3.66     2.33
2.89     YES
 L0042061         0   0.44720E-07  441482.1 3760466.3   199.6     3.66     2.33
2.89     YES
 L0042062         0   0.44720E-07  441487.1 3760466.3   199.6     3.66     2.33
2.89     YES
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*** VOLUME SOURCE DATA ***

SOURCE ID	NUMBER PART. CATS.	EMISSION RATE (GRAMS/SEC)	X (METERS)	Y (METERS)	BASE ELEV. (METERS)	RELEASE HEIGHT (METERS)	INIT. SY (METERS)	INIT. SZ (METERS)	URBAN SOURCE BY	EMISSION RATE SCALAR VARY
L0042064	0	0.44720E-07	441497.1	3760466.3	199.7	3.66	2.33	2.89	YES	
L0042065	0	0.44720E-07	441502.1	3760466.3	199.7	3.66	2.33	2.89	YES	
L0042066	0	0.44720E-07	441507.1	3760466.3	199.8	3.66	2.33	2.89	YES	
L0042067	0	0.44720E-07	441512.1	3760466.3	199.8	3.66	2.33	2.89	YES	
L0042068	0	0.44720E-07	441517.1	3760466.3	199.8	3.66	2.33	2.89	YES	
L0042069	0	0.44720E-07	441522.1	3760466.3	199.8	3.66	2.33	2.89	YES	
L0042070	0	0.44720E-07	441527.1	3760466.3	199.8	3.66	2.33	2.89	YES	
L0042071	0	0.44720E-07	441532.1	3760466.3	199.9	3.66	2.33	2.89	YES	
L0042072	0	0.44720E-07	441537.1	3760466.3	199.9	3.66	2.33	2.89	YES	
L0042073	0	0.44720E-07	441542.1	3760466.3	199.9	3.66	2.33	2.89	YES	
L0042074	0	0.44720E-07	441547.1	3760466.3	199.9	3.66	2.33	2.89	YES	
L0042075	0	0.34750E-07	441551.6	3760466.4	199.9	3.66	2.33	2.89	YES	
L0042076	0	0.34750E-07	441556.6	3760466.4	199.9	3.66	2.33	2.89	YES	
L0042077	0	0.34750E-07	441561.6	3760466.4	199.9	3.66	2.33	2.89	YES	

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 L0042078         0   0.34750E-07  441566.6 3760466.4   199.9     3.66     2.33
2.89     YES
 L0042079         0   0.34750E-07  441571.6 3760466.5   200.0     3.66     2.33
2.89     YES
 L0042080         0   0.34750E-07  441576.6 3760466.5   200.0     3.66     2.33
2.89     YES
 L0042081         0   0.34750E-07  441581.6 3760466.5   200.0     3.66     2.33
2.89     YES
 L0042082         0   0.34750E-07  441586.6 3760466.5   200.0     3.66     2.33
2.89     YES
 L0042083         0   0.34750E-07  441591.6 3760466.6   200.0     3.66     2.33
2.89     YES
 L0042084         0   0.34750E-07  441596.6 3760466.6   200.0     3.66     2.33
2.89     YES
 L0042085         0   0.34750E-07  441601.6 3760466.6   200.0     3.66     2.33
2.89     YES
 L0042086         0   0.34750E-07  441606.6 3760466.6   200.0     3.66     2.33
2.89     YES
 L0042087         0   0.34750E-07  441611.6 3760466.7   200.0     3.66     2.33
2.89     YES
 L0042088         0   0.34750E-07  441616.6 3760466.7   200.1     3.66     2.33
2.89     YES
 L0042089         0   0.34750E-07  441621.6 3760466.7   200.1     3.66     2.33
2.89     YES
 L0042090         0   0.34750E-07  441626.6 3760466.7   200.1     3.66     2.33
2.89     YES
 L0042091         0   0.34750E-07  441631.6 3760466.8   200.1     3.66     2.33
2.89     YES
 L0042092         0   0.34750E-07  441636.6 3760466.8   200.1     3.66     2.33
2.89     YES
 L0042093         0   0.34750E-07  441641.6 3760466.8   200.2     3.66     2.33
2.89     YES
 L0042094         0   0.34750E-07  441646.6 3760466.8   200.2     3.66     2.33
2.89     YES
 L0042095         0   0.34750E-07  441651.6 3760466.8   200.1     3.66     2.33
2.89     YES
 L0042096         0   0.34750E-07  441656.6 3760466.9   200.1     3.66     2.33
2.89     YES
 L0042097         0   0.34750E-07  441661.6 3760466.9   200.1     3.66     2.33
2.89     YES
 L0042098         0   0.34750E-07  441666.6 3760466.9   200.1     3.66     2.33
2.89     YES
 L0042099         0   0.34750E-07  441671.6 3760466.9   200.1     3.66     2.33
2.89     YES
 L0042100         0   0.34750E-07  441676.6 3760467.0   200.1     3.66     2.33
2.89     YES
 L0042101         0   0.34750E-07  441681.6 3760467.0   200.1     3.66     2.33
2.89     YES
 L0042102         0   0.34750E-07  441686.6 3760467.0   200.1     3.66     2.33
2.89     YES
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*** VOLUME SOURCE DATA ***

SOURCE ID	NUMBER PART. CATS.	EMISSION RATE (GRAMS/SEC)	X (METERS)	Y (METERS)	BASE ELEV. (METERS)	RELEASE HEIGHT (METERS)	INIT. SY (METERS)	INIT. SZ (METERS)	URBAN SOURCE	EMISSION RATE SCALAR VARY BY
L0042103	0	0.34750E-07	441691.6	3760467.0	200.1	3.66	2.33	2.89	YES	
L0042104	0	0.34750E-07	441696.6	3760467.1	200.1	3.66	2.33	2.89	YES	
L0042105	0	0.34750E-07	441701.6	3760467.1	200.1	3.66	2.33	2.89	YES	
L0042106	0	0.34750E-07	441706.6	3760467.1	200.1	3.66	2.33	2.89	YES	
L0042107	0	0.34750E-07	441711.6	3760467.1	200.1	3.66	2.33	2.89	YES	
L0042108	0	0.34750E-07	441716.6	3760467.2	200.1	3.66	2.33	2.89	YES	
L0042109	0	0.34750E-07	441721.6	3760467.2	200.1	3.66	2.33	2.89	YES	
L0042110	0	0.34750E-07	441726.6	3760467.2	200.1	3.66	2.33	2.89	YES	
L0042111	0	0.34750E-07	441731.6	3760467.2	200.1	3.66	2.33	2.89	YES	
L0042112	0	0.34750E-07	441736.6	3760467.3	200.1	3.66	2.33	2.89	YES	
L0042113	0	0.34750E-07	441741.6	3760467.3	200.1	3.66	2.33	2.89	YES	
L0042114	0	0.34750E-07	441746.6	3760467.3	200.0	3.66	2.33	2.89	YES	
L0042115	0	0.23200E-07	441750.4	3760467.6	200.0	3.66	2.33	2.89	YES	
L0042116	0	0.23200E-07	441755.4	3760467.6	200.0	3.66	2.33	2.89	YES	
L0042117	0	0.23200E-07	441760.4	3760467.5	200.0	3.66	2.33	2.89	YES	

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 L0042118         0   0.23200E-07  441765.4 3760467.5   200.0     3.66     2.33
2.89     YES
 L0042119         0   0.23200E-07  441770.4 3760467.5   200.0     3.66     2.33
2.89     YES
 L0042120         0   0.23200E-07  441775.4 3760467.5   200.1     3.66     2.33
2.89     YES
 L0042121         0   0.23200E-07  441780.4 3760467.5   200.1     3.66     2.33
2.89     YES
 L0042122         0   0.23200E-07  441785.4 3760467.4   200.1     3.66     2.33
2.89     YES
 L0042123         0   0.23200E-07  441790.4 3760467.4   200.1     3.66     2.33
2.89     YES
 L0042124         0   0.23200E-07  441795.4 3760467.4   200.1     3.66     2.33
2.89     YES
 L0042125         0   0.23200E-07  441800.4 3760467.4   200.1     3.66     2.33
2.89     YES
 L0042126         0   0.23200E-07  441805.4 3760467.3   200.1     3.66     2.33
2.89     YES
 L0042127         0   0.23200E-07  441810.4 3760467.3   200.1     3.66     2.33
2.89     YES
 L0042128         0   0.23200E-07  441815.4 3760467.3   200.1     3.66     2.33
2.89     YES
 L0042129         0   0.23200E-07  441820.4 3760467.3   200.1     3.66     2.33
2.89     YES
 L0042130         0   0.23200E-07  441825.4 3760467.3   200.1     3.66     2.33
2.89     YES
 L0042131         0   0.23200E-07  441830.4 3760467.2   200.1     3.66     2.33
2.89     YES
 L0042132         0   0.23200E-07  441835.4 3760467.2   200.1     3.66     2.33
2.89     YES
 L0042133         0   0.23200E-07  441840.4 3760467.2   200.1     3.66     2.33
2.89     YES
 L0042134         0   0.23200E-07  441845.4 3760467.2   200.1     3.66     2.33
2.89     YES
 L0042135         0   0.23200E-07  441850.4 3760467.2   200.1     3.66     2.33
2.89     YES
 L0042136         0   0.23200E-07  441855.4 3760467.1   200.1     3.66     2.33
2.89     YES
 L0042137         0   0.23200E-07  441860.4 3760467.1   200.1     3.66     2.33
2.89     YES
 L0042138         0   0.23200E-07  441865.4 3760467.1   200.1     3.66     2.33
2.89     YES
 L0042139         0   0.23200E-07  441870.4 3760467.1   200.1     3.66     2.33
2.89     YES
 L0042140         0   0.23200E-07  441875.4 3760467.0   200.1     3.66     2.33
2.89     YES
 L0042141         0   0.23200E-07  441880.4 3760467.0   200.1     3.66     2.33
2.89     YES
 L0042142         0   0.23200E-07  441885.4 3760467.0   200.1     3.66     2.33
2.89     YES
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*** VOLUME SOURCE DATA ***

SOURCE ID	NUMBER PART. CATS.	EMISSION RATE (GRAMS/SEC)	X (METERS)	Y (METERS)	BASE ELEV. (METERS)	RELEASE HEIGHT (METERS)	INIT. SY (METERS)	INIT. SZ (METERS)	URBAN SOURCE BY	EMISSION RATE SCALAR VARY
L0042144	0	0.23200E-07	441895.4	3760467.0	200.1	3.66	2.33	2.89	YES	
L0042145	0	0.23200E-07	441900.4	3760466.9	200.1	3.66	2.33	2.89	YES	
L0042146	0	0.23200E-07	441905.4	3760466.9	200.2	3.66	2.33	2.89	YES	
L0042147	0	0.23200E-07	441910.4	3760466.9	200.2	3.66	2.33	2.89	YES	
L0042148	0	0.23200E-07	441915.4	3760466.9	200.2	3.66	2.33	2.89	YES	
L0042149	0	0.23200E-07	441920.4	3760466.8	200.2	3.66	2.33	2.89	YES	
L0042150	0	0.23200E-07	441925.4	3760466.8	200.2	3.66	2.33	2.89	YES	
L0042151	0	0.23200E-07	441930.4	3760466.8	200.2	3.66	2.33	2.89	YES	
L0042152	0	0.23200E-07	441935.4	3760466.8	200.2	3.66	2.33	2.89	YES	
L0042153	0	0.23200E-07	441940.4	3760466.8	200.2	3.66	2.33	2.89	YES	
L0042154	0	0.23200E-07	441945.4	3760466.7	200.2	3.66	2.33	2.89	YES	
L0042155	0	0.23200E-07	441950.4	3760466.7	200.2	3.66	2.33	2.89	YES	
L0042156	0	0.23200E-07	441955.4	3760466.7	200.2	3.66	2.33	2.89	YES	
L0042157	0	0.23200E-07	441960.4	3760466.7	200.2	3.66	2.33	2.89	YES	

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 L0042158         0   0.23200E-07  441965.4 3760466.6   200.1     3.66     2.33
2.89     YES
 L0042159         0   0.23200E-07  441970.4 3760466.6   200.1     3.66     2.33
2.89     YES
 L0042160         0   0.23200E-07  441975.4 3760466.6   200.0     3.66     2.33
2.89     YES
 L0042161         0   0.23200E-07  441980.4 3760466.6   200.0     3.66     2.33
2.89     YES
 L0042162         0   0.23200E-07  441985.4 3760466.6   200.0     3.66     2.33
2.89     YES
 L0042163         0   0.23200E-07  441990.4 3760466.5   199.9     3.66     2.33
2.89     YES
 L0042164         0   0.23200E-07  441995.4 3760466.5   199.9     3.66     2.33
2.89     YES
 L0042165         0   0.12040E-06  441189.8 3760472.8   198.9     3.66     2.33
2.89     YES
 L0042166         0   0.12040E-06  441189.8 3760477.8   198.9     3.66     2.33
2.89     YES
 L0042167         0   0.12040E-06  441189.8 3760482.8   199.0     3.66     2.33
2.89     YES
 L0042168         0   0.12040E-06  441189.8 3760487.8   199.0     3.66     2.33
2.89     YES
 L0042169         0   0.12040E-06  441189.8 3760492.8   199.1     3.66     2.33
2.89     YES
 L0042170         0   0.12040E-06  441189.8 3760497.8   199.1     3.66     2.33
2.89     YES
 L0042171         0   0.12040E-06  441189.8 3760502.8   199.2     3.66     2.33
2.89     YES
 L0042172         0   0.12040E-06  441189.8 3760507.8   199.2     3.66     2.33
2.89     YES
 L0042173         0   0.12040E-06  441189.8 3760512.8   199.3     3.66     2.33
2.89     YES
 L0042174         0   0.12040E-06  441189.8 3760517.8   199.4     3.66     2.33
2.89     YES
 L0042175         0   0.12040E-06  441189.8 3760522.8   199.4     3.66     2.33
2.89     YES
 L0042176         0   0.12040E-06  441189.8 3760527.8   199.5     3.66     2.33
2.89     YES
 L0042177         0   0.12040E-06  441189.8 3760532.8   199.6     3.66     2.33
2.89     YES
 L0042178         0   0.12040E-06  441189.8 3760537.8   199.6     3.66     2.33
2.89     YES
 L0042179         0   0.12040E-06  441189.8 3760542.8   199.7     3.66     2.33
2.89     YES
 L0042180         0   0.12040E-06  441189.8 3760547.8   199.7     3.66     2.33
2.89     YES
 L0042181         0   0.12040E-06  441189.9 3760552.8   199.7     3.66     2.33
2.89     YES
 L0042182         0   0.12040E-06  441189.9 3760557.8   199.8     3.66     2.33
2.89     YES
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*** VOLUME SOURCE DATA ***

SOURCE ID	NUMBER PART. CATS.	EMISSION RATE (GRAMS/SEC)	X (METERS)	Y (METERS)	BASE ELEV. (METERS)	RELEASE HEIGHT (METERS)	INIT. SY (METERS)	INIT. SZ (METERS)	URBAN SOURCE BY	EMISSION RATE SCALAR VARY
L0042183	0	0.12040E-06	441189.9	3760562.8	199.8	3.66	2.33	2.89	YES	
L0042184	0	0.12040E-06	441189.9	3760567.8	199.8	3.66	2.33	2.89	YES	
L0042185	0	0.12040E-06	441189.9	3760572.8	199.9	3.66	2.33	2.89	YES	
L0042186	0	0.12040E-06	441189.9	3760577.8	199.9	3.66	2.33	2.89	YES	
L0042187	0	0.12040E-06	441189.9	3760582.8	199.9	3.66	2.33	2.89	YES	
L0042188	0	0.12040E-06	441190.0	3760587.8	200.0	3.66	2.33	2.89	YES	
L0042189	0	0.12040E-06	441190.0	3760592.8	200.0	3.66	2.33	2.89	YES	
L0042190	0	0.12040E-06	441190.0	3760597.8	200.1	3.66	2.33	2.89	YES	
L0042191	0	0.12040E-06	441190.0	3760602.8	200.1	3.66	2.33	2.89	YES	
L0042192	0	0.12040E-06	441190.0	3760607.8	200.1	3.66	2.33	2.89	YES	
L0042193	0	0.12040E-06	441190.0	3760612.8	200.2	3.66	2.33	2.89	YES	
L0042194	0	0.12040E-06	441190.0	3760617.8	200.2	3.66	2.33	2.89	YES	
L0042195	0	0.12040E-06	441190.1	3760622.8	200.2	3.66	2.33	2.89	YES	
L0042196	0	0.12040E-06	441190.1	3760627.8	200.3	3.66	2.33	2.89	YES	
L0042197	0	0.12040E-06	441190.1	3760632.8	200.3	3.66	2.33	2.89	YES	

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 L0042198         0   0.12040E-06  441190.1 3760637.8   200.3     3.66     2.33
2.89     YES
 L0042199         0   0.12040E-06  441190.1 3760642.8   200.4     3.66     2.33
2.89     YES
 L0042200         0   0.12040E-06  441190.1 3760647.8   200.4     3.66     2.33
2.89     YES
 L0042201         0   0.12040E-06  441190.1 3760652.8   200.4     3.66     2.33
2.89     YES
 L0042202         0   0.12040E-06  441190.2 3760657.8   200.4     3.66     2.33
2.89     YES
 L0042203         0   0.12040E-06  441190.2 3760662.8   200.5     3.66     2.33
2.89     YES
 L0042204         0   0.12040E-06  441190.2 3760667.8   200.5     3.66     2.33
2.89     YES
 L0042205         0   0.12040E-06  441190.2 3760672.8   200.5     3.66     2.33
2.89     YES
 L0042206         0   0.12040E-06  441190.2 3760677.8   200.5     3.66     2.33
2.89     YES
 L0042207         0   0.12040E-06  441190.2 3760682.8   200.6     3.66     2.33
2.89     YES
 L0042208         0   0.12040E-06  441190.2 3760687.8   200.6     3.66     2.33
2.89     YES
 L0042209         0   0.12040E-06  441190.3 3760692.8   200.6     3.66     2.33
2.89     YES
 L0042210         0   0.12040E-06  441190.3 3760697.8   200.7     3.66     2.33
2.89     YES
 L0042211         0   0.12040E-06  441190.3 3760702.8   200.7     3.66     2.33
2.89     YES
 L0042212         0   0.12040E-06  441190.3 3760707.8   200.7     3.66     2.33
2.89     YES
 L0042213         0   0.12040E-06  441190.3 3760712.8   200.7     3.66     2.33
2.89     YES
 L0042214         0   0.12040E-06  441190.3 3760717.8   200.8     3.66     2.33
2.89     YES
 L0042215         0   0.12040E-06  441190.3 3760722.8   200.8     3.66     2.33
2.89     YES
 L0042216         0   0.12040E-06  441190.4 3760727.8   200.8     3.66     2.33
2.89     YES
 L0042217         0   0.12040E-06  441190.4 3760732.8   200.8     3.66     2.33
2.89     YES
 L0042218         0   0.12040E-06  441190.4 3760737.8   200.9     3.66     2.33
2.89     YES
 L0042219         0   0.12040E-06  441190.4 3760742.8   200.9     3.66     2.33
2.89     YES
 L0042220         0   0.12040E-06  441190.4 3760747.8   200.9     3.66     2.33
2.89     YES
 L0042221         0   0.12040E-06  441190.4 3760752.8   200.9     3.66     2.33
2.89     YES
 L0042222         0   0.12040E-06  441190.5 3760757.8   201.0     3.66     2.33
2.89     YES
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*** VOLUME SOURCE DATA ***

SOURCE ID	NUMBER EMISSION RATE PART. CATS.	EMISSION RATE (GRAMS/SEC)	X (METERS)	Y (METERS)	BASE ELEV. (METERS)	RELEASE HEIGHT (METERS)	INIT. SY (METERS)	INIT. SZ (METERS)	URBAN SOURCE SCALAR VARY BY
L0042223	0	0.12040E-06	441190.5	3760762.8	201.0	3.66	2.33	2.89	YES
L0042224	0	0.12040E-06	441190.5	3760767.8	201.0	3.66	2.33	2.89	YES
L0042225	0	0.12040E-06	441190.5	3760772.8	201.0	3.66	2.33	2.89	YES
L0042226	0	0.12040E-06	441190.5	3760777.8	201.1	3.66	2.33	2.89	YES
L0042227	0	0.12040E-06	441190.5	3760782.8	201.1	3.66	2.33	2.89	YES
L0042228	0	0.12040E-06	441190.5	3760787.8	201.1	3.66	2.33	2.89	YES
L0042229	0	0.12040E-06	441190.6	3760792.8	201.1	3.66	2.33	2.89	YES
L0042230	0	0.12040E-06	441190.6	3760797.8	201.1	3.66	2.33	2.89	YES
L0042231	0	0.12040E-06	441190.6	3760802.8	201.2	3.66	2.33	2.89	YES
L0042232	0	0.12040E-06	441190.6	3760807.8	201.2	3.66	2.33	2.89	YES
L0042233	0	0.12040E-06	441190.6	3760812.8	201.2	3.66	2.33	2.89	YES
L0042234	0	0.12040E-06	441190.6	3760817.8	201.2	3.66	2.33	2.89	YES
L0042235	0	0.12040E-06	441190.6	3760822.8	201.2	3.66	2.33	2.89	YES
L0042236	0	0.12040E-06	441190.7	3760827.8	201.2	3.66	2.33	2.89	YES
L0042237	0	0.12040E-06	441190.7	3760832.8	201.3	3.66	2.33	2.89	YES

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 L0042238         0   0.12040E-06  441190.7 3760837.8   201.3     3.66     2.33
2.89     YES
 L0042239         0   0.12040E-06  441190.7 3760842.8   201.3     3.66     2.33
2.89     YES
 L0042240         0   0.12040E-06  441190.7 3760847.8   201.3     3.66     2.33
2.89     YES
 L0042241         0   0.12040E-06  441190.7 3760852.8   201.4     3.66     2.33
2.89     YES
 L0042242         0   0.12040E-06  441190.7 3760857.8   201.4     3.66     2.33
2.89     YES
 L0042243         0   0.12040E-06  441190.8 3760862.8   201.4     3.66     2.33
2.89     YES
 L0042244         0   0.12040E-06  441190.8 3760867.8   201.4     3.66     2.33
2.89     YES
 L0042245         0   0.12040E-06  441190.8 3760872.8   201.4     3.66     2.33
2.89     YES
 L0042246         0   0.86670E-07  441190.7 3760875.9   201.4     3.66     2.33
2.89     YES
 L0042247         0   0.86670E-07  441190.7 3760880.9   201.5     3.66     2.33
2.89     YES
 L0042248         0   0.86670E-07  441190.6 3760885.9   201.5     3.66     2.33
2.89     YES
 L0042249         0   0.86670E-07  441190.6 3760890.9   201.5     3.66     2.33
2.89     YES
 L0042250         0   0.86670E-07  441190.6 3760895.9   201.6     3.66     2.33
2.89     YES
 L0042251         0   0.86670E-07  441190.5 3760900.9   201.6     3.66     2.33
2.89     YES
 L0042252         0   0.86670E-07  441190.5 3760905.9   201.6     3.66     2.33
2.89     YES
 L0042253         0   0.86670E-07  441190.5 3760910.9   201.7     3.66     2.33
2.89     YES
 L0042254         0   0.86670E-07  441190.5 3760915.9   201.7     3.66     2.33
2.89     YES
 L0042255         0   0.86670E-07  441190.4 3760920.9   201.7     3.66     2.33
2.89     YES
 L0042256         0   0.86670E-07  441190.4 3760925.9   201.8     3.66     2.33
2.89     YES
 L0042257         0   0.86670E-07  441190.4 3760930.9   201.8     3.66     2.33
2.89     YES
 L0042258         0   0.86670E-07  441190.3 3760935.9   201.8     3.66     2.33
2.89     YES
 L0042259         0   0.86670E-07  441190.3 3760940.9   201.9     3.66     2.33
2.89     YES
 L0042260         0   0.86670E-07  441190.3 3760945.9   201.9     3.66     2.33
2.89     YES
 L0042261         0   0.86670E-07  441190.2 3760950.9   201.9     3.66     2.33
2.89     YES
 L0042262         0   0.86670E-07  441190.2 3760955.9   202.0     3.66     2.33
2.89     YES
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*** VOLUME SOURCE DATA ***

SOURCE ID	NUMBER PART. CATS.	EMISSION RATE (GRAMS/SEC)	X (METERS)	Y (METERS)	BASE ELEV. (METERS)	RELEASE HEIGHT (METERS)	INIT. SY (METERS)	INIT. SZ (METERS)	URBAN SOURCE BY	EMISSION RATE SCALAR VARY
L0042263	0	0.86670E-07	441190.2	3760960.9	202.0	3.66	2.33	2.89	YES	
L0042264	0	0.86670E-07	441190.2	3760965.9	202.0	3.66	2.33	2.89	YES	
L0042265	0	0.86670E-07	441190.1	3760970.9	202.1	3.66	2.33	2.89	YES	
L0042266	0	0.86670E-07	441190.1	3760975.9	202.1	3.66	2.33	2.89	YES	
L0042267	0	0.86670E-07	441190.1	3760980.9	202.1	3.66	2.33	2.89	YES	
L0042268	0	0.86670E-07	441190.0	3760985.9	202.1	3.66	2.33	2.89	YES	
L0042269	0	0.86670E-07	441190.0	3760990.9	202.2	3.66	2.33	2.89	YES	
L0042270	0	0.86670E-07	441190.0	3760995.9	202.2	3.66	2.33	2.89	YES	
L0042271	0	0.86670E-07	441190.0	3761000.9	202.2	3.66	2.33	2.89	YES	
L0042272	0	0.86670E-07	441189.9	3761005.9	202.3	3.66	2.33	2.89	YES	
L0042273	0	0.86670E-07	441189.9	3761010.9	202.3	3.66	2.33	2.89	YES	
L0042274	0	0.86670E-07	441189.9	3761015.9	202.3	3.66	2.33	2.89	YES	
L0042275	0	0.86670E-07	441189.8	3761020.9	202.4	3.66	2.33	2.89	YES	
L0042276	0	0.86670E-07	441189.8	3761025.9	202.4	3.66	2.33	2.89	YES	
L0042277	0	0.86670E-07	441189.8	3761030.9	202.5	3.66	2.33	2.89	YES	

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 L0042278         0   0.86670E-07  441189.7 3761035.9   202.5     3.66     2.33
2.89     YES
 L0042279         0   0.86670E-07  441189.7 3761040.9   202.5     3.66     2.33
2.89     YES
 L0042280         0   0.86670E-07  441189.7 3761045.9   202.6     3.66     2.33
2.89     YES
 L0042281         0   0.86670E-07  441189.7 3761050.9   202.6     3.66     2.33
2.89     YES
 L0042282         0   0.86670E-07  441189.6 3761055.9   202.6     3.66     2.33
2.89     YES
 L0042283         0   0.86670E-07  441189.6 3761060.9   202.7     3.66     2.33
2.89     YES
 L0042284         0   0.86670E-07  441189.6 3761065.9   202.7     3.66     2.33
2.89     YES
 L0042285         0   0.86670E-07  441189.5 3761070.9   202.7     3.66     2.33
2.89     YES
 L0042286         0   0.86670E-07  441189.5 3761075.9   202.7     3.66     2.33
2.89     YES
 L0042287         0   0.86670E-07  441189.5 3761080.9   202.7     3.66     2.33
2.89     YES
 L0042288         0   0.86670E-07  441189.5 3761085.9   202.8     3.66     2.33
2.89     YES
 L0042289         0   0.86670E-07  441189.4 3761090.9   202.8     3.66     2.33
2.89     YES
 L0042290         0   0.86670E-07  441189.4 3761095.9   202.8     3.66     2.33
2.89     YES
 L0042291         0   0.86670E-07  441189.4 3761100.9   202.8     3.66     2.33
2.89     YES
 L0042292         0   0.86670E-07  441189.3 3761105.9   202.9     3.66     2.33
2.89     YES
 L0042293         0   0.86670E-07  441189.3 3761110.9   202.9     3.66     2.33
2.89     YES
 L0042294         0   0.86670E-07  441189.3 3761115.9   202.9     3.66     2.33
2.89     YES
 L0042295         0   0.86670E-07  441189.3 3761120.9   202.9     3.66     2.33
2.89     YES
 L0042296         0   0.86670E-07  441189.2 3761125.9   203.0     3.66     2.33
2.89     YES
 L0042297         0   0.86670E-07  441189.2 3761130.9   203.0     3.66     2.33
2.89     YES
 L0042298         0   0.86670E-07  441189.2 3761135.9   203.0     3.66     2.33
2.89     YES
 L0042299         0   0.86670E-07  441189.1 3761140.9   203.0     3.66     2.33
2.89     YES
 L0042300         0   0.56400E-07  441189.0 3761144.4   203.1     3.66     2.33
2.89     YES
 L0042301         0   0.56400E-07  441189.0 3761149.4   203.1     3.66     2.33
2.89     YES
 L0042302         0   0.56400E-07  441189.0 3761154.4   203.1     3.66     2.33
2.89     YES
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*** VOLUME SOURCE DATA ***

SOURCE ID	NUMBER PART. CATS.	EMISSION RATE (GRAMS/SEC)	X (METERS)	Y (METERS)	BASE ELEV. (METERS)	RELEASE HEIGHT (METERS)	INIT. SY (METERS)	INIT. SZ (METERS)	URBAN SOURCE BY	EMISSION RATE SCALAR VARY
L0042303	0	0.56400E-07	441189.1	3761159.4	203.1	3.66	2.33	2.89	YES	
L0042304	0	0.56400E-07	441189.1	3761164.4	203.2	3.66	2.33	2.89	YES	
L0042305	0	0.56400E-07	441189.1	3761169.4	203.2	3.66	2.33	2.89	YES	
L0042306	0	0.56400E-07	441189.1	3761174.4	203.2	3.66	2.33	2.89	YES	
L0042307	0	0.56400E-07	441189.1	3761179.4	203.2	3.66	2.33	2.89	YES	
L0042308	0	0.56400E-07	441189.1	3761184.4	203.3	3.66	2.33	2.89	YES	
L0042309	0	0.56400E-07	441189.1	3761189.4	203.3	3.66	2.33	2.89	YES	
L0042310	0	0.56400E-07	441189.1	3761194.4	203.4	3.66	2.33	2.89	YES	
L0042311	0	0.56400E-07	441189.1	3761199.4	203.4	3.66	2.33	2.89	YES	
L0042312	0	0.56400E-07	441189.1	3761204.4	203.4	3.66	2.33	2.89	YES	
L0042313	0	0.56400E-07	441189.1	3761209.4	203.5	3.66	2.33	2.89	YES	
L0042314	0	0.56400E-07	441189.1	3761214.4	203.5	3.66	2.33	2.89	YES	
L0042315	0	0.56400E-07	441189.2	3761219.4	203.5	3.66	2.33	2.89	YES	
L0042316	0	0.56400E-07	441189.2	3761224.4	203.6	3.66	2.33	2.89	YES	
L0042317	0	0.56400E-07	441189.2	3761229.4	203.6	3.66	2.33	2.89	YES	

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 L0042318         0   0.56400E-07  441189.2 3761234.4   203.7     3.66     2.33
2.89     YES
 L0042319         0   0.56400E-07  441189.2 3761239.4   203.7     3.66     2.33
2.89     YES
 L0042320         0   0.56400E-07  441189.2 3761244.4   203.8     3.66     2.33
2.89     YES
 L0042321         0   0.56400E-07  441189.2 3761249.4   203.8     3.66     2.33
2.89     YES
 L0042322         0   0.56400E-07  441189.2 3761254.4   203.9     3.66     2.33
2.89     YES
 L0042323         0   0.56400E-07  441189.2 3761259.4   203.9     3.66     2.33
2.89     YES
 L0042324         0   0.56400E-07  441189.2 3761264.4   204.0     3.66     2.33
2.89     YES
 L0042325         0   0.41950E-07  441995.2 3760472.0   200.0     3.66     2.33
2.89     YES
 L0042326         0   0.41950E-07  441995.1 3760477.0   200.0     3.66     2.33
2.89     YES
 L0042327         0   0.41950E-07  441995.1 3760482.0   200.1     3.66     2.33
2.89     YES
 L0042328         0   0.41950E-07  441995.0 3760487.0   200.1     3.66     2.33
2.89     YES
 L0042329         0   0.41950E-07  441995.0 3760492.0   200.2     3.66     2.33
2.89     YES
 L0042330         0   0.41950E-07  441995.0 3760497.0   200.2     3.66     2.33
2.89     YES
 L0042331         0   0.41950E-07  441994.9 3760502.0   200.3     3.66     2.33
2.89     YES
 L0042332         0   0.41950E-07  441994.9 3760507.0   200.3     3.66     2.33
2.89     YES
 L0042333         0   0.41950E-07  441994.9 3760512.0   200.4     3.66     2.33
2.89     YES
 L0042334         0   0.41950E-07  441994.8 3760517.0   200.4     3.66     2.33
2.89     YES
 L0042335         0   0.41950E-07  441994.8 3760522.0   200.4     3.66     2.33
2.89     YES
 L0042336         0   0.41950E-07  441994.8 3760527.0   200.5     3.66     2.33
2.89     YES
 L0042337         0   0.41950E-07  441994.8 3760532.0   200.5     3.66     2.33
2.89     YES
 L0042338         0   0.41950E-07  441994.8 3760537.0   200.5     3.66     2.33
2.89     YES
 L0042339         0   0.41950E-07  441994.8 3760542.0   200.6     3.66     2.33
2.89     YES
 L0042340         0   0.41950E-07  441994.8 3760547.0   200.6     3.66     2.33
2.89     YES
 L0042341         0   0.41950E-07  441994.8 3760552.0   200.6     3.66     2.33
2.89     YES
 L0042342         0   0.41950E-07  441994.8 3760557.0   200.6     3.66     2.33
2.89     YES
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*** VOLUME SOURCE DATA ***

SOURCE ID	NUMBER PART. CATS.	EMISSION RATE (GRAMS/SEC)	X (METERS)	Y (METERS)	BASE ELEV. (METERS)	RELEASE HEIGHT (METERS)	INIT. SY (METERS)	INIT. SZ (METERS)	URBAN SOURCE BY	EMISSION RATE SCALAR VARY
L0042343	0	0.41950E-07	441994.9	3760562.0	200.7	3.66	2.33	2.89	YES	
L0042344	0	0.41950E-07	441994.9	3760567.0	200.7	3.66	2.33	2.89	YES	
L0042345	0	0.41950E-07	441994.9	3760572.0	200.7	3.66	2.33	2.89	YES	
L0042346	0	0.41950E-07	441994.9	3760577.0	200.7	3.66	2.33	2.89	YES	
L0042347	0	0.41950E-07	441994.9	3760582.0	200.8	3.66	2.33	2.89	YES	
L0042348	0	0.41950E-07	441994.9	3760587.0	200.8	3.66	2.33	2.89	YES	
L0042349	0	0.41950E-07	441994.9	3760592.0	200.8	3.66	2.33	2.89	YES	
L0042350	0	0.41950E-07	441994.9	3760597.0	200.8	3.66	2.33	2.89	YES	
L0042351	0	0.41950E-07	441994.9	3760602.0	200.9	3.66	2.33	2.89	YES	
L0042352	0	0.41950E-07	441994.9	3760607.0	200.9	3.66	2.33	2.89	YES	
L0042353	0	0.41950E-07	441994.9	3760612.0	200.9	3.66	2.33	2.89	YES	
L0042354	0	0.41950E-07	441994.9	3760617.0	201.0	3.66	2.33	2.89	YES	
L0042355	0	0.41950E-07	441994.9	3760622.0	201.0	3.66	2.33	2.89	YES	
L0042356	0	0.41950E-07	441994.9	3760627.0	201.0	3.66	2.33	2.89	YES	
L0042357	0	0.41950E-07	441994.9	3760632.0	201.0	3.66	2.33	2.89	YES	

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 L0042358         0   0.41950E-07  441994.9 3760637.0   201.1     3.66     2.33
2.89     YES
 L0042359         0   0.41950E-07  441995.0 3760642.0   201.1     3.66     2.33
2.89     YES
 L0042360         0   0.41950E-07  441995.0 3760647.0   201.2     3.66     2.33
2.89     YES
 L0042361         0   0.41950E-07  441995.0 3760652.0   201.2     3.66     2.33
2.89     YES
 L0042362         0   0.41950E-07  441995.0 3760657.0   201.2     3.66     2.33
2.89     YES
 L0042363         0   0.41950E-07  441995.0 3760662.0   201.2     3.66     2.33
2.89     YES
 L0042364         0   0.41950E-07  441995.0 3760667.0   201.3     3.66     2.33
2.89     YES
 L0042365         0   0.41950E-07  441995.0 3760672.0   201.3     3.66     2.33
2.89     YES
 L0042366         0   0.41950E-07  441995.0 3760677.0   201.4     3.66     2.33
2.89     YES
 L0042367         0   0.41950E-07  441995.0 3760682.0   201.4     3.66     2.33
2.89     YES
 L0042368         0   0.41950E-07  441995.0 3760687.0   201.4     3.66     2.33
2.89     YES
 L0042369         0   0.41950E-07  441995.0 3760692.0   201.5     3.66     2.33
2.89     YES
 L0042370         0   0.41950E-07  441995.0 3760697.0   201.5     3.66     2.33
2.89     YES
 L0042371         0   0.41950E-07  441995.0 3760702.0   201.5     3.66     2.33
2.89     YES
 L0042372         0   0.41950E-07  441995.0 3760707.0   201.6     3.66     2.33
2.89     YES
 L0042373         0   0.41950E-07  441995.0 3760712.0   201.6     3.66     2.33
2.89     YES
 L0042374         0   0.41950E-07  441995.0 3760717.0   201.6     3.66     2.33
2.89     YES
 L0042375         0   0.41950E-07  441995.1 3760722.0   201.7     3.66     2.33
2.89     YES
 L0042376         0   0.41950E-07  441995.1 3760727.0   201.7     3.66     2.33
2.89     YES
 L0042377         0   0.41950E-07  441995.1 3760732.0   201.8     3.66     2.33
2.89     YES
 L0042378         0   0.41950E-07  441995.1 3760737.0   201.8     3.66     2.33
2.89     YES
 L0042379         0   0.41950E-07  441995.1 3760742.0   201.8     3.66     2.33
2.89     YES
 L0042380         0   0.41950E-07  441995.1 3760747.0   201.9     3.66     2.33
2.89     YES
 L0042381         0   0.41950E-07  441995.1 3760752.0   201.9     3.66     2.33
2.89     YES
 L0042382         0   0.41950E-07  441995.1 3760757.0   201.9     3.66     2.33
2.89     YES
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*** VOLUME SOURCE DATA ***

SOURCE ID	NUMBER EMISSION RATE PART. CATS.	EMISSION RATE (GRAMS/SEC)	X (METERS)	Y (METERS)	BASE ELEV. (METERS)	RELEASE HEIGHT (METERS)	INIT. SY (METERS)	INIT. SZ (METERS)	URBAN SOURCE SCALAR VARY BY
L0042383	0	0.41950E-07	441995.1	3760762.0	202.0	3.66	2.33	2.89	YES
L0042384	0	0.41950E-07	441995.1	3760767.0	202.0	3.66	2.33	2.89	YES
L0042385	0	0.41950E-07	441995.1	3760772.0	202.0	3.66	2.33	2.89	YES
L0042386	0	0.41950E-07	441995.1	3760777.0	202.1	3.66	2.33	2.89	YES
L0042387	0	0.41950E-07	441995.1	3760782.0	202.1	3.66	2.33	2.89	YES
L0042388	0	0.41950E-07	441995.1	3760787.0	202.1	3.66	2.33	2.89	YES
L0042389	0	0.41950E-07	441995.1	3760792.0	202.1	3.66	2.33	2.89	YES
L0042390	0	0.41950E-07	441995.1	3760797.0	202.2	3.66	2.33	2.89	YES
L0042391	0	0.41950E-07	441995.2	3760802.0	202.2	3.66	2.33	2.89	YES
L0042392	0	0.41950E-07	441995.2	3760807.0	202.2	3.66	2.33	2.89	YES
L0042393	0	0.41950E-07	441995.2	3760812.0	202.2	3.66	2.33	2.89	YES
L0042394	0	0.41950E-07	441995.2	3760817.0	202.2	3.66	2.33	2.89	YES
L0042395	0	0.41950E-07	441995.2	3760822.0	202.3	3.66	2.33	2.89	YES
L0042396	0	0.41950E-07	441995.2	3760827.0	202.3	3.66	2.33	2.89	YES
L0042397	0	0.41950E-07	441995.2	3760832.0	202.3	3.66	2.33	2.89	YES

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 L0042398         0   0.41950E-07  441995.2 3760837.0   202.4     3.66     2.33
2.89     YES
 L0042399         0   0.41950E-07  441995.2 3760842.0   202.4     3.66     2.33
2.89     YES
 L0042400         0   0.41950E-07  441995.2 3760847.0   202.4     3.66     2.33
2.89     YES
 L0042401         0   0.41950E-07  441995.2 3760852.0   202.5     3.66     2.33
2.89     YES
 L0042402         0   0.80080E-08  441995.0 3760856.2   202.5     3.66     2.33
2.89     YES
 L0042403         0   0.80080E-08  441994.9 3760861.2   202.5     3.66     2.33
2.89     YES
 L0042404         0   0.80080E-08  441994.9 3760866.2   202.6     3.66     2.33
2.89     YES
 L0042405         0   0.80080E-08  441994.9 3760871.2   202.6     3.66     2.33
2.89     YES
 L0042406         0   0.80080E-08  441994.9 3760876.2   202.6     3.66     2.33
2.89     YES
 L0042407         0   0.80080E-08  441994.9 3760881.2   202.7     3.66     2.33
2.89     YES
 L0042408         0   0.80080E-08  441994.9 3760886.2   202.7     3.66     2.33
2.89     YES
 L0042409         0   0.80080E-08  441994.9 3760891.2   202.7     3.66     2.33
2.89     YES
 L0042410         0   0.80080E-08  441994.9 3760896.2   202.8     3.66     2.33
2.89     YES
 L0042411         0   0.80080E-08  441994.8 3760901.2   202.8     3.66     2.33
2.89     YES
 L0042412         0   0.80080E-08  441994.8 3760906.2   202.9     3.66     2.33
2.89     YES
 L0042413         0   0.80080E-08  441994.8 3760911.2   202.9     3.66     2.33
2.89     YES
 L0042414         0   0.80080E-08  441994.8 3760916.2   202.9     3.66     2.33
2.89     YES
 L0042415         0   0.80080E-08  441994.8 3760921.2   203.0     3.66     2.33
2.89     YES
 L0042416         0   0.80080E-08  441994.8 3760926.2   203.0     3.66     2.33
2.89     YES
 L0042417         0   0.80080E-08  441994.8 3760931.2   203.1     3.66     2.33
2.89     YES
 L0042418         0   0.80080E-08  441994.8 3760936.2   203.1     3.66     2.33
2.89     YES
 L0042419         0   0.80080E-08  441994.8 3760941.2   203.1     3.66     2.33
2.89     YES
 L0042420         0   0.80080E-08  441994.7 3760946.2   203.2     3.66     2.33
2.89     YES
 L0042421         0   0.80080E-08  441994.7 3760951.2   203.2     3.66     2.33
2.89     YES
 L0042422         0   0.80080E-08  441994.7 3760956.2   203.2     3.66     2.33
2.89     YES
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*** VOLUME SOURCE DATA ***

SOURCE ID	NUMBER PART. CATS.	EMISSION RATE (GRAMS/SEC)	X (METERS)	Y (METERS)	BASE ELEV. (METERS)	RELEASE HEIGHT (METERS)	INIT. SY (METERS)	INIT. SZ (METERS)	URBAN SOURCE	EMISSION RATE SCALAR VARY BY
L0042423	0	0.80080E-08	441994.7	3760961.2	203.3	3.66	2.33	2.89	YES	
L0042424	0	0.80080E-08	441994.7	3760966.2	203.3	3.66	2.33	2.89	YES	
L0042425	0	0.80080E-08	441994.7	3760971.2	203.3	3.66	2.33	2.89	YES	
L0042426	0	0.80080E-08	441994.7	3760976.2	203.4	3.66	2.33	2.89	YES	
L0042427	0	0.80080E-08	441994.7	3760981.2	203.4	3.66	2.33	2.89	YES	
L0042428	0	0.80080E-08	441994.6	3760986.2	203.4	3.66	2.33	2.89	YES	
L0042429	0	0.80080E-08	441994.6	3760991.2	203.5	3.66	2.33	2.89	YES	
L0042430	0	0.80080E-08	441994.6	3760996.2	203.5	3.66	2.33	2.89	YES	
L0042431	0	0.80080E-08	441994.6	3761001.2	203.5	3.66	2.33	2.89	YES	
L0042432	0	0.80080E-08	441994.6	3761006.2	203.6	3.66	2.33	2.89	YES	
L0042433	0	0.80080E-08	441994.6	3761011.2	203.6	3.66	2.33	2.89	YES	
L0042434	0	0.80080E-08	441994.6	3761016.2	203.6	3.66	2.33	2.89	YES	
L0042435	0	0.80080E-08	441994.6	3761021.2	203.7	3.66	2.33	2.89	YES	
L0042436	0	0.80080E-08	441994.5	3761026.2	203.7	3.66	2.33	2.89	YES	
L0042437	0	0.80080E-08	441994.5	3761031.2	203.7	3.66	2.33	2.89	YES	

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 L0042438         0   0.80080E-08  441994.5 3761036.2   203.7     3.66     2.33
2.89     YES
 L0042439         0   0.80080E-08  441994.5 3761041.2   203.8     3.66     2.33
2.89     YES
 L0042440         0   0.80080E-08  441994.5 3761046.2   203.8     3.66     2.33
2.89     YES
 L0042441         0   0.80080E-08  441994.5 3761051.2   203.8     3.66     2.33
2.89     YES
 L0042442         0   0.80080E-08  441994.5 3761056.2   203.8     3.66     2.33
2.89     YES
 L0042443         0   0.80080E-08  441994.5 3761061.2   203.9     3.66     2.33
2.89     YES
 L0042444         0   0.80080E-08  441994.5 3761066.2   203.9     3.66     2.33
2.89     YES
 L0042445         0   0.80080E-08  441994.4 3761071.2   203.9     3.66     2.33
2.89     YES
 L0042446         0   0.80080E-08  441994.4 3761076.2   203.9     3.66     2.33
2.89     YES
 L0042447         0   0.80080E-08  441994.4 3761081.2   204.0     3.66     2.33
2.89     YES
 L0042448         0   0.80080E-08  441994.4 3761086.2   204.0     3.66     2.33
2.89     YES
 L0042449         0   0.80080E-08  441994.4 3761091.2   204.0     3.66     2.33
2.89     YES
 L0042450         0   0.80080E-08  441994.4 3761096.2   204.1     3.66     2.33
2.89     YES
 L0042451         0   0.80080E-08  441994.4 3761101.2   204.1     3.66     2.33
2.89     YES
 L0042452         0   0.80080E-08  441994.4 3761106.2   204.1     3.66     2.33
2.89     YES
 L0042453         0   0.80080E-08  441994.4 3761111.2   204.2     3.66     2.33
2.89     YES
 L0042454         0   0.80080E-08  441994.4 3761116.2   204.2     3.66     2.33
2.89     YES
 L0042455         0   0.80080E-08  441994.4 3761121.2   204.2     3.66     2.33
2.89     YES
 L0042456         0   0.80080E-08  441994.4 3761126.2   204.2     3.66     2.33
2.89     YES
 L0042457         0   0.80080E-08  441994.4 3761131.2   204.3     3.66     2.33
2.89     YES
 L0042458         0   0.80080E-08  441994.4 3761136.2   204.3     3.66     2.33
2.89     YES
 L0042459         0   0.80080E-08  441994.4 3761141.2   204.3     3.66     2.33
2.89     YES
 L0042460         0   0.80080E-08  441994.4 3761146.2   204.4     3.66     2.33
2.89     YES
 L0042461         0   0.80080E-08  441994.4 3761151.2   204.4     3.66     2.33
2.89     YES
 L0042462         0   0.80080E-08  441994.4 3761156.2   204.5     3.66     2.33
2.89     YES
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*** VOLUME SOURCE DATA ***

SOURCE ID	NUMBER PART. CATS.	EMISSION RATE (GRAMS/SEC)	X (METERS)	Y (METERS)	BASE ELEV. (METERS)	RELEASE HEIGHT (METERS)	INIT. SY (METERS)	INIT. SZ (METERS)	URBAN SOURCE	EMISSION RATE SCALAR VARY BY
L0042464	0	0.80080E-08	441994.4	3761166.2	204.5	3.66	2.33	2.89	YES	
L0042465	0	0.80080E-08	441994.4	3761171.2	204.6	3.66	2.33	2.89	YES	
L0042466	0	0.80080E-08	441994.4	3761176.2	204.6	3.66	2.33	2.89	YES	
L0042467	0	0.80080E-08	441994.4	3761181.2	204.7	3.66	2.33	2.89	YES	
L0042468	0	0.80080E-08	441994.4	3761186.2	204.7	3.66	2.33	2.89	YES	
L0042469	0	0.80080E-08	441994.4	3761191.2	204.8	3.66	2.33	2.89	YES	
L0042470	0	0.80080E-08	441994.4	3761196.2	204.8	3.66	2.33	2.89	YES	
L0042471	0	0.80080E-08	441994.4	3761201.2	204.9	3.66	2.33	2.89	YES	
L0042472	0	0.80080E-08	441994.4	3761206.2	205.0	3.66	2.33	2.89	YES	
L0042473	0	0.80080E-08	441994.4	3761211.2	205.0	3.66	2.33	2.89	YES	
L0042474	0	0.80080E-08	441994.4	3761216.2	205.0	3.66	2.33	2.89	YES	
L0042475	0	0.80080E-08	441994.4	3761221.2	205.1	3.66	2.33	2.89	YES	
L0042476	0	0.80080E-08	441994.4	3761226.2	205.1	3.66	2.33	2.89	YES	
L0042477	0	0.80080E-08	441994.4	3761231.2	205.1	3.66	2.33	2.89	YES	

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 L0042478         0   0.80080E-08  441994.4 3761236.2   205.1     3.66     2.33
2.89     YES
 L0042479         0   0.80080E-08  441994.4 3761241.2   205.2     3.66     2.33
2.89     YES
 L0042480         0   0.80080E-08  441994.4 3761246.2   205.2     3.66     2.33
2.89     YES
 L0042481         0   0.80080E-08  441994.4 3761251.2   205.2     3.66     2.33
2.89     YES
 L0042482         0   0.80080E-08  441994.4 3761256.2   205.2     3.66     2.33
2.89     YES
 L0042483         0   0.80080E-08  441994.4 3761261.2   205.3     3.66     2.33
2.89     YES
 L0042484         0   0.80080E-08  441994.0 3761266.2   205.3     3.66     2.33
2.89     YES
 L0042485         0   0.80080E-08  441991.7 3761269.9   205.4     3.66     2.33
2.89     YES
 L0042486         0   0.80080E-08  441986.7 3761269.9   205.4     3.66     2.33
2.89     YES
 L0042487         0   0.80080E-08  441981.7 3761269.9   205.5     3.66     2.33
2.89     YES
 L0042488         0   0.80080E-08  441976.7 3761269.9   205.5     3.66     2.33
2.89     YES
 L0042489         0   0.80080E-08  441971.7 3761270.0   205.6     3.66     2.33
2.89     YES
 L0042490         0   0.80080E-08  441966.7 3761270.0   205.6     3.66     2.33
2.89     YES
 L0042491         0   0.80080E-08  441961.7 3761270.0   205.7     3.66     2.33
2.89     YES
 L0042492         0   0.80080E-08  441956.7 3761270.0   205.7     3.66     2.33
2.89     YES
 L0042493         0   0.80080E-08  441951.7 3761270.1   205.7     3.66     2.33
2.89     YES
 L0042494         0   0.80080E-08  441946.7 3761270.1   205.7     3.66     2.33
2.89     YES
 L0042495         0   0.80080E-08  441941.7 3761270.1   205.7     3.66     2.33
2.89     YES
 L0042496         0   0.80080E-08  441936.7 3761270.1   205.7     3.66     2.33
2.89     YES
 L0042497         0   0.80080E-08  441931.7 3761270.2   205.8     3.66     2.33
2.89     YES
 L0042498         0   0.80080E-08  441926.7 3761270.2   205.8     3.66     2.33
2.89     YES
 L0042499         0   0.80080E-08  441921.7 3761270.2   205.8     3.66     2.33
2.89     YES
 L0042500         0   0.80080E-08  441916.7 3761270.2   205.9     3.66     2.33
2.89     YES
 L0042501         0   0.80080E-08  441911.7 3761270.3   205.9     3.66     2.33
2.89     YES
 L0042502         0   0.80080E-08  441906.7 3761270.3   206.0     3.66     2.33
2.89     YES
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*** VOLUME SOURCE DATA ***

SOURCE ID	NUMBER PART. CATS.	EMISSION RATE (GRAMS/SEC)	X (METERS)	Y (METERS)	BASE ELEV. (METERS)	RELEASE HEIGHT (METERS)	INIT. SY (METERS)	INIT. SZ (METERS)	URBAN SOURCE	EMISSION RATE SCALAR VARY BY
L0042503	0	0.80080E-08	441901.7	3761270.3	206.0	3.66	2.33	2.89	YES	
L0042504	0	0.80080E-08	441896.7	3761270.3	206.0	3.66	2.33	2.89	YES	
L0042505	0	0.80080E-08	441891.7	3761270.4	206.0	3.66	2.33	2.89	YES	
L0042506	0	0.80080E-08	441886.7	3761270.4	206.0	3.66	2.33	2.89	YES	
L0042507	0	0.80080E-08	441881.7	3761270.4	206.0	3.66	2.33	2.89	YES	
L0042508	0	0.80080E-08	441876.7	3761270.4	206.0	3.66	2.33	2.89	YES	
L0042509	0	0.80080E-08	441871.7	3761270.5	206.0	3.66	2.33	2.89	YES	
L0042510	0	0.80080E-08	441866.7	3761270.5	206.0	3.66	2.33	2.89	YES	
L0042511	0	0.80080E-08	441861.7	3761270.5	206.0	3.66	2.33	2.89	YES	
L0042512	0	0.80080E-08	441856.7	3761270.6	206.0	3.66	2.33	2.89	YES	
L0042513	0	0.80080E-08	441851.7	3761270.6	206.0	3.66	2.33	2.89	YES	
L0042514	0	0.80080E-08	441846.7	3761270.6	205.9	3.66	2.33	2.89	YES	
L0042515	0	0.80080E-08	441841.7	3761270.6	205.8	3.66	2.33	2.89	YES	
L0042516	0	0.80080E-08	441836.7	3761270.7	205.8	3.66	2.33	2.89	YES	
L0042517	0	0.80080E-08	441831.7	3761270.7	205.7	3.66	2.33	2.89	YES	

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 L0042518         0   0.80080E-08  441826.7 3761270.7   205.7     3.66     2.33
2.89     YES
 L0042519         0   0.80080E-08  441821.7 3761270.7   205.6     3.66     2.33
2.89     YES
 L0042520         0   0.48610E-07  441191.4 3761269.6   204.1     3.66     2.33
2.89     YES
 L0042521         0   0.48610E-07  441196.4 3761269.6   204.1     3.66     2.33
2.89     YES
 L0042522         0   0.48610E-07  441201.4 3761269.6   204.2     3.66     2.33
2.89     YES
 L0042523         0   0.48610E-07  441206.4 3761269.7   204.2     3.66     2.33
2.89     YES
 L0042524         0   0.48610E-07  441211.4 3761269.7   204.3     3.66     2.33
2.89     YES
 L0042525         0   0.48610E-07  441216.4 3761269.7   204.3     3.66     2.33
2.89     YES
 L0042526         0   0.48610E-07  441221.4 3761269.7   204.3     3.66     2.33
2.89     YES
 L0042527         0   0.48610E-07  441226.4 3761269.7   204.3     3.66     2.33
2.89     YES
 L0042528         0   0.48610E-07  441231.4 3761269.7   204.4     3.66     2.33
2.89     YES
 L0042529         0   0.48610E-07  441236.4 3761269.8   204.4     3.66     2.33
2.89     YES
 L0042530         0   0.48610E-07  441241.4 3761269.8   204.4     3.66     2.33
2.89     YES
 L0042531         0   0.48610E-07  441246.4 3761269.8   204.4     3.66     2.33
2.89     YES
 L0042532         0   0.48610E-07  441251.4 3761269.8   204.4     3.66     2.33
2.89     YES
 L0042533         0   0.48610E-07  441256.4 3761269.8   204.5     3.66     2.33
2.89     YES
 L0042534         0   0.48610E-07  441261.4 3761269.9   204.5     3.66     2.33
2.89     YES
 L0042535         0   0.48610E-07  441266.4 3761269.9   204.5     3.66     2.33
2.89     YES
 L0042536         0   0.48610E-07  441271.4 3761269.9   204.5     3.66     2.33
2.89     YES
 L0042537         0   0.48610E-07  441276.4 3761269.9   204.5     3.66     2.33
2.89     YES
 L0042538         0   0.48610E-07  441281.4 3761269.9   204.5     3.66     2.33
2.89     YES
 L0042539         0   0.48610E-07  441286.4 3761269.9   204.6     3.66     2.33
2.89     YES
 L0042540         0   0.48610E-07  441291.4 3761270.0   204.6     3.66     2.33
2.89     YES
 L0042541         0   0.48610E-07  441296.4 3761270.0   204.6     3.66     2.33
2.89     YES
 L0042542         0   0.48610E-07  441301.4 3761270.0   204.6     3.66     2.33
2.89     YES
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*** VOLUME SOURCE DATA ***

SOURCE ID	NUMBER PART. CATS.	EMISSION RATE (GRAMS/SEC)	X (METERS)	Y (METERS)	BASE ELEV. (METERS)	RELEASE HEIGHT (METERS)	INIT. SY (METERS)	INIT. SZ (METERS)	URBAN SOURCE BY	EMISSION RATE SCALAR VARY
L0042543	0	0.48610E-07	441306.4	3761270.0	204.6	3.66	2.33	2.89	YES	
L0042544	0	0.48610E-07	441311.4	3761270.0	204.6	3.66	2.33	2.89	YES	
L0042545	0	0.48610E-07	441316.4	3761270.0	204.6	3.66	2.33	2.89	YES	
L0042546	0	0.48610E-07	441321.4	3761270.1	204.7	3.66	2.33	2.89	YES	
L0042547	0	0.48610E-07	441326.4	3761270.1	204.7	3.66	2.33	2.89	YES	
L0042548	0	0.48610E-07	441331.4	3761270.1	204.7	3.66	2.33	2.89	YES	
L0042549	0	0.48610E-07	441336.4	3761270.1	204.7	3.66	2.33	2.89	YES	
L0042550	0	0.48610E-07	441341.4	3761270.1	204.8	3.66	2.33	2.89	YES	
L0042551	0	0.48610E-07	441346.4	3761270.2	204.8	3.66	2.33	2.89	YES	
L0042552	0	0.48610E-07	441351.4	3761270.2	204.8	3.66	2.33	2.89	YES	
L0042553	0	0.48610E-07	441356.4	3761270.2	204.8	3.66	2.33	2.89	YES	
L0042554	0	0.48610E-07	441361.4	3761270.2	204.8	3.66	2.33	2.89	YES	
L0042555	0	0.48610E-07	441366.4	3761270.2	204.9	3.66	2.33	2.89	YES	
L0042556	0	0.51790E-07	441370.2	3761270.3	204.9	3.66	2.33	2.89	YES	
L0042557	0	0.51790E-07	441375.2	3761270.3	204.9	3.66	2.33	2.89	YES	

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 L0042558         0   0.51790E-07  441380.2 3761270.2   204.9     3.66     2.33
2.89     YES
 L0042559         0   0.51790E-07  441385.2 3761270.2   205.0     3.66     2.33
2.89     YES
 L0042560         0   0.51790E-07  441390.2 3761270.2   205.0     3.66     2.33
2.89     YES
 L0042561         0   0.51790E-07  441395.2 3761270.2   205.0     3.66     2.33
2.89     YES
 L0042562         0   0.51790E-07  441400.2 3761270.2   205.0     3.66     2.33
2.89     YES
 L0042563         0   0.51790E-07  441405.2 3761270.2   205.0     3.66     2.33
2.89     YES
 L0042564         0   0.51790E-07  441410.2 3761270.2   205.0     3.66     2.33
2.89     YES
 L0042565         0   0.51790E-07  441415.2 3761270.2   205.1     3.66     2.33
2.89     YES
 L0042566         0   0.51790E-07  441420.2 3761270.1   205.1     3.66     2.33
2.89     YES
 L0042567         0   0.51790E-07  441425.2 3761270.1   205.1     3.66     2.33
2.89     YES
 L0042568         0   0.51790E-07  441430.2 3761270.1   205.0     3.66     2.33
2.89     YES
 L0042569         0   0.51790E-07  441435.2 3761270.1   205.0     3.66     2.33
2.89     YES
 L0042570         0   0.51790E-07  441440.2 3761270.1   205.0     3.66     2.33
2.89     YES
 L0042571         0   0.51790E-07  441445.2 3761270.1   205.0     3.66     2.33
2.89     YES
 L0042572         0   0.51790E-07  441450.2 3761270.1   204.9     3.66     2.33
2.89     YES
 L0042573         0   0.51790E-07  441455.2 3761270.1   204.9     3.66     2.33
2.89     YES
 L0042574         0   0.51790E-07  441460.2 3761270.1   204.8     3.66     2.33
2.89     YES
 L0042575         0   0.51790E-07  441465.2 3761270.0   204.8     3.66     2.33
2.89     YES
 L0042576         0   0.51790E-07  441470.2 3761270.0   204.7     3.66     2.33
2.89     YES
 L0042577         0   0.51790E-07  441475.2 3761270.0   204.6     3.66     2.33
2.89     YES
 L0042578         0   0.51790E-07  441480.2 3761270.0   204.5     3.66     2.33
2.89     YES
 L0042579         0   0.51790E-07  441485.2 3761270.0   204.5     3.66     2.33
2.89     YES
 L0042580         0   0.51790E-07  441490.2 3761270.0   204.4     3.66     2.33
2.89     YES
 L0042581         0   0.51790E-07  441495.2 3761270.0   204.4     3.66     2.33
2.89     YES
 L0042582         0   0.51790E-07  441500.2 3761270.0   204.5     3.66     2.33
2.89     YES
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*** VOLUME SOURCE DATA ***

SOURCE ID	NUMBER PART. CATS.	EMISSION RATE (GRAMS/SEC)	X (METERS)	Y (METERS)	BASE ELEV. (METERS)	RELEASE HEIGHT (METERS)	INIT. SY (METERS)	INIT. SZ (METERS)	URBAN SOURCE	EMISSION RATE SCALAR VARY BY
L0042583	0	0.51790E-07	441505.2	3761270.0	204.6	3.66	2.33	2.89	YES	
L0042584	0	0.34840E-07	441508.4	3761269.9	204.7	3.66	2.33	2.89	YES	
L0042585	0	0.34840E-07	441513.4	3761269.9	204.8	3.66	2.33	2.89	YES	
L0042586	0	0.34840E-07	441518.4	3761269.9	204.9	3.66	2.33	2.89	YES	
L0042587	0	0.34840E-07	441523.4	3761270.0	204.9	3.66	2.33	2.89	YES	
L0042588	0	0.34840E-07	441528.4	3761270.0	204.9	3.66	2.33	2.89	YES	
L0042589	0	0.34840E-07	441533.4	3761270.0	204.9	3.66	2.33	2.89	YES	
L0042590	0	0.34840E-07	441538.4	3761270.0	204.9	3.66	2.33	2.89	YES	
L0042591	0	0.34840E-07	441543.4	3761270.0	204.9	3.66	2.33	2.89	YES	
L0042592	0	0.34840E-07	441548.4	3761270.0	204.9	3.66	2.33	2.89	YES	
L0042593	0	0.34840E-07	441553.4	3761270.0	204.9	3.66	2.33	2.89	YES	
L0042594	0	0.34840E-07	441558.4	3761270.0	205.0	3.66	2.33	2.89	YES	
L0042595	0	0.34840E-07	441563.4	3761270.0	205.0	3.66	2.33	2.89	YES	
L0042596	0	0.34840E-07	441568.4	3761270.0	205.0	3.66	2.33	2.89	YES	
L0042597	0	0.34840E-07	441573.4	3761270.0	205.0	3.66	2.33	2.89	YES	

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 L0042598         0   0.34840E-07  441578.4 3761270.0   205.1     3.66     2.33
2.89     YES
 L0042599         0   0.34840E-07  441583.4 3761270.0   205.2     3.66     2.33
2.89     YES
 L0042600         0   0.34840E-07  441588.4 3761270.0   205.2     3.66     2.33
2.89     YES
 L0042601         0   0.34840E-07  441593.4 3761270.0   205.3     3.66     2.33
2.89     YES
 L0042602         0   0.34840E-07  441598.4 3761270.0   205.3     3.66     2.33
2.89     YES
 L0042603         0   0.34840E-07  441603.4 3761270.0   205.4     3.66     2.33
2.89     YES
 L0042604         0   0.34840E-07  441608.4 3761270.0   205.5     3.66     2.33
2.89     YES
 L0042605         0   0.34840E-07  441613.4 3761270.0   205.5     3.66     2.33
2.89     YES
 L0042606         0   0.34840E-07  441618.4 3761270.0   205.6     3.66     2.33
2.89     YES
 L0042607         0   0.34840E-07  441623.4 3761270.0   205.6     3.66     2.33
2.89     YES
 L0042608         0   0.34840E-07  441628.4 3761270.0   205.6     3.66     2.33
2.89     YES
 L0042609         0   0.34840E-07  441633.4 3761270.0   205.5     3.66     2.33
2.89     YES
 L0042610         0   0.34840E-07  441638.4 3761270.0   205.5     3.66     2.33
2.89     YES
 L0042611         0   0.34840E-07  441643.4 3761270.0   205.5     3.66     2.33
2.89     YES
 L0042612         0   0.34840E-07  441648.4 3761270.0   205.4     3.66     2.33
2.89     YES
 L0042613         0   0.34840E-07  441653.4 3761270.0   205.4     3.66     2.33
2.89     YES
 L0042614         0   0.34840E-07  441658.4 3761270.0   205.4     3.66     2.33
2.89     YES
 L0042615         0   0.19310E-07  441661.9 3761270.3   205.4     3.66     2.33
2.89     YES
 L0042616         0   0.19310E-07  441666.9 3761270.3   205.4     3.66     2.33
2.89     YES
 L0042617         0   0.19310E-07  441671.9 3761270.3   205.4     3.66     2.33
2.89     YES
 L0042618         0   0.19310E-07  441676.9 3761270.3   205.4     3.66     2.33
2.89     YES
 L0042619         0   0.19310E-07  441681.9 3761270.3   205.4     3.66     2.33
2.89     YES
 L0042620         0   0.19310E-07  441686.9 3761270.3   205.4     3.66     2.33
2.89     YES
 L0042621         0   0.19310E-07  441691.9 3761270.4   205.4     3.66     2.33
2.89     YES
 L0042622         0   0.19310E-07  441696.9 3761270.4   205.4     3.66     2.33
2.89     YES
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*** VOLUME SOURCE DATA ***

SOURCE ID	NUMBER PART. CATS.	EMISSION RATE (GRAMS/SEC)	X (METERS)	Y (METERS)	BASE ELEV. (METERS)	RELEASE HEIGHT (METERS)	INIT. SY (METERS)	INIT. SZ (METERS)	URBAN SOURCE	EMISSION RATE SCALAR VARY BY
L0042623	0	0.19310E-07	441701.9	3761270.4	205.5	3.66	2.33	2.89	YES	
L0042624	0	0.19310E-07	441706.9	3761270.4	205.5	3.66	2.33	2.89	YES	
L0042625	0	0.19310E-07	441711.9	3761270.4	205.5	3.66	2.33	2.89	YES	
L0042626	0	0.19310E-07	441716.9	3761270.4	205.5	3.66	2.33	2.89	YES	
L0042627	0	0.19310E-07	441721.9	3761270.5	205.5	3.66	2.33	2.89	YES	
L0042628	0	0.19310E-07	441726.9	3761270.5	205.5	3.66	2.33	2.89	YES	
L0042629	0	0.19310E-07	441731.9	3761270.5	205.5	3.66	2.33	2.89	YES	
L0042630	0	0.19310E-07	441736.9	3761270.5	205.5	3.66	2.33	2.89	YES	
L0042631	0	0.19310E-07	441741.9	3761270.5	205.5	3.66	2.33	2.89	YES	
L0042632	0	0.19310E-07	441746.9	3761270.5	205.5	3.66	2.33	2.89	YES	
L0042633	0	0.19310E-07	441751.9	3761270.6	205.5	3.66	2.33	2.89	YES	
L0042634	0	0.19310E-07	441756.9	3761270.6	205.5	3.66	2.33	2.89	YES	
L0042635	0	0.19310E-07	441761.9	3761270.6	205.5	3.66	2.33	2.89	YES	
L0042636	0	0.19310E-07	441766.9	3761270.6	205.5	3.66	2.33	2.89	YES	
L0042637	0	0.19310E-07	441771.9	3761270.6	205.5	3.66	2.33	2.89	YES	

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 L0042638         0   0.19310E-07  441776.9 3761270.6   205.5     3.66     2.33
2.89     YES
 L0042639         0   0.19310E-07  441781.9 3761270.6   205.5     3.66     2.33
2.89     YES
 L0042640         0   0.19310E-07  441786.9 3761270.7   205.5     3.66     2.33
2.89     YES
 L0042641         0   0.19310E-07  441791.9 3761270.7   205.5     3.66     2.33
2.89     YES
 L0042642         0   0.19310E-07  441796.9 3761270.7   205.5     3.66     2.33
2.89     YES
 L0042643         0   0.19310E-07  441801.9 3761270.7   205.6     3.66     2.33
2.89     YES
 L0042644         0   0.19310E-07  441806.9 3761270.7   205.6     3.66     2.33
2.89     YES
 L0042645         0   0.19310E-07  441811.9 3761270.7   205.6     3.66     2.33
2.89     YES
 L0042646         0   0.19310E-07  441816.9 3761270.8   205.6     3.66     2.33
2.89     YES
 L0042647         0   0.13920E-07  441370.7 3761267.2   204.8     3.66     2.33
2.89     YES
 L0042648         0   0.13920E-07  441370.8 3761262.2   204.7     3.66     2.33
2.89     YES
 L0042649         0   0.13920E-07  441370.9 3761257.2   204.6     3.66     2.33
2.89     YES
 L0042650         0   0.13920E-07  441370.9 3761252.2   204.5     3.66     2.33
2.89     YES
 L0042651         0   0.13920E-07  441371.0 3761247.2   204.4     3.66     2.33
2.89     YES
 L0042652         0   0.13920E-07  441371.1 3761242.2   204.3     3.66     2.33
2.89     YES
 L0042653         0   0.13920E-07  441371.2 3761237.2   204.3     3.66     2.33
2.89     YES
 L0042654         0   0.13920E-07  441371.2 3761232.2   204.2     3.66     2.33
2.89     YES
 L0042655         0   0.13920E-07  441371.3 3761227.2   204.2     3.66     2.33
2.89     YES
 L0042656         0   0.13920E-07  441371.4 3761222.2   204.1     3.66     2.33
2.89     YES
 L0042657         0   0.13920E-07  441371.5 3761217.2   204.1     3.66     2.33
2.89     YES
 L0042658         0   0.13920E-07  441371.6 3761212.2   204.0     3.66     2.33
2.89     YES
 L0042659         0   0.13920E-07  441371.6 3761207.2   204.0     3.66     2.33
2.89     YES
 L0042660         0   0.13920E-07  441371.7 3761202.2   204.0     3.66     2.33
2.89     YES
 L0042661         0   0.13920E-07  441371.8 3761197.2   204.0     3.66     2.33
2.89     YES
 L0042662         0   0.13920E-07  441371.9 3761192.2   203.9     3.66     2.33
2.89     YES
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*** VOLUME SOURCE DATA ***

SOURCE ID	NUMBER PART. CATS.	EMISSION RATE (GRAMS/SEC)	X (METERS)	Y (METERS)	BASE ELEV. (METERS)	RELEASE HEIGHT (METERS)	INIT. SY (METERS)	INIT. SZ (METERS)	URBAN SOURCE BY	EMISSION RATE SCALAR VARY
L0042664	0	0.13920E-07	441372.0	3761182.2	203.9	3.66	2.33	2.89	YES	
L0042665	0	0.13920E-07	441372.1	3761177.2	203.9	3.66	2.33	2.89	YES	
L0042666	0	0.13920E-07	441372.2	3761172.2	203.8	3.66	2.33	2.89	YES	
L0042667	0	0.13920E-07	441372.2	3761167.2	203.8	3.66	2.33	2.89	YES	
L0042668	0	0.13920E-07	441372.3	3761162.2	203.8	3.66	2.33	2.89	YES	
L0042669	0	0.13920E-07	441372.4	3761157.2	203.7	3.66	2.33	2.89	YES	
L0042670	0	0.13920E-07	441372.5	3761152.2	203.7	3.66	2.33	2.89	YES	
L0042671	0	0.13920E-07	441372.5	3761147.2	203.7	3.66	2.33	2.89	YES	
L0042672	0	0.13880E-07	441508.3	3761266.5	204.7	3.66	2.33	2.89	YES	
L0042673	0	0.13880E-07	441508.3	3761261.5	204.6	3.66	2.33	2.89	YES	
L0042674	0	0.13880E-07	441508.3	3761256.5	204.6	3.66	2.33	2.89	YES	
L0042675	0	0.13880E-07	441508.4	3761251.5	204.6	3.66	2.33	2.89	YES	
L0042676	0	0.13880E-07	441508.4	3761246.5	204.5	3.66	2.33	2.89	YES	
L0042677	0	0.13880E-07	441508.4	3761241.5	204.5	3.66	2.33	2.89	YES	

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 L0042678         0   0.13880E-07  441508.4 3761236.5   204.4     3.66     2.33
2.89     YES
 L0042679         0   0.13880E-07  441508.5 3761231.5   204.4     3.66     2.33
2.89     YES
 L0042680         0   0.13880E-07  441508.5 3761226.5   204.3     3.66     2.33
2.89     YES
 L0042681         0   0.13880E-07  441508.5 3761221.5   204.2     3.66     2.33
2.89     YES
 L0042682         0   0.13880E-07  441508.5 3761216.5   204.2     3.66     2.33
2.89     YES
 L0042683         0   0.13880E-07  441508.6 3761211.5   204.1     3.66     2.33
2.89     YES
 L0042684         0   0.13880E-07  441508.6 3761206.5   204.1     3.66     2.33
2.89     YES
 L0042685         0   0.13880E-07  441508.6 3761201.5   204.1     3.66     2.33
2.89     YES
 L0042686         0   0.13880E-07  441508.6 3761196.5   204.0     3.66     2.33
2.89     YES
 L0042687         0   0.13880E-07  441508.7 3761191.5   204.0     3.66     2.33
2.89     YES
 L0042688         0   0.13880E-07  441508.7 3761186.5   204.0     3.66     2.33
2.89     YES
 L0042689         0   0.13880E-07  441508.7 3761181.5   203.9     3.66     2.33
2.89     YES
 L0042690         0   0.13880E-07  441508.7 3761176.5   203.9     3.66     2.33
2.89     YES
 L0042691         0   0.13880E-07  441508.8 3761171.5   203.9     3.66     2.33
2.89     YES
 L0042692         0   0.13880E-07  441508.8 3761166.5   203.8     3.66     2.33
2.89     YES
 L0042693         0   0.13880E-07  441508.8 3761161.5   203.8     3.66     2.33
2.89     YES
 L0042694         0   0.13880E-07  441508.8 3761156.5   203.8     3.66     2.33
2.89     YES
 L0042695         0   0.13880E-07  441508.8 3761151.5   203.7     3.66     2.33
2.89     YES
 L0042696         0   0.13880E-07  441508.9 3761146.5   203.7     3.66     2.33
2.89     YES
 L0042697         0   0.13920E-07  441659.1 3761266.7   205.4     3.66     2.33
2.89     YES
 L0042698         0   0.13920E-07  441659.2 3761261.7   205.3     3.66     2.33
2.89     YES
 L0042699         0   0.13920E-07  441659.2 3761256.7   205.3     3.66     2.33
2.89     YES
 L0042700         0   0.13920E-07  441659.2 3761251.7   205.2     3.66     2.33
2.89     YES
 L0042701         0   0.13920E-07  441659.3 3761246.7   205.2     3.66     2.33
2.89     YES
 L0042702         0   0.13920E-07  441659.3 3761241.7   205.1     3.66     2.33
2.89     YES
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*** VOLUME SOURCE DATA ***

SOURCE ID	NUMBER PART. CATS.	EMISSION RATE (GRAMS/SEC)	X (METERS)	Y (METERS)	BASE ELEV. (METERS)	RELEASE HEIGHT (METERS)	INIT. SY (METERS)	INIT. SZ (METERS)	URBAN SOURCE BY	URBAN EMISSION RATE SCALAR VARY
L0042704	0	0.13920E-07	441659.4	3761231.7	205.0	3.66	2.33	2.89	YES	
L0042705	0	0.13920E-07	441659.4	3761226.7	205.0	3.66	2.33	2.89	YES	
L0042706	0	0.13920E-07	441659.4	3761221.7	204.9	3.66	2.33	2.89	YES	
L0042707	0	0.13920E-07	441659.5	3761216.7	204.9	3.66	2.33	2.89	YES	
L0042708	0	0.13920E-07	441659.5	3761211.7	204.8	3.66	2.33	2.89	YES	
L0042709	0	0.13920E-07	441659.5	3761206.7	204.8	3.66	2.33	2.89	YES	
L0042710	0	0.13920E-07	441659.5	3761201.7	204.7	3.66	2.33	2.89	YES	
L0042711	0	0.13920E-07	441659.6	3761196.7	204.7	3.66	2.33	2.89	YES	
L0042712	0	0.13920E-07	441659.6	3761191.7	204.6	3.66	2.33	2.89	YES	
L0042713	0	0.13920E-07	441659.6	3761186.7	204.6	3.66	2.33	2.89	YES	
L0042714	0	0.13920E-07	441659.7	3761181.7	204.5	3.66	2.33	2.89	YES	
L0042715	0	0.13920E-07	441659.7	3761176.7	204.5	3.66	2.33	2.89	YES	
L0042716	0	0.13920E-07	441659.7	3761171.7	204.4	3.66	2.33	2.89	YES	
L0042717	0	0.13920E-07	441659.8	3761166.7	204.4	3.66	2.33	2.89	YES	

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 L0042718         0   0.13920E-07  441659.8 3761161.7   204.3     3.66     2.33
2.89     YES
 L0042719         0   0.13920E-07  441659.8 3761156.7   204.2     3.66     2.33
2.89     YES
 L0042720         0   0.13920E-07  441659.9 3761151.7   204.2     3.66     2.33
2.89     YES
 L0042721         0   0.13920E-07  441659.9 3761146.7   204.2     3.66     2.33
2.89     YES
 L0042722         0   0.27560E-07  441819.2 3761267.3   205.6     3.66     2.33
2.89     YES
 L0042723         0   0.27560E-07  441819.2 3761262.3   205.6     3.66     2.33
2.89     YES
 L0042724         0   0.27560E-07  441819.1 3761257.3   205.6     3.66     2.33
2.89     YES
 L0042725         0   0.27560E-07  441819.1 3761252.3   205.5     3.66     2.33
2.89     YES
 L0042726         0   0.27560E-07  441819.0 3761247.3   205.5     3.66     2.33
2.89     YES
 L0042727         0   0.27560E-07  441819.0 3761242.3   205.5     3.66     2.33
2.89     YES
 L0042728         0   0.27560E-07  441819.0 3761237.3   205.4     3.66     2.33
2.89     YES
 L0042729         0   0.27560E-07  441818.9 3761232.3   205.4     3.66     2.33
2.89     YES
 L0042730         0   0.27560E-07  441818.9 3761227.3   205.3     3.66     2.33
2.89     YES
 L0042731         0   0.27560E-07  441818.8 3761222.3   205.2     3.66     2.33
2.89     YES
 L0042732         0   0.27560E-07  441818.8 3761217.3   205.2     3.66     2.33
2.89     YES
 L0042733         0   0.27560E-07  441818.8 3761212.3   205.1     3.66     2.33
2.89     YES
 L0042734         0   0.27560E-07  441818.7 3761207.3   205.0     3.66     2.33
2.89     YES
 L0042735         0   0.27560E-07  441818.7 3761202.3   205.0     3.66     2.33
2.89     YES
 L0042736         0   0.27560E-07  441818.6 3761197.3   204.9     3.66     2.33
2.89     YES
 L0042737         0   0.27560E-07  441818.6 3761192.3   204.9     3.66     2.33
2.89     YES
 L0042738         0   0.27560E-07  441818.6 3761187.3   204.8     3.66     2.33
2.89     YES
 L0042739         0   0.27560E-07  441818.5 3761182.3   204.8     3.66     2.33
2.89     YES
 L0042740         0   0.27560E-07  441818.5 3761177.3   204.7     3.66     2.33
2.89     YES
 L0042741         0   0.27560E-07  441818.5 3761172.3   204.7     3.66     2.33
2.89     YES
 L0042742         0   0.27560E-07  441818.4 3761167.3   204.6     3.66     2.33
2.89     YES
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*** VOLUME SOURCE DATA ***

SOURCE ID	NUMBER PART. CATS.	EMISSION RATE (GRAMS/SEC)	X (METERS)	Y (METERS)	BASE ELEV. (METERS)	RELEASE HEIGHT (METERS)	INIT. SY (METERS)	INIT. SZ (METERS)	URBAN SOURCE BY	EMISSION RATE SCALAR VARY
L0042743	0	0.27560E-07	441818.4	3761162.3	204.6	3.66	2.33	2.89	YES	
L0042744	0	0.27560E-07	441818.3	3761157.3	204.6	3.66	2.33	2.89	YES	
L0042745	0	0.27560E-07	441818.3	3761152.3	204.5	3.66	2.33	2.89	YES	
L0042746	0	0.27560E-07	441818.3	3761147.3	204.5	3.66	2.33	2.89	YES	
L0042747	0	0.82240E-07	441960.2	3760855.8	202.7	3.66	2.33	2.89	YES	
L0042748	0	0.82240E-07	441955.2	3760855.8	202.8	3.66	2.33	2.89	YES	
L0042749	0	0.82240E-07	441950.2	3760855.8	202.8	3.66	2.33	2.89	YES	
L0042750	0	0.82240E-07	441945.2	3760855.8	202.8	3.66	2.33	2.89	YES	
L0042751	0	0.82240E-07	441940.2	3760855.9	202.8	3.66	2.33	2.89	YES	
L0042752	0	0.82240E-07	441935.2	3760855.9	202.7	3.66	2.33	2.89	YES	
L0042753	0	0.82240E-07	441930.2	3760855.9	202.7	3.66	2.33	2.89	YES	
L0042754	0	0.82240E-07	441925.2	3760855.9	202.7	3.66	2.33	2.89	YES	
L0042755	0	0.82240E-07	441920.2	3760855.9	202.6	3.66	2.33	2.89	YES	
L0042756	0	0.82240E-07	441915.2	3760856.0	202.6	3.66	2.33	2.89	YES	
L0042757	0	0.82240E-07	441910.2	3760856.0	202.6	3.66	2.33	2.89	YES	

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 L0042758         0   0.82240E-07  441905.2 3760856.0   202.6     3.66     2.33
2.89     YES
 L0042759         0   0.82240E-07  441900.2 3760856.0   202.5     3.66     2.33
2.89     YES
 L0042760         0   0.82240E-07  441895.2 3760856.1   202.5     3.66     2.33
2.89     YES
 L0042761         0   0.82240E-07  441890.2 3760856.1   202.5     3.66     2.33
2.89     YES
 L0042762         0   0.82240E-07  441885.2 3760856.1   202.5     3.66     2.33
2.89     YES
 L0042763         0   0.82240E-07  441880.2 3760856.1   202.4     3.66     2.33
2.89     YES
 L0042764         0   0.82240E-07  441875.2 3760856.2   202.4     3.66     2.33
2.89     YES
 L0042765         0   0.82240E-07  441870.2 3760856.2   202.4     3.66     2.33
2.89     YES
 L0042766         0   0.82240E-07  441865.2 3760856.2   202.4     3.66     2.33
2.89     YES
 L0042767         0   0.82240E-07  441860.2 3760856.2   202.4     3.66     2.33
2.89     YES
 L0042768         0   0.82240E-07  441855.2 3760856.3   202.3     3.66     2.33
2.89     YES
 L0042769         0   0.82240E-07  441850.2 3760856.3   202.3     3.66     2.33
2.89     YES
 L0042770         0   0.82240E-07  441845.2 3760856.3   202.3     3.66     2.33
2.89     YES
 L0042771         0   0.82240E-07  441840.2 3760856.3   202.3     3.66     2.33
2.89     YES
 L0042772         0   0.82240E-07  441835.2 3760856.4   202.3     3.66     2.33
2.89     YES
 L0042773         0   0.82240E-07  441830.2 3760856.4   202.3     3.66     2.33
2.89     YES
 L0042774         0   0.82240E-07  441825.2 3760856.4   202.4     3.66     2.33
2.89     YES
 L0042775         0   0.82240E-07  441820.2 3760856.4   202.4     3.66     2.33
2.89     YES
 L0042776         0   0.82240E-07  441815.2 3760856.5   202.4     3.66     2.33
2.89     YES
 L0042777         0   0.82240E-07  441810.2 3760856.5   202.4     3.66     2.33
2.89     YES
 L0042778         0   0.82240E-07  441805.2 3760856.5   202.4     3.66     2.33
2.89     YES
 L0042779         0   0.82240E-07  441800.2 3760856.5   202.4     3.66     2.33
2.89     YES
 L0042780         0   0.82240E-07  441795.2 3760856.6   202.3     3.66     2.33
2.89     YES
 L0042781         0   0.82240E-07  441790.2 3760856.6   202.3     3.66     2.33
2.89     YES
 L0042782         0   0.82240E-07  441785.2 3760856.6   202.3     3.66     2.33
2.89     YES
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*** VOLUME SOURCE DATA ***

SOURCE ID	NUMBER PART. CATS.	EMISSION RATE (GRAMS/SEC)	X (METERS)	Y (METERS)	BASE ELEV. (METERS)	RELEASE HEIGHT (METERS)	INIT. SY (METERS)	INIT. SZ (METERS)	URBAN SOURCE	EMISSION RATE SCALAR VARY BY
L0042783	0	0.82240E-07	441780.2	3760856.6	202.3	3.66	2.33	2.89	YES	
L0042784	0	0.82240E-07	441775.2	3760856.7	202.3	3.66	2.33	2.89	YES	
L0042785	0	0.82240E-07	441770.2	3760856.7	202.3	3.66	2.33	2.89	YES	
L0042786	0	0.82240E-07	441765.2	3760856.7	202.3	3.66	2.33	2.89	YES	
L0042787	0	0.82240E-07	441760.2	3760856.7	202.3	3.66	2.33	2.89	YES	
L0042788	0	0.82240E-07	441755.2	3760856.8	202.3	3.66	2.33	2.89	YES	
L0042789	0	0.82240E-07	441750.2	3760856.8	202.2	3.66	2.33	2.89	YES	
L0042790	0	0.82240E-07	441745.2	3760856.8	202.2	3.66	2.33	2.89	YES	
L0042791	0	0.82240E-07	441740.2	3760856.8	202.2	3.66	2.33	2.89	YES	
L0042792	0	0.82240E-07	441735.2	3760856.9	202.2	3.66	2.33	2.89	YES	
L0042793	0	0.82240E-07	441730.2	3760856.9	202.2	3.66	2.33	2.89	YES	
L0042794	0	0.82240E-07	441725.2	3760856.9	202.2	3.66	2.33	2.89	YES	
L0042795	0	0.82240E-07	441720.2	3760856.9	202.2	3.66	2.33	2.89	YES	
L0042796	0	0.82240E-07	441715.2	3760857.0	202.2	3.66	2.33	2.89	YES	
L0042797	0	0.82240E-07	441710.2	3760857.0	202.2	3.66	2.33	2.89	YES	

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 L0042798         0   0.82240E-07  441705.2 3760857.0   202.2     3.66     2.33
2.89     YES
 L0042799         0   0.82240E-07  441700.2 3760857.0   202.1     3.66     2.33
2.89     YES
 L0042800         0   0.82240E-07  441695.2 3760857.1   202.1     3.66     2.33
2.89     YES
 L0042801         0   0.82240E-07  441690.2 3760857.1   202.1     3.66     2.33
2.89     YES
 L0042802         0   0.82240E-07  441685.2 3760857.1   202.1     3.66     2.33
2.89     YES
 L0042803         0   0.82240E-07  441680.2 3760857.1   202.1     3.66     2.33
2.89     YES
 L0042804         0   0.82240E-07  441675.2 3760857.2   202.1     3.66     2.33
2.89     YES
 L0042805         0   0.82240E-07  441670.2 3760857.2   202.1     3.66     2.33
2.89     YES
 L0042806         0   0.82240E-07  441665.2 3760857.2   202.1     3.66     2.33
2.89     YES
 L0042807         0   0.82240E-07  441660.2 3760857.2   202.1     3.66     2.33
2.89     YES
 L0042808         0   0.82240E-07  441655.2 3760857.2   202.1     3.66     2.33
2.89     YES
 L0042809         0   0.82240E-07  441650.2 3760857.3   202.1     3.66     2.33
2.89     YES
 L0042810         0   0.82240E-07  441645.2 3760857.3   202.1     3.66     2.33
2.89     YES
 L0042811         0   0.82240E-07  441640.2 3760857.3   202.1     3.66     2.33
2.89     YES
 L0042812         0   0.82240E-07  441635.2 3760857.3   202.1     3.66     2.33
2.89     YES
 L0042813         0   0.82240E-07  441630.2 3760857.4   202.1     3.66     2.33
2.89     YES
 L0042814         0   0.82240E-07  441625.2 3760857.4   202.1     3.66     2.33
2.89     YES
 L0042815         0   0.82240E-07  441620.2 3760857.4   202.1     3.66     2.33
2.89     YES
 L0042816         0   0.82240E-07  441615.2 3760857.4   202.1     3.66     2.33
2.89     YES
 L0042817         0   0.82240E-07  441610.2 3760857.5   202.0     3.66     2.33
2.89     YES
 L0042818         0   0.82240E-07  441605.2 3760857.5   202.0     3.66     2.33
2.89     YES
 L0042819         0   0.82240E-07  441600.2 3760857.5   201.9     3.66     2.33
2.89     YES
 L0042820         0   0.82240E-07  441595.2 3760857.5   201.9     3.66     2.33
2.89     YES
 L0042821         0   0.82240E-07  441590.2 3760857.6   201.9     3.66     2.33
2.89     YES
 L0042822         0   0.82240E-07  441585.2 3760857.6   201.8     3.66     2.33
2.89     YES
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*** VOLUME SOURCE DATA ***

SOURCE ID	NUMBER PART. CATS.	EMISSION RATE (GRAMS/SEC)	X (METERS)	Y (METERS)	BASE ELEV. (METERS)	RELEASE HEIGHT (METERS)	INIT. SY (METERS)	INIT. SZ (METERS)	URBAN SOURCE	EMISSION RATE SCALAR VARY BY
L0042823	0	0.82240E-07	441580.2	3760857.6	201.8	3.66	2.33	2.89	YES	
L0042824	0	0.82240E-07	441575.2	3760857.6	201.7	3.66	2.33	2.89	YES	
L0042825	0	0.82240E-07	441570.2	3760857.7	201.7	3.66	2.33	2.89	YES	
L0042826	0	0.82240E-07	441565.2	3760857.7	201.7	3.66	2.33	2.89	YES	
L0042827	0	0.82240E-07	441560.2	3760857.7	201.8	3.66	2.33	2.89	YES	
L0042828	0	0.82240E-07	441555.2	3760857.7	201.9	3.66	2.33	2.89	YES	
L0042829	0	0.82240E-07	441550.2	3760857.8	201.9	3.66	2.33	2.89	YES	
L0042830	0	0.82240E-07	441545.2	3760857.8	202.0	3.66	2.33	2.89	YES	
L0042831	0	0.82240E-07	441540.2	3760857.8	202.1	3.66	2.33	2.89	YES	
L0042832	0	0.16750E-07	441193.7	3761142.6	203.1	3.66	2.33	2.89	YES	
L0042833	0	0.16750E-07	441198.7	3761142.7	203.2	3.66	2.33	2.89	YES	
L0042834	0	0.16750E-07	441203.7	3761142.8	203.3	3.66	2.33	2.89	YES	
L0042835	0	0.16750E-07	441208.7	3761142.9	203.4	3.66	2.33	2.89	YES	
L0042836	0	0.81750E-07	441552.1	3760470.1	200.0	3.66	2.33	2.89	YES	
L0042837	0	0.81750E-07	441552.1	3760475.1	200.0	3.66	2.33	2.89	YES	

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 L0042838         0   0.81750E-07  441552.1 3760480.1   199.9     3.66     2.33
2.89     YES
 L0042839         0   0.81750E-07  441552.1 3760485.1   199.8     3.66     2.33
2.89     YES
 L0042840         0   0.81750E-07  441552.1 3760490.1   199.7     3.66     2.33
2.89     YES
 L0042841         0   0.81750E-07  441549.9 3760494.4   199.7     3.66     2.33
2.89     YES
 L0042842         0   0.81750E-07  441546.7 3760498.2   199.6     3.66     2.33
2.89     YES
 L0042843         0   0.81750E-07  441543.5 3760502.1   199.6     3.66     2.33
2.89     YES
 L0042844         0   0.81750E-07  441540.4 3760506.0   199.6     3.66     2.33
2.89     YES
 L0042845         0   0.81750E-07  441537.2 3760509.8   199.6     3.66     2.33
2.89     YES
 L0042846         0   0.81750E-07  441534.1 3760513.7   199.6     3.66     2.33
2.89     YES
 L0042847         0   0.81750E-07  441530.9 3760517.6   199.6     3.66     2.33
2.89     YES
 L0042848         0   0.33830E-07  441746.7 3760472.7   200.1     3.66     2.33
2.89     YES
 L0042849         0   0.33830E-07  441746.7 3760477.7   200.1     3.66     2.33
2.89     YES
 L0042850         0   0.33830E-07  441746.7 3760482.7   200.1     3.66     2.33
2.89     YES
 L0042851         0   0.33830E-07  441746.7 3760487.7   200.1     3.66     2.33
2.89     YES
 L0042852         0   0.33830E-07  441746.7 3760492.7   200.0     3.66     2.33
2.89     YES
 L0042853         0   0.33830E-07  441746.7 3760497.7   200.0     3.66     2.33
2.89     YES
 L0042854         0   0.25800E-07  441184.0 3760874.8   201.3     3.66     2.33
2.89     YES
 L0042855         0   0.25800E-07  441179.0 3760874.8   201.3     3.66     2.33
2.89     YES
 L0042856         0   0.25800E-07  441174.0 3760874.8   201.3     3.66     2.33
2.89     YES
 L0042857         0   0.25800E-07  441169.0 3760874.8   201.3     3.66     2.33
2.89     YES
 L0042858         0   0.25800E-07  441164.0 3760874.8   201.3     3.66     2.33
2.89     YES
 L0042859         0   0.25800E-07  441159.0 3760874.8   201.3     3.66     2.33
2.89     YES
 L0042860         0   0.25800E-07  441154.0 3760874.8   201.3     3.66     2.33
2.89     YES
 L0042861         0   0.25800E-07  441149.0 3760874.8   201.4     3.66     2.33
2.89     YES
 L0042862         0   0.25800E-07  441144.0 3760874.7   201.4     3.66     2.33
2.89     YES
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*** VOLUME SOURCE DATA ***

SOURCE ID	NUMBER PART. CATS.	EMISSION RATE (GRAMS/SEC)	X (METERS)	Y (METERS)	BASE ELEV. (METERS)	RELEASE HEIGHT (METERS)	INIT. SY (METERS)	INIT. SZ (METERS)	URBAN SOURCE SCALAR VARY BY
L0042863	0	0.25800E-07	441139.0	3760874.7	201.4	3.66	2.33	2.89	YES
L0042864	0	0.75250E-07	440992.0	3760470.5	197.8	3.66	2.33	2.89	YES
L0042865	0	0.75250E-07	440992.0	3760475.5	197.8	3.66	2.33	2.89	YES
L0042866	0	0.75250E-07	440992.0	3760480.5	198.0	3.66	2.33	2.89	YES
L0042867	0	0.75250E-07	440992.0	3760485.5	198.1	3.66	2.33	2.89	YES
L0042868	0	0.75250E-07	440992.0	3760490.5	198.2	3.66	2.33	2.89	YES
L0042869	0	0.75250E-07	440992.0	3760495.5	198.4	3.66	2.33	2.89	YES
L0042870	0	0.75250E-07	440992.0	3760500.5	198.5	3.66	2.33	2.89	YES
L0042871	0	0.75250E-07	440991.9	3760505.5	198.6	3.66	2.33	2.89	YES
L0042872	0	0.56930E-07	440778.6	3760472.1	196.7	3.66	2.33	2.89	YES
L0042873	0	0.56930E-07	440778.6	3760477.1	196.8	3.66	2.33	2.89	YES
L0042874	0	0.56930E-07	440778.6	3760482.1	196.8	3.66	2.33	2.89	YES
L0042875	0	0.56930E-07	440778.6	3760487.1	196.8	3.66	2.33	2.89	YES
L0042876	0	0.56930E-07	440778.6	3760492.1	196.9	3.66	2.33	2.89	YES
L0042877	0	0.56930E-07	440778.7	3760497.1	196.9	3.66	2.33	2.89	YES

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 L0042878         0   0.56930E-07  440778.7 3760502.1   196.9     3.66     2.33
2.89     YES
 L0042879         0   0.56930E-07  440778.7 3760507.1   196.9     3.66     2.33
2.89     YES
 L0042880         0   0.56930E-07  440778.7 3760512.1   197.0     3.66     2.33
2.89     YES
 L0042881         0   0.56930E-07  440778.7 3760517.1   197.0     3.66     2.33
2.89     YES
 L0042882         0   0.56930E-07  440778.8 3760522.1   197.1     3.66     2.33
2.89     YES
 L0042883         0   0.56930E-07  440778.8 3760527.1   197.1     3.66     2.33
2.89     YES
 L0042884         0   0.56930E-07  440778.8 3760532.1   197.1     3.66     2.33
2.89     YES
 L0042885         0   0.56930E-07  440778.8 3760537.1   197.2     3.66     2.33
2.89     YES
 L0042886         0   0.56930E-07  440778.8 3760542.1   197.2     3.66     2.33
2.89     YES
 L0042887         0   0.56930E-07  440778.9 3760547.1   197.2     3.66     2.33
2.89     YES
 L0042888         0   0.56930E-07  440778.9 3760552.1   197.3     3.66     2.33
2.89     YES
 L0042889         0   0.56930E-07  440778.9 3760557.1   197.3     3.66     2.33
2.89     YES
 L0042890         0   0.56930E-07  440778.9 3760562.1   197.4     3.66     2.33
2.89     YES
 L0042891         0   0.56930E-07  440778.9 3760567.1   197.4     3.66     2.33
2.89     YES
 L0042892         0   0.56930E-07  440778.9 3760572.1   197.5     3.66     2.33
2.89     YES
 L0042893         0   0.56930E-07  440779.0 3760577.1   197.5     3.66     2.33
2.89     YES
 L0042894         0   0.56930E-07  440779.0 3760582.1   197.5     3.66     2.33
2.89     YES
 L0042895         0   0.56930E-07  440779.0 3760587.1   197.6     3.66     2.33
2.89     YES
 L0042896         0   0.56930E-07  440779.0 3760592.1   197.6     3.66     2.33
2.89     YES
 L0042897         0   0.56930E-07  440779.0 3760597.1   197.7     3.66     2.33
2.89     YES
 L0042898         0   0.56930E-07  440779.1 3760602.1   197.7     3.66     2.33
2.89     YES
 L0042899         0   0.56930E-07  440779.1 3760607.1   197.8     3.66     2.33
2.89     YES
 L0042900         0   0.56930E-07  440779.1 3760612.1   197.8     3.66     2.33
2.89     YES
 L0042901         0   0.56930E-07  440779.1 3760617.1   197.8     3.66     2.33
2.89     YES
 L0042902         0   0.56930E-07  440779.1 3760622.1   197.9     3.66     2.33
2.89     YES
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*** VOLUME SOURCE DATA ***

SOURCE ID	NUMBER EMISSION RATE PART. CATS.	EMISSION RATE (GRAMS/SEC)	X (METERS)	Y (METERS)	BASE ELEV. (METERS)	RELEASE HEIGHT (METERS)	INIT. SY (METERS)	INIT. SZ (METERS)	URBAN SOURCE SCALAR VARY BY
L0042903	0	0.56930E-07	440779.1	3760627.1	197.9	3.66	2.33	2.89	YES
L0042904	0	0.56930E-07	440779.2	3760632.1	198.0	3.66	2.33	2.89	YES
L0042905	0	0.56930E-07	440779.2	3760637.1	198.0	3.66	2.33	2.89	YES
L0042906	0	0.56930E-07	440779.2	3760642.1	198.0	3.66	2.33	2.89	YES
L0042907	0	0.56930E-07	440779.2	3760647.1	198.1	3.66	2.33	2.89	YES
L0042908	0	0.56930E-07	440779.2	3760652.1	198.1	3.66	2.33	2.89	YES
L0042909	0	0.56930E-07	440779.3	3760657.1	198.2	3.66	2.33	2.89	YES
L0042910	0	0.56930E-07	440779.3	3760662.1	198.2	3.66	2.33	2.89	YES
L0042911	0	0.56930E-07	440779.3	3760667.1	198.3	3.66	2.33	2.89	YES
L0042912	0	0.56930E-07	440779.3	3760672.1	198.3	3.66	2.33	2.89	YES
L0042913	0	0.56930E-07	440779.3	3760677.1	198.4	3.66	2.33	2.89	YES
L0042914	0	0.56930E-07	440779.3	3760682.1	198.4	3.66	2.33	2.89	YES
L0042915	0	0.56930E-07	440779.4	3760687.1	198.4	3.66	2.33	2.89	YES
L0042916	0	0.56930E-07	440779.4	3760692.1	198.5	3.66	2.33	2.89	YES
L0042917	0	0.56930E-07	440779.4	3760697.1	198.5	3.66	2.33	2.89	YES

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 L0042918         0   0.56930E-07  440779.4 3760702.1   198.6     3.66     2.33
2.89     YES
 L0042919         0   0.56930E-07  440779.4 3760707.1   198.6     3.66     2.33
2.89     YES
 L0042920         0   0.56930E-07  440779.5 3760712.1   198.6     3.66     2.33
2.89     YES
 L0042921         0   0.56930E-07  440779.5 3760717.1   198.7     3.66     2.33
2.89     YES
 L0042922         0   0.56930E-07  440779.5 3760722.1   198.7     3.66     2.33
2.89     YES
 L0042923         0   0.56930E-07  440779.5 3760727.1   198.8     3.66     2.33
2.89     YES
 L0042924         0   0.56930E-07  440779.5 3760732.1   198.8     3.66     2.33
2.89     YES
 L0042925         0   0.56930E-07  440779.6 3760737.1   198.8     3.66     2.33
2.89     YES
 L0042926         0   0.56930E-07  440779.6 3760742.1   198.8     3.66     2.33
2.89     YES
 L0042927         0   0.56930E-07  440779.6 3760747.1   198.9     3.66     2.33
2.89     YES
 L0042928         0   0.56930E-07  440779.6 3760752.1   198.9     3.66     2.33
2.89     YES
 L0042929         0   0.56930E-07  440779.6 3760757.1   199.0     3.66     2.33
2.89     YES
 L0042930         0   0.56930E-07  440779.6 3760762.1   199.1     3.66     2.33
2.89     YES
 L0042931         0   0.56930E-07  440779.7 3760767.1   199.1     3.66     2.33
2.89     YES
 L0042932         0   0.56930E-07  440779.7 3760772.1   199.2     3.66     2.33
2.89     YES
 L0042933         0   0.56930E-07  440779.7 3760777.1   199.3     3.66     2.33
2.89     YES
 L0042934         0   0.56930E-07  440779.7 3760782.1   199.4     3.66     2.33
2.89     YES
 L0042935         0   0.56930E-07  440779.7 3760787.1   199.5     3.66     2.33
2.89     YES
 L0042936         0   0.56930E-07  440779.8 3760792.1   199.5     3.66     2.33
2.89     YES
 L0042937         0   0.56930E-07  440779.8 3760797.1   199.5     3.66     2.33
2.89     YES
 L0042938         0   0.56930E-07  440779.8 3760802.1   199.5     3.66     2.33
2.89     YES
 L0042939         0   0.56930E-07  440779.8 3760807.1   199.5     3.66     2.33
2.89     YES
 L0042940         0   0.56930E-07  440779.8 3760812.1   199.5     3.66     2.33
2.89     YES
 L0042941         0   0.56930E-07  440779.8 3760817.1   199.5     3.66     2.33
2.89     YES
 L0042942         0   0.56930E-07  440779.9 3760822.1   199.5     3.66     2.33
2.89     YES
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*** VOLUME SOURCE DATA ***

SOURCE ID	NUMBER PART. CATS.	EMISSION RATE (GRAMS/SEC)	X (METERS)	Y (METERS)	BASE ELEV. (METERS)	RELEASE HEIGHT (METERS)	INIT. SY (METERS)	INIT. SZ (METERS)	URBAN SOURCE BY	URBAN EMISSION RATE SCALAR VARY
L0042944	0	0.56930E-07	440779.9	3760832.1	199.5	3.66	2.33	2.89	YES	
L0042945	0	0.56930E-07	440779.9	3760837.1	199.5	3.66	2.33	2.89	YES	
L0042946	0	0.56930E-07	440779.9	3760842.1	199.5	3.66	2.33	2.89	YES	
L0042947	0	0.22670E-07	440779.6	3760847.3	199.5	3.66	2.33	2.89	YES	
L0042948	0	0.22670E-07	440779.6	3760852.3	199.5	3.66	2.33	2.89	YES	
L0042949	0	0.22670E-07	440779.6	3760857.3	199.5	3.66	2.33	2.89	YES	
L0042950	0	0.22670E-07	440779.6	3760862.3	199.6	3.66	2.33	2.89	YES	
L0042951	0	0.22670E-07	440779.6	3760867.3	199.6	3.66	2.33	2.89	YES	
L0042952	0	0.22670E-07	440779.6	3760872.3	199.6	3.66	2.33	2.89	YES	
L0042953	0	0.22670E-07	440779.6	3760877.3	199.7	3.66	2.33	2.89	YES	
L0042954	0	0.22670E-07	440779.6	3760882.3	199.7	3.66	2.33	2.89	YES	
L0042955	0	0.22670E-07	440779.6	3760887.3	199.7	3.66	2.33	2.89	YES	
L0042956	0	0.22670E-07	440779.6	3760892.3	199.8	3.66	2.33	2.89	YES	
L0042957	0	0.22670E-07	440779.6	3760897.3	199.8	3.66	2.33	2.89	YES	

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 L0042958         0   0.22670E-07  440779.6 3760902.3   199.8     3.66     2.33
2.89     YES
 L0042959         0   0.22670E-07  440779.6 3760907.3   199.9     3.66     2.33
2.89     YES
 L0042960         0   0.22670E-07  440779.6 3760912.3   199.9     3.66     2.33
2.89     YES
 L0042961         0   0.22670E-07  440779.6 3760917.3   200.0     3.66     2.33
2.89     YES
 L0042962         0   0.22670E-07  440779.6 3760922.3   200.0     3.66     2.33
2.89     YES
 L0042963         0   0.22670E-07  440779.7 3760927.3   200.0     3.66     2.33
2.89     YES
 L0042964         0   0.22670E-07  440779.7 3760932.3   200.1     3.66     2.33
2.89     YES
 L0042965         0   0.22670E-07  440779.7 3760937.3   200.1     3.66     2.33
2.89     YES
 L0042966         0   0.22670E-07  440779.7 3760942.3   200.1     3.66     2.33
2.89     YES
 L0042967         0   0.22670E-07  440779.7 3760947.3   200.2     3.66     2.33
2.89     YES
 L0042968         0   0.22670E-07  440779.7 3760952.3   200.2     3.66     2.33
2.89     YES
 L0042969         0   0.22670E-07  440779.7 3760957.3   200.2     3.66     2.33
2.89     YES
 L0042970         0   0.22670E-07  440779.7 3760962.3   200.3     3.66     2.33
2.89     YES
 L0042971         0   0.22670E-07  440779.7 3760967.3   200.3     3.66     2.33
2.89     YES
 L0042972         0   0.22670E-07  440779.7 3760972.3   200.4     3.66     2.33
2.89     YES
 L0042973         0   0.22670E-07  440779.7 3760977.3   200.4     3.66     2.33
2.89     YES
 L0042974         0   0.22670E-07  440779.7 3760982.3   200.4     3.66     2.33
2.89     YES
 L0042975         0   0.22670E-07  440779.7 3760987.3   200.5     3.66     2.33
2.89     YES
 L0042976         0   0.22670E-07  440779.7 3760992.3   200.5     3.66     2.33
2.89     YES
 L0042977         0   0.22670E-07  440779.7 3760997.3   200.6     3.66     2.33
2.89     YES
 L0042978         0   0.22670E-07  440779.7 3761002.3   200.6     3.66     2.33
2.89     YES
 L0042979         0   0.22670E-07  440779.7 3761007.3   200.6     3.66     2.33
2.89     YES
 L0042980         0   0.22670E-07  440779.7 3761012.3   200.7     3.66     2.33
2.89     YES
 L0042981         0   0.22670E-07  440779.7 3761017.3   200.7     3.66     2.33
2.89     YES
 L0042982         0   0.22670E-07  440779.7 3761022.3   200.7     3.66     2.33
2.89     YES
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*** VOLUME SOURCE DATA ***

SOURCE ID	NUMBER PART. CATS.	EMISSION RATE (GRAMS/SEC)	X (METERS)	Y (METERS)	BASE ELEV. (METERS)	RELEASE HEIGHT (METERS)	INIT. SY (METERS)	INIT. SZ (METERS)	URBAN SOURCE BY	EMISSION RATE SCALAR VARY
L0042984	0	0.22670E-07	440779.7	3761032.3	200.8	3.66	2.33	2.89	YES	
L0042985	0	0.22670E-07	440779.7	3761037.3	200.9	3.66	2.33	2.89	YES	
L0042986	0	0.22670E-07	440779.8	3761042.3	200.9	3.66	2.33	2.89	YES	
L0042987	0	0.22670E-07	440779.8	3761047.3	200.9	3.66	2.33	2.89	YES	
L0042988	0	0.22670E-07	440779.8	3761052.3	201.0	3.66	2.33	2.89	YES	
L0042989	0	0.22670E-07	440779.8	3761057.3	201.0	3.66	2.33	2.89	YES	
L0042990	0	0.22670E-07	440779.8	3761062.3	201.1	3.66	2.33	2.89	YES	
L0042991	0	0.22670E-07	440779.8	3761067.3	201.1	3.66	2.33	2.89	YES	
L0042992	0	0.22670E-07	440779.8	3761072.3	201.1	3.66	2.33	2.89	YES	
L0042993	0	0.22670E-07	440779.8	3761077.3	201.2	3.66	2.33	2.89	YES	
L0042994	0	0.22670E-07	440779.8	3761082.3	201.2	3.66	2.33	2.89	YES	
L0042995	0	0.22670E-07	440779.8	3761087.3	201.2	3.66	2.33	2.89	YES	
L0042996	0	0.22670E-07	440779.8	3761092.3	201.3	3.66	2.33	2.89	YES	
L0042997	0	0.22670E-07	440779.8	3761097.3	201.3	3.66	2.33	2.89	YES	

L0042998	0	0.22670E-07	440779.8	3761102.3	201.4	3.66	2.33	2.89 YES
L0042999	0	0.22670E-07	440779.8	3761107.3	201.4	3.66	2.33	2.89 YES
L0043000	0	0.22670E-07	440779.8	3761112.3	201.5	3.66	2.33	2.89 YES
L0043001	0	0.22670E-07	440779.8	3761117.3	201.5	3.66	2.33	2.89 YES
L0043002	0	0.22670E-07	440779.8	3761122.3	201.6	3.66	2.33	2.89 YES
L0043003	0	0.22670E-07	440779.8	3761127.3	201.6	3.66	2.33	2.89 YES
L0043004	0	0.22670E-07	440779.8	3761132.3	201.7	3.66	2.33	2.89 YES
L0043005	0	0.22670E-07	440779.8	3761137.3	201.7	3.66	2.33	2.89 YES
L0043006	0	0.22670E-07	440779.8	3761142.3	201.8	3.66	2.33	2.89 YES
L0043007	0	0.67600E-08	440779.6	3761146.7	201.8	3.66	2.33	2.89 YES
L0043008	0	0.67600E-08	440779.6	3761151.7	201.9	3.66	2.33	2.89 YES
L0043009	0	0.67600E-08	440779.6	3761156.7	201.9	3.66	2.33	2.89 YES
L0043010	0	0.67600E-08	440779.6	3761161.7	202.0	3.66	2.33	2.89 YES
L0043011	0	0.67600E-08	440779.6	3761166.7	202.1	3.66	2.33	2.89 YES
L0043012	0	0.67600E-08	440779.6	3761171.7	202.1	3.66	2.33	2.89 YES
L0043013	0	0.67600E-08	440779.6	3761176.7	202.2	3.66	2.33	2.89 YES
L0043014	0	0.67600E-08	440779.6	3761181.7	202.2	3.66	2.33	2.89 YES
L0043015	0	0.67600E-08	440779.6	3761186.7	202.3	3.66	2.33	2.89 YES
L0043016	0	0.67600E-08	440779.6	3761191.7	202.3	3.66	2.33	2.89 YES
L0043017	0	0.67600E-08	440779.6	3761196.7	202.4	3.66	2.33	2.89 YES
L0043018	0	0.67600E-08	440779.6	3761201.7	202.5	3.66	2.33	2.89 YES
L0043019	0	0.67600E-08	440779.6	3761206.7	202.5	3.66	2.33	2.89 YES
L0043020	0	0.67600E-08	440779.6	3761211.7	202.6	3.66	2.33	2.89 YES
L0043021	0	0.67600E-08	440779.6	3761216.7	202.6	3.66	2.33	2.89 YES
L0043022	0	0.67600E-08	440779.6	3761221.7	202.7	3.66	2.33	2.89 YES

*** VOLUME SOURCE DATA ***

SOURCE ID	NUMBER EMISSION RATE PART. CATS.	EMISSION RATE (GRAMS/SEC)	X (METERS)	Y (METERS)	BASE ELEV. (METERS)	RELEASE HEIGHT (METERS)	INIT. SY (METERS)	INIT. SZ (METERS)	URBAN SOURCE SCALAR VARY BY
L0043024	0	0.67600E-08	440779.6	3761231.7	202.9	3.66	2.33	2.89	YES
L0043025	0	0.67600E-08	440779.6	3761236.7	203.0	3.66	2.33	2.89	YES
L0043026	0	0.67600E-08	440779.6	3761241.7	203.1	3.66	2.33	2.89	YES
L0043027	0	0.67600E-08	440779.5	3761246.7	203.2	3.66	2.33	2.89	YES
L0043028	0	0.67600E-08	440779.5	3761251.7	203.2	3.66	2.33	2.89	YES
L0043029	0	0.67600E-08	440779.5	3761256.7	203.4	3.66	2.33	2.89	YES
L0043030	0	0.67600E-08	440779.5	3761261.7	203.4	3.66	2.33	2.89	YES
L0043031	0	0.67600E-08	440779.5	3761266.7	203.5	3.66	2.33	2.89	YES
L0043032	0	0.68180E-08	440781.7	3761269.2	203.6	3.66	2.33	2.89	YES
L0043033	0	0.68180E-08	440786.7	3761269.2	203.6	3.66	2.33	2.89	YES
L0043034	0	0.68180E-08	440791.7	3761269.1	203.6	3.66	2.33	2.89	YES
L0043035	0	0.68180E-08	440796.7	3761269.1	203.6	3.66	2.33	2.89	YES
L0043036	0	0.68180E-08	440801.7	3761269.1	203.6	3.66	2.33	2.89	YES
L0043037	0	0.68180E-08	440806.7	3761269.0	203.6	3.66	2.33	2.89	YES

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 L0043038         0   0.68180E-08  440811.7 3761269.0   203.6     3.66     2.33
2.89     YES
 L0043039         0   0.68180E-08  440816.7 3761269.0   203.6     3.66     2.33
2.89     YES
 L0043040         0   0.68180E-08  440821.7 3761268.9   203.7     3.66     2.33
2.89     YES
 L0043041         0   0.68180E-08  440826.7 3761268.9   203.7     3.66     2.33
2.89     YES
 L0043042         0   0.68180E-08  440831.7 3761268.8   203.7     3.66     2.33
2.89     YES
 L0043043         0   0.68180E-08  440836.7 3761268.8   203.8     3.66     2.33
2.89     YES
 L0043044         0   0.68180E-08  440841.7 3761268.8   203.8     3.66     2.33
2.89     YES
 L0043045         0   0.68180E-08  440846.7 3761268.7   203.9     3.66     2.33
2.89     YES
 L0043046         0   0.68180E-08  440851.7 3761268.7   203.9     3.66     2.33
2.89     YES
 L0043047         0   0.68180E-08  440856.7 3761268.7   203.9     3.66     2.33
2.89     YES
 L0043048         0   0.68180E-08  440861.7 3761268.6   203.9     3.66     2.33
2.89     YES
 L0043049         0   0.68180E-08  440866.7 3761268.6   203.9     3.66     2.33
2.89     YES
 L0043050         0   0.68180E-08  440871.7 3761268.6   204.0     3.66     2.33
2.89     YES
 L0043051         0   0.68180E-08  440876.7 3761268.5   204.0     3.66     2.33
2.89     YES
 L0043052         0   0.68180E-08  440881.7 3761268.5   204.0     3.66     2.33
2.89     YES
 L0043053         0   0.68180E-08  440886.7 3761268.4   204.0     3.66     2.33
2.89     YES
 L0043054         0   0.68180E-08  440891.7 3761268.4   204.0     3.66     2.33
2.89     YES
 L0043055         0   0.68180E-08  440896.7 3761268.4   204.0     3.66     2.33
2.89     YES
 L0043056         0   0.68180E-08  440901.7 3761268.3   204.0     3.66     2.33
2.89     YES
 L0043057         0   0.68180E-08  440906.7 3761268.3   204.0     3.66     2.33
2.89     YES
 L0043058         0   0.68180E-08  440911.7 3761268.3   204.1     3.66     2.33
2.89     YES
 L0043059         0   0.68180E-08  440916.7 3761268.2   204.1     3.66     2.33
2.89     YES
 L0043060         0   0.68180E-08  440921.7 3761268.2   204.1     3.66     2.33
2.89     YES
 L0043061         0   0.68180E-08  440926.7 3761268.2   204.1     3.66     2.33
2.89     YES
 L0043062         0   0.68180E-08  440931.7 3761268.1   204.1     3.66     2.33
2.89     YES
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*** VOLUME SOURCE DATA ***

SOURCE ID	NUMBER EMISSION RATE PART. CATS.	EMISSION RATE (GRAMS/SEC)	X (METERS)	Y (METERS)	BASE ELEV. (METERS)	RELEASE HEIGHT (METERS)	INIT. SY (METERS)	INIT. SZ (METERS)	URBAN SOURCE BY	EMISSION RATE SCALAR VARY
L0043064	0	0.68180E-08	440941.7	3761268.0	204.1	3.66	2.33	2.89	YES	
L0043065	0	0.69180E-08	440945.1	3761268.1	204.1	3.66	2.33	2.89	YES	
L0043066	0	0.69180E-08	440950.1	3761268.2	204.1	3.66	2.33	2.89	YES	
L0043067	0	0.69180E-08	440955.1	3761268.2	204.1	3.66	2.33	2.89	YES	
L0043068	0	0.69180E-08	440960.1	3761268.2	204.1	3.66	2.33	2.89	YES	
L0043069	0	0.69180E-08	440965.1	3761268.2	204.1	3.66	2.33	2.89	YES	
L0043070	0	0.69180E-08	440970.1	3761268.3	204.1	3.66	2.33	2.89	YES	
L0043071	0	0.69180E-08	440975.1	3761268.3	204.1	3.66	2.33	2.89	YES	
L0043072	0	0.69180E-08	440980.1	3761268.3	204.1	3.66	2.33	2.89	YES	
L0043073	0	0.69180E-08	440985.1	3761268.3	204.1	3.66	2.33	2.89	YES	
L0043074	0	0.69180E-08	440990.1	3761268.4	204.2	3.66	2.33	2.89	YES	
L0043075	0	0.69180E-08	440995.1	3761268.4	204.2	3.66	2.33	2.89	YES	
L0043076	0	0.69180E-08	441000.1	3761268.4	204.2	3.66	2.33	2.89	YES	
L0043077	0	0.69180E-08	441005.1	3761268.5	204.2	3.66	2.33	2.89	YES	

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 L0043078         0   0.69180E-08  441010.1 3761268.5   204.2     3.66     2.33
2.89     YES
 L0043079         0   0.69180E-08  441015.1 3761268.5   204.2     3.66     2.33
2.89     YES
 L0043080         0   0.69180E-08  441020.1 3761268.5   204.2     3.66     2.33
2.89     YES
 L0043081         0   0.69180E-08  441025.1 3761268.6   204.2     3.66     2.33
2.89     YES
 L0043082         0   0.69180E-08  441030.1 3761268.6   204.2     3.66     2.33
2.89     YES
 L0043083         0   0.69180E-08  441035.1 3761268.6   204.2     3.66     2.33
2.89     YES
 L0043084         0   0.69180E-08  441040.1 3761268.6   204.2     3.66     2.33
2.89     YES
 L0043085         0   0.69180E-08  441045.1 3761268.7   204.2     3.66     2.33
2.89     YES
 L0043086         0   0.69180E-08  441050.1 3761268.7   204.1     3.66     2.33
2.89     YES
 L0043087         0   0.69180E-08  441055.1 3761268.7   204.1     3.66     2.33
2.89     YES
 L0043088         0   0.69180E-08  441060.1 3761268.8   204.1     3.66     2.33
2.89     YES
 L0043089         0   0.69180E-08  441065.1 3761268.8   204.1     3.66     2.33
2.89     YES
 L0043090         0   0.69180E-08  441070.1 3761268.8   204.1     3.66     2.33
2.89     YES
 L0043091         0   0.69180E-08  441075.1 3761268.8   204.1     3.66     2.33
2.89     YES
 L0043092         0   0.69180E-08  441080.1 3761268.9   204.0     3.66     2.33
2.89     YES
 L0043093         0   0.69180E-08  441085.1 3761268.9   204.0     3.66     2.33
2.89     YES
 L0043094         0   0.69180E-08  441090.1 3761268.9   204.0     3.66     2.33
2.89     YES
 L0043095         0   0.69180E-08  441095.1 3761268.9   204.0     3.66     2.33
2.89     YES
 L0043096         0   0.69180E-08  441100.1 3761269.0   204.0     3.66     2.33
2.89     YES
 L0043097         0   0.69180E-08  441105.1 3761269.0   204.0     3.66     2.33
2.89     YES
 L0043098         0   0.69180E-08  441110.1 3761269.0   204.0     3.66     2.33
2.89     YES
 L0043099         0   0.69180E-08  441115.1 3761269.0   204.0     3.66     2.33
2.89     YES
 L0043100         0   0.69180E-08  441120.1 3761269.1   204.0     3.66     2.33
2.89     YES
 L0043101         0   0.69180E-08  441125.1 3761269.1   204.0     3.66     2.33
2.89     YES
 L0043102         0   0.69180E-08  441130.1 3761269.1   204.1     3.66     2.33
2.89     YES
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*** VOLUME SOURCE DATA ***

SOURCE ID	NUMBER PART. CATS.	EMISSION RATE (GRAMS/SEC)	X (METERS)	Y (METERS)	BASE ELEV. (METERS)	RELEASE HEIGHT (METERS)	INIT. SY (METERS)	INIT. SZ (METERS)	URBAN SOURCE BY	EMISSION RATE SCALAR VARY
L0043104	0	0.69180E-08	441140.1	3761269.2	204.1	3.66	2.33	2.89	YES	
L0043105	0	0.69180E-08	441145.1	3761269.2	204.1	3.66	2.33	2.89	YES	
L0043106	0	0.69180E-08	441150.1	3761269.2	204.1	3.66	2.33	2.89	YES	
L0043107	0	0.69180E-08	441155.1	3761269.3	204.1	3.66	2.33	2.89	YES	
L0043108	0	0.69180E-08	441160.1	3761269.3	204.1	3.66	2.33	2.89	YES	
L0043109	0	0.69180E-08	441165.1	3761269.3	204.1	3.66	2.33	2.89	YES	
L0043110	0	0.69180E-08	441170.1	3761269.3	204.1	3.66	2.33	2.89	YES	
L0043111	0	0.69180E-08	441175.1	3761269.4	204.1	3.66	2.33	2.89	YES	
L0043112	0	0.69180E-08	441180.1	3761269.4	204.0	3.66	2.33	2.89	YES	
L0043113	0	0.69180E-08	441185.1	3761269.4	204.0	3.66	2.33	2.89	YES	
L0045253	0	0.14270E-07	441184.0	3761151.7	203.0	3.66	2.33	2.89	YES	
L0045254	0	0.14270E-07	441179.0	3761151.8	203.0	3.66	2.33	2.89	YES	
L0045255	0	0.14270E-07	441174.0	3761151.9	202.9	3.66	2.33	2.89	YES	
L0045256	0	0.14270E-07	441169.0	3761152.0	202.9	3.66	2.33	2.89	YES	

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 L0045257         0   0.14270E-07  441164.0 3761152.2   202.8     3.66     2.33
2.89     YES
 L0045258         0   0.14270E-07  441159.0 3761152.3   202.8     3.66     2.33
2.89     YES
 L0045259         0   0.14270E-07  441154.0 3761152.4   202.8     3.66     2.33
2.89     YES
 L0045260         0   0.14270E-07  441149.0 3761152.5   202.9     3.66     2.33
2.89     YES
 L0045261         0   0.14270E-07  441144.0 3761152.7   202.9     3.66     2.33
2.89     YES
 L0045262         0   0.14270E-07  441139.0 3761152.8   202.9     3.66     2.33
2.89     YES
 L0045263         0   0.14270E-07  441134.0 3761152.9   202.9     3.66     2.33
2.89     YES
 L0043125         0   0.12800E-07  440943.4 3761264.7   204.1     3.66     2.33
2.89     YES
 L0043126         0   0.12800E-07  440943.5 3761259.7   204.1     3.66     2.33
2.89     YES
 L0043127         0   0.12800E-07  440943.5 3761254.7   204.1     3.66     2.33
2.89     YES
 L0043128         0   0.12800E-07  440943.6 3761249.7   204.1     3.66     2.33
2.89     YES
 L0043129         0   0.12800E-07  440943.6 3761244.7   204.1     3.66     2.33
2.89     YES
 L0043130         0   0.12800E-07  440943.7 3761239.7   204.1     3.66     2.33
2.89     YES
 L0043131         0   0.12800E-07  440943.7 3761234.7   204.1     3.66     2.33
2.89     YES
 L0043132         0   0.17000E-07  440784.7 3761145.5   201.9     3.66     2.33
2.89     YES
 L0043133         0   0.17000E-07  440789.7 3761145.4   201.9     3.66     2.33
2.89     YES
 L0043134         0   0.17000E-07  440794.7 3761145.4   202.0     3.66     2.33
2.89     YES
 L0043135         0   0.17000E-07  440799.7 3761145.4   202.0     3.66     2.33
2.89     YES
 L0043136         0   0.17000E-07  440804.7 3761145.3   202.1     3.66     2.33
2.89     YES
 L0043137         0   0.17000E-07  440809.7 3761145.3   202.2     3.66     2.33
2.89     YES
 L0043138         0   0.32250E-07  440784.6 3760845.5   199.5     3.66     2.33
2.89     YES
 L0043139         0   0.32250E-07  440789.6 3760845.5   199.5     3.66     2.33
2.89     YES
 L0043140         0   0.32250E-07  440794.6 3760845.4   199.6     3.66     2.33
2.89     YES
 L0043141         0   0.32250E-07  440799.6 3760845.4   199.6     3.66     2.33
2.89     YES
 L0043142         0   0.32250E-07  440804.6 3760845.4   199.6     3.66     2.33
2.89     YES
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*** VOLUME SOURCE DATA ***

SOURCE ID	NUMBER PART. CATS.	EMISSION RATE (GRAMS/SEC)	X (METERS)	Y (METERS)	BASE ELEV. (METERS)	RELEASE HEIGHT (METERS)	INIT. SY (METERS)	INIT. SZ (METERS)	URBAN SOURCE BY	EMISSION RATE SCALAR VARY
L0043144	0	0.32250E-07	440814.6	3760845.3	199.7	3.66	2.33	2.89	YES	
L0043145	0	0.32250E-07	440819.6	3760845.3	199.7	3.66	2.33	2.89	YES	
L0043146	0	0.68590E-07	441213.3	3761143.1	203.4	3.66	2.33	2.89	YES	
L0043147	0	0.68590E-07	441218.3	3761143.1	203.5	3.66	2.33	2.89	YES	
L0043148	0	0.68590E-07	441223.3	3761143.1	203.5	3.66	2.33	2.89	YES	
L0043149	0	0.68590E-07	441228.3	3761143.1	203.5	3.66	2.33	2.89	YES	
L0043150	0	0.68590E-07	441233.3	3761143.0	203.5	3.66	2.33	2.89	YES	
L0043151	0	0.68590E-07	441238.3	3761143.0	203.5	3.66	2.33	2.89	YES	
L0043152	0	0.68590E-07	441243.3	3761143.0	203.5	3.66	2.33	2.89	YES	
L0043153	0	0.68590E-07	441248.3	3761143.0	203.5	3.66	2.33	2.89	YES	
L0043154	0	0.68590E-07	441253.3	3761143.0	203.5	3.66	2.33	2.89	YES	
L0043155	0	0.68590E-07	441258.3	3761143.0	203.5	3.66	2.33	2.89	YES	
L0043156	0	0.68590E-07	441263.3	3761143.0	203.5	3.66	2.33	2.89	YES	
L0043157	0	0.68590E-07	441268.3	3761143.0	203.5	3.66	2.33	2.89	YES	

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 L0043158         0   0.68590E-07  441273.3 3761143.0   203.5     3.66     2.33
2.89     YES
 L0043159         0   0.68590E-07  441278.3 3761143.0   203.5     3.66     2.33
2.89     YES
 L0043160         0   0.68590E-07  441283.3 3761142.9   203.5     3.66     2.33
2.89     YES
 L0043161         0   0.68590E-07  441288.3 3761142.9   203.6     3.66     2.33
2.89     YES
 L0043162         0   0.68590E-07  441293.3 3761142.9   203.6     3.66     2.33
2.89     YES
 L0043163         0   0.68590E-07  441298.3 3761142.9   203.6     3.66     2.33
2.89     YES
 L0043164         0   0.68590E-07  441303.3 3761142.9   203.6     3.66     2.33
2.89     YES
 L0043165         0   0.68590E-07  441308.3 3761142.9   203.6     3.66     2.33
2.89     YES
 L0043166         0   0.68590E-07  441313.3 3761142.9   203.6     3.66     2.33
2.89     YES
 L0043167         0   0.68590E-07  441318.3 3761142.9   203.6     3.66     2.33
2.89     YES
 L0043168         0   0.68590E-07  441323.3 3761142.9   203.6     3.66     2.33
2.89     YES
 L0043169         0   0.68590E-07  441328.3 3761142.9   203.6     3.66     2.33
2.89     YES
 L0043170         0   0.68590E-07  441333.3 3761142.9   203.6     3.66     2.33
2.89     YES
 L0043171         0   0.68590E-07  441338.3 3761142.8   203.6     3.66     2.33
2.89     YES
 L0043172         0   0.68590E-07  441343.3 3761142.8   203.6     3.66     2.33
2.89     YES
 L0043173         0   0.68590E-07  441348.3 3761142.8   203.6     3.66     2.33
2.89     YES
 L0043174         0   0.68590E-07  441353.3 3761142.8   203.6     3.66     2.33
2.89     YES
 L0043175         0   0.68590E-07  441358.3 3761142.8   203.6     3.66     2.33
2.89     YES
 L0043176         0   0.68590E-07  441363.3 3761142.8   203.7     3.66     2.33
2.89     YES
 L0043177         0   0.68590E-07  441368.3 3761142.8   203.7     3.66     2.33
2.89     YES
 L0043178         0   0.68590E-07  441373.3 3761142.8   203.7     3.66     2.33
2.89     YES
 L0043179         0   0.68590E-07  441378.3 3761142.8   203.7     3.66     2.33
2.89     YES
 L0043180         0   0.68590E-07  441383.3 3761142.8   203.7     3.66     2.33
2.89     YES
 L0043181         0   0.68590E-07  441388.3 3761142.8   203.7     3.66     2.33
2.89     YES
 L0043182         0   0.68590E-07  441393.3 3761142.7   203.7     3.66     2.33
2.89     YES
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*** VOLUME SOURCE DATA ***

SOURCE ID	NUMBER PART. CATS.	EMISSION RATE (GRAMS/SEC)	X (METERS)	Y (METERS)	BASE ELEV. (METERS)	RELEASE HEIGHT (METERS)	INIT. SY (METERS)	INIT. SZ (METERS)	URBAN SOURCE	EMISSION RATE SCALAR VARY BY
L0043183	0	0.68590E-07	441398.3	3761142.7	203.6	3.66	2.33	2.89	YES	
L0043184	0	0.68590E-07	441403.3	3761142.7	203.6	3.66	2.33	2.89	YES	
L0043185	0	0.68590E-07	441408.3	3761142.7	203.6	3.66	2.33	2.89	YES	
L0043186	0	0.68590E-07	441413.3	3761142.7	203.6	3.66	2.33	2.89	YES	
L0043187	0	0.68590E-07	441418.3	3761142.7	203.6	3.66	2.33	2.89	YES	
L0043188	0	0.68590E-07	441423.3	3761142.7	203.6	3.66	2.33	2.89	YES	
L0043189	0	0.68590E-07	441428.3	3761142.7	203.6	3.66	2.33	2.89	YES	
L0043190	0	0.68590E-07	441433.3	3761142.7	203.6	3.66	2.33	2.89	YES	
L0043191	0	0.68590E-07	441438.3	3761142.7	203.6	3.66	2.33	2.89	YES	
L0043192	0	0.68590E-07	441443.3	3761142.6	203.6	3.66	2.33	2.89	YES	
L0043193	0	0.68590E-07	441448.3	3761142.6	203.6	3.66	2.33	2.89	YES	
L0043194	0	0.68590E-07	441453.3	3761142.6	203.6	3.66	2.33	2.89	YES	
L0043195	0	0.68590E-07	441458.3	3761142.6	203.6	3.66	2.33	2.89	YES	
L0043196	0	0.68590E-07	441463.3	3761142.6	203.6	3.66	2.33	2.89	YES	
L0043197	0	0.68590E-07	441468.3	3761142.6	203.6	3.66	2.33	2.89	YES	

L0043198	0	0.68590E-07	441473.3	3761142.6	203.6	3.66	2.33	2.89 YES
L0043199	0	0.68590E-07	441478.3	3761142.6	203.6	3.66	2.33	2.89 YES
L0043200	0	0.68590E-07	441483.3	3761142.6	203.6	3.66	2.33	2.89 YES
L0043201	0	0.68590E-07	441488.3	3761142.6	203.6	3.66	2.33	2.89 YES
L0043202	0	0.68590E-07	441493.3	3761142.5	203.6	3.66	2.33	2.89 YES
L0043203	0	0.68590E-07	441498.3	3761142.5	203.6	3.66	2.33	2.89 YES
L0043204	0	0.68590E-07	441503.3	3761142.5	203.7	3.66	2.33	2.89 YES
L0043205	0	0.68590E-07	441508.3	3761142.5	203.7	3.66	2.33	2.89 YES
L0043206	0	0.68590E-07	441513.3	3761142.5	203.7	3.66	2.33	2.89 YES
L0043207	0	0.68590E-07	441518.3	3761142.5	203.7	3.66	2.33	2.89 YES
L0043208	0	0.68590E-07	441523.3	3761142.5	203.7	3.66	2.33	2.89 YES
L0043209	0	0.68590E-07	441528.3	3761142.5	203.7	3.66	2.33	2.89 YES
L0043210	0	0.68590E-07	441533.3	3761142.5	203.7	3.66	2.33	2.89 YES
L0043211	0	0.68590E-07	441538.3	3761142.5	203.7	3.66	2.33	2.89 YES
L0043212	0	0.68590E-07	441543.3	3761142.5	203.7	3.66	2.33	2.89 YES
L0043213	0	0.68590E-07	441548.3	3761142.4	203.8	3.66	2.33	2.89 YES
L0043214	0	0.68590E-07	441553.3	3761142.4	203.8	3.66	2.33	2.89 YES
L0043215	0	0.68590E-07	441558.3	3761142.4	203.9	3.66	2.33	2.89 YES
L0043216	0	0.68590E-07	441563.3	3761142.4	203.9	3.66	2.33	2.89 YES
L0043217	0	0.68590E-07	441568.3	3761142.4	203.9	3.66	2.33	2.89 YES
L0043218	0	0.68590E-07	441573.3	3761142.4	204.0	3.66	2.33	2.89 YES
L0043219	0	0.68590E-07	441578.3	3761142.4	204.0	3.66	2.33	2.89 YES
L0043220	0	0.68590E-07	441583.3	3761142.4	204.1	3.66	2.33	2.89 YES
L0043221	0	0.68590E-07	441588.3	3761142.4	204.1	3.66	2.33	2.89 YES
L0043222	0	0.68590E-07	441593.3	3761142.4	204.2	3.66	2.33	2.89 YES

*** VOLUME SOURCE DATA ***

SOURCE ID	NUMBER PART. CATS.	EMISSION RATE (GRAMS/SEC)	X (METERS)	Y (METERS)	BASE ELEV. (METERS)	RELEASE HEIGHT (METERS)	INIT. SY (METERS)	INIT. SZ (METERS)	URBAN SOURCE	EMISSION RATE SCALAR VARY BY
L0043223	0	0.68590E-07	441598.3	3761142.3	204.2	3.66	2.33	2.89	YES	
L0043224	0	0.68590E-07	441603.3	3761142.3	204.3	3.66	2.33	2.89	YES	
L0043225	0	0.68590E-07	441608.3	3761142.3	204.4	3.66	2.33	2.89	YES	
L0043226	0	0.68590E-07	441613.3	3761142.3	204.4	3.66	2.33	2.89	YES	
L0043227	0	0.68590E-07	441618.3	3761142.3	204.5	3.66	2.33	2.89	YES	
L0043228	0	0.68590E-07	441623.3	3761142.3	204.5	3.66	2.33	2.89	YES	
L0043229	0	0.68590E-07	441628.3	3761142.3	204.5	3.66	2.33	2.89	YES	
L0043230	0	0.68590E-07	441633.3	3761142.3	204.4	3.66	2.33	2.89	YES	
L0043231	0	0.68590E-07	441638.3	3761142.3	204.4	3.66	2.33	2.89	YES	
L0043232	0	0.68590E-07	441643.3	3761142.3	204.3	3.66	2.33	2.89	YES	
L0043233	0	0.68590E-07	441648.3	3761142.3	204.3	3.66	2.33	2.89	YES	
L0043234	0	0.68590E-07	441653.3	3761142.2	204.2	3.66	2.33	2.89	YES	
L0043235	0	0.68590E-07	441658.3	3761142.2	204.2	3.66	2.33	2.89	YES	
L0043236	0	0.68590E-07	441663.3	3761142.2	204.1	3.66	2.33	2.89	YES	
L0043237	0	0.68590E-07	441668.3	3761142.2	204.0	3.66	2.33	2.89	YES	

L0043238	0	0.68590E-07	441673.3	3761142.2	204.0	3.66	2.33	2.89 YES
L0043239	0	0.68590E-07	441678.3	3761142.2	203.9	3.66	2.33	2.89 YES
L0043240	0	0.68590E-07	441683.3	3761142.2	203.9	3.66	2.33	2.89 YES
L0043241	0	0.68590E-07	441688.3	3761142.2	203.8	3.66	2.33	2.89 YES
L0043242	0	0.68590E-07	441693.3	3761142.2	203.8	3.66	2.33	2.89 YES
L0043243	0	0.68590E-07	441698.3	3761142.2	203.7	3.66	2.33	2.89 YES
L0043244	0	0.68590E-07	441703.3	3761142.1	203.8	3.66	2.33	2.89 YES
L0043245	0	0.68590E-07	441708.3	3761142.1	203.8	3.66	2.33	2.89 YES
L0043246	0	0.68590E-07	441713.3	3761142.1	203.8	3.66	2.33	2.89 YES
L0043247	0	0.68590E-07	441718.3	3761142.1	203.9	3.66	2.33	2.89 YES
L0043248	0	0.68590E-07	441723.3	3761142.1	203.9	3.66	2.33	2.89 YES
L0043249	0	0.68590E-07	441728.3	3761142.1	204.0	3.66	2.33	2.89 YES
L0043250	0	0.68590E-07	441733.3	3761142.1	204.1	3.66	2.33	2.89 YES
L0043251	0	0.68590E-07	441738.3	3761142.1	204.2	3.66	2.33	2.89 YES
L0043252	0	0.68590E-07	441743.3	3761142.1	204.2	3.66	2.33	2.89 YES
L0043253	0	0.68590E-07	441748.3	3761142.1	204.3	3.66	2.33	2.89 YES
L0043254	0	0.68590E-07	441753.3	3761142.1	204.4	3.66	2.33	2.89 YES
L0043255	0	0.68590E-07	441758.3	3761142.0	204.4	3.66	2.33	2.89 YES
L0043256	0	0.68590E-07	441763.3	3761142.0	204.4	3.66	2.33	2.89 YES
L0043257	0	0.68590E-07	441768.3	3761142.0	204.5	3.66	2.33	2.89 YES
L0043258	0	0.68590E-07	441773.3	3761142.0	204.5	3.66	2.33	2.89 YES
L0043259	0	0.68590E-07	441778.3	3761142.0	204.5	3.66	2.33	2.89 YES
L0043260	0	0.68590E-07	441783.3	3761142.0	204.5	3.66	2.33	2.89 YES
L0043261	0	0.68590E-07	441788.3	3761142.0	204.5	3.66	2.33	2.89 YES
L0043262	0	0.68590E-07	441793.3	3761142.0	204.5	3.66	2.33	2.89 YES

*** VOLUME SOURCE DATA ***

SOURCE ID	NUMBER PART. CATS.	EMISSION RATE (GRAMS/SEC)	X (METERS)	Y (METERS)	BASE ELEV. (METERS)	RELEASE HEIGHT (METERS)	INIT. SY (METERS)	INIT. SZ (METERS)	URBAN SOURCE BY	EMISSION RATE SCALAR VARY
L0043264	0	0.68590E-07	441803.3	3761142.0	204.5	3.66	2.33	2.89	YES	
L0043265	0	0.68590E-07	441808.3	3761141.9	204.5	3.66	2.33	2.89	YES	
L0043266	0	0.68590E-07	441813.3	3761141.9	204.4	3.66	2.33	2.89	YES	
L0043267	0	0.68590E-07	441818.3	3761141.9	204.4	3.66	2.33	2.89	YES	
L0043268	0	0.68590E-07	441823.3	3761141.9	204.3	3.66	2.33	2.89	YES	
L0043269	0	0.68590E-07	441828.3	3761141.9	204.3	3.66	2.33	2.89	YES	
L0043270	0	0.68590E-07	441833.3	3761141.9	204.2	3.66	2.33	2.89	YES	
L0043271	0	0.68590E-07	441838.3	3761141.9	204.1	3.66	2.33	2.89	YES	
L0043272	0	0.68590E-07	441843.3	3761141.9	204.1	3.66	2.33	2.89	YES	
L0043273	0	0.68590E-07	441848.3	3761141.9	204.0	3.66	2.33	2.89	YES	
L0043274	0	0.68590E-07	441853.3	3761141.9	203.9	3.66	2.33	2.89	YES	
L0043275	0	0.68590E-07	441858.3	3761141.9	203.9	3.66	2.33	2.89	YES	
L0043276	0	0.68590E-07	441863.3	3761141.8	203.9	3.66	2.33	2.89	YES	
L0043277	0	0.68590E-07	441868.3	3761141.8	203.8	3.66	2.33	2.89	YES	

L0043278	0	0.68590E-07	441873.3	3761141.8	203.8	3.66	2.33	2.89 YES
L0043279	0	0.68590E-07	441878.3	3761141.8	203.8	3.66	2.33	2.89 YES
L0043280	0	0.68590E-07	441883.3	3761141.8	203.8	3.66	2.33	2.89 YES
L0043281	0	0.68590E-07	441888.3	3761141.8	203.9	3.66	2.33	2.89 YES
L0043282	0	0.68590E-07	441893.3	3761141.8	204.0	3.66	2.33	2.89 YES
L0043283	0	0.68590E-07	441898.3	3761141.8	204.0	3.66	2.33	2.89 YES
L0043284	0	0.68590E-07	441903.3	3761141.8	204.1	3.66	2.33	2.89 YES
L0043285	0	0.68590E-07	441908.3	3761141.8	204.2	3.66	2.33	2.89 YES
L0043286	0	0.68590E-07	441913.3	3761141.8	204.3	3.66	2.33	2.89 YES
L0043287	0	0.68590E-07	441918.3	3761141.7	204.5	3.66	2.33	2.89 YES
L0043288	0	0.68590E-07	441923.3	3761141.7	204.6	3.66	2.33	2.89 YES
L0043289	0	0.68590E-07	441928.3	3761141.7	204.7	3.66	2.33	2.89 YES
L0043290	0	0.68590E-07	441933.3	3761141.7	204.7	3.66	2.33	2.89 YES
L0043291	0	0.68590E-07	441938.3	3761141.7	204.7	3.66	2.33	2.89 YES
L0043292	0	0.68590E-07	441943.3	3761141.7	204.7	3.66	2.33	2.89 YES
L0043293	0	0.68590E-07	441948.3	3761141.7	204.7	3.66	2.33	2.89 YES
L0043294	0	0.68590E-07	441953.3	3761141.7	204.7	3.66	2.33	2.89 YES
L0043295	0	0.68590E-07	441958.3	3761141.7	204.7	3.66	2.33	2.89 YES
L0043296	0	0.68590E-07	441963.3	3761141.7	204.6	3.66	2.33	2.89 YES
L0043297	0	0.68590E-07	441968.3	3761141.6	204.5	3.66	2.33	2.89 YES
L0043298	0	0.68590E-07	441973.3	3761141.6	204.4	3.66	2.33	2.89 YES
L0043299	0	0.68590E-07	441978.3	3761141.6	204.4	3.66	2.33	2.89 YES
L0043300	0	0.68590E-07	441983.3	3761141.6	204.3	3.66	2.33	2.89 YES
L0043301	0	0.68590E-07	441988.3	3761141.6	204.3	3.66	2.33	2.89 YES
L0043302	0	0.59210E-07	441236.4	3761136.9	203.5	3.66	2.33	2.89 YES

*** VOLUME SOURCE DATA ***

SOURCE ID	NUMBER PART. CATS.	EMISSION RATE (GRAMS/SEC)	X (METERS)	Y (METERS)	BASE ELEV. (METERS)	RELEASE HEIGHT (METERS)	INIT. SY (METERS)	INIT. SZ (METERS)	URBAN SOURCE	EMISSION RATE SCALAR VARY BY
L0043303	0	0.59210E-07	441236.4	3761131.9	203.5	3.66	2.33	2.89	YES	
L0043304	0	0.59210E-07	441236.4	3761126.9	203.4	3.66	2.33	2.89	YES	
L0043305	0	0.59210E-07	441236.3	3761121.9	203.4	3.66	2.33	2.89	YES	
L0043306	0	0.59210E-07	441236.3	3761116.9	203.4	3.66	2.33	2.89	YES	
L0043307	0	0.59210E-07	441236.2	3761111.9	203.3	3.66	2.33	2.89	YES	
L0043308	0	0.59210E-07	441236.2	3761106.9	203.3	3.66	2.33	2.89	YES	
L0043309	0	0.59210E-07	441236.2	3761101.9	203.3	3.66	2.33	2.89	YES	
L0043310	0	0.59210E-07	441236.1	3761096.9	203.2	3.66	2.33	2.89	YES	
L0043311	0	0.59210E-07	441236.1	3761091.9	203.2	3.66	2.33	2.89	YES	
L0043312	0	0.59210E-07	441236.1	3761086.9	203.2	3.66	2.33	2.89	YES	
L0043313	0	0.59210E-07	441236.0	3761081.9	203.2	3.66	2.33	2.89	YES	
L0043314	0	0.59210E-07	441236.0	3761076.9	203.1	3.66	2.33	2.89	YES	
L0043315	0	0.59210E-07	441235.9	3761071.9	203.1	3.66	2.33	2.89	YES	
L0043316	0	0.59210E-07	441235.9	3761066.9	203.1	3.66	2.33	2.89	YES	
L0043317	0	0.59210E-07	441235.9	3761061.9	203.0	3.66	2.33	2.89	YES	

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 L0043318         0   0.59210E-07  441235.8 3761056.9   203.0     3.66     2.33
2.89     YES
 L0043319         0   0.59210E-07  441235.8 3761051.9   203.0     3.66     2.33
2.89     YES
 L0043320         0   0.59210E-07  441235.7 3761046.9   202.9     3.66     2.33
2.89     YES
 L0043321         0   0.59210E-07  441235.7 3761041.9   202.9     3.66     2.33
2.89     YES
 L0043322         0   0.59210E-07  441235.7 3761036.9   202.9     3.66     2.33
2.89     YES
 L0043323         0   0.59210E-07  441235.6 3761031.9   202.8     3.66     2.33
2.89     YES
 L0043324         0   0.59210E-07  441235.6 3761026.9   202.8     3.66     2.33
2.89     YES
 L0043325         0   0.59210E-07  441235.5 3761021.9   202.8     3.66     2.33
2.89     YES
 L0043326         0   0.59210E-07  441235.5 3761016.9   202.8     3.66     2.33
2.89     YES
 L0043327         0   0.59210E-07  441235.5 3761011.9   202.7     3.66     2.33
2.89     YES
 L0043328         0   0.59210E-07  441235.4 3761006.9   202.7     3.66     2.33
2.89     YES
 L0043329         0   0.59210E-07  441235.4 3761001.9   202.7     3.66     2.33
2.89     YES
 L0043330         0   0.59210E-07  441235.3 3760996.9   202.6     3.66     2.33
2.89     YES
 L0043331         0   0.59210E-07  441235.3 3760991.9   202.6     3.66     2.33
2.89     YES
 L0043332         0   0.59210E-07  441235.3 3760986.9   202.6     3.66     2.33
2.89     YES
 L0043333         0   0.59210E-07  441235.2 3760981.9   202.5     3.66     2.33
2.89     YES
 L0043334         0   0.59210E-07  441235.2 3760976.9   202.5     3.66     2.33
2.89     YES
 L0043335         0   0.59210E-07  441235.1 3760971.9   202.5     3.66     2.33
2.89     YES
 L0043336         0   0.59210E-07  441235.1 3760966.9   202.4     3.66     2.33
2.89     YES
 L0043337         0   0.59210E-07  441235.1 3760961.9   202.4     3.66     2.33
2.89     YES
 L0043338         0   0.59210E-07  441235.0 3760956.9   202.4     3.66     2.33
2.89     YES
 L0043339         0   0.59210E-07  441235.0 3760951.9   202.3     3.66     2.33
2.89     YES
 L0043340         0   0.59210E-07  441234.9 3760946.9   202.3     3.66     2.33
2.89     YES
 L0043341         0   0.59210E-07  441234.9 3760941.9   202.3     3.66     2.33
2.89     YES
 L0043342         0   0.59210E-07  441234.9 3760936.9   202.2     3.66     2.33
2.89     YES
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*** VOLUME SOURCE DATA ***

SOURCE ID	NUMBER PART. CATS.	EMISSION RATE (GRAMS/SEC)	X (METERS)	Y (METERS)	BASE ELEV. (METERS)	RELEASE HEIGHT (METERS)	INIT. SY (METERS)	INIT. SZ (METERS)	URBAN SOURCE	EMISSION RATE SCALAR VARY BY
L0043343	0	0.59210E-07	441234.8	3760931.9	202.2	3.66	2.33	2.89	YES	
L0043344	0	0.59210E-07	441234.8	3760926.9	202.2	3.66	2.33	2.89	YES	
L0043345	0	0.59210E-07	441234.7	3760921.9	202.1	3.66	2.33	2.89	YES	
L0043346	0	0.59210E-07	441234.7	3760916.9	202.1	3.66	2.33	2.89	YES	
L0043347	0	0.59210E-07	441234.7	3760911.9	202.1	3.66	2.33	2.89	YES	
L0043348	0	0.59210E-07	441234.6	3760906.9	202.1	3.66	2.33	2.89	YES	
L0043349	0	0.59210E-07	441234.6	3760901.9	202.0	3.66	2.33	2.89	YES	
L0043350	0	0.59210E-07	441234.6	3760896.9	202.0	3.66	2.33	2.89	YES	
L0043351	0	0.59210E-07	441234.5	3760891.9	202.0	3.66	2.33	2.89	YES	
L0043352	0	0.59210E-07	441234.5	3760886.9	201.9	3.66	2.33	2.89	YES	
L0043353	0	0.59210E-07	441234.4	3760881.9	201.9	3.66	2.33	2.89	YES	
L0043354	0	0.59210E-07	441234.4	3760876.9	201.9	3.66	2.33	2.89	YES	
L0043355	0	0.59210E-07	441234.4	3760871.9	201.9	3.66	2.33	2.89	YES	
L0043356	0	0.59210E-07	441234.3	3760866.9	201.8	3.66	2.33	2.89	YES	
L0043357	0	0.59210E-07	441234.3	3760861.9	201.8	3.66	2.33	2.89	YES	

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 L0043358         0   0.59210E-07  441234.2 3760856.9   201.8     3.66     2.33
2.89     YES
 L0043359         0   0.59210E-07  441234.2 3760851.9   201.7     3.66     2.33
2.89     YES
 L0043360         0   0.59210E-07  441234.2 3760846.9   201.7     3.66     2.33
2.89     YES
 L0043361         0   0.59210E-07  441234.1 3760841.9   201.7     3.66     2.33
2.89     YES
 L0043362         0   0.59210E-07  441234.1 3760836.9   201.6     3.66     2.33
2.89     YES
 L0043363         0   0.59210E-07  441234.0 3760831.9   201.6     3.66     2.33
2.89     YES
 L0043364         0   0.59210E-07  441234.0 3760826.9   201.6     3.66     2.33
2.89     YES
 L0043365         0   0.59210E-07  441234.0 3760821.9   201.5     3.66     2.33
2.89     YES
 L0043366         0   0.59210E-07  441233.9 3760816.9   201.5     3.66     2.33
2.89     YES
 L0043367         0   0.59210E-07  441233.9 3760811.9   201.5     3.66     2.33
2.89     YES
 L0043368         0   0.59210E-07  441233.8 3760806.9   201.4     3.66     2.33
2.89     YES
 L0043369         0   0.59210E-07  441233.8 3760801.9   201.4     3.66     2.33
2.89     YES
 L0043370         0   0.59210E-07  441233.8 3760796.9   201.4     3.66     2.33
2.89     YES
 L0043371         0   0.59210E-07  441233.7 3760791.9   201.4     3.66     2.33
2.89     YES
 L0043372         0   0.59210E-07  441233.7 3760786.9   201.3     3.66     2.33
2.89     YES
 L0043373         0   0.59210E-07  441233.6 3760781.9   201.3     3.66     2.33
2.89     YES
 L0043374         0   0.59210E-07  441233.6 3760776.9   201.3     3.66     2.33
2.89     YES
 L0043375         0   0.59210E-07  441233.6 3760771.9   201.2     3.66     2.33
2.89     YES
 L0043376         0   0.59210E-07  441233.5 3760766.9   201.2     3.66     2.33
2.89     YES
 L0043377         0   0.59210E-07  441233.5 3760761.9   201.2     3.66     2.33
2.89     YES
 L0043378         0   0.59210E-07  441233.4 3760756.9   201.1     3.66     2.33
2.89     YES
 L0043379         0   0.59210E-07  441233.4 3760751.9   201.1     3.66     2.33
2.89     YES
 L0043380         0   0.59210E-07  441233.4 3760746.9   201.1     3.66     2.33
2.89     YES
 L0043381         0   0.59210E-07  441233.3 3760741.9   201.1     3.66     2.33
2.89     YES
 L0043382         0   0.59210E-07  441233.3 3760736.9   201.0     3.66     2.33
2.89     YES
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*** VOLUME SOURCE DATA ***

SOURCE ID	NUMBER EMISSION RATE PART. CATS.	EMISSION RATE (GRAMS/SEC)	X (METERS)	Y (METERS)	BASE ELEV. (METERS)	RELEASE HEIGHT (METERS)	INIT. SY (METERS)	INIT. SZ (METERS)	URBAN SOURCE SCALAR VARY BY
L0043384	0	0.59210E-07	441233.2	3760726.9	201.0	3.66	2.33	2.89	YES
L0043385	0	0.59210E-07	441233.2	3760721.9	200.9	3.66	2.33	2.89	YES
L0043386	0	0.59210E-07	441233.1	3760716.9	200.9	3.66	2.33	2.89	YES
L0043387	0	0.59210E-07	441233.1	3760711.9	200.9	3.66	2.33	2.89	YES
L0043388	0	0.59210E-07	441233.1	3760706.9	200.8	3.66	2.33	2.89	YES
L0043389	0	0.59210E-07	441233.0	3760701.9	200.8	3.66	2.33	2.89	YES
L0043390	0	0.59210E-07	441233.0	3760696.9	200.8	3.66	2.33	2.89	YES
L0043391	0	0.59210E-07	441232.9	3760691.9	200.7	3.66	2.33	2.89	YES
L0043392	0	0.59210E-07	441232.9	3760686.9	200.7	3.66	2.33	2.89	YES
L0043393	0	0.59210E-07	441232.9	3760681.9	200.7	3.66	2.33	2.89	YES
L0043394	0	0.59210E-07	441232.8	3760676.9	200.6	3.66	2.33	2.89	YES
L0043395	0	0.59210E-07	441232.8	3760671.9	200.6	3.66	2.33	2.89	YES
L0043396	0	0.59210E-07	441232.7	3760666.9	200.6	3.66	2.33	2.89	YES
L0043397	0	0.59210E-07	441232.7	3760661.9	200.6	3.66	2.33	2.89	YES

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 L0043398         0   0.59210E-07  441232.7 3760656.9   200.5     3.66     2.33
2.89     YES
 L0043399         0   0.59210E-07  441232.6 3760651.9   200.5     3.66     2.33
2.89     YES
 L0043400         0   0.59210E-07  441232.6 3760646.9   200.5     3.66     2.33
2.89     YES
 L0043401         0   0.59210E-07  441232.5 3760641.9   200.4     3.66     2.33
2.89     YES
 L0043402         0   0.59210E-07  441232.5 3760636.9   200.4     3.66     2.33
2.89     YES
 L0043403         0   0.59210E-07  441232.5 3760631.9   200.4     3.66     2.33
2.89     YES
 L0043404         0   0.59210E-07  441232.4 3760626.9   200.3     3.66     2.33
2.89     YES
 L0043405         0   0.59210E-07  441232.4 3760621.9   200.3     3.66     2.33
2.89     YES
 L0043406         0   0.59210E-07  441232.3 3760616.9   200.3     3.66     2.33
2.89     YES
 L0043407         0   0.59210E-07  441232.3 3760611.9   200.3     3.66     2.33
2.89     YES
 L0043408         0   0.59210E-07  441232.3 3760606.9   200.2     3.66     2.33
2.89     YES
 L0043409         0   0.59210E-07  441232.2 3760601.9   200.2     3.66     2.33
2.89     YES
 L0043410         0   0.59210E-07  441232.2 3760596.9   200.2     3.66     2.33
2.89     YES
 L0043411         0   0.59210E-07  441232.1 3760591.9   200.2     3.66     2.33
2.89     YES
 L0043412         0   0.59210E-07  441232.1 3760586.9   200.1     3.66     2.33
2.89     YES
 L0043413         0   0.59210E-07  441232.1 3760581.9   200.1     3.66     2.33
2.89     YES
 L0043414         0   0.59210E-07  441232.2 3760576.9   200.1     3.66     2.33
2.89     YES
 L0043415         0   0.59210E-07  441232.5 3760571.9   200.1     3.66     2.33
2.89     YES
 L0043416         0   0.59210E-07  441232.8 3760566.9   200.1     3.66     2.33
2.89     YES
 L0043417         0   0.59210E-07  441233.1 3760561.9   200.0     3.66     2.33
2.89     YES
 L0043418         0   0.59210E-07  441233.4 3760556.9   200.0     3.66     2.33
2.89     YES
 L0043419         0   0.59210E-07  441233.7 3760551.9   200.0     3.66     2.33
2.89     YES
 L0043420         0   0.59210E-07  441234.0 3760546.9   199.9     3.66     2.33
2.89     YES
 L0043421         0   0.59210E-07  441235.6 3760542.3   199.9     3.66     2.33
2.89     YES
 L0043422         0   0.59210E-07  441237.6 3760537.7   199.9     3.66     2.33
2.89     YES
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*** VOLUME SOURCE DATA ***

SOURCE ID	NUMBER PART. CATS.	EMISSION RATE (GRAMS/SEC)	X (METERS)	Y (METERS)	BASE ELEV. (METERS)	RELEASE HEIGHT (METERS)	INIT. SY (METERS)	INIT. SZ (METERS)	URBAN SOURCE	EMISSION RATE SCALAR VARY BY
L0043424	0	0.59210E-07	441241.8	3760528.6	199.4	3.66	2.33	2.89	YES	
L0043425	0	0.59210E-07	441243.9	3760524.1	199.2	3.66	2.33	2.89	YES	
L0043426	0	0.59210E-07	441246.3	3760519.8	198.9	3.66	2.33	2.89	YES	
L0043427	0	0.59210E-07	441250.5	3760517.0	198.8	3.66	2.33	2.89	YES	
L0043428	0	0.59210E-07	441254.6	3760514.2	198.6	3.66	2.33	2.89	YES	
L0043429	0	0.59210E-07	441258.7	3760511.4	198.4	3.66	2.33	2.89	YES	
L0043430	0	0.59210E-07	441262.8	3760508.6	198.3	3.66	2.33	2.89	YES	
L0043431	0	0.59210E-07	441267.0	3760505.7	198.1	3.66	2.33	2.89	YES	
L0043432	0	0.59210E-07	441271.6	3760504.6	198.1	3.66	2.33	2.89	YES	
L0043433	0	0.59210E-07	441276.6	3760504.4	198.1	3.66	2.33	2.89	YES	
L0043434	0	0.59210E-07	441281.6	3760504.3	198.2	3.66	2.33	2.89	YES	
L0043435	0	0.59210E-07	441286.6	3760504.2	198.2	3.66	2.33	2.89	YES	
L0043436	0	0.59210E-07	441291.6	3760504.0	198.2	3.66	2.33	2.89	YES	
L0043437	0	0.59210E-07	441296.6	3760503.9	198.2	3.66	2.33	2.89	YES	

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 L0043438         0   0.59210E-07  441301.6 3760503.8   198.2     3.66     2.33
2.89     YES
 L0043439         0   0.59210E-07  441306.6 3760503.6   198.3     3.66     2.33
2.89     YES
 L0043440         0   0.59210E-07  441311.6 3760503.5   198.3     3.66     2.33
2.89     YES
 L0043441         0   0.59210E-07  441316.6 3760503.3   198.3     3.66     2.33
2.89     YES
 L0043442         0   0.59210E-07  441321.6 3760503.2   198.3     3.66     2.33
2.89     YES
 L0043443         0   0.59210E-07  441326.6 3760503.1   198.3     3.66     2.33
2.89     YES
 L0043444         0   0.59210E-07  441331.6 3760502.9   198.4     3.66     2.33
2.89     YES
 L0043445         0   0.59210E-07  441336.6 3760502.8   198.4     3.66     2.33
2.89     YES
 L0043446         0   0.59210E-07  441341.6 3760502.6   198.4     3.66     2.33
2.89     YES
 L0043447         0   0.59210E-07  441346.6 3760502.5   198.4     3.66     2.33
2.89     YES
 L0043448         0   0.59210E-07  441351.6 3760502.4   198.4     3.66     2.33
2.89     YES
 L0043449         0   0.59210E-07  441356.6 3760502.2   198.5     3.66     2.33
2.89     YES
 L0043450         0   0.59210E-07  441361.6 3760502.1   198.5     3.66     2.33
2.89     YES
 L0043451         0   0.59210E-07  441366.6 3760501.9   198.5     3.66     2.33
2.89     YES
 L0043452         0   0.59210E-07  441371.6 3760501.8   198.5     3.66     2.33
2.89     YES
 L0043453         0   0.58660E-07  441375.9 3760501.9   198.5     3.66     2.33
2.89     YES
 L0043454         0   0.58660E-07  441380.9 3760501.8   198.6     3.66     2.33
2.89     YES
 L0043455         0   0.58660E-07  441385.9 3760501.7   198.6     3.66     2.33
2.89     YES
 L0043456         0   0.58660E-07  441390.9 3760501.6   198.6     3.66     2.33
2.89     YES
 L0043457         0   0.58660E-07  441395.9 3760501.6   198.7     3.66     2.33
2.89     YES
 L0043458         0   0.58660E-07  441400.9 3760501.5   198.7     3.66     2.33
2.89     YES
 L0043459         0   0.58660E-07  441405.9 3760501.4   198.8     3.66     2.33
2.89     YES
 L0043460         0   0.58660E-07  441410.9 3760501.3   198.8     3.66     2.33
2.89     YES
 L0043461         0   0.58660E-07  441415.9 3760501.3   198.8     3.66     2.33
2.89     YES
 L0043462         0   0.58660E-07  441420.9 3760501.3   198.8     3.66     2.33
2.89     YES
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*** VOLUME SOURCE DATA ***

SOURCE ID	NUMBER EMISSION RATE PART. CATS.	EMISSION RATE (GRAMS/SEC)	X (METERS)	Y (METERS)	BASE ELEV. (METERS)	RELEASE HEIGHT (METERS)	INIT. SY (METERS)	INIT. SZ (METERS)	URBAN SOURCE SCALAR VARY BY
L0043464	0	0.58660E-07	441430.9	3760501.3	198.8	3.66	2.33	2.89	YES
L0043465	0	0.58660E-07	441435.9	3760501.3	198.8	3.66	2.33	2.89	YES
L0043466	0	0.58660E-07	441440.9	3760501.3	198.9	3.66	2.33	2.89	YES
L0043467	0	0.58660E-07	441445.9	3760501.3	198.9	3.66	2.33	2.89	YES
L0043468	0	0.58660E-07	441450.9	3760501.3	198.9	3.66	2.33	2.89	YES
L0043469	0	0.58660E-07	441455.9	3760501.3	199.0	3.66	2.33	2.89	YES
L0043470	0	0.58660E-07	441460.9	3760501.3	199.0	3.66	2.33	2.89	YES
L0043471	0	0.58660E-07	441465.9	3760501.4	199.1	3.66	2.33	2.89	YES
L0043472	0	0.58660E-07	441470.9	3760501.5	199.2	3.66	2.33	2.89	YES
L0043473	0	0.58660E-07	441475.9	3760501.6	199.4	3.66	2.33	2.89	YES
L0043474	0	0.58660E-07	441480.9	3760501.5	199.5	3.66	2.33	2.89	YES
L0043475	0	0.58660E-07	441485.9	3760501.4	199.6	3.66	2.33	2.89	YES
L0043476	0	0.58660E-07	441490.9	3760501.4	199.7	3.66	2.33	2.89	YES
L0043477	0	0.58660E-07	441495.9	3760501.3	199.6	3.66	2.33	2.89	YES

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 L0043478         0   0.58660E-07  441500.9 3760501.3   199.6     3.66     2.33
2.89     YES
 L0043479         0   0.58660E-07  441505.9 3760501.3   199.5     3.66     2.33
2.89     YES
 L0043480         0   0.58660E-07  441510.8 3760502.2   199.5     3.66     2.33
2.89     YES
 L0043481         0   0.58660E-07  441515.5 3760503.5   199.4     3.66     2.33
2.89     YES
 L0043482         0   0.58660E-07  441519.2 3760506.9   199.5     3.66     2.33
2.89     YES
 L0043483         0   0.58660E-07  441522.8 3760510.3   199.5     3.66     2.33
2.89     YES
 L0043484         0   0.58660E-07  441525.0 3760514.8   199.5     3.66     2.33
2.89     YES
 L0043485         0   0.58660E-07  441527.1 3760519.3   199.5     3.66     2.33
2.89     YES
 L0043486         0   0.58660E-07  441529.1 3760523.9   199.6     3.66     2.33
2.89     YES
 L0043487         0   0.58660E-07  441529.1 3760528.9   199.6     3.66     2.33
2.89     YES
 L0043488         0   0.58660E-07  441529.1 3760533.9   199.6     3.66     2.33
2.89     YES
 L0043489         0   0.58660E-07  441529.2 3760538.9   199.6     3.66     2.33
2.89     YES
 L0043490         0   0.58660E-07  441529.2 3760543.9   199.7     3.66     2.33
2.89     YES
 L0043491         0   0.58660E-07  441529.2 3760548.9   199.7     3.66     2.33
2.89     YES
 L0043492         0   0.58660E-07  441529.2 3760553.9   199.8     3.66     2.33
2.89     YES
 L0043493         0   0.58660E-07  441529.2 3760558.9   199.9     3.66     2.33
2.89     YES
 L0043494         0   0.58660E-07  441529.2 3760563.9   199.9     3.66     2.33
2.89     YES
 L0043495         0   0.58660E-07  441529.3 3760568.9   200.0     3.66     2.33
2.89     YES
 L0043496         0   0.58660E-07  441529.3 3760573.9   199.9     3.66     2.33
2.89     YES
 L0043497         0   0.58660E-07  441529.3 3760578.9   199.9     3.66     2.33
2.89     YES
 L0043498         0   0.58660E-07  441529.3 3760583.9   199.9     3.66     2.33
2.89     YES
 L0043499         0   0.58660E-07  441529.3 3760588.9   199.9     3.66     2.33
2.89     YES
 L0043500         0   0.58660E-07  441529.3 3760593.9   199.9     3.66     2.33
2.89     YES
 L0043501         0   0.58660E-07  441529.4 3760598.9   199.9     3.66     2.33
2.89     YES
 L0043502         0   0.58660E-07  441529.4 3760603.9   200.0     3.66     2.33
2.89     YES
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*** VOLUME SOURCE DATA ***

SOURCE ID	NUMBER PART. CATS.	EMISSION RATE (GRAMS/SEC)	X (METERS)	Y (METERS)	BASE ELEV. (METERS)	RELEASE HEIGHT (METERS)	INIT. SY (METERS)	INIT. SZ (METERS)	URBAN SOURCE SCALAR VARY BY
L0043503	0	0.58660E-07	441529.4	3760608.9	200.0	3.66	2.33	2.89	YES
L0043504	0	0.58660E-07	441529.4	3760613.9	200.1	3.66	2.33	2.89	YES
L0043505	0	0.58660E-07	441529.4	3760618.9	200.1	3.66	2.33	2.89	YES
L0043506	0	0.58660E-07	441529.4	3760623.9	200.1	3.66	2.33	2.89	YES
L0043507	0	0.58660E-07	441529.5	3760628.9	200.2	3.66	2.33	2.89	YES
L0043508	0	0.58660E-07	441529.5	3760633.9	200.3	3.66	2.33	2.89	YES
L0043509	0	0.58660E-07	441529.5	3760638.9	200.3	3.66	2.33	2.89	YES
L0043510	0	0.58660E-07	441529.5	3760643.9	200.4	3.66	2.33	2.89	YES
L0043511	0	0.58660E-07	441529.5	3760648.9	200.5	3.66	2.33	2.89	YES
L0043512	0	0.58660E-07	441529.6	3760653.9	200.5	3.66	2.33	2.89	YES
L0043513	0	0.58660E-07	441529.6	3760658.9	200.6	3.66	2.33	2.89	YES
L0043514	0	0.58660E-07	441529.6	3760663.9	200.6	3.66	2.33	2.89	YES
L0043515	0	0.58660E-07	441529.6	3760668.9	200.6	3.66	2.33	2.89	YES
L0043516	0	0.58660E-07	441529.6	3760673.9	200.6	3.66	2.33	2.89	YES
L0043517	0	0.58660E-07	441529.6	3760678.9	200.7	3.66	2.33	2.89	YES

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 L0043518         0   0.58660E-07  441529.7 3760683.9   200.7     3.66     2.33
2.89     YES
 L0043519         0   0.58660E-07  441529.7 3760688.9   200.7     3.66     2.33
2.89     YES
 L0043520         0   0.58660E-07  441529.7 3760693.9   200.7     3.66     2.33
2.89     YES
 L0043521         0   0.58660E-07  441529.7 3760698.9   200.8     3.66     2.33
2.89     YES
 L0043522         0   0.58660E-07  441529.7 3760703.9   200.8     3.66     2.33
2.89     YES
 L0043523         0   0.58660E-07  441529.7 3760708.9   200.8     3.66     2.33
2.89     YES
 L0043524         0   0.58660E-07  441529.8 3760713.9   200.9     3.66     2.33
2.89     YES
 L0043525         0   0.58660E-07  441529.8 3760718.9   200.9     3.66     2.33
2.89     YES
 L0043526         0   0.58660E-07  441529.8 3760723.9   200.9     3.66     2.33
2.89     YES
 L0043527         0   0.58660E-07  441529.8 3760728.9   201.0     3.66     2.33
2.89     YES
 L0043528         0   0.58660E-07  441529.8 3760733.9   201.0     3.66     2.33
2.89     YES
 L0043529         0   0.58660E-07  441529.8 3760738.9   201.0     3.66     2.33
2.89     YES
 L0043530         0   0.58660E-07  441529.9 3760743.9   201.0     3.66     2.33
2.89     YES
 L0043531         0   0.58660E-07  441529.9 3760748.9   201.0     3.66     2.33
2.89     YES
 L0043532         0   0.58660E-07  441529.9 3760753.9   201.0     3.66     2.33
2.89     YES
 L0043533         0   0.58660E-07  441529.9 3760758.9   201.1     3.66     2.33
2.89     YES
 L0043534         0   0.58660E-07  441529.9 3760763.9   201.1     3.66     2.33
2.89     YES
 L0043535         0   0.58660E-07  441530.0 3760768.9   201.2     3.66     2.33
2.89     YES
 L0043536         0   0.58660E-07  441530.0 3760773.9   201.2     3.66     2.33
2.89     YES
 L0043537         0   0.58660E-07  441530.0 3760778.9   201.2     3.66     2.33
2.89     YES
 L0043538         0   0.58660E-07  441530.0 3760783.9   201.3     3.66     2.33
2.89     YES
 L0043539         0   0.58660E-07  441530.0 3760788.9   201.4     3.66     2.33
2.89     YES
 L0043540         0   0.58660E-07  441530.0 3760793.9   201.5     3.66     2.33
2.89     YES
 L0043541         0   0.58660E-07  441530.1 3760798.9   201.6     3.66     2.33
2.89     YES
 L0043542         0   0.58660E-07  441530.1 3760803.9   201.6     3.66     2.33
2.89     YES
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*** VOLUME SOURCE DATA ***

SOURCE ID	NUMBER EMISSION RATE PART. CATS.	EMISSION RATE (GRAMS/SEC)	X (METERS)	Y (METERS)	BASE ELEV. (METERS)	RELEASE HEIGHT (METERS)	INIT. SY (METERS)	INIT. SZ (METERS)	URBAN SOURCE SCALAR VARY BY
L0043544	0	0.58660E-07	441530.1	3760813.9	201.8	3.66	2.33	2.89	YES
L0043545	0	0.58660E-07	441530.1	3760818.9	201.8	3.66	2.33	2.89	YES
L0043546	0	0.58660E-07	441530.1	3760823.9	201.8	3.66	2.33	2.89	YES
L0043547	0	0.58660E-07	441530.2	3760828.9	201.8	3.66	2.33	2.89	YES
L0043548	0	0.58660E-07	441530.2	3760833.9	201.8	3.66	2.33	2.89	YES
L0043549	0	0.58660E-07	441530.2	3760838.9	201.8	3.66	2.33	2.89	YES
L0043550	0	0.58660E-07	441530.2	3760843.9	201.8	3.66	2.33	2.89	YES
L0043551	0	0.58660E-07	441530.2	3760848.9	201.9	3.66	2.33	2.89	YES
L0043552	0	0.58660E-07	441530.2	3760853.9	202.0	3.66	2.33	2.89	YES
L0043553	0	0.58660E-07	441530.3	3760858.9	202.0	3.66	2.33	2.89	YES
L0043554	0	0.58660E-07	441530.3	3760863.9	202.1	3.66	2.33	2.89	YES
L0043555	0	0.58660E-07	441530.3	3760868.9	202.2	3.66	2.33	2.89	YES
L0043556	0	0.58660E-07	441530.3	3760873.9	202.2	3.66	2.33	2.89	YES
L0043557	0	0.58660E-07	441530.3	3760878.9	202.2	3.66	2.33	2.89	YES

L0043558	0	0.58660E-07	441530.3	3760883.9	202.2	3.66	2.33	2.89 YES
L0043559	0	0.58660E-07	441530.4	3760888.9	202.2	3.66	2.33	2.89 YES
L0043560	0	0.58660E-07	441530.4	3760893.9	202.2	3.66	2.33	2.89 YES
L0043561	0	0.58660E-07	441530.4	3760898.9	202.2	3.66	2.33	2.89 YES
L0043562	0	0.58660E-07	441530.4	3760903.9	202.2	3.66	2.33	2.89 YES
L0043563	0	0.58660E-07	441530.4	3760908.9	202.2	3.66	2.33	2.89 YES
L0043564	0	0.58660E-07	441530.5	3760913.9	202.2	3.66	2.33	2.89 YES
L0043565	0	0.58660E-07	441530.5	3760918.9	202.2	3.66	2.33	2.89 YES
L0043566	0	0.58660E-07	441530.5	3760923.9	202.3	3.66	2.33	2.89 YES
L0043567	0	0.58660E-07	441530.5	3760928.9	202.3	3.66	2.33	2.89 YES
L0043568	0	0.58660E-07	441530.5	3760933.9	202.3	3.66	2.33	2.89 YES
L0043569	0	0.58660E-07	441530.5	3760938.9	202.3	3.66	2.33	2.89 YES
L0043570	0	0.58660E-07	441530.6	3760943.9	202.4	3.66	2.33	2.89 YES
L0043571	0	0.58660E-07	441530.6	3760948.9	202.4	3.66	2.33	2.89 YES
L0043572	0	0.58660E-07	441530.6	3760953.9	202.4	3.66	2.33	2.89 YES
L0043573	0	0.58660E-07	441530.6	3760958.9	202.4	3.66	2.33	2.89 YES
L0043574	0	0.58660E-07	441530.6	3760963.9	202.5	3.66	2.33	2.89 YES
L0043575	0	0.58660E-07	441530.6	3760968.9	202.5	3.66	2.33	2.89 YES
L0043576	0	0.58660E-07	441530.7	3760973.9	202.5	3.66	2.33	2.89 YES
L0043577	0	0.58660E-07	441530.7	3760978.9	202.6	3.66	2.33	2.89 YES
L0043578	0	0.58660E-07	441530.7	3760983.9	202.6	3.66	2.33	2.89 YES
L0043579	0	0.58660E-07	441530.7	3760988.9	202.6	3.66	2.33	2.89 YES
L0043580	0	0.58660E-07	441530.7	3760993.9	202.6	3.66	2.33	2.89 YES
L0043581	0	0.58660E-07	441530.7	3760998.9	202.7	3.66	2.33	2.89 YES
L0043582	0	0.58660E-07	441530.8	3761003.9	202.7	3.66	2.33	2.89 YES

*** VOLUME SOURCE DATA ***

SOURCE ID	NUMBER PART. CATS.	EMISSION RATE (GRAMS/SEC)	X (METERS)	Y (METERS)	BASE ELEV. (METERS)	RELEASE HEIGHT (METERS)	INIT. SY (METERS)	INIT. SZ (METERS)	URBAN SOURCE	EMISSION RATE SCALAR VARY BY
L0043583	0	0.58660E-07	441530.8	3761008.9	202.7	3.66	2.33	2.89	YES	
L0043584	0	0.58660E-07	441530.8	3761013.9	202.8	3.66	2.33	2.89	YES	
L0043585	0	0.58660E-07	441530.8	3761018.9	202.8	3.66	2.33	2.89	YES	
L0043586	0	0.58660E-07	441530.8	3761023.9	202.8	3.66	2.33	2.89	YES	
L0043587	0	0.58660E-07	441530.9	3761028.9	202.9	3.66	2.33	2.89	YES	
L0043588	0	0.58660E-07	441530.9	3761033.9	202.9	3.66	2.33	2.89	YES	
L0043589	0	0.58660E-07	441530.9	3761038.9	202.9	3.66	2.33	2.89	YES	
L0043590	0	0.58660E-07	441530.9	3761043.9	203.0	3.66	2.33	2.89	YES	
L0043591	0	0.58660E-07	441530.9	3761048.9	203.0	3.66	2.33	2.89	YES	
L0043592	0	0.58660E-07	441530.9	3761053.9	203.0	3.66	2.33	2.89	YES	
L0043593	0	0.58660E-07	441531.0	3761058.9	203.1	3.66	2.33	2.89	YES	
L0043594	0	0.58660E-07	441531.0	3761063.9	203.1	3.66	2.33	2.89	YES	
L0043595	0	0.58660E-07	441531.0	3761068.9	203.1	3.66	2.33	2.89	YES	
L0043596	0	0.58660E-07	441531.0	3761073.9	203.2	3.66	2.33	2.89	YES	
L0043597	0	0.58660E-07	441531.0	3761078.9	203.2	3.66	2.33	2.89	YES	

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 L0043598         0   0.58660E-07  441531.0 3761083.9   203.2     3.66     2.33
2.89     YES
 L0043599         0   0.58660E-07  441531.1 3761088.9   203.3     3.66     2.33
2.89     YES
 L0043600         0   0.58660E-07  441531.1 3761093.9   203.3     3.66     2.33
2.89     YES
 L0043601         0   0.58660E-07  441531.1 3761098.9   203.4     3.66     2.33
2.89     YES
 L0043602         0   0.58660E-07  441531.1 3761103.9   203.4     3.66     2.33
2.89     YES
 L0043603         0   0.58660E-07  441531.1 3761108.9   203.4     3.66     2.33
2.89     YES
 L0043604         0   0.58660E-07  441531.1 3761113.9   203.5     3.66     2.33
2.89     YES
 L0043605         0   0.58660E-07  441531.2 3761118.9   203.5     3.66     2.33
2.89     YES
 L0043606         0   0.58660E-07  441531.2 3761123.9   203.6     3.66     2.33
2.89     YES
 L0043607         0   0.58660E-07  441531.2 3761128.9   203.6     3.66     2.33
2.89     YES
 L0043608         0   0.58660E-07  441531.2 3761133.9   203.6     3.66     2.33
2.89     YES
 L0043609         0   0.58660E-07  441531.2 3761138.9   203.7     3.66     2.33
2.89     YES
 L0045264         0   0.45400E-08  441258.5 3761193.8   203.9     3.66     1.40
2.89     YES
 L0045265         0   0.45400E-08  441261.5 3761193.8   203.9     3.66     1.40
2.89     YES
 L0045266         0   0.45400E-08  441264.5 3761193.9   203.9     3.66     1.40
2.89     YES
 L0045267         0   0.45400E-08  441267.5 3761193.9   203.9     3.66     1.40
2.89     YES
 L0045268         0   0.45400E-08  441270.5 3761193.9   203.9     3.66     1.40
2.89     YES
 L0045269         0   0.45400E-08  441273.5 3761194.0   203.9     3.66     1.40
2.89     YES
 L0045270         0   0.45400E-08  441276.5 3761194.0   203.9     3.66     1.40
2.89     YES
 L0045271         0   0.45400E-08  441279.5 3761194.0   203.9     3.66     1.40
2.89     YES
 L0045272         0   0.45400E-08  441282.5 3761194.0   203.9     3.66     1.40
2.89     YES
 L0045273         0   0.45400E-08  441285.5 3761194.1   203.9     3.66     1.40
2.89     YES
 L0045274         0   0.45400E-08  441288.5 3761194.1   203.9     3.66     1.40
2.89     YES
 L0045275         0   0.45400E-08  441291.5 3761194.1   203.9     3.66     1.40
2.89     YES
 L0045276         0   0.45400E-08  441294.5 3761194.2   203.9     3.66     1.40
2.89     YES
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*** VOLUME SOURCE DATA ***

SOURCE ID	NUMBER EMISSION RATE PART. CATS.	EMISSION RATE (GRAMS/SEC)	X (METERS)	Y (METERS)	BASE ELEV. (METERS)	RELEASE HEIGHT (METERS)	INIT. SY (METERS)	INIT. SZ (METERS)	URBAN SOURCE SCALAR VARY BY
L0045278	0	0.45400E-08	441300.5	3761194.2	203.9	3.66	1.40	2.89	YES
L0045279	0	0.45400E-08	441303.5	3761194.2	203.9	3.66	1.40	2.89	YES
L0045280	0	0.45400E-08	441306.5	3761194.3	203.9	3.66	1.40	2.89	YES
L0045281	0	0.45400E-08	441309.5	3761194.3	203.9	3.66	1.40	2.89	YES
L0045282	0	0.45400E-08	441312.5	3761194.3	203.9	3.66	1.40	2.89	YES
L0045283	0	0.45400E-08	441315.5	3761194.4	203.9	3.66	1.40	2.89	YES
L0045284	0	0.45400E-08	441417.6	3761195.5	203.9	3.66	1.40	2.89	YES
L0045285	0	0.45400E-08	441420.6	3761195.5	203.9	3.66	1.40	2.89	YES
L0045286	0	0.45400E-08	441423.6	3761195.5	203.9	3.66	1.40	2.89	YES
L0045287	0	0.45400E-08	441426.6	3761195.5	203.9	3.66	1.40	2.89	YES
L0045288	0	0.45400E-08	441429.6	3761195.5	203.9	3.66	1.40	2.89	YES
L0045289	0	0.45400E-08	441432.6	3761195.5	203.9	3.66	1.40	2.89	YES
L0045290	0	0.45400E-08	441435.6	3761195.4	203.9	3.66	1.40	2.89	YES
L0045291	0	0.45400E-08	441438.6	3761195.4	203.9	3.66	1.40	2.89	YES

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 L0045292         0   0.45400E-08  441441.6 3761195.4   203.9     3.66     1.40
2.89     YES
 L0045293         0   0.45400E-08  441444.6 3761195.4   203.9     3.66     1.40
2.89     YES
 L0045294         0   0.45400E-08  441447.6 3761195.4   203.9     3.66     1.40
2.89     YES
 L0045295         0   0.45400E-08  441450.6 3761195.4   204.0     3.66     1.40
2.89     YES
 L0045296         0   0.45400E-08  441453.6 3761195.3   204.0     3.66     1.40
2.89     YES
 L0045297         0   0.45400E-08  441456.6 3761195.3   204.0     3.66     1.40
2.89     YES
 L0045298         0   0.45400E-08  441459.6 3761195.3   204.0     3.66     1.40
2.89     YES
 L0045299         0   0.45400E-08  441462.6 3761195.3   204.0     3.66     1.40
2.89     YES
 L0045300         0   0.45400E-08  441465.6 3761195.3   204.0     3.66     1.40
2.89     YES
 L0045301         0   0.45400E-08  441468.6 3761195.3   204.0     3.66     1.40
2.89     YES
 L0045302         0   0.45400E-08  441471.6 3761195.2   204.0     3.66     1.40
2.89     YES
 L0045303         0   0.45400E-08  441474.6 3761195.2   204.0     3.66     1.40
2.89     YES
 L0045304         0   0.41270E-08  441554.3 3761194.6   204.2     3.66     1.40
2.89     YES
 L0045305         0   0.41270E-08  441557.3 3761194.6   204.2     3.66     1.40
2.89     YES
 L0045306         0   0.41270E-08  441560.3 3761194.6   204.2     3.66     1.40
2.89     YES
 L0045307         0   0.41270E-08  441563.3 3761194.6   204.3     3.66     1.40
2.89     YES
 L0045308         0   0.41270E-08  441566.3 3761194.7   204.3     3.66     1.40
2.89     YES
 L0045309         0   0.41270E-08  441569.3 3761194.7   204.3     3.66     1.40
2.89     YES
 L0045310         0   0.41270E-08  441572.3 3761194.7   204.4     3.66     1.40
2.89     YES
 L0045311         0   0.41270E-08  441575.3 3761194.7   204.4     3.66     1.40
2.89     YES
 L0045312         0   0.41270E-08  441578.3 3761194.7   204.4     3.66     1.40
2.89     YES
 L0045313         0   0.41270E-08  441581.3 3761194.7   204.5     3.66     1.40
2.89     YES
 L0045314         0   0.41270E-08  441584.3 3761194.8   204.5     3.66     1.40
2.89     YES
 L0045315         0   0.41270E-08  441587.3 3761194.8   204.5     3.66     1.40
2.89     YES
 L0045316         0   0.41270E-08  441590.3 3761194.8   204.5     3.66     1.40
2.89     YES
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*** VOLUME SOURCE DATA ***

SOURCE ID	NUMBER PART. CATS.	EMISSION RATE (GRAMS/SEC)	X (METERS)	Y (METERS)	BASE ELEV. (METERS)	RELEASE HEIGHT (METERS)	INIT. SY (METERS)	INIT. SZ (METERS)	URBAN SOURCE SCALAR VARY BY
L0045317	0	0.41270E-08	441593.3	3761194.8	204.6	3.66	1.40	2.89	YES
L0045318	0	0.41270E-08	441596.3	3761194.8	204.6	3.66	1.40	2.89	YES
L0045319	0	0.41270E-08	441599.3	3761194.8	204.6	3.66	1.40	2.89	YES
L0045320	0	0.41270E-08	441602.3	3761194.8	204.6	3.66	1.40	2.89	YES
L0045321	0	0.41270E-08	441605.3	3761194.9	204.7	3.66	1.40	2.89	YES
L0045322	0	0.41270E-08	441608.3	3761194.9	204.7	3.66	1.40	2.89	YES
L0045323	0	0.41270E-08	441611.3	3761194.9	204.7	3.66	1.40	2.89	YES
L0045324	0	0.41270E-08	441614.3	3761194.9	204.8	3.66	1.40	2.89	YES
L0045325	0	0.41270E-08	441617.3	3761194.9	204.8	3.66	1.40	2.89	YES
L0045326	0	0.52730E-08	441708.2	3761196.1	204.8	3.66	1.40	2.89	YES
L0045327	0	0.52730E-08	441711.2	3761196.1	204.8	3.66	1.40	2.89	YES
L0045328	0	0.52730E-08	441714.2	3761196.1	204.8	3.66	1.40	2.89	YES
L0045329	0	0.52730E-08	441717.2	3761196.1	204.8	3.66	1.40	2.89	YES
L0045330	0	0.52730E-08	441720.2	3761196.1	204.8	3.66	1.40	2.89	YES
L0045331	0	0.52730E-08	441723.2	3761196.1	204.8	3.66	1.40	2.89	YES

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 L0045332         0   0.52730E-08  441726.2 3761196.1   204.8     3.66     1.40
2.89     YES
 L0045333         0   0.52730E-08  441729.2 3761196.1   204.8     3.66     1.40
2.89     YES
 L0045334         0   0.52730E-08  441732.2 3761196.1   204.8     3.66     1.40
2.89     YES
 L0045335         0   0.52730E-08  441735.2 3761196.1   204.7     3.66     1.40
2.89     YES
 L0045336         0   0.52730E-08  441738.2 3761196.1   204.7     3.66     1.40
2.89     YES
 L0045337         0   0.52730E-08  441741.2 3761196.1   204.7     3.66     1.40
2.89     YES
 L0045338         0   0.52730E-08  441744.2 3761196.1   204.7     3.66     1.40
2.89     YES
 L0045339         0   0.52730E-08  441747.2 3761196.1   204.7     3.66     1.40
2.89     YES
 L0045340         0   0.52730E-08  441750.2 3761196.1   204.7     3.66     1.40
2.89     YES
 L0045341         0   0.52730E-08  441753.2 3761196.1   204.7     3.66     1.40
2.89     YES
 L0045342         0   0.52730E-08  441756.2 3761196.1   204.7     3.66     1.40
2.89     YES
 L0045343         0   0.52730E-08  441759.2 3761196.1   204.7     3.66     1.40
2.89     YES
 L0045344         0   0.52730E-08  441762.2 3761196.1   204.7     3.66     1.40
2.89     YES
 L0045345         0   0.52730E-08  441765.2 3761196.1   204.7     3.66     1.40
2.89     YES
 L0045346         0   0.52730E-08  441768.2 3761196.1   204.8     3.66     1.40
2.89     YES
 L0045347         0   0.52730E-08  441771.2 3761196.1   204.8     3.66     1.40
2.89     YES
 L0045348         0   0.43240E-08  441878.9 3761193.8   204.3     3.66     1.40
2.89     YES
 L0045349         0   0.43240E-08  441881.9 3761193.8   204.4     3.66     1.40
2.89     YES
 L0045350         0   0.43240E-08  441884.9 3761193.8   204.4     3.66     1.40
2.89     YES
 L0045351         0   0.43240E-08  441887.9 3761193.9   204.4     3.66     1.40
2.89     YES
 L0045352         0   0.43240E-08  441890.9 3761193.9   204.5     3.66     1.40
2.89     YES
 L0045353         0   0.43240E-08  441893.9 3761193.9   204.5     3.66     1.40
2.89     YES
 L0045354         0   0.43240E-08  441896.9 3761193.9   204.5     3.66     1.40
2.89     YES
 L0045355         0   0.43240E-08  441899.9 3761193.9   204.5     3.66     1.40
2.89     YES
 L0045356         0   0.43240E-08  441902.9 3761193.9   204.6     3.66     1.40
2.89     YES
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*** VOLUME SOURCE DATA ***

SOURCE ID	NUMBER PART. CATS.	EMISSION RATE (GRAMS/SEC)	X (METERS)	Y (METERS)	BASE ELEV. (METERS)	RELEASE HEIGHT (METERS)	INIT. SY (METERS)	INIT. SZ (METERS)	URBAN SOURCE	EMISSION RATE SCALAR VARY BY
L0045357	0	0.43240E-08	441905.9	3761194.0	204.6	3.66	1.40	2.89	YES	
L0045358	0	0.43240E-08	441908.9	3761194.0	204.7	3.66	1.40	2.89	YES	
L0045359	0	0.43240E-08	441911.9	3761194.0	204.7	3.66	1.40	2.89	YES	
L0045360	0	0.43240E-08	441914.9	3761194.0	204.8	3.66	1.40	2.89	YES	
L0045361	0	0.43240E-08	441917.9	3761194.0	204.8	3.66	1.40	2.89	YES	
L0045362	0	0.43240E-08	441920.9	3761194.0	204.9	3.66	1.40	2.89	YES	
L0045363	0	0.43240E-08	441923.9	3761194.1	204.9	3.66	1.40	2.89	YES	
L0045364	0	0.43240E-08	441926.9	3761194.1	205.0	3.66	1.40	2.89	YES	
L0045365	0	0.43240E-08	441929.9	3761194.1	205.0	3.66	1.40	2.89	YES	
L0045366	0	0.43240E-08	441932.9	3761194.1	205.1	3.66	1.40	2.89	YES	
L0045367	0	0.43240E-08	441935.9	3761194.1	205.1	3.66	1.40	2.89	YES	
L0045368	0	0.43240E-08	441938.9	3761194.1	205.1	3.66	1.40	2.89	YES	
L0045369	0	0.51560E-08	441626.1	3761087.8	204.1	3.66	1.40	2.89	YES	
L0045370	0	0.51560E-08	441629.1	3761087.7	204.0	3.66	1.40	2.89	YES	
L0045371	0	0.51560E-08	441632.1	3761087.7	204.0	3.66	1.40	2.89	YES	

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 L0045372         0   0.51560E-08  441635.1 3761087.7   204.0     3.66     1.40
2.89     YES
 L0045373         0   0.51560E-08  441638.1 3761087.7   204.0     3.66     1.40
2.89     YES
 L0045374         0   0.51560E-08  441641.1 3761087.7   204.0     3.66     1.40
2.89     YES
 L0045375         0   0.51560E-08  441644.1 3761087.7   203.9     3.66     1.40
2.89     YES
 L0045376         0   0.51560E-08  441647.1 3761087.6   203.9     3.66     1.40
2.89     YES
 L0045377         0   0.51560E-08  441650.1 3761087.6   203.9     3.66     1.40
2.89     YES
 L0045378         0   0.51560E-08  441653.1 3761087.6   203.9     3.66     1.40
2.89     YES
 L0045379         0   0.51560E-08  441656.1 3761087.6   203.9     3.66     1.40
2.89     YES
 L0045380         0   0.51560E-08  441659.1 3761087.6   203.9     3.66     1.40
2.89     YES
 L0045381         0   0.51560E-08  441662.1 3761087.5   203.8     3.66     1.40
2.89     YES
 L0045382         0   0.51560E-08  441665.1 3761087.5   203.8     3.66     1.40
2.89     YES
 L0045383         0   0.51560E-08  441668.1 3761087.5   203.8     3.66     1.40
2.89     YES
 L0045384         0   0.51560E-08  441671.1 3761087.5   203.8     3.66     1.40
2.89     YES
 L0045385         0   0.51560E-08  441674.1 3761087.5   203.7     3.66     1.40
2.89     YES
 L0045386         0   0.51560E-08  441677.1 3761087.5   203.7     3.66     1.40
2.89     YES
 L0045387         0   0.51560E-08  441680.1 3761087.4   203.6     3.66     1.40
2.89     YES
 L0045388         0   0.51560E-08  441683.1 3761087.4   203.6     3.66     1.40
2.89     YES
 L0045389         0   0.51560E-08  441686.1 3761087.4   203.5     3.66     1.40
2.89     YES
 L0045390         0   0.51560E-08  441689.1 3761087.4   203.5     3.66     1.40
2.89     YES
 L0045391         0   0.51560E-08  441692.1 3761087.4   203.4     3.66     1.40
2.89     YES
 L0045392         0   0.51560E-08  441695.1 3761087.3   203.4     3.66     1.40
2.89     YES
 L0045393         0   0.51560E-08  441698.1 3761087.3   203.4     3.66     1.40
2.89     YES
 L0045394         0   0.51560E-08  441701.1 3761087.3   203.4     3.66     1.40
2.89     YES
 L0045395         0   0.51560E-08  441704.1 3761087.3   203.4     3.66     1.40
2.89     YES
 L0045396         0   0.51560E-08  441707.1 3761087.3   203.4     3.66     1.40
2.89     YES
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*** VOLUME SOURCE DATA ***

SOURCE ID	NUMBER PART. CATS.	EMISSION RATE (GRAMS/SEC)	X (METERS)	Y (METERS)	BASE ELEV. (METERS)	RELEASE HEIGHT (METERS)	INIT. SY (METERS)	INIT. SZ (METERS)	URBAN SOURCE	EMISSION RATE SCALAR VARY BY
L0045397	0	0.51560E-08	441710.1	3761087.2	203.4	3.66	1.40	2.89	YES	
L0045398	0	0.51560E-08	441713.1	3761087.2	203.5	3.66	1.40	2.89	YES	
L0045399	0	0.51560E-08	441716.1	3761087.2	203.5	3.66	1.40	2.89	YES	
L0045400	0	0.51560E-08	441719.1	3761087.2	203.5	3.66	1.40	2.89	YES	
L0045401	0	0.51560E-08	441722.1	3761087.2	203.5	3.66	1.40	2.89	YES	
L0045402	0	0.51560E-08	441725.1	3761087.2	203.6	3.66	1.40	2.89	YES	
L0045403	0	0.51560E-08	441728.1	3761087.1	203.6	3.66	1.40	2.89	YES	
L0045404	0	0.51560E-08	441731.1	3761087.1	203.6	3.66	1.40	2.89	YES	
L0045405	0	0.51560E-08	441734.1	3761087.1	203.7	3.66	1.40	2.89	YES	
L0045406	0	0.51560E-08	441737.1	3761087.1	203.7	3.66	1.40	2.89	YES	
L0045407	0	0.51560E-08	441740.1	3761087.1	203.8	3.66	1.40	2.89	YES	
L0045408	0	0.51560E-08	441743.1	3761087.0	203.8	3.66	1.40	2.89	YES	
L0045409	0	0.51560E-08	441746.1	3761087.0	203.9	3.66	1.40	2.89	YES	
L0045410	0	0.51560E-08	441749.1	3761087.0	203.9	3.66	1.40	2.89	YES	
L0045411	0	0.51560E-08	441752.1	3761087.0	203.9	3.66	1.40	2.89	YES	

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 L0045412         0   0.51560E-08  441755.1 3761087.0   203.9     3.66     1.40
2.89     YES
 L0045413         0   0.51560E-08  441758.1 3761087.0   204.0     3.66     1.40
2.89     YES
 L0045414         0   0.51560E-08  441761.1 3761086.9   204.0     3.66     1.40
2.89     YES
 L0045415         0   0.51560E-08  441764.1 3761086.9   204.0     3.66     1.40
2.89     YES
 L0045416         0   0.51560E-08  441767.1 3761086.9   204.0     3.66     1.40
2.89     YES
 L0045417         0   0.51560E-08  441770.1 3761086.9   204.1     3.66     1.40
2.89     YES
 L0045418         0   0.51560E-08  441773.1 3761086.9   204.1     3.66     1.40
2.89     YES
 L0045419         0   0.51560E-08  441776.1 3761086.8   204.1     3.66     1.40
2.89     YES
 L0045420         0   0.51560E-08  441779.1 3761086.8   204.1     3.66     1.40
2.89     YES
 L0045421         0   0.51560E-08  441782.1 3761086.8   204.1     3.66     1.40
2.89     YES
 L0045422         0   0.51560E-08  441785.1 3761086.8   204.1     3.66     1.40
2.89     YES
 L0045423         0   0.51560E-08  441788.1 3761086.8   204.1     3.66     1.40
2.89     YES
 L0045424         0   0.51560E-08  441791.1 3761086.7   204.1     3.66     1.40
2.89     YES
 L0045425         0   0.51560E-08  441794.1 3761086.7   204.1     3.66     1.40
2.89     YES
 L0045426         0   0.51560E-08  441797.1 3761086.7   204.1     3.66     1.40
2.89     YES
 L0045427         0   0.51560E-08  441800.1 3761086.7   204.1     3.66     1.40
2.89     YES
 L0045428         0   0.51560E-08  441803.1 3761086.7   204.1     3.66     1.40
2.89     YES
 L0045429         0   0.51560E-08  441806.1 3761086.7   204.0     3.66     1.40
2.89     YES
 L0045430         0   0.51560E-08  441809.1 3761086.6   204.0     3.66     1.40
2.89     YES
 L0045431         0   0.51560E-08  441812.1 3761086.6   203.9     3.66     1.40
2.89     YES
 L0045432         0   0.51560E-08  441815.1 3761086.6   203.9     3.66     1.40
2.89     YES
 L0045433         0   0.51560E-08  441818.1 3761086.6   203.9     3.66     1.40
2.89     YES
 L0045434         0   0.51560E-08  441821.1 3761086.6   203.8     3.66     1.40
2.89     YES
 L0045435         0   0.51560E-08  441824.1 3761086.5   203.8     3.66     1.40
2.89     YES
 L0045436         0   0.51560E-08  441827.1 3761086.5   203.7     3.66     1.40
2.89     YES
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*** VOLUME SOURCE DATA ***

SOURCE ID	NUMBER PART. CATS.	EMISSION RATE (GRAMS/SEC)	X (METERS)	Y (METERS)	BASE ELEV. (METERS)	RELEASE HEIGHT (METERS)	INIT. SY (METERS)	INIT. SZ (METERS)	URBAN SOURCE BY	EMISSION RATE SCALAR VARY
L0045438	0	0.51560E-08	441833.1	3761086.5	203.6	3.66	1.40	2.89	YES	
L0045439	0	0.51560E-08	441836.1	3761086.5	203.6	3.66	1.40	2.89	YES	
L0045440	0	0.51560E-08	441839.1	3761086.5	203.5	3.66	1.40	2.89	YES	
L0045441	0	0.51560E-08	441842.1	3761086.4	203.5	3.66	1.40	2.89	YES	
L0045442	0	0.51560E-08	441845.1	3761086.4	203.5	3.66	1.40	2.89	YES	
L0045443	0	0.51560E-08	441848.1	3761086.4	203.4	3.66	1.40	2.89	YES	
L0045444	0	0.51560E-08	441851.1	3761086.4	203.4	3.66	1.40	2.89	YES	
L0045445	0	0.51560E-08	441854.1	3761086.4	203.4	3.66	1.40	2.89	YES	
L0045446	0	0.51560E-08	441857.1	3761086.3	203.4	3.66	1.40	2.89	YES	
L0045447	0	0.51560E-08	441860.1	3761086.3	203.3	3.66	1.40	2.89	YES	
L0045448	0	0.51560E-08	441863.1	3761086.3	203.3	3.66	1.40	2.89	YES	
L0045449	0	0.51560E-08	441866.1	3761086.3	203.3	3.66	1.40	2.89	YES	
L0045450	0	0.51560E-08	441869.1	3761086.3	203.3	3.66	1.40	2.89	YES	
L0045451	0	0.51560E-08	441872.1	3761086.2	203.3	3.66	1.40	2.89	YES	

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 L0045452         0   0.51560E-08  441875.1 3761086.2   203.3     3.66     1.40
2.89     YES
 L0045453         0   0.51560E-08  441878.1 3761086.2   203.3     3.66     1.40
2.89     YES
 L0045454         0   0.51560E-08  441881.1 3761086.2   203.4     3.66     1.40
2.89     YES
 L0045455         0   0.51560E-08  441884.1 3761086.2   203.4     3.66     1.40
2.89     YES
 L0045456         0   0.51560E-08  441887.1 3761086.2   203.5     3.66     1.40
2.89     YES
 L0045457         0   0.51560E-08  441890.1 3761086.1   203.5     3.66     1.40
2.89     YES
 L0045458         0   0.51560E-08  441893.1 3761086.1   203.6     3.66     1.40
2.89     YES
 L0045459         0   0.51560E-08  441896.1 3761086.1   203.6     3.66     1.40
2.89     YES
 L0045460         0   0.51560E-08  441899.1 3761086.1   203.7     3.66     1.40
2.89     YES
 L0045461         0   0.51560E-08  441902.1 3761086.1   203.7     3.66     1.40
2.89     YES
 L0045462         0   0.51560E-08  441905.1 3761086.0   203.8     3.66     1.40
2.89     YES
 L0045463         0   0.51560E-08  441908.1 3761086.0   203.8     3.66     1.40
2.89     YES
 L0045464         0   0.51560E-08  441911.1 3761086.0   203.9     3.66     1.40
2.89     YES
 L0045465         0   0.52500E-08  441624.2 3760908.8   202.6     3.66     1.40
2.89     YES
 L0045466         0   0.52500E-08  441627.2 3760908.8   202.6     3.66     1.40
2.89     YES
 L0045467         0   0.52500E-08  441630.2 3760908.9   202.5     3.66     1.40
2.89     YES
 L0045468         0   0.52500E-08  441633.2 3760908.9   202.5     3.66     1.40
2.89     YES
 L0045469         0   0.52500E-08  441636.2 3760908.9   202.5     3.66     1.40
2.89     YES
 L0045470         0   0.52500E-08  441639.2 3760908.9   202.5     3.66     1.40
2.89     YES
 L0045471         0   0.52500E-08  441642.2 3760908.9   202.5     3.66     1.40
2.89     YES
 L0045472         0   0.52500E-08  441645.2 3760908.9   202.5     3.66     1.40
2.89     YES
 L0045473         0   0.52500E-08  441648.2 3760908.9   202.4     3.66     1.40
2.89     YES
 L0045474         0   0.52500E-08  441651.2 3760908.9   202.4     3.66     1.40
2.89     YES
 L0045475         0   0.52500E-08  441654.2 3760908.9   202.4     3.66     1.40
2.89     YES
 L0045476         0   0.52500E-08  441657.2 3760909.0   202.4     3.66     1.40
2.89     YES
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*** VOLUME SOURCE DATA ***

SOURCE ID	NUMBER PART. CATS.	EMISSION RATE (GRAMS/SEC)	X (METERS)	Y (METERS)	BASE ELEV. (METERS)	RELEASE HEIGHT (METERS)	INIT. SY (METERS)	INIT. SZ (METERS)	URBAN SOURCE BY	EMISSION RATE SCALAR VARY
L0045478	0	0.52500E-08	441663.2	3760909.0	202.4	3.66	1.40	2.89	YES	
L0045479	0	0.52500E-08	441666.2	3760909.0	202.4	3.66	1.40	2.89	YES	
L0045480	0	0.52500E-08	441669.2	3760909.0	202.4	3.66	1.40	2.89	YES	
L0045481	0	0.52500E-08	441672.2	3760909.0	202.4	3.66	1.40	2.89	YES	
L0045482	0	0.52500E-08	441675.2	3760909.0	202.4	3.66	1.40	2.89	YES	
L0045483	0	0.52500E-08	441678.2	3760909.0	202.4	3.66	1.40	2.89	YES	
L0045484	0	0.52500E-08	441681.2	3760909.0	202.4	3.66	1.40	2.89	YES	
L0045485	0	0.52500E-08	441684.2	3760909.1	202.3	3.66	1.40	2.89	YES	
L0045486	0	0.52500E-08	441687.2	3760909.1	202.3	3.66	1.40	2.89	YES	
L0045487	0	0.52500E-08	441690.2	3760909.1	202.3	3.66	1.40	2.89	YES	
L0045488	0	0.52500E-08	441693.2	3760909.1	202.3	3.66	1.40	2.89	YES	
L0045489	0	0.52500E-08	441696.2	3760909.1	202.3	3.66	1.40	2.89	YES	
L0045490	0	0.52500E-08	441699.2	3760909.1	202.3	3.66	1.40	2.89	YES	
L0045491	0	0.52500E-08	441702.2	3760909.1	202.3	3.66	1.40	2.89	YES	

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 L0045492         0   0.52500E-08  441705.2 3760909.1   202.3     3.66     1.40
2.89     YES
 L0045493         0   0.52500E-08  441708.2 3760909.2   202.3     3.66     1.40
2.89     YES
 L0045494         0   0.52500E-08  441711.2 3760909.2   202.3     3.66     1.40
2.89     YES
 L0045495         0   0.52500E-08  441714.2 3760909.2   202.3     3.66     1.40
2.89     YES
 L0045496         0   0.52500E-08  441717.2 3760909.2   202.3     3.66     1.40
2.89     YES
 L0045497         0   0.52500E-08  441720.2 3760909.2   202.3     3.66     1.40
2.89     YES
 L0045498         0   0.52500E-08  441723.2 3760909.2   202.3     3.66     1.40
2.89     YES
 L0045499         0   0.52500E-08  441726.2 3760909.2   202.4     3.66     1.40
2.89     YES
 L0045500         0   0.52500E-08  441729.2 3760909.2   202.4     3.66     1.40
2.89     YES
 L0045501         0   0.52500E-08  441732.2 3760909.2   202.4     3.66     1.40
2.89     YES
 L0045502         0   0.52500E-08  441735.2 3760909.3   202.4     3.66     1.40
2.89     YES
 L0045503         0   0.52500E-08  441738.2 3760909.3   202.5     3.66     1.40
2.89     YES
 L0045504         0   0.52500E-08  441741.2 3760909.3   202.5     3.66     1.40
2.89     YES
 L0045505         0   0.52500E-08  441744.2 3760909.3   202.5     3.66     1.40
2.89     YES
 L0045506         0   0.52500E-08  441747.2 3760909.3   202.5     3.66     1.40
2.89     YES
 L0045507         0   0.52500E-08  441750.2 3760909.3   202.6     3.66     1.40
2.89     YES
 L0045508         0   0.52500E-08  441753.2 3760909.3   202.6     3.66     1.40
2.89     YES
 L0045509         0   0.52500E-08  441756.2 3760909.3   202.6     3.66     1.40
2.89     YES
 L0045510         0   0.52500E-08  441759.2 3760909.3   202.6     3.66     1.40
2.89     YES
 L0045511         0   0.52500E-08  441762.2 3760909.4   202.7     3.66     1.40
2.89     YES
 L0045512         0   0.52500E-08  441765.2 3760909.4   202.7     3.66     1.40
2.89     YES
 L0045513         0   0.52500E-08  441768.2 3760909.4   202.7     3.66     1.40
2.89     YES
 L0045514         0   0.52500E-08  441771.2 3760909.4   202.7     3.66     1.40
2.89     YES
 L0045515         0   0.52500E-08  441774.2 3760909.4   202.7     3.66     1.40
2.89     YES
 L0045516         0   0.52500E-08  441777.2 3760909.4   202.7     3.66     1.40
2.89     YES
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*** VOLUME SOURCE DATA ***

SOURCE ID	NUMBER PART. CATS.	EMISSION RATE (GRAMS/SEC)	X (METERS)	Y (METERS)	BASE ELEV. (METERS)	RELEASE HEIGHT (METERS)	INIT. SY (METERS)	INIT. SZ (METERS)	URBAN SOURCE BY	EMISSION RATE SCALAR VARY
L0045517	0	0.52500E-08	441780.2	3760909.4	202.7	3.66	1.40	2.89	YES	
L0045518	0	0.52500E-08	441783.2	3760909.4	202.7	3.66	1.40	2.89	YES	
L0045519	0	0.52500E-08	441786.2	3760909.4	202.8	3.66	1.40	2.89	YES	
L0045520	0	0.52500E-08	441789.2	3760909.5	202.8	3.66	1.40	2.89	YES	
L0045521	0	0.52500E-08	441792.2	3760909.5	202.8	3.66	1.40	2.89	YES	
L0045522	0	0.52500E-08	441795.2	3760909.5	202.8	3.66	1.40	2.89	YES	
L0045523	0	0.52500E-08	441798.2	3760909.5	202.8	3.66	1.40	2.89	YES	
L0045524	0	0.52500E-08	441801.2	3760909.5	202.8	3.66	1.40	2.89	YES	
L0045525	0	0.52500E-08	441804.2	3760909.5	202.7	3.66	1.40	2.89	YES	
L0045526	0	0.52500E-08	441807.2	3760909.5	202.7	3.66	1.40	2.89	YES	
L0045527	0	0.52500E-08	441810.2	3760909.5	202.7	3.66	1.40	2.89	YES	
L0045528	0	0.52500E-08	441813.2	3760909.5	202.7	3.66	1.40	2.89	YES	
L0045529	0	0.52500E-08	441816.2	3760909.6	202.6	3.66	1.40	2.89	YES	
L0045530	0	0.52500E-08	441819.2	3760909.6	202.6	3.66	1.40	2.89	YES	
L0045531	0	0.52500E-08	441822.2	3760909.6	202.6	3.66	1.40	2.89	YES	

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 L0045532         0   0.52500E-08  441825.2 3760909.6   202.6     3.66     1.40
2.89     YES
 L0045533         0   0.52500E-08  441828.2 3760909.6   202.5     3.66     1.40
2.89     YES
 L0045534         0   0.52500E-08  441831.2 3760909.6   202.5     3.66     1.40
2.89     YES
 L0045535         0   0.52500E-08  441834.2 3760909.6   202.5     3.66     1.40
2.89     YES
 L0045536         0   0.52500E-08  441837.2 3760909.6   202.4     3.66     1.40
2.89     YES
 L0045537         0   0.52500E-08  441840.2 3760909.7   202.4     3.66     1.40
2.89     YES
 L0045538         0   0.52500E-08  441843.2 3760909.7   202.4     3.66     1.40
2.89     YES
 L0045539         0   0.52500E-08  441846.2 3760909.7   202.4     3.66     1.40
2.89     YES
 L0045540         0   0.52500E-08  441849.2 3760909.7   202.3     3.66     1.40
2.89     YES
 L0045541         0   0.52500E-08  441852.2 3760909.7   202.3     3.66     1.40
2.89     YES
 L0045542         0   0.52500E-08  441855.2 3760909.7   202.3     3.66     1.40
2.89     YES
 L0045543         0   0.52500E-08  441858.2 3760909.7   202.3     3.66     1.40
2.89     YES
 L0045544         0   0.52500E-08  441861.2 3760909.7   202.3     3.66     1.40
2.89     YES
 L0045545         0   0.52500E-08  441864.2 3760909.7   202.3     3.66     1.40
2.89     YES
 L0045546         0   0.52500E-08  441867.2 3760909.8   202.3     3.66     1.40
2.89     YES
 L0045547         0   0.52500E-08  441870.2 3760909.8   202.3     3.66     1.40
2.89     YES
 L0045548         0   0.52500E-08  441873.2 3760909.8   202.4     3.66     1.40
2.89     YES
 L0045549         0   0.52500E-08  441876.2 3760909.8   202.4     3.66     1.40
2.89     YES
 L0045550         0   0.52500E-08  441879.2 3760909.8   202.4     3.66     1.40
2.89     YES
 L0045551         0   0.52500E-08  441882.2 3760909.8   202.4     3.66     1.40
2.89     YES
 L0045552         0   0.52500E-08  441885.2 3760909.8   202.5     3.66     1.40
2.89     YES
 L0045553         0   0.52500E-08  441888.2 3760909.8   202.5     3.66     1.40
2.89     YES
 L0045554         0   0.52500E-08  441891.2 3760909.8   202.6     3.66     1.40
2.89     YES
 L0045555         0   0.52500E-08  441894.2 3760909.9   202.6     3.66     1.40
2.89     YES
 L0045556         0   0.52500E-08  441897.2 3760909.9   202.6     3.66     1.40
2.89     YES
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*** VOLUME SOURCE DATA ***

SOURCE ID	NUMBER EMISSION RATE PART. CATS.	EMISSION RATE (GRAMS/SEC)	X (METERS)	Y (METERS)	BASE ELEV. (METERS)	RELEASE HEIGHT (METERS)	INIT. SY (METERS)	INIT. SZ (METERS)	URBAN SOURCE SCALAR VARY BY
L0045558	0	0.52500E-08	441903.2	3760909.9	202.7	3.66	1.40	2.89	YES
L0045559	0	0.52500E-08	441906.2	3760909.9	202.8	3.66	1.40	2.89	YES
L0045560	0	0.52500E-08	441909.2	3760909.9	202.8	3.66	1.40	2.89	YES
L0045561	0	0.72960E-06	441902.9	3760783.4	201.8	3.66	1.40	2.89	YES
L0045562	0	0.72960E-06	441899.9	3760783.5	201.8	3.66	1.40	2.89	YES
L0045563	0	0.72960E-06	441896.9	3760783.5	201.7	3.66	1.40	2.89	YES
L0045564	0	0.72960E-06	441893.9	3760783.6	201.7	3.66	1.40	2.89	YES
L0045565	0	0.72960E-06	441890.9	3760783.7	201.7	3.66	1.40	2.89	YES
L0045566	0	0.72960E-06	441887.9	3760783.7	201.7	3.66	1.40	2.89	YES
L0045567	0	0.72960E-06	441884.9	3760783.8	201.7	3.66	1.40	2.89	YES
L0045568	0	0.72960E-06	441881.9	3760783.9	201.6	3.66	1.40	2.89	YES
L0045569	0	0.72960E-06	441878.9	3760783.9	201.6	3.66	1.40	2.89	YES
L0045570	0	0.72960E-06	441875.9	3760784.0	201.6	3.66	1.40	2.89	YES
L0045571	0	0.72960E-06	441872.9	3760784.0	201.6	3.66	1.40	2.89	YES

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 L0045572         0   0.72960E-06  441869.9 3760784.1   201.6     3.66     1.40
2.89     YES
 L0045573         0   0.72960E-06  441866.9 3760784.2   201.6     3.66     1.40
2.89     YES
 L0045574         0   0.72960E-06  441863.9 3760784.2   201.6     3.66     1.40
2.89     YES
 L0045575         0   0.72960E-06  441860.9 3760784.3   201.6     3.66     1.40
2.89     YES
 L0045576         0   0.72960E-06  441857.9 3760784.4   201.6     3.66     1.40
2.89     YES
 L0045577         0   0.72960E-06  441854.9 3760784.4   201.6     3.66     1.40
2.89     YES
 L0045578         0   0.72960E-06  441851.9 3760784.5   201.5     3.66     1.40
2.89     YES
 L0045579         0   0.72960E-06  441848.9 3760784.6   201.5     3.66     1.40
2.89     YES
 L0045580         0   0.72960E-06  441845.9 3760784.6   201.5     3.66     1.40
2.89     YES
 L0045581         0   0.72960E-06  441842.9 3760784.7   201.5     3.66     1.40
2.89     YES
 L0045582         0   0.72960E-06  441839.9 3760784.7   201.5     3.66     1.40
2.89     YES
 L0045583         0   0.72960E-06  441836.9 3760784.8   201.5     3.66     1.40
2.89     YES
 L0045584         0   0.72960E-06  441833.9 3760784.9   201.5     3.66     1.40
2.89     YES
 L0045585         0   0.72960E-06  441830.9 3760784.9   201.5     3.66     1.40
2.89     YES
 L0045586         0   0.72960E-06  441827.9 3760785.0   201.5     3.66     1.40
2.89     YES
 L0045587         0   0.72960E-06  441824.9 3760785.1   201.5     3.66     1.40
2.89     YES
 L0045588         0   0.72960E-06  441821.9 3760785.1   201.5     3.66     1.40
2.89     YES
 L0045589         0   0.72960E-06  441818.9 3760785.2   201.5     3.66     1.40
2.89     YES
 L0045590         0   0.72960E-06  441815.9 3760785.3   201.5     3.66     1.40
2.89     YES
 L0045591         0   0.72960E-06  441812.9 3760785.3   201.5     3.66     1.40
2.89     YES
 L0045592         0   0.72960E-06  441809.9 3760785.4   201.5     3.66     1.40
2.89     YES
 L0045593         0   0.72960E-06  441806.9 3760785.4   201.5     3.66     1.40
2.89     YES
 L0045594         0   0.72960E-06  441803.9 3760785.5   201.4     3.66     1.40
2.89     YES
 L0045595         0   0.72960E-06  441800.9 3760785.6   201.4     3.66     1.40
2.89     YES
 L0045596         0   0.72960E-06  441797.9 3760785.6   201.4     3.66     1.40
2.89     YES
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*** VOLUME SOURCE DATA ***

SOURCE ID	NUMBER PART. CATS.	EMISSION RATE (GRAMS/SEC)	X (METERS)	Y (METERS)	BASE ELEV. (METERS)	RELEASE HEIGHT (METERS)	INIT. SY (METERS)	INIT. SZ (METERS)	URBAN SOURCE SCALAR VARY BY
L0045597	0	0.72960E-06	441794.9	3760785.7	201.4	3.66	1.40	2.89	YES
L0045598	0	0.72960E-06	441791.9	3760785.8	201.4	3.66	1.40	2.89	YES
L0045599	0	0.72960E-06	441788.9	3760785.8	201.5	3.66	1.40	2.89	YES
L0045600	0	0.72960E-06	441785.9	3760785.9	201.5	3.66	1.40	2.89	YES
L0045601	0	0.72960E-06	441782.9	3760786.0	201.5	3.66	1.40	2.89	YES
L0045602	0	0.72960E-06	441779.9	3760786.0	201.5	3.66	1.40	2.89	YES
L0045603	0	0.72960E-06	441776.9	3760786.1	201.5	3.66	1.40	2.89	YES
L0045604	0	0.72960E-06	441773.9	3760786.1	201.5	3.66	1.40	2.89	YES
L0045605	0	0.72960E-06	441770.9	3760786.2	201.5	3.66	1.40	2.89	YES
L0045606	0	0.72960E-06	441767.9	3760786.3	201.5	3.66	1.40	2.89	YES
L0045607	0	0.72960E-06	441764.9	3760786.3	201.5	3.66	1.40	2.89	YES
L0045608	0	0.72960E-06	441761.9	3760786.4	201.5	3.66	1.40	2.89	YES
L0045609	0	0.72960E-06	441758.9	3760786.5	201.4	3.66	1.40	2.89	YES
L0045610	0	0.72960E-06	441755.9	3760786.5	201.4	3.66	1.40	2.89	YES
L0045611	0	0.72960E-06	441752.9	3760786.6	201.4	3.66	1.40	2.89	YES

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 L0045612         0   0.72960E-06  441749.9 3760786.7   201.4     3.66     1.40
2.89     YES
 L0045613         0   0.72960E-06  441746.9 3760786.7   201.4     3.66     1.40
2.89     YES
 L0045614         0   0.72960E-06  441743.9 3760786.8   201.4     3.66     1.40
2.89     YES
 L0045615         0   0.72960E-06  441740.9 3760786.8   201.4     3.66     1.40
2.89     YES
 L0045616         0   0.72960E-06  441737.9 3760786.9   201.4     3.66     1.40
2.89     YES
 L0045617         0   0.72960E-06  441734.9 3760787.0   201.4     3.66     1.40
2.89     YES
 L0045618         0   0.72960E-06  441731.9 3760787.0   201.4     3.66     1.40
2.89     YES
 L0045619         0   0.72960E-06  441728.9 3760787.1   201.4     3.66     1.40
2.89     YES
 L0045620         0   0.72960E-06  441725.9 3760787.2   201.4     3.66     1.40
2.89     YES
 L0045621         0   0.72960E-06  441722.9 3760787.2   201.4     3.66     1.40
2.89     YES
 L0045622         0   0.72960E-06  441719.9 3760787.3   201.4     3.66     1.40
2.89     YES
 L0045623         0   0.72960E-06  441716.9 3760787.4   201.4     3.66     1.40
2.89     YES
 L0045624         0   0.72960E-06  441713.9 3760787.4   201.4     3.66     1.40
2.89     YES
 L0045625         0   0.72960E-06  441710.9 3760787.5   201.4     3.66     1.40
2.89     YES
 L0045626         0   0.72960E-06  441707.9 3760787.5   201.4     3.66     1.40
2.89     YES
 L0045627         0   0.72960E-06  441704.9 3760787.6   201.4     3.66     1.40
2.89     YES
 L0045628         0   0.72960E-06  441701.9 3760787.7   201.3     3.66     1.40
2.89     YES
 L0045629         0   0.72960E-06  441698.9 3760787.7   201.3     3.66     1.40
2.89     YES
 L0045630         0   0.72960E-06  441695.9 3760787.8   201.3     3.66     1.40
2.89     YES
 L0045631         0   0.72960E-06  441692.9 3760787.9   201.3     3.66     1.40
2.89     YES
 L0045632         0   0.72960E-06  441689.9 3760787.9   201.3     3.66     1.40
2.89     YES
 L0045633         0   0.72960E-06  441686.9 3760788.0   201.3     3.66     1.40
2.89     YES
 L0045634         0   0.72960E-06  441683.9 3760788.1   201.3     3.66     1.40
2.89     YES
 L0045635         0   0.72960E-06  441680.9 3760788.1   201.3     3.66     1.40
2.89     YES
 L0045636         0   0.72960E-06  441677.9 3760788.2   201.2     3.66     1.40
2.89     YES
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*** VOLUME SOURCE DATA ***

SOURCE ID	NUMBER EMISSION RATE PART. CATS.	EMISSION RATE (GRAMS/SEC)	X (METERS)	Y (METERS)	BASE ELEV. (METERS)	RELEASE HEIGHT (METERS)	INIT. SY (METERS)	INIT. SZ (METERS)	URBAN SOURCE SCALAR VARY BY
L0045638	0	0.72960E-06	441671.9	3760788.3	201.2	3.66	1.40	2.89	YES
L0045639	0	0.72960E-06	441668.9	3760788.4	201.2	3.66	1.40	2.89	YES
L0045640	0	0.72960E-06	441665.9	3760788.4	201.2	3.66	1.40	2.89	YES
L0045641	0	0.72960E-06	441662.9	3760788.5	201.2	3.66	1.40	2.89	YES
L0045642	0	0.72960E-06	441659.9	3760788.6	201.2	3.66	1.40	2.89	YES
L0045643	0	0.72960E-06	441656.9	3760788.6	201.2	3.66	1.40	2.89	YES
L0045644	0	0.72960E-06	441653.9	3760788.7	201.2	3.66	1.40	2.89	YES
L0045645	0	0.72960E-06	441650.9	3760788.8	201.2	3.66	1.40	2.89	YES
L0045646	0	0.72960E-06	441647.9	3760788.8	201.2	3.66	1.40	2.89	YES
L0045647	0	0.72960E-06	441644.9	3760788.9	201.2	3.66	1.40	2.89	YES
L0045648	0	0.72960E-06	441641.9	3760788.9	201.2	3.66	1.40	2.89	YES
L0045649	0	0.72960E-06	441638.9	3760789.0	201.2	3.66	1.40	2.89	YES
L0045650	0	0.72960E-06	441635.9	3760789.1	201.3	3.66	1.40	2.89	YES
L0045651	0	0.72960E-06	441632.9	3760789.1	201.3	3.66	1.40	2.89	YES

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 L0045652         0   0.72960E-06  441629.9 3760789.2   201.3     3.66     1.40
2.89     YES
 L0045653         0   0.72960E-06  441626.9 3760789.3   201.3     3.66     1.40
2.89     YES
 L0045654         0   0.72960E-06  441623.9 3760789.3   201.3     3.66     1.40
2.89     YES
 L0045655         0   0.72960E-06  441620.9 3760789.4   201.3     3.66     1.40
2.89     YES
 L0045656         0   0.72960E-06  441617.9 3760789.5   201.4     3.66     1.40
2.89     YES
 L0045657         0   0.72960E-06  441614.9 3760789.5   201.4     3.66     1.40
2.89     YES
 L0045658         0   0.72960E-06  441611.9 3760789.6   201.4     3.66     1.40
2.89     YES
 L0045659         0   0.50720E-08  441290.6 3761089.7   203.2     3.66     1.40
2.89     YES
 L0045660         0   0.50720E-08  441290.6 3761086.7   203.2     3.66     1.40
2.89     YES
 L0045661         0   0.50720E-08  441290.6 3761083.7   203.2     3.66     1.40
2.89     YES
 L0045662         0   0.50720E-08  441290.6 3761080.7   203.2     3.66     1.40
2.89     YES
 L0045663         0   0.50720E-08  441290.6 3761077.7   203.1     3.66     1.40
2.89     YES
 L0045664         0   0.50720E-08  441290.6 3761074.7   203.1     3.66     1.40
2.89     YES
 L0045665         0   0.50720E-08  441290.6 3761071.7   203.1     3.66     1.40
2.89     YES
 L0045666         0   0.50720E-08  441290.6 3761068.7   203.1     3.66     1.40
2.89     YES
 L0045667         0   0.50720E-08  441290.6 3761065.7   203.1     3.66     1.40
2.89     YES
 L0045668         0   0.50720E-08  441290.6 3761062.7   203.0     3.66     1.40
2.89     YES
 L0045669         0   0.50720E-08  441290.6 3761059.7   203.0     3.66     1.40
2.89     YES
 L0045670         0   0.50720E-08  441290.6 3761056.7   203.0     3.66     1.40
2.89     YES
 L0045671         0   0.50720E-08  441290.6 3761053.7   203.0     3.66     1.40
2.89     YES
 L0045672         0   0.50720E-08  441290.6 3761050.7   203.0     3.66     1.40
2.89     YES
 L0045673         0   0.50720E-08  441290.6 3761047.7   202.9     3.66     1.40
2.89     YES
 L0045674         0   0.50720E-08  441290.6 3761044.7   202.9     3.66     1.40
2.89     YES
 L0045675         0   0.50720E-08  441290.6 3761041.7   202.9     3.66     1.40
2.89     YES
 L0045676         0   0.50720E-08  441290.6 3761038.7   202.9     3.66     1.40
2.89     YES
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*** VOLUME SOURCE DATA ***

SOURCE ID	NUMBER PART. CATS.	EMISSION RATE (GRAMS/SEC)	X (METERS)	Y (METERS)	BASE ELEV. (METERS)	RELEASE HEIGHT (METERS)	INIT. SY (METERS)	INIT. SZ (METERS)	URBAN SOURCE	EMISSION RATE SCALAR VARY BY
L0045677	0	0.50720E-08	441290.6	3761035.7	202.9	3.66	1.40	2.89	YES	
L0045678	0	0.50720E-08	441290.6	3761032.7	202.8	3.66	1.40	2.89	YES	
L0045679	0	0.50720E-08	441290.6	3761029.7	202.8	3.66	1.40	2.89	YES	
L0045680	0	0.50720E-08	441290.6	3761026.7	202.8	3.66	1.40	2.89	YES	
L0045681	0	0.50720E-08	441290.6	3761023.7	202.8	3.66	1.40	2.89	YES	
L0045682	0	0.50720E-08	441290.6	3761020.7	202.8	3.66	1.40	2.89	YES	
L0045683	0	0.50720E-08	441290.6	3761017.7	202.7	3.66	1.40	2.89	YES	
L0045684	0	0.50720E-08	441290.6	3761014.7	202.7	3.66	1.40	2.89	YES	
L0045685	0	0.50720E-08	441290.6	3761011.7	202.7	3.66	1.40	2.89	YES	
L0045686	0	0.50720E-08	441290.6	3761008.7	202.7	3.66	1.40	2.89	YES	
L0045687	0	0.50720E-08	441290.6	3761005.7	202.7	3.66	1.40	2.89	YES	
L0045688	0	0.50720E-08	441290.6	3761002.7	202.6	3.66	1.40	2.89	YES	
L0045689	0	0.50720E-08	441290.6	3760999.7	202.6	3.66	1.40	2.89	YES	
L0045690	0	0.50720E-08	441290.6	3760996.7	202.6	3.66	1.40	2.89	YES	
L0045691	0	0.50720E-08	441290.6	3760993.7	202.6	3.66	1.40	2.89	YES	

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 L0045692         0   0.50720E-08  441290.6 3760990.7   202.6     3.66     1.40
2.89     YES
 L0045693         0   0.50720E-08  441290.6 3760987.7   202.6     3.66     1.40
2.89     YES
 L0045694         0   0.50720E-08  441290.6 3760984.7   202.5     3.66     1.40
2.89     YES
 L0045695         0   0.50720E-08  441290.6 3760981.7   202.5     3.66     1.40
2.89     YES
 L0045696         0   0.50720E-08  441290.6 3760978.7   202.5     3.66     1.40
2.89     YES
 L0045697         0   0.50720E-08  441290.6 3760975.7   202.5     3.66     1.40
2.89     YES
 L0045698         0   0.50720E-08  441290.6 3760972.7   202.5     3.66     1.40
2.89     YES
 L0045699         0   0.50720E-08  441290.6 3760969.7   202.4     3.66     1.40
2.89     YES
 L0045700         0   0.50720E-08  441290.6 3760966.7   202.4     3.66     1.40
2.89     YES
 L0045701         0   0.50720E-08  441290.6 3760963.7   202.4     3.66     1.40
2.89     YES
 L0045702         0   0.50720E-08  441290.6 3760960.7   202.4     3.66     1.40
2.89     YES
 L0045703         0   0.50720E-08  441290.6 3760957.7   202.4     3.66     1.40
2.89     YES
 L0045704         0   0.50720E-08  441290.6 3760954.7   202.4     3.66     1.40
2.89     YES
 L0045705         0   0.50720E-08  441290.6 3760951.7   202.3     3.66     1.40
2.89     YES
 L0045706         0   0.50720E-08  441290.6 3760948.7   202.3     3.66     1.40
2.89     YES
 L0045707         0   0.50720E-08  441290.6 3760945.7   202.3     3.66     1.40
2.89     YES
 L0045708         0   0.50720E-08  441290.6 3760942.7   202.3     3.66     1.40
2.89     YES
 L0045709         0   0.50720E-08  441290.6 3760939.7   202.3     3.66     1.40
2.89     YES
 L0045710         0   0.50720E-08  441290.6 3760936.7   202.2     3.66     1.40
2.89     YES
 L0045711         0   0.50720E-08  441290.6 3760933.7   202.2     3.66     1.40
2.89     YES
 L0045712         0   0.50720E-08  441290.6 3760930.7   202.2     3.66     1.40
2.89     YES
 L0045713         0   0.50720E-08  441290.6 3760927.7   202.2     3.66     1.40
2.89     YES
 L0045714         0   0.50720E-08  441290.6 3760924.7   202.2     3.66     1.40
2.89     YES
 L0045715         0   0.50720E-08  441290.6 3760921.7   202.2     3.66     1.40
2.89     YES
 L0045716         0   0.50720E-08  441290.6 3760918.7   202.1     3.66     1.40
2.89     YES
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*** VOLUME SOURCE DATA ***

SOURCE ID	NUMBER PART. CATS.	EMISSION RATE (GRAMS/SEC)	X (METERS)	Y (METERS)	BASE ELEV. (METERS)	RELEASE HEIGHT (METERS)	INIT. SY (METERS)	INIT. SZ (METERS)	URBAN SOURCE	EMISSION RATE SCALAR VARY BY
L0045717	0	0.50720E-08	441290.6	3760915.7	202.1	3.66	1.40	2.89	YES	
L0045718	0	0.50720E-08	441290.6	3760912.7	202.1	3.66	1.40	2.89	YES	
L0045719	0	0.50720E-08	441290.6	3760909.7	202.1	3.66	1.40	2.89	YES	
L0045720	0	0.50720E-08	441290.6	3760906.7	202.1	3.66	1.40	2.89	YES	
L0045721	0	0.50720E-08	441290.6	3760903.7	202.0	3.66	1.40	2.89	YES	
L0045722	0	0.50720E-08	441290.6	3760900.7	202.0	3.66	1.40	2.89	YES	
L0045723	0	0.50720E-08	441290.6	3760897.7	202.0	3.66	1.40	2.89	YES	
L0045724	0	0.50720E-08	441290.6	3760894.7	202.0	3.66	1.40	2.89	YES	
L0045725	0	0.50720E-08	441290.6	3760891.7	202.0	3.66	1.40	2.89	YES	
L0045726	0	0.50720E-08	441290.6	3760888.7	201.9	3.66	1.40	2.89	YES	
L0045727	0	0.50720E-08	441290.6	3760885.7	201.9	3.66	1.40	2.89	YES	
L0045728	0	0.50720E-08	441290.6	3760882.7	201.9	3.66	1.40	2.89	YES	
L0045729	0	0.50720E-08	441290.6	3760879.7	201.9	3.66	1.40	2.89	YES	
L0045730	0	0.50720E-08	441290.6	3760876.7	201.9	3.66	1.40	2.89	YES	
L0045731	0	0.50720E-08	441290.6	3760873.7	201.8	3.66	1.40	2.89	YES	

L0045732	0	0.50720E-08	441290.6	3760870.7	201.8	3.66	1.40	2.89 YES
L0045733	0	0.50720E-08	441290.6	3760867.7	201.8	3.66	1.40	2.89 YES
L0045734	0	0.50720E-08	441290.6	3760864.7	201.8	3.66	1.40	2.89 YES
L0045735	0	0.50720E-08	441290.6	3760861.7	201.8	3.66	1.40	2.89 YES
L0045736	0	0.50720E-08	441290.6	3760858.7	201.8	3.66	1.40	2.89 YES
L0045737	0	0.50720E-08	441290.6	3760855.7	201.7	3.66	1.40	2.89 YES
L0045738	0	0.50720E-08	441290.6	3760852.7	201.7	3.66	1.40	2.89 YES
L0045739	0	0.50720E-08	441290.6	3760849.7	201.7	3.66	1.40	2.89 YES
L0045740	0	0.50720E-08	441290.6	3760846.7	201.7	3.66	1.40	2.89 YES
L0045741	0	0.50720E-08	441290.6	3760843.7	201.7	3.66	1.40	2.89 YES
L0045742	0	0.50720E-08	441290.6	3760840.7	201.6	3.66	1.40	2.89 YES
L0045743	0	0.50720E-08	441290.6	3760837.7	201.6	3.66	1.40	2.89 YES
L0045744	0	0.50720E-08	441290.6	3760834.7	201.6	3.66	1.40	2.89 YES
L0045745	0	0.50720E-08	441290.6	3760831.7	201.6	3.66	1.40	2.89 YES
L0045746	0	0.50720E-08	441290.6	3760828.7	201.6	3.66	1.40	2.89 YES
L0045747	0	0.50720E-08	441290.6	3760825.7	201.5	3.66	1.40	2.89 YES
L0045748	0	0.50720E-08	441290.6	3760822.7	201.5	3.66	1.40	2.89 YES
L0045749	0	0.50720E-08	441290.6	3760819.7	201.5	3.66	1.40	2.89 YES
L0045750	0	0.50720E-08	441290.6	3760816.7	201.5	3.66	1.40	2.89 YES
L0045751	0	0.50720E-08	441290.6	3760813.7	201.5	3.66	1.40	2.89 YES
L0045752	0	0.50720E-08	441290.6	3760810.7	201.4	3.66	1.40	2.89 YES
L0045753	0	0.50720E-08	441290.6	3760807.7	201.4	3.66	1.40	2.89 YES
L0045754	0	0.50720E-08	441290.6	3760804.7	201.4	3.66	1.40	2.89 YES
L0045755	0	0.50720E-08	441290.6	3760801.7	201.4	3.66	1.40	2.89 YES
L0045756	0	0.50720E-08	441290.6	3760798.7	201.4	3.66	1.40	2.89 YES

*** VOLUME SOURCE DATA ***

SOURCE ID	NUMBER PART. CATS.	EMISSION RATE (GRAMS/SEC)	X (METERS)	Y (METERS)	BASE ELEV. (METERS)	RELEASE HEIGHT (METERS)	INIT. SY (METERS)	INIT. SZ (METERS)	URBAN SOURCE	EMISSION RATE SCALAR VARY BY
L0045757	0	0.50720E-08	441290.6	3760795.7	201.3	3.66	1.40	2.89	YES	
L0045758	0	0.50720E-08	441290.6	3760792.7	201.3	3.66	1.40	2.89	YES	
L0045759	0	0.50720E-08	441290.6	3760789.7	201.3	3.66	1.40	2.89	YES	
L0045760	0	0.50720E-08	441290.6	3760786.7	201.3	3.66	1.40	2.89	YES	
L0045761	0	0.50720E-08	441290.6	3760783.7	201.3	3.66	1.40	2.89	YES	
L0045762	0	0.50720E-08	441290.6	3760780.7	201.2	3.66	1.40	2.89	YES	
L0045763	0	0.50720E-08	441290.6	3760777.7	201.2	3.66	1.40	2.89	YES	
L0045764	0	0.50720E-08	441290.6	3760774.7	201.2	3.66	1.40	2.89	YES	
L0045765	0	0.50720E-08	441290.6	3760771.7	201.2	3.66	1.40	2.89	YES	
L0045766	0	0.50720E-08	441290.6	3760768.7	201.2	3.66	1.40	2.89	YES	
L0045767	0	0.50720E-08	441290.6	3760765.7	201.2	3.66	1.40	2.89	YES	
L0045768	0	0.50720E-08	441290.6	3760762.7	201.1	3.66	1.40	2.89	YES	
L0045769	0	0.50720E-08	441290.6	3760759.7	201.1	3.66	1.40	2.89	YES	
L0045770	0	0.50720E-08	441290.6	3760756.7	201.1	3.66	1.40	2.89	YES	
L0045771	0	0.50720E-08	441290.6	3760753.7	201.1	3.66	1.40	2.89	YES	

L0045772	0	0.50720E-08	441290.6	3760750.7	201.1	3.66	1.40	2.89 YES
L0045773	0	0.50720E-08	441290.6	3760747.7	201.0	3.66	1.40	2.89 YES
L0045774	0	0.50720E-08	441290.6	3760744.7	201.0	3.66	1.40	2.89 YES
L0045775	0	0.50720E-08	441290.6	3760741.7	201.0	3.66	1.40	2.89 YES
L0045776	0	0.50720E-08	441290.6	3760738.7	201.0	3.66	1.40	2.89 YES
L0045777	0	0.50720E-08	441290.6	3760735.7	201.0	3.66	1.40	2.89 YES
L0045778	0	0.50720E-08	441290.6	3760732.7	200.9	3.66	1.40	2.89 YES
L0045779	0	0.50720E-08	441290.6	3760729.7	200.9	3.66	1.40	2.89 YES
L0045780	0	0.50720E-08	441290.6	3760726.7	200.9	3.66	1.40	2.89 YES
L0045781	0	0.50720E-08	441290.6	3760723.7	200.9	3.66	1.40	2.89 YES
L0045782	0	0.50720E-08	441290.6	3760720.7	200.9	3.66	1.40	2.89 YES
L0045783	0	0.50720E-08	441290.6	3760717.7	200.9	3.66	1.40	2.89 YES
L0045784	0	0.50720E-08	441290.6	3760714.7	200.8	3.66	1.40	2.89 YES
L0045785	0	0.50720E-08	441290.6	3760711.7	200.8	3.66	1.40	2.89 YES
L0045786	0	0.50720E-08	441290.6	3760708.7	200.8	3.66	1.40	2.89 YES
L0045787	0	0.50720E-08	441290.6	3760705.7	200.8	3.66	1.40	2.89 YES
L0045788	0	0.50720E-08	441290.6	3760702.7	200.8	3.66	1.40	2.89 YES
L0045789	0	0.50720E-08	441290.6	3760699.7	200.8	3.66	1.40	2.89 YES
L0045790	0	0.50720E-08	441290.6	3760696.7	200.7	3.66	1.40	2.89 YES
L0045791	0	0.50720E-08	441290.6	3760693.7	200.7	3.66	1.40	2.89 YES
L0045792	0	0.50720E-08	441290.6	3760690.7	200.7	3.66	1.40	2.89 YES
L0045793	0	0.50720E-08	441290.6	3760687.7	200.7	3.66	1.40	2.89 YES
L0045794	0	0.50720E-08	441290.6	3760684.7	200.7	3.66	1.40	2.89 YES
L0045795	0	0.50720E-08	441290.6	3760681.7	200.7	3.66	1.40	2.89 YES
L0045796	0	0.50720E-08	441290.6	3760678.7	200.6	3.66	1.40	2.89 YES

*** VOLUME SOURCE DATA ***

SOURCE ID	NUMBER PART. CATS.	EMISSION RATE (GRAMS/SEC)	X (METERS)	Y (METERS)	BASE ELEV. (METERS)	RELEASE HEIGHT (METERS)	INIT. SY (METERS)	INIT. SZ (METERS)	URBAN SOURCE BY	EMISSION RATE SCALAR VARY
L0045798	0	0.50720E-08	441290.6	3760672.7	200.6	3.66	1.40	2.89	YES	
L0045799	0	0.50720E-08	441290.6	3760669.7	200.6	3.66	1.40	2.89	YES	
L0045800	0	0.50720E-08	441290.6	3760666.7	200.6	3.66	1.40	2.89	YES	
L0045801	0	0.50720E-08	441290.6	3760663.7	200.5	3.66	1.40	2.89	YES	
L0045802	0	0.50720E-08	441290.6	3760660.7	200.5	3.66	1.40	2.89	YES	
L0045803	0	0.50720E-08	441290.6	3760657.7	200.5	3.66	1.40	2.89	YES	
L0045804	0	0.50720E-08	441290.6	3760654.7	200.5	3.66	1.40	2.89	YES	
L0045805	0	0.50720E-08	441290.6	3760651.7	200.5	3.66	1.40	2.89	YES	
L0045806	0	0.50720E-08	441290.6	3760648.7	200.5	3.66	1.40	2.89	YES	
L0045807	0	0.50720E-08	441290.6	3760645.7	200.5	3.66	1.40	2.89	YES	
L0045808	0	0.50720E-08	441290.6	3760642.7	200.4	3.66	1.40	2.89	YES	
L0045809	0	0.50720E-08	441290.6	3760639.7	200.4	3.66	1.40	2.89	YES	
L0045810	0	0.50720E-08	441290.6	3760636.7	200.4	3.66	1.40	2.89	YES	
L0045811	0	0.50720E-08	441290.6	3760633.7	200.4	3.66	1.40	2.89	YES	

L0045812	0	0.50720E-08	441290.6	3760630.7	200.4	3.66	1.40	2.89 YES
L0045813	0	0.50720E-08	441290.6	3760627.7	200.4	3.66	1.40	2.89 YES
L0045814	0	0.50720E-08	441290.6	3760624.7	200.4	3.66	1.40	2.89 YES
L0045815	0	0.50720E-08	441290.6	3760621.7	200.3	3.66	1.40	2.89 YES
L0045816	0	0.50720E-08	441290.6	3760618.7	200.3	3.66	1.40	2.89 YES
L0045817	0	0.50720E-08	441290.6	3760615.7	200.3	3.66	1.40	2.89 YES
L0045818	0	0.50720E-08	441290.6	3760612.7	200.3	3.66	1.40	2.89 YES
L0045819	0	0.50720E-08	441290.6	3760609.7	200.3	3.66	1.40	2.89 YES
L0045820	0	0.50720E-08	441290.6	3760606.7	200.3	3.66	1.40	2.89 YES
L0045821	0	0.50720E-08	441290.6	3760603.7	200.3	3.66	1.40	2.89 YES
L0045822	0	0.50720E-08	441290.6	3760600.7	200.2	3.66	1.40	2.89 YES
L0045823	0	0.50720E-08	441290.6	3760597.7	200.2	3.66	1.40	2.89 YES
L0045824	0	0.50720E-08	441290.6	3760594.7	200.2	3.66	1.40	2.89 YES
L0045825	0	0.51170E-08	441471.5	3761091.1	203.3	3.66	1.40	2.89 YES
L0045826	0	0.51170E-08	441471.4	3761088.1	203.3	3.66	1.40	2.89 YES
L0045827	0	0.51170E-08	441471.4	3761085.1	203.2	3.66	1.40	2.89 YES
L0045828	0	0.51170E-08	441471.4	3761082.1	203.2	3.66	1.40	2.89 YES
L0045829	0	0.51170E-08	441471.4	3761079.1	203.2	3.66	1.40	2.89 YES
L0045830	0	0.51170E-08	441471.4	3761076.1	203.2	3.66	1.40	2.89 YES
L0045831	0	0.51170E-08	441471.4	3761073.1	203.2	3.66	1.40	2.89 YES
L0045832	0	0.51170E-08	441471.4	3761070.1	203.1	3.66	1.40	2.89 YES
L0045833	0	0.51170E-08	441471.4	3761067.1	203.1	3.66	1.40	2.89 YES
L0045834	0	0.51170E-08	441471.4	3761064.1	203.1	3.66	1.40	2.89 YES
L0045835	0	0.51170E-08	441471.4	3761061.1	203.1	3.66	1.40	2.89 YES
L0045836	0	0.51170E-08	441471.4	3761058.1	203.1	3.66	1.40	2.89 YES

*** VOLUME SOURCE DATA ***

SOURCE ID	NUMBER PART. CATS.	EMISSION RATE (GRAMS/SEC)	X (METERS)	Y (METERS)	BASE ELEV. (METERS)	RELEASE HEIGHT (METERS)	INIT. SY (METERS)	INIT. SZ (METERS)	URBAN SOURCE BY	EMISSION RATE SCALAR VARY
L0045837	0	0.51170E-08	441471.3	3761055.1	203.0	3.66	1.40	2.89	YES	
L0045838	0	0.51170E-08	441471.3	3761052.1	203.0	3.66	1.40	2.89	YES	
L0045839	0	0.51170E-08	441471.3	3761049.1	203.0	3.66	1.40	2.89	YES	
L0045840	0	0.51170E-08	441471.3	3761046.1	203.0	3.66	1.40	2.89	YES	
L0045841	0	0.51170E-08	441471.3	3761043.1	202.9	3.66	1.40	2.89	YES	
L0045842	0	0.51170E-08	441471.3	3761040.1	202.9	3.66	1.40	2.89	YES	
L0045843	0	0.51170E-08	441471.3	3761037.1	202.9	3.66	1.40	2.89	YES	
L0045844	0	0.51170E-08	441471.3	3761034.1	202.9	3.66	1.40	2.89	YES	
L0045845	0	0.51170E-08	441471.3	3761031.1	202.9	3.66	1.40	2.89	YES	
L0045846	0	0.51170E-08	441471.3	3761028.1	202.8	3.66	1.40	2.89	YES	
L0045847	0	0.51170E-08	441471.3	3761025.1	202.8	3.66	1.40	2.89	YES	
L0045848	0	0.51170E-08	441471.2	3761022.1	202.8	3.66	1.40	2.89	YES	
L0045849	0	0.51170E-08	441471.2	3761019.1	202.8	3.66	1.40	2.89	YES	
L0045850	0	0.51170E-08	441471.2	3761016.1	202.7	3.66	1.40	2.89	YES	
L0045851	0	0.51170E-08	441471.2	3761013.1	202.7	3.66	1.40	2.89	YES	

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 L0045852         0   0.51170E-08  441471.2 3761010.1   202.7     3.66     1.40
2.89     YES
 L0045853         0   0.51170E-08  441471.2 3761007.1   202.6     3.66     1.40
2.89     YES
 L0045854         0   0.51170E-08  441471.2 3761004.1   202.6     3.66     1.40
2.89     YES
 L0045855         0   0.51170E-08  441471.2 3761001.1   202.6     3.66     1.40
2.89     YES
 L0045856         0   0.51170E-08  441471.2 3760998.1   202.6     3.66     1.40
2.89     YES
 L0045857         0   0.51170E-08  441471.2 3760995.1   202.5     3.66     1.40
2.89     YES
 L0045858         0   0.51170E-08  441471.2 3760992.1   202.5     3.66     1.40
2.89     YES
 L0045859         0   0.51170E-08  441471.1 3760989.1   202.5     3.66     1.40
2.89     YES
 L0045860         0   0.51170E-08  441471.1 3760986.1   202.4     3.66     1.40
2.89     YES
 L0045861         0   0.51170E-08  441471.1 3760983.1   202.4     3.66     1.40
2.89     YES
 L0045862         0   0.51170E-08  441471.1 3760980.1   202.4     3.66     1.40
2.89     YES
 L0045863         0   0.51170E-08  441471.1 3760977.1   202.3     3.66     1.40
2.89     YES
 L0045864         0   0.51170E-08  441471.1 3760974.1   202.3     3.66     1.40
2.89     YES
 L0045865         0   0.51170E-08  441471.1 3760971.1   202.2     3.66     1.40
2.89     YES
 L0045866         0   0.51170E-08  441471.1 3760968.1   202.2     3.66     1.40
2.89     YES
 L0045867         0   0.51170E-08  441471.1 3760965.1   202.2     3.66     1.40
2.89     YES
 L0045868         0   0.51170E-08  441471.1 3760962.1   202.2     3.66     1.40
2.89     YES
 L0045869         0   0.51170E-08  441471.1 3760959.1   202.2     3.66     1.40
2.89     YES
 L0045870         0   0.51170E-08  441471.1 3760956.1   202.1     3.66     1.40
2.89     YES
 L0045871         0   0.51170E-08  441471.0 3760953.1   202.1     3.66     1.40
2.89     YES
 L0045872         0   0.51170E-08  441471.0 3760950.1   202.1     3.66     1.40
2.89     YES
 L0045873         0   0.51170E-08  441471.0 3760947.1   202.1     3.66     1.40
2.89     YES
 L0045874         0   0.51170E-08  441471.0 3760944.1   202.1     3.66     1.40
2.89     YES
 L0045875         0   0.51170E-08  441471.0 3760941.1   202.1     3.66     1.40
2.89     YES
 L0045876         0   0.51170E-08  441471.0 3760938.1   202.0     3.66     1.40
2.89     YES
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*** VOLUME SOURCE DATA ***

SOURCE ID	NUMBER EMISSION RATE PART. CATS.	EMISSION RATE (GRAMS/SEC)	X (METERS)	Y (METERS)	BASE ELEV. (METERS)	RELEASE HEIGHT (METERS)	INIT. SY (METERS)	INIT. SZ (METERS)	URBAN SOURCE SCALAR VARY BY
L0045877	0	0.51170E-08	441471.0	3760935.1	202.0	3.66	1.40	2.89	YES
L0045878	0	0.51170E-08	441471.0	3760932.1	202.0	3.66	1.40	2.89	YES
L0045879	0	0.51170E-08	441471.0	3760929.1	202.0	3.66	1.40	2.89	YES
L0045880	0	0.51170E-08	441471.0	3760926.1	202.0	3.66	1.40	2.89	YES
L0045881	0	0.51170E-08	441471.0	3760923.1	202.0	3.66	1.40	2.89	YES
L0045882	0	0.51170E-08	441470.9	3760920.1	202.0	3.66	1.40	2.89	YES
L0045883	0	0.51170E-08	441470.9	3760917.1	202.0	3.66	1.40	2.89	YES
L0045884	0	0.51170E-08	441470.9	3760914.1	202.0	3.66	1.40	2.89	YES
L0045885	0	0.51170E-08	441470.9	3760911.1	202.0	3.66	1.40	2.89	YES
L0045886	0	0.51170E-08	441470.9	3760908.1	201.9	3.66	1.40	2.89	YES
L0045887	0	0.51170E-08	441470.9	3760905.1	201.9	3.66	1.40	2.89	YES
L0045888	0	0.51170E-08	441470.9	3760902.1	201.9	3.66	1.40	2.89	YES
L0045889	0	0.51170E-08	441470.9	3760899.1	202.0	3.66	1.40	2.89	YES
L0045890	0	0.51170E-08	441470.9	3760896.1	202.0	3.66	1.40	2.89	YES
L0045891	0	0.51170E-08	441470.9	3760893.1	202.0	3.66	1.40	2.89	YES

L0045892	0	0.51170E-08	441470.9	3760890.1	202.0	3.66	1.40	2.89 YES
L0045893	0	0.51170E-08	441470.8	3760887.1	202.0	3.66	1.40	2.89 YES
L0045894	0	0.51170E-08	441470.8	3760884.1	202.0	3.66	1.40	2.89 YES
L0045895	0	0.51170E-08	441470.8	3760881.1	202.1	3.66	1.40	2.89 YES
L0045896	0	0.51170E-08	441470.8	3760878.1	202.1	3.66	1.40	2.89 YES
L0045897	0	0.51170E-08	441470.8	3760875.1	202.1	3.66	1.40	2.89 YES
L0045898	0	0.51170E-08	441470.8	3760872.1	202.1	3.66	1.40	2.89 YES
L0045899	0	0.51170E-08	441470.8	3760869.1	202.1	3.66	1.40	2.89 YES
L0045900	0	0.51170E-08	441470.8	3760866.1	202.1	3.66	1.40	2.89 YES
L0045901	0	0.51170E-08	441470.8	3760863.1	202.1	3.66	1.40	2.89 YES
L0045902	0	0.51170E-08	441470.8	3760860.1	202.0	3.66	1.40	2.89 YES
L0045903	0	0.51170E-08	441470.8	3760857.1	202.0	3.66	1.40	2.89 YES
L0045904	0	0.51170E-08	441470.8	3760854.1	202.0	3.66	1.40	2.89 YES
L0045905	0	0.51170E-08	441470.7	3760851.1	202.0	3.66	1.40	2.89 YES
L0045906	0	0.51170E-08	441470.7	3760848.1	202.0	3.66	1.40	2.89 YES
L0045907	0	0.51170E-08	441470.7	3760845.1	202.0	3.66	1.40	2.89 YES
L0045908	0	0.51170E-08	441470.7	3760842.1	202.0	3.66	1.40	2.89 YES
L0045909	0	0.51170E-08	441470.7	3760839.1	202.0	3.66	1.40	2.89 YES
L0045910	0	0.51170E-08	441470.7	3760836.1	201.9	3.66	1.40	2.89 YES
L0045911	0	0.51170E-08	441470.7	3760833.1	201.9	3.66	1.40	2.89 YES
L0045912	0	0.51170E-08	441470.7	3760830.1	201.9	3.66	1.40	2.89 YES
L0045913	0	0.51170E-08	441470.7	3760827.1	201.9	3.66	1.40	2.89 YES
L0045914	0	0.51170E-08	441470.7	3760824.1	201.9	3.66	1.40	2.89 YES
L0045915	0	0.51170E-08	441470.7	3760821.1	201.8	3.66	1.40	2.89 YES
L0045916	0	0.51170E-08	441470.6	3760818.1	201.8	3.66	1.40	2.89 YES

*** VOLUME SOURCE DATA ***

SOURCE ID	NUMBER PART. CATS.	EMISSION RATE (GRAMS/SEC)	X (METERS)	Y (METERS)	BASE ELEV. (METERS)	RELEASE HEIGHT (METERS)	INIT. SY (METERS)	INIT. SZ (METERS)	URBAN SOURCE	EMISSION RATE SCALAR VARY BY
L0045917	0	0.51170E-08	441470.6	3760815.1	201.8	3.66	1.40	2.89	YES	
L0045918	0	0.51170E-08	441470.6	3760812.1	201.8	3.66	1.40	2.89	YES	
L0045919	0	0.51170E-08	441470.6	3760809.1	201.7	3.66	1.40	2.89	YES	
L0045920	0	0.51170E-08	441470.6	3760806.1	201.7	3.66	1.40	2.89	YES	
L0045921	0	0.51170E-08	441470.6	3760803.1	201.6	3.66	1.40	2.89	YES	
L0045922	0	0.51170E-08	441470.6	3760800.1	201.6	3.66	1.40	2.89	YES	
L0045923	0	0.51170E-08	441470.6	3760797.1	201.6	3.66	1.40	2.89	YES	
L0045924	0	0.51170E-08	441470.6	3760794.1	201.5	3.66	1.40	2.89	YES	
L0045925	0	0.51170E-08	441470.6	3760791.1	201.5	3.66	1.40	2.89	YES	
L0045926	0	0.51170E-08	441470.6	3760788.1	201.4	3.66	1.40	2.89	YES	
L0045927	0	0.51170E-08	441470.5	3760785.1	201.4	3.66	1.40	2.89	YES	
L0045928	0	0.51170E-08	441470.5	3760782.1	201.3	3.66	1.40	2.89	YES	
L0045929	0	0.51170E-08	441470.5	3760779.1	201.3	3.66	1.40	2.89	YES	
L0045930	0	0.51170E-08	441470.5	3760776.1	201.3	3.66	1.40	2.89	YES	
L0045931	0	0.51170E-08	441470.5	3760773.1	201.2	3.66	1.40	2.89	YES	

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 L0045932         0   0.51170E-08  441470.5 3760770.1   201.2     3.66     1.40
2.89     YES
 L0045933         0   0.51170E-08  441470.5 3760767.1   201.2     3.66     1.40
2.89     YES
 L0045934         0   0.51170E-08  441470.5 3760764.1   201.2     3.66     1.40
2.89     YES
 L0045935         0   0.51170E-08  441470.5 3760761.1   201.1     3.66     1.40
2.89     YES
 L0045936         0   0.51170E-08  441470.5 3760758.1   201.1     3.66     1.40
2.89     YES
 L0045937         0   0.51170E-08  441470.5 3760755.1   201.1     3.66     1.40
2.89     YES
 L0045938         0   0.51170E-08  441470.5 3760752.1   201.1     3.66     1.40
2.89     YES
 L0045939         0   0.51170E-08  441470.4 3760749.1   201.1     3.66     1.40
2.89     YES
 L0045940         0   0.51170E-08  441470.4 3760746.1   201.0     3.66     1.40
2.89     YES
 L0045941         0   0.51170E-08  441470.4 3760743.1   201.0     3.66     1.40
2.89     YES
 L0045942         0   0.51170E-08  441470.4 3760740.1   201.0     3.66     1.40
2.89     YES
 L0045943         0   0.51170E-08  441470.4 3760737.1   201.0     3.66     1.40
2.89     YES
 L0045944         0   0.51170E-08  441470.4 3760734.1   201.0     3.66     1.40
2.89     YES
 L0045945         0   0.51170E-08  441470.4 3760731.1   201.0     3.66     1.40
2.89     YES
 L0045946         0   0.51170E-08  441470.4 3760728.1   200.9     3.66     1.40
2.89     YES
 L0045947         0   0.51170E-08  441470.4 3760725.1   200.9     3.66     1.40
2.89     YES
 L0045948         0   0.51170E-08  441470.4 3760722.1   200.9     3.66     1.40
2.89     YES
 L0045949         0   0.51170E-08  441470.4 3760719.1   200.9     3.66     1.40
2.89     YES
 L0045950         0   0.51170E-08  441470.3 3760716.1   200.9     3.66     1.40
2.89     YES
 L0045951         0   0.51170E-08  441470.3 3760713.1   200.9     3.66     1.40
2.89     YES
 L0045952         0   0.51170E-08  441470.3 3760710.1   200.8     3.66     1.40
2.89     YES
 L0045953         0   0.51170E-08  441470.3 3760707.1   200.8     3.66     1.40
2.89     YES
 L0045954         0   0.51170E-08  441470.3 3760704.1   200.8     3.66     1.40
2.89     YES
 L0045955         0   0.51170E-08  441470.3 3760701.1   200.8     3.66     1.40
2.89     YES
 L0045956         0   0.51170E-08  441470.3 3760698.1   200.7     3.66     1.40
2.89     YES
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*** VOLUME SOURCE DATA ***

SOURCE ID	NUMBER PART. CATS.	EMISSION RATE (GRAMS/SEC)	X (METERS)	Y (METERS)	BASE ELEV. (METERS)	RELEASE HEIGHT (METERS)	INIT. SY (METERS)	INIT. SZ (METERS)	URBAN SOURCE BY	EMISSION RATE SCALAR VARY
L0045958	0	0.51170E-08	441470.3	3760692.1	200.7	3.66	1.40	2.89	YES	
L0045959	0	0.51170E-08	441470.3	3760689.1	200.7	3.66	1.40	2.89	YES	
L0045960	0	0.51170E-08	441470.3	3760686.1	200.7	3.66	1.40	2.89	YES	
L0045961	0	0.51170E-08	441470.2	3760683.1	200.6	3.66	1.40	2.89	YES	
L0045962	0	0.51170E-08	441470.2	3760680.1	200.6	3.66	1.40	2.89	YES	
L0045963	0	0.51170E-08	441470.2	3760677.1	200.6	3.66	1.40	2.89	YES	
L0045964	0	0.51170E-08	441470.2	3760674.1	200.6	3.66	1.40	2.89	YES	
L0045965	0	0.51170E-08	441470.2	3760671.1	200.6	3.66	1.40	2.89	YES	
L0045966	0	0.51170E-08	441470.2	3760668.1	200.6	3.66	1.40	2.89	YES	
L0045967	0	0.51170E-08	441470.2	3760665.1	200.6	3.66	1.40	2.89	YES	
L0045968	0	0.51170E-08	441470.2	3760662.1	200.6	3.66	1.40	2.89	YES	
L0045969	0	0.51170E-08	441470.2	3760659.1	200.6	3.66	1.40	2.89	YES	
L0045970	0	0.51170E-08	441470.2	3760656.1	200.5	3.66	1.40	2.89	YES	
L0045971	0	0.51170E-08	441470.2	3760653.1	200.5	3.66	1.40	2.89	YES	

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 L0045972         0   0.51170E-08  441470.1 3760650.1   200.5     3.66     1.40
2.89     YES
 L0045973         0   0.51170E-08  441470.1 3760647.1   200.5     3.66     1.40
2.89     YES
 L0045974         0   0.51170E-08  441470.1 3760644.1   200.5     3.66     1.40
2.89     YES
 L0045975         0   0.51170E-08  441470.1 3760641.1   200.4     3.66     1.40
2.89     YES
 L0045976         0   0.51170E-08  441470.1 3760638.1   200.4     3.66     1.40
2.89     YES
 L0045977         0   0.51170E-08  441470.1 3760635.1   200.4     3.66     1.40
2.89     YES
 L0045978         0   0.51170E-08  441470.1 3760632.1   200.4     3.66     1.40
2.89     YES
 L0045979         0   0.51170E-08  441470.1 3760629.1   200.4     3.66     1.40
2.89     YES
 L0045980         0   0.51170E-08  441470.1 3760626.1   200.3     3.66     1.40
2.89     YES
 L0045981         0   0.51170E-08  441470.1 3760623.1   200.3     3.66     1.40
2.89     YES
 L0045982         0   0.51170E-08  441470.1 3760620.1   200.3     3.66     1.40
2.89     YES
 L0045983         0   0.51170E-08  441470.1 3760617.1   200.3     3.66     1.40
2.89     YES
 L0045984         0   0.51170E-08  441470.0 3760614.1   200.3     3.66     1.40
2.89     YES
 L0045985         0   0.51170E-08  441470.0 3760611.1   200.2     3.66     1.40
2.89     YES
 L0045986         0   0.51170E-08  441470.0 3760608.1   200.2     3.66     1.40
2.89     YES
 L0045987         0   0.51170E-08  441470.0 3760605.1   200.2     3.66     1.40
2.89     YES
 L0045988         0   0.78210E-08  440858.0 3761185.9   203.0     3.66     1.40
2.89     YES
 L0045989         0   0.78210E-08  440861.0 3761185.9   203.1     3.66     1.40
2.89     YES
 L0045990         0   0.78210E-08  440864.0 3761185.9   203.1     3.66     1.40
2.89     YES
 L0045991         0   0.78210E-08  440867.0 3761185.9   203.2     3.66     1.40
2.89     YES
 L0045992         0   0.78210E-08  440870.0 3761185.9   203.2     3.66     1.40
2.89     YES
 L0045993         0   0.78210E-08  440873.0 3761186.0   203.3     3.66     1.40
2.89     YES
 L0045994         0   0.78210E-08  440876.0 3761186.0   203.4     3.66     1.40
2.89     YES
 L0045995         0   0.78210E-08  440879.0 3761186.0   203.5     3.66     1.40
2.89     YES
 L0045996         0   0.78210E-08  440882.0 3761186.0   203.5     3.66     1.40
2.89     YES
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*** VOLUME SOURCE DATA ***

SOURCE ID	NUMBER PART. CATS.	EMISSION RATE (GRAMS/SEC)	X (METERS)	Y (METERS)	BASE ELEV. (METERS)	RELEASE HEIGHT (METERS)	INIT. SY (METERS)	INIT. SZ (METERS)	URBAN SOURCE	EMISSION RATE SCALAR VARY BY
L0045997	0	0.78210E-08	440885.0	3761186.0	203.6	3.66	1.40	2.89	YES	
L0045998	0	0.78210E-08	440888.0	3761186.0	203.7	3.66	1.40	2.89	YES	
L0045999	0	0.78210E-08	440891.0	3761186.0	203.8	3.66	1.40	2.89	YES	
L0046000	0	0.78210E-08	440894.0	3761186.0	203.9	3.66	1.40	2.89	YES	
L0046001	0	0.78210E-08	440897.0	3761186.0	204.0	3.66	1.40	2.89	YES	
L0046002	0	0.78210E-08	440900.0	3761186.1	204.1	3.66	1.40	2.89	YES	
L0046003	0	0.78210E-08	440903.0	3761186.1	204.1	3.66	1.40	2.89	YES	
L0046004	0	0.78210E-08	440906.0	3761186.1	204.2	3.66	1.40	2.89	YES	
L0046005	0	0.78210E-08	440909.0	3761186.1	204.2	3.66	1.40	2.89	YES	
L0046006	0	0.78210E-08	440912.0	3761186.1	204.3	3.66	1.40	2.89	YES	
L0046007	0	0.78210E-08	440915.0	3761186.1	204.3	3.66	1.40	2.89	YES	
L0046008	0	0.78210E-08	440918.0	3761186.1	204.4	3.66	1.40	2.89	YES	
L0046009	0	0.78210E-08	440921.0	3761186.1	204.4	3.66	1.40	2.89	YES	
L0046010	0	0.78210E-08	440924.0	3761186.1	204.5	3.66	1.40	2.89	YES	
L0046011	0	0.78210E-08	440927.0	3761186.1	204.5	3.66	1.40	2.89	YES	

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 L0046012         0   0.78210E-08  440930.0 3761186.2   204.5     3.66     1.40
2.89     YES
 L0046013         0   0.78210E-08  440933.0 3761186.2   204.6     3.66     1.40
2.89     YES
 L0046014         0   0.78210E-08  440936.0 3761186.2   204.6     3.66     1.40
2.89     YES
 L0046015         0   0.78210E-08  440939.0 3761186.2   204.6     3.66     1.40
2.89     YES
 L0046016         0   0.78210E-08  440942.0 3761186.2   204.6     3.66     1.40
2.89     YES
 L0046017         0   0.78210E-08  440945.0 3761186.2   204.6     3.66     1.40
2.89     YES
 L0046018         0   0.78210E-08  440948.0 3761186.2   204.6     3.66     1.40
2.89     YES
 L0046019         0   0.78210E-08  440951.0 3761186.2   204.7     3.66     1.40
2.89     YES
 L0046020         0   0.78210E-08  440954.0 3761186.2   204.7     3.66     1.40
2.89     YES
 L0046021         0   0.78210E-08  440957.0 3761186.3   204.6     3.66     1.40
2.89     YES
 L0046022         0   0.78210E-08  440960.0 3761186.3   204.6     3.66     1.40
2.89     YES
 L0046023         0   0.78210E-08  440963.0 3761186.3   204.5     3.66     1.40
2.89     YES
 L0046024         0   0.78210E-08  440966.0 3761186.3   204.5     3.66     1.40
2.89     YES
 L0046025         0   0.78210E-08  440969.0 3761186.3   204.4     3.66     1.40
2.89     YES
 L0046026         0   0.78210E-08  440972.0 3761186.3   204.4     3.66     1.40
2.89     YES
 L0046027         0   0.78210E-08  440975.0 3761186.3   204.3     3.66     1.40
2.89     YES
 L0046028         0   0.78210E-08  440978.0 3761186.3   204.2     3.66     1.40
2.89     YES
 L0046029         0   0.78210E-08  440981.0 3761186.3   204.2     3.66     1.40
2.89     YES
 L0046030         0   0.78210E-08  440984.0 3761186.3   204.1     3.66     1.40
2.89     YES
 L0046031         0   0.78210E-08  440987.0 3761186.4   204.0     3.66     1.40
2.89     YES
 L0046032         0   0.78210E-08  440990.0 3761186.4   203.9     3.66     1.40
2.89     YES
 L0046033         0   0.78210E-08  440993.0 3761186.4   203.8     3.66     1.40
2.89     YES
 L0046034         0   0.78210E-08  440996.0 3761186.4   203.7     3.66     1.40
2.89     YES
 L0046035         0   0.78210E-08  440999.0 3761186.4   203.6     3.66     1.40
2.89     YES
 L0046036         0   0.78210E-08  441002.0 3761186.4   203.5     3.66     1.40
2.89     YES
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*** VOLUME SOURCE DATA ***

SOURCE ID	NUMBER PART. CATS.	EMISSION RATE (GRAMS/SEC)	X (METERS)	Y (METERS)	BASE ELEV. (METERS)	RELEASE HEIGHT (METERS)	INIT. SY (METERS)	INIT. SZ (METERS)	URBAN SOURCE	EMISSION RATE SCALAR VARY BY
L0046037	0	0.78210E-08	441005.0	3761186.4	203.4	3.66	1.40	2.89	YES	
L0046038	0	0.78210E-08	441008.0	3761186.4	203.4	3.66	1.40	2.89	YES	
L0046039	0	0.78210E-08	441011.0	3761186.4	203.4	3.66	1.40	2.89	YES	
L0046040	0	0.78210E-08	441014.0	3761186.5	203.4	3.66	1.40	2.89	YES	
L0046041	0	0.78210E-08	441017.0	3761186.5	203.4	3.66	1.40	2.89	YES	
L0046042	0	0.78210E-08	441020.0	3761186.5	203.4	3.66	1.40	2.89	YES	
L0046043	0	0.78210E-08	441023.0	3761186.5	203.4	3.66	1.40	2.89	YES	
L0046044	0	0.78210E-08	441026.0	3761186.5	203.4	3.66	1.40	2.89	YES	
L0046045	0	0.78210E-08	441029.0	3761186.5	203.3	3.66	1.40	2.89	YES	
L0046046	0	0.78210E-08	441032.0	3761186.5	203.3	3.66	1.40	2.89	YES	
L0046047	0	0.78210E-08	441035.0	3761186.5	203.4	3.66	1.40	2.89	YES	
L0046048	0	0.78210E-08	441038.0	3761186.5	203.4	3.66	1.40	2.89	YES	
L0046049	0	0.78210E-08	441041.0	3761186.6	203.4	3.66	1.40	2.89	YES	
L0046050	0	0.78210E-08	441044.0	3761186.6	203.5	3.66	1.40	2.89	YES	
L0046051	0	0.78210E-08	441047.0	3761186.6	203.5	3.66	1.40	2.89	YES	

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 L0046052         0   0.78210E-08  441050.0 3761186.6   203.5     3.66     1.40
2.89     YES
 L0046053         0   0.78210E-08  441053.0 3761186.6   203.5     3.66     1.40
2.89     YES
 L0046054         0   0.78210E-08  441056.0 3761186.6   203.6     3.66     1.40
2.89     YES
 L0046055         0   0.78210E-08  441059.0 3761186.6   203.6     3.66     1.40
2.89     YES
 L0046056         0   0.78210E-08  441062.0 3761186.6   203.6     3.66     1.40
2.89     YES
 L0046057         0   0.78210E-08  441065.0 3761186.6   203.6     3.66     1.40
2.89     YES
 L0046058         0   0.78210E-08  441068.0 3761186.6   203.7     3.66     1.40
2.89     YES
 L0046059         0   0.78210E-08  441071.0 3761186.7   203.7     3.66     1.40
2.89     YES
 L0046060         0   0.78210E-08  441074.0 3761186.7   203.7     3.66     1.40
2.89     YES
 L0046061         0   0.78210E-08  441077.0 3761186.7   203.8     3.66     1.40
2.89     YES
 L0046062         0   0.78210E-08  441080.0 3761186.7   203.8     3.66     1.40
2.89     YES
 L0046063         0   0.78210E-08  441083.0 3761186.7   203.8     3.66     1.40
2.89     YES
 L0046064         0   0.78210E-08  441086.0 3761186.7   203.8     3.66     1.40
2.89     YES
 L0046065         0   0.78210E-08  441089.0 3761186.7   203.7     3.66     1.40
2.89     YES
 L0046066         0   0.78210E-08  441092.0 3761186.7   203.7     3.66     1.40
2.89     YES
 L0046067         0   0.78210E-08  441095.0 3761186.7   203.7     3.66     1.40
2.89     YES
 L0046068         0   0.78210E-08  441098.0 3761186.8   203.6     3.66     1.40
2.89     YES
 L0046069         0   0.78210E-08  441101.0 3761186.8   203.6     3.66     1.40
2.89     YES
 L0046070         0   0.78210E-08  441104.0 3761186.8   203.6     3.66     1.40
2.89     YES
 L0046071         0   0.78210E-08  441107.0 3761186.8   203.5     3.66     1.40
2.89     YES
 L0046072         0   0.14130E-06  440885.1 3761001.7   201.8     3.66     1.40
2.89     YES
 L0046073         0   0.14130E-06  440885.1 3760998.7   201.7     3.66     1.40
2.89     YES
 L0046074         0   0.14130E-06  440885.1 3760995.7   201.7     3.66     1.40
2.89     YES
 L0046075         0   0.14130E-06  440885.1 3760992.7   201.7     3.66     1.40
2.89     YES
 L0046076         0   0.14130E-06  440885.1 3760989.7   201.6     3.66     1.40
2.89     YES
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*** VOLUME SOURCE DATA ***

SOURCE ID	NUMBER EMISSION RATE PART. CATS.	EMISSION RATE (GRAMS/SEC)	X (METERS)	Y (METERS)	BASE ELEV. (METERS)	RELEASE HEIGHT (METERS)	INIT. SY (METERS)	INIT. SZ (METERS)	URBAN SOURCE SCALAR VARY BY
L0046077	0	0.14130E-06	440885.1	3760986.7	201.6	3.66	1.40	2.89	YES
L0046078	0	0.14130E-06	440885.1	3760983.7	201.6	3.66	1.40	2.89	YES
L0046079	0	0.14130E-06	440885.1	3760980.7	201.5	3.66	1.40	2.89	YES
L0046080	0	0.14130E-06	440885.1	3760977.7	201.5	3.66	1.40	2.89	YES
L0046081	0	0.14130E-06	440885.1	3760974.7	201.5	3.66	1.40	2.89	YES
L0046082	0	0.14130E-06	440885.1	3760971.7	201.4	3.66	1.40	2.89	YES
L0046083	0	0.14130E-06	440885.1	3760968.7	201.4	3.66	1.40	2.89	YES
L0046084	0	0.14130E-06	440885.1	3760965.7	201.4	3.66	1.40	2.89	YES
L0046085	0	0.14130E-06	440885.1	3760962.7	201.4	3.66	1.40	2.89	YES
L0046086	0	0.14130E-06	440885.1	3760959.7	201.4	3.66	1.40	2.89	YES
L0046087	0	0.14130E-06	440885.1	3760956.7	201.3	3.66	1.40	2.89	YES
L0046088	0	0.14130E-06	440885.1	3760953.7	201.3	3.66	1.40	2.89	YES
L0046089	0	0.14130E-06	440885.1	3760950.7	201.3	3.66	1.40	2.89	YES
L0046090	0	0.14130E-06	440885.1	3760947.7	201.3	3.66	1.40	2.89	YES
L0046091	0	0.14130E-06	440885.1	3760944.7	201.3	3.66	1.40	2.89	YES

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 L0046092         0   0.14130E-06  440885.1 3760941.7   201.3     3.66     1.40
2.89     YES
 L0046093         0   0.14130E-06  440885.1 3760938.7   201.2     3.66     1.40
2.89     YES
 L0046094         0   0.14130E-06  440885.1 3760935.7   201.2     3.66     1.40
2.89     YES
 L0046095         0   0.14130E-06  440885.1 3760932.7   201.2     3.66     1.40
2.89     YES
 L0046096         0   0.14130E-06  440885.1 3760929.7   201.2     3.66     1.40
2.89     YES
 L0046097         0   0.14130E-06  440885.1 3760926.7   201.1     3.66     1.40
2.89     YES
 L0046098         0   0.14130E-06  440885.1 3760923.7   201.1     3.66     1.40
2.89     YES
 L0046099         0   0.14130E-06  440885.1 3760920.7   201.1     3.66     1.40
2.89     YES
 L0046100         0   0.14130E-06  440885.1 3760917.7   201.0     3.66     1.40
2.89     YES
 L0046101         0   0.14130E-06  440885.1 3760914.7   201.0     3.66     1.40
2.89     YES
 L0046102         0   0.14130E-06  440885.1 3760911.7   201.0     3.66     1.40
2.89     YES
 L0046103         0   0.14130E-06  440885.1 3760908.7   200.9     3.66     1.40
2.89     YES
 L0046104         0   0.14130E-06  440885.1 3760905.7   200.9     3.66     1.40
2.89     YES
 L0046105         0   0.14130E-06  440885.1 3760902.7   200.8     3.66     1.40
2.89     YES
 L0046106         0   0.14130E-06  440885.1 3760899.7   200.8     3.66     1.40
2.89     YES
 L0046107         0   0.14130E-06  440885.1 3760896.7   200.7     3.66     1.40
2.89     YES
 L0046108         0   0.14130E-06  440885.1 3760893.7   200.7     3.66     1.40
2.89     YES
 L0046109         0   0.14130E-06  440885.1 3760890.7   200.6     3.66     1.40
2.89     YES
 L0046110         0   0.14130E-06  440885.1 3760887.7   200.6     3.66     1.40
2.89     YES
 L0046111         0   0.14130E-06  440885.1 3760884.7   200.5     3.66     1.40
2.89     YES
 L0046112         0   0.14130E-06  440885.1 3760881.7   200.5     3.66     1.40
2.89     YES
 L0046113         0   0.14130E-06  440885.1 3760878.7   200.4     3.66     1.40
2.89     YES
 L0046114         0   0.14130E-06  440885.1 3760875.7   200.3     3.66     1.40
2.89     YES
 L0046115         0   0.14130E-06  440885.1 3760872.7   200.1     3.66     1.40
2.89     YES
 L0046116         0   0.14130E-06  440885.1 3760869.7   200.0     3.66     1.40
2.89     YES
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*** VOLUME SOURCE DATA ***

SOURCE ID	NUMBER EMISSION RATE PART. CATS.	EMISSION RATE (GRAMS/SEC)	X (METERS)	Y (METERS)	BASE ELEV. (METERS)	RELEASE HEIGHT (METERS)	INIT. SY (METERS)	INIT. SZ (METERS)	URBAN SOURCE SCALAR VARY BY
L0046117	0	0.14130E-06	440885.1	3760866.7	199.8	3.66	1.40	2.89	YES
L0046118	0	0.14130E-06	440885.1	3760863.7	199.7	3.66	1.40	2.89	YES
L0046119	0	0.14130E-06	440885.1	3760860.7	199.5	3.66	1.40	2.89	YES
L0046120	0	0.14130E-06	440885.1	3760857.7	199.4	3.66	1.40	2.89	YES
L0046121	0	0.14130E-06	440885.1	3760854.7	199.2	3.66	1.40	2.89	YES
L0046122	0	0.14130E-06	440885.1	3760851.7	199.1	3.66	1.40	2.89	YES
L0046123	0	0.14130E-06	440885.1	3760848.7	198.9	3.66	1.40	2.89	YES
L0046124	0	0.14130E-06	440885.1	3760845.7	198.8	3.66	1.40	2.89	YES
L0046125	0	0.14130E-06	440885.1	3760842.7	198.9	3.66	1.40	2.89	YES
L0046126	0	0.14130E-06	440885.1	3760839.7	198.9	3.66	1.40	2.89	YES
L0046127	0	0.14130E-06	440885.1	3760836.7	199.0	3.66	1.40	2.89	YES
L0046128	0	0.14130E-06	440885.1	3760833.7	199.0	3.66	1.40	2.89	YES
L0046129	0	0.14130E-06	440885.1	3760830.7	199.1	3.66	1.40	2.89	YES
L0046130	0	0.14130E-06	440885.1	3760827.7	199.1	3.66	1.40	2.89	YES
L0046131	0	0.14130E-06	440885.1	3760824.7	199.2	3.66	1.40	2.89	YES

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 L0046132         0   0.14130E-06  440885.1 3760821.7   199.2     3.66     1.40
2.89     YES
 L0046133         0   0.14130E-06  440885.1 3760818.7   199.3     3.66     1.40
2.89     YES
 L0046134         0   0.14130E-06  440885.1 3760815.7   199.3     3.66     1.40
2.89     YES
 L0046135         0   0.14130E-06  440885.1 3760812.7   199.3     3.66     1.40
2.89     YES
 L0046136         0   0.14130E-06  440885.1 3760809.7   199.4     3.66     1.40
2.89     YES
 L0046137         0   0.14130E-06  440885.1 3760806.7   199.4     3.66     1.40
2.89     YES
 L0046138         0   0.14130E-06  440885.1 3760803.7   199.5     3.66     1.40
2.89     YES
 L0046139         0   0.14130E-06  440885.1 3760800.7   199.5     3.66     1.40
2.89     YES
 L0046140         0   0.14130E-06  440885.1 3760797.7   199.6     3.66     1.40
2.89     YES
 L0046141         0   0.14130E-06  440885.1 3760794.7   199.6     3.66     1.40
2.89     YES
 L0046142         0   0.14130E-06  440885.1 3760791.7   199.6     3.66     1.40
2.89     YES
 L0046143         0   0.14130E-06  440885.1 3760788.7   199.7     3.66     1.40
2.89     YES
 L0046144         0   0.14130E-06  440885.1 3760785.7   199.7     3.66     1.40
2.89     YES
 L0046145         0   0.14130E-06  440885.1 3760782.7   199.7     3.66     1.40
2.89     YES
 L0046146         0   0.14130E-06  440885.1 3760779.7   199.7     3.66     1.40
2.89     YES
 L0046147         0   0.14130E-06  440885.1 3760776.7   199.7     3.66     1.40
2.89     YES
 L0046148         0   0.14130E-06  440885.1 3760773.7   199.6     3.66     1.40
2.89     YES
 L0046149         0   0.14130E-06  440885.1 3760770.7   199.6     3.66     1.40
2.89     YES
 L0046150         0   0.14130E-06  440885.1 3760767.7   199.6     3.66     1.40
2.89     YES
 L0046151         0   0.14130E-06  440885.1 3760764.7   199.6     3.66     1.40
2.89     YES
 L0046152         0   0.14130E-06  440885.1 3760761.7   199.6     3.66     1.40
2.89     YES
 L0046153         0   0.14130E-06  440885.1 3760758.7   199.5     3.66     1.40
2.89     YES
 L0046154         0   0.14130E-06  440885.1 3760755.7   199.5     3.66     1.40
2.89     YES
 L0046155         0   0.14130E-06  440885.1 3760752.7   199.5     3.66     1.40
2.89     YES
 L0046156         0   0.14130E-06  440885.1 3760749.7   199.5     3.66     1.40
2.89     YES
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*** VOLUME SOURCE DATA ***

SOURCE ID	NUMBER PART. CATS.	EMISSION RATE (GRAMS/SEC)	X (METERS)	Y (METERS)	BASE ELEV. (METERS)	RELEASE HEIGHT (METERS)	INIT. SY (METERS)	INIT. SZ (METERS)	URBAN SOURCE BY	EMISSION RATE SCALAR VARY
L0046158	0	0.14130E-06	440885.1	3760743.7	199.4	3.66	1.40	2.89	YES	
L0046159	0	0.14130E-06	440885.1	3760740.7	199.4	3.66	1.40	2.89	YES	
L0046160	0	0.14130E-06	440885.1	3760737.7	199.4	3.66	1.40	2.89	YES	
L0046161	0	0.14130E-06	440885.1	3760734.7	199.4	3.66	1.40	2.89	YES	
L0046162	0	0.14130E-06	440885.1	3760731.7	199.4	3.66	1.40	2.89	YES	
L0046163	0	0.14130E-06	440885.1	3760728.7	199.3	3.66	1.40	2.89	YES	
L0046164	0	0.14130E-06	440885.1	3760725.7	199.3	3.66	1.40	2.89	YES	
L0046165	0	0.14130E-06	440885.1	3760722.7	199.3	3.66	1.40	2.89	YES	
L0046166	0	0.14130E-06	440885.1	3760719.7	199.3	3.66	1.40	2.89	YES	
L0046167	0	0.14130E-06	440885.1	3760716.7	199.2	3.66	1.40	2.89	YES	
L0046168	0	0.14130E-06	440885.1	3760713.7	199.2	3.66	1.40	2.89	YES	
L0046169	0	0.14130E-06	440885.1	3760710.7	199.2	3.66	1.40	2.89	YES	
L0046170	0	0.14130E-06	440885.1	3760707.7	199.2	3.66	1.40	2.89	YES	
L0046171	0	0.14130E-06	440885.1	3760704.7	199.2	3.66	1.40	2.89	YES	

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 L0046172         0   0.14130E-06  440885.1 3760701.7   199.2     3.66     1.40
2.89     YES
 L0046173         0   0.14130E-06  440885.1 3760698.7   199.1     3.66     1.40
2.89     YES
 L0046174         0   0.14130E-06  440885.1 3760695.7   199.1     3.66     1.40
2.89     YES
 L0046175         0   0.14130E-06  440885.1 3760692.7   199.1     3.66     1.40
2.89     YES
 L0046176         0   0.14130E-06  440885.1 3760689.7   199.1     3.66     1.40
2.89     YES
 L0046177         0   0.14130E-06  440885.1 3760686.7   199.0     3.66     1.40
2.89     YES
 L0046178         0   0.14130E-06  440885.1 3760683.7   199.0     3.66     1.40
2.89     YES
 L0046179         0   0.14130E-06  440885.1 3760680.7   199.0     3.66     1.40
2.89     YES
 L0046180         0   0.14130E-06  440885.1 3760677.7   199.0     3.66     1.40
2.89     YES
 L0046181         0   0.14130E-06  440885.1 3760674.7   199.0     3.66     1.40
2.89     YES
 L0046182         0   0.14130E-06  440885.1 3760671.7   198.9     3.66     1.40
2.89     YES
 L0046183         0   0.14130E-06  440885.1 3760668.7   198.9     3.66     1.40
2.89     YES
 L0046184         0   0.14130E-06  440885.1 3760665.7   198.9     3.66     1.40
2.89     YES
 L0046185         0   0.14130E-06  440885.1 3760662.7   198.9     3.66     1.40
2.89     YES
 L0046186         0   0.14130E-06  440885.1 3760659.7   198.8     3.66     1.40
2.89     YES
 L0046187         0   0.14130E-06  440885.1 3760656.7   198.8     3.66     1.40
2.89     YES
 L0046188         0   0.14130E-06  440885.1 3760653.7   198.8     3.66     1.40
2.89     YES
 L0046189         0   0.14130E-06  440885.1 3760650.7   198.8     3.66     1.40
2.89     YES
 L0046190         0   0.14130E-06  440885.1 3760647.7   198.7     3.66     1.40
2.89     YES
 L0046191         0   0.14130E-06  440885.1 3760644.7   198.7     3.66     1.40
2.89     YES
 L0046192         0   0.14130E-06  440885.1 3760641.7   198.7     3.66     1.40
2.89     YES
 L0046193         0   0.14130E-06  440885.1 3760638.7   198.7     3.66     1.40
2.89     YES
 L0046194         0   0.14130E-06  440885.1 3760635.7   198.6     3.66     1.40
2.89     YES
 L0046195         0   0.14130E-06  440885.1 3760632.7   198.6     3.66     1.40
2.89     YES
 L0046196         0   0.14130E-06  440885.1 3760629.7   198.6     3.66     1.40
2.89     YES
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*** VOLUME SOURCE DATA ***

SOURCE ID	NUMBER PART. CATS.	EMISSION RATE (GRAMS/SEC)	X (METERS)	Y (METERS)	BASE ELEV. (METERS)	RELEASE HEIGHT (METERS)	INIT. SY (METERS)	INIT. SZ (METERS)	URBAN SOURCE BY	EMISSION RATE SCALAR VARY
L0046198	0	0.14130E-06	440885.1	3760623.7	198.6	3.66	1.40	2.89	YES	
L0046199	0	0.14130E-06	440885.1	3760620.7	198.5	3.66	1.40	2.89	YES	
L0046200	0	0.14130E-06	440885.1	3760617.7	198.5	3.66	1.40	2.89	YES	
L0046201	0	0.14130E-06	440885.1	3760614.7	198.5	3.66	1.40	2.89	YES	
L0046202	0	0.14130E-06	440885.1	3760611.7	198.5	3.66	1.40	2.89	YES	
L0046203	0	0.14130E-06	440885.1	3760608.7	198.4	3.66	1.40	2.89	YES	
L0046204	0	0.14130E-06	440885.1	3760605.7	198.4	3.66	1.40	2.89	YES	
L0046205	0	0.14130E-06	440885.1	3760602.7	198.4	3.66	1.40	2.89	YES	
L0046206	0	0.14130E-06	440885.1	3760599.7	198.4	3.66	1.40	2.89	YES	
L0046207	0	0.14130E-06	440885.1	3760596.7	198.3	3.66	1.40	2.89	YES	
L0046208	0	0.14130E-06	440885.1	3760593.7	198.3	3.66	1.40	2.89	YES	
L0046209	0	0.14130E-06	440885.1	3760590.7	198.3	3.66	1.40	2.89	YES	
L0046210	0	0.14130E-06	441082.8	3761000.0	202.2	3.66	1.40	2.89	YES	
L0046211	0	0.14130E-06	441082.8	3760997.0	202.2	3.66	1.40	2.89	YES	

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 L0046212         0   0.14130E-06  441082.8 3760994.0   202.2     3.66     1.40
2.89     YES
 L0046213         0   0.14130E-06  441082.7 3760991.0   202.2     3.66     1.40
2.89     YES
 L0046214         0   0.14130E-06  441082.7 3760988.0   202.1     3.66     1.40
2.89     YES
 L0046215         0   0.14130E-06  441082.7 3760985.0   202.1     3.66     1.40
2.89     YES
 L0046216         0   0.14130E-06  441082.7 3760982.0   202.1     3.66     1.40
2.89     YES
 L0046217         0   0.14130E-06  441082.7 3760979.0   202.0     3.66     1.40
2.89     YES
 L0046218         0   0.14130E-06  441082.7 3760976.0   202.0     3.66     1.40
2.89     YES
 L0046219         0   0.14130E-06  441082.6 3760973.0   202.0     3.66     1.40
2.89     YES
 L0046220         0   0.14130E-06  441082.6 3760970.0   201.9     3.66     1.40
2.89     YES
 L0046221         0   0.14130E-06  441082.6 3760967.0   201.9     3.66     1.40
2.89     YES
 L0046222         0   0.14130E-06  441082.6 3760964.0   201.9     3.66     1.40
2.89     YES
 L0046223         0   0.14130E-06  441082.6 3760961.0   201.9     3.66     1.40
2.89     YES
 L0046224         0   0.14130E-06  441082.5 3760958.0   201.8     3.66     1.40
2.89     YES
 L0046225         0   0.14130E-06  441082.5 3760955.0   201.8     3.66     1.40
2.89     YES
 L0046226         0   0.14130E-06  441082.5 3760952.0   201.8     3.66     1.40
2.89     YES
 L0046227         0   0.14130E-06  441082.5 3760949.0   201.7     3.66     1.40
2.89     YES
 L0046228         0   0.14130E-06  441082.5 3760946.0   201.7     3.66     1.40
2.89     YES
 L0046229         0   0.14130E-06  441082.5 3760943.0   201.7     3.66     1.40
2.89     YES
 L0046230         0   0.14130E-06  441082.4 3760940.0   201.6     3.66     1.40
2.89     YES
 L0046231         0   0.14130E-06  441082.4 3760937.0   201.6     3.66     1.40
2.89     YES
 L0046232         0   0.14130E-06  441082.4 3760934.0   201.6     3.66     1.40
2.89     YES
 L0046233         0   0.14130E-06  441082.4 3760931.0   201.6     3.66     1.40
2.89     YES
 L0046234         0   0.14130E-06  441082.4 3760928.0   201.5     3.66     1.40
2.89     YES
 L0046235         0   0.14130E-06  441082.3 3760925.0   201.5     3.66     1.40
2.89     YES
 L0046236         0   0.14130E-06  441082.3 3760922.0   201.5     3.66     1.40
2.89     YES
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*** VOLUME SOURCE DATA ***

SOURCE ID	NUMBER PART. CATS.	EMISSION RATE (GRAMS/SEC)	X (METERS)	Y (METERS)	BASE ELEV. (METERS)	RELEASE HEIGHT (METERS)	INIT. SY (METERS)	INIT. SZ (METERS)	URBAN SOURCE SCALAR VARY BY
L0046237	0	0.14130E-06	441082.3	3760919.0	201.4	3.66	1.40	2.89	YES
L0046238	0	0.14130E-06	441082.3	3760916.0	201.4	3.66	1.40	2.89	YES
L0046239	0	0.14130E-06	441082.3	3760913.0	201.4	3.66	1.40	2.89	YES
L0046240	0	0.14130E-06	441082.3	3760910.0	201.3	3.66	1.40	2.89	YES
L0046241	0	0.14130E-06	441082.2	3760907.0	201.3	3.66	1.40	2.89	YES
L0046242	0	0.14130E-06	441082.2	3760904.0	201.3	3.66	1.40	2.89	YES
L0046243	0	0.14130E-06	441082.2	3760901.0	201.3	3.66	1.40	2.89	YES
L0046244	0	0.14130E-06	441082.2	3760898.0	201.2	3.66	1.40	2.89	YES
L0046245	0	0.14130E-06	441082.2	3760895.0	201.2	3.66	1.40	2.89	YES
L0046246	0	0.14130E-06	441082.2	3760892.0	201.2	3.66	1.40	2.89	YES
L0046247	0	0.14130E-06	441082.1	3760889.0	201.2	3.66	1.40	2.89	YES
L0046248	0	0.14130E-06	441082.1	3760886.0	201.1	3.66	1.40	2.89	YES
L0046249	0	0.14130E-06	441082.1	3760883.0	201.1	3.66	1.40	2.89	YES
L0046250	0	0.14130E-06	441082.1	3760880.0	201.1	3.66	1.40	2.89	YES
L0046251	0	0.14130E-06	441082.1	3760877.0	201.1	3.66	1.40	2.89	YES

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 L0046252         0   0.14130E-06  441082.0 3760874.0   201.1     3.66     1.40
2.89     YES
 L0046253         0   0.14130E-06  441082.0 3760871.0   201.1     3.66     1.40
2.89     YES
 L0046254         0   0.14130E-06  441082.0 3760868.0   201.1     3.66     1.40
2.89     YES
 L0046255         0   0.14130E-06  441082.0 3760865.0   201.1     3.66     1.40
2.89     YES
 L0046256         0   0.14130E-06  441082.0 3760862.0   201.1     3.66     1.40
2.89     YES
 L0046257         0   0.14130E-06  441082.0 3760859.0   201.1     3.66     1.40
2.89     YES
 L0046258         0   0.14130E-06  441081.9 3760856.0   201.1     3.66     1.40
2.89     YES
 L0046259         0   0.14130E-06  441081.9 3760853.0   201.1     3.66     1.40
2.89     YES
 L0046260         0   0.14130E-06  441081.9 3760850.0   201.1     3.66     1.40
2.89     YES
 L0046261         0   0.14130E-06  441081.9 3760847.0   201.1     3.66     1.40
2.89     YES
 L0046262         0   0.14130E-06  441081.9 3760844.0   201.1     3.66     1.40
2.89     YES
 L0046263         0   0.14130E-06  441081.9 3760841.0   201.1     3.66     1.40
2.89     YES
 L0046264         0   0.14130E-06  441081.8 3760838.0   201.1     3.66     1.40
2.89     YES
 L0046265         0   0.14130E-06  441081.8 3760835.0   201.1     3.66     1.40
2.89     YES
 L0046266         0   0.14130E-06  441081.8 3760832.0   201.1     3.66     1.40
2.89     YES
 L0046267         0   0.14130E-06  441081.8 3760829.0   201.0     3.66     1.40
2.89     YES
 L0046268         0   0.14130E-06  441081.8 3760826.0   201.0     3.66     1.40
2.89     YES
 L0046269         0   0.14130E-06  441081.7 3760823.0   201.0     3.66     1.40
2.89     YES
 L0046270         0   0.14130E-06  441081.7 3760820.0   201.0     3.66     1.40
2.89     YES
 L0046271         0   0.14130E-06  441081.7 3760817.0   201.0     3.66     1.40
2.89     YES
 L0046272         0   0.14130E-06  441081.7 3760814.0   201.0     3.66     1.40
2.89     YES
 L0046273         0   0.14130E-06  441081.7 3760811.0   200.9     3.66     1.40
2.89     YES
 L0046274         0   0.14130E-06  441081.7 3760808.0   200.9     3.66     1.40
2.89     YES
 L0046275         0   0.14130E-06  441081.6 3760805.0   200.9     3.66     1.40
2.89     YES
 L0046276         0   0.14130E-06  441081.6 3760802.0   200.8     3.66     1.40
2.89     YES
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*** VOLUME SOURCE DATA ***

SOURCE ID	NUMBER PART. CATS.	EMISSION RATE (GRAMS/SEC)	X (METERS)	Y (METERS)	BASE ELEV. (METERS)	RELEASE HEIGHT (METERS)	INIT. SY (METERS)	INIT. SZ (METERS)	URBAN SOURCE SCALAR VARY BY
L0046277	0	0.14130E-06	441081.6	3760799.0	200.8	3.66	1.40	2.89	YES
L0046278	0	0.14130E-06	441081.6	3760796.0	200.8	3.66	1.40	2.89	YES
L0046279	0	0.14130E-06	441081.6	3760793.0	200.7	3.66	1.40	2.89	YES
L0046280	0	0.14130E-06	441081.5	3760790.0	200.7	3.66	1.40	2.89	YES
L0046281	0	0.14130E-06	441081.5	3760787.0	200.7	3.66	1.40	2.89	YES
L0046282	0	0.14130E-06	441081.5	3760784.0	200.7	3.66	1.40	2.89	YES
L0046283	0	0.14130E-06	441081.5	3760781.0	200.6	3.66	1.40	2.89	YES
L0046284	0	0.14130E-06	441081.5	3760778.0	200.6	3.66	1.40	2.89	YES
L0046285	0	0.14130E-06	441081.5	3760775.0	200.6	3.66	1.40	2.89	YES
L0046286	0	0.14130E-06	441081.4	3760772.0	200.6	3.66	1.40	2.89	YES
L0046287	0	0.14130E-06	441081.4	3760769.0	200.6	3.66	1.40	2.89	YES
L0046288	0	0.14130E-06	441081.4	3760766.0	200.6	3.66	1.40	2.89	YES
L0046289	0	0.14130E-06	441081.4	3760763.0	200.6	3.66	1.40	2.89	YES
L0046290	0	0.14130E-06	441081.4	3760760.0	200.6	3.66	1.40	2.89	YES
L0046291	0	0.14130E-06	441081.4	3760757.0	200.6	3.66	1.40	2.89	YES

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 L0046292         0   0.14130E-06  441081.3 3760754.0   200.6     3.66     1.40
2.89     YES
 L0046293         0   0.14130E-06  441081.3 3760751.0   200.5     3.66     1.40
2.89     YES
 L0046294         0   0.14130E-06  441081.3 3760748.0   200.5     3.66     1.40
2.89     YES
 L0046295         0   0.14130E-06  441081.3 3760745.0   200.5     3.66     1.40
2.89     YES
 L0046296         0   0.14130E-06  441081.3 3760742.0   200.5     3.66     1.40
2.89     YES
 L0046297         0   0.14130E-06  441081.2 3760739.0   200.5     3.66     1.40
2.89     YES
 L0046298         0   0.14130E-06  441081.2 3760736.0   200.5     3.66     1.40
2.89     YES
 L0046299         0   0.14130E-06  441081.2 3760733.0   200.5     3.66     1.40
2.89     YES
 L0046300         0   0.14130E-06  441081.2 3760730.0   200.5     3.66     1.40
2.89     YES
 L0046301         0   0.14130E-06  441081.2 3760727.0   200.5     3.66     1.40
2.89     YES
 L0046302         0   0.14130E-06  441081.2 3760724.0   200.5     3.66     1.40
2.89     YES
 L0046303         0   0.14130E-06  441081.1 3760721.0   200.5     3.66     1.40
2.89     YES
 L0046304         0   0.14130E-06  441081.1 3760718.0   200.5     3.66     1.40
2.89     YES
 L0046305         0   0.14130E-06  441081.1 3760715.0   200.5     3.66     1.40
2.89     YES
 L0046306         0   0.14130E-06  441081.1 3760712.0   200.5     3.66     1.40
2.89     YES
 L0046307         0   0.14130E-06  441081.1 3760709.0   200.5     3.66     1.40
2.89     YES
 L0046308         0   0.14130E-06  441081.0 3760706.0   200.5     3.66     1.40
2.89     YES
 L0046309         0   0.14130E-06  441081.0 3760703.0   200.5     3.66     1.40
2.89     YES
 L0046310         0   0.14130E-06  441081.0 3760700.0   200.5     3.66     1.40
2.89     YES
 L0046311         0   0.14130E-06  441081.0 3760697.0   200.5     3.66     1.40
2.89     YES
 L0046312         0   0.14130E-06  441081.0 3760694.0   200.5     3.66     1.40
2.89     YES
 L0046313         0   0.14130E-06  441081.0 3760691.0   200.5     3.66     1.40
2.89     YES
 L0046314         0   0.14130E-06  441080.9 3760688.0   200.4     3.66     1.40
2.89     YES
 L0046315         0   0.14130E-06  441080.9 3760685.0   200.4     3.66     1.40
2.89     YES
 L0046316         0   0.14130E-06  441080.9 3760682.0   200.4     3.66     1.40
2.89     YES
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*** VOLUME SOURCE DATA ***

SOURCE ID	NUMBER EMISSION RATE PART. CATS.	EMISSION RATE (GRAMS/SEC)	X (METERS)	Y (METERS)	BASE ELEV. (METERS)	RELEASE HEIGHT (METERS)	INIT. SY (METERS)	INIT. SZ (METERS)	URBAN SOURCE SCALAR VARY BY
L0046317	0	0.14130E-06	441080.9	3760679.0	200.4	3.66	1.40	2.89	YES
L0046318	0	0.14130E-06	441080.9	3760676.0	200.3	3.66	1.40	2.89	YES
L0046319	0	0.14130E-06	441080.9	3760673.0	200.3	3.66	1.40	2.89	YES
L0046320	0	0.14130E-06	441080.8	3760670.0	200.3	3.66	1.40	2.89	YES
L0046321	0	0.14130E-06	441080.8	3760667.0	200.3	3.66	1.40	2.89	YES
L0046322	0	0.14130E-06	441080.8	3760664.0	200.2	3.66	1.40	2.89	YES
L0046323	0	0.14130E-06	441080.8	3760661.0	200.2	3.66	1.40	2.89	YES
L0046324	0	0.14130E-06	441080.8	3760658.0	200.2	3.66	1.40	2.89	YES
L0046325	0	0.14130E-06	441080.7	3760655.0	200.2	3.66	1.40	2.89	YES
L0046326	0	0.14130E-06	441080.7	3760652.0	200.2	3.66	1.40	2.89	YES
L0046327	0	0.14130E-06	441080.7	3760649.0	200.2	3.66	1.40	2.89	YES
L0046328	0	0.14130E-06	441080.7	3760646.0	200.2	3.66	1.40	2.89	YES
L0046329	0	0.14130E-06	441080.7	3760643.0	200.2	3.66	1.40	2.89	YES
L0046330	0	0.14130E-06	441080.7	3760640.0	200.1	3.66	1.40	2.89	YES
L0046331	0	0.14130E-06	441080.6	3760637.0	200.1	3.66	1.40	2.89	YES

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 L0046332         0   0.14130E-06  441080.6 3760634.0   200.1     3.66     1.40
2.89     YES
 L0046333         0   0.14130E-06  441080.6 3760631.0   200.1     3.66     1.40
2.89     YES
 L0046334         0   0.14130E-06  441080.6 3760628.0   200.1     3.66     1.40
2.89     YES
 L0046335         0   0.14130E-06  441080.6 3760625.0   200.1     3.66     1.40
2.89     YES
 L0046336         0   0.14130E-06  441080.6 3760622.0   200.1     3.66     1.40
2.89     YES
 L0046337         0   0.14130E-06  441080.5 3760619.0   200.0     3.66     1.40
2.89     YES
 L0046338         0   0.14130E-06  441080.5 3760616.0   200.0     3.66     1.40
2.89     YES
 L0046339         0   0.14130E-06  441080.5 3760613.0   200.0     3.66     1.40
2.89     YES
 L0046340         0   0.14130E-06  441080.5 3760610.0   200.0     3.66     1.40
2.89     YES
 L0046341         0   0.14130E-06  441080.5 3760607.0   200.0     3.66     1.40
2.89     YES
 L0046342         0   0.14130E-06  441080.4 3760604.0   199.9     3.66     1.40
2.89     YES
 L0046343         0   0.14130E-06  441080.4 3760601.0   199.9     3.66     1.40
2.89     YES
 L0046344         0   0.14130E-06  441080.4 3760598.0   199.9     3.66     1.40
2.89     YES
 L0046345         0   0.14130E-06  441080.4 3760595.0   199.9     3.66     1.40
2.89     YES
 L0046346         0   0.14130E-06  441080.4 3760592.0   199.9     3.66     1.40
2.89     YES
 L0046347         0   0.14130E-06  441080.4 3760589.0   199.9     3.66     1.40
2.89     YES
 L0046348         0   0.46320E-07  440815.1 3761148.5   202.2     3.66     2.33
2.89     YES
 L0046349         0   0.46320E-07  440813.6 3761153.2   202.3     3.66     2.33
2.89     YES
 L0046350         0   0.46320E-07  440812.0 3761158.0   202.3     3.66     2.33
2.89     YES
 L0046351         0   0.46320E-07  440810.4 3761162.7   202.3     3.66     2.33
2.89     YES
 L0046352         0   0.46320E-07  440808.9 3761167.5   202.4     3.66     2.33
2.89     YES
 L0046353         0   0.46320E-07  440807.4 3761172.2   202.4     3.66     2.33
2.89     YES
 L0046354         0   0.46320E-07  440808.5 3761177.1   202.5     3.66     2.33
2.89     YES
 L0046355         0   0.46320E-07  440809.6 3761182.0   202.5     3.66     2.33
2.89     YES
 L0046356         0   0.46320E-07  440810.6 3761186.9   202.6     3.66     2.33
2.89     YES
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*** VOLUME SOURCE DATA ***

SOURCE ID	NUMBER PART. CATS.	EMISSION RATE (GRAMS/SEC)	X (METERS)	Y (METERS)	BASE ELEV. (METERS)	RELEASE HEIGHT (METERS)	INIT. SY (METERS)	INIT. SZ (METERS)	URBAN SOURCE BY	EMISSION RATE SCALAR VARY
L0046357	0	0.46320E-07	440811.7	3761191.8	202.7	3.66	2.33	2.89	YES	
L0046358	0	0.46320E-07	440812.8	3761196.7	202.7	3.66	2.33	2.89	YES	
L0046359	0	0.46320E-07	440813.8	3761201.5	202.8	3.66	2.33	2.89	YES	
L0046360	0	0.46320E-07	440814.9	3761206.4	202.9	3.66	2.33	2.89	YES	
L0046361	0	0.46320E-07	440817.5	3761210.3	202.9	3.66	2.33	2.89	YES	
L0046362	0	0.46320E-07	440821.6	3761213.2	203.0	3.66	2.33	2.89	YES	
L0046363	0	0.46320E-07	440825.7	3761216.0	203.1	3.66	2.33	2.89	YES	
L0046364	0	0.46320E-07	440829.8	3761218.9	203.1	3.66	2.33	2.89	YES	
L0046365	0	0.46320E-07	440833.9	3761221.8	203.2	3.66	2.33	2.89	YES	
L0046366	0	0.46320E-07	440838.0	3761224.6	203.2	3.66	2.33	2.89	YES	
L0046367	0	0.46320E-07	440842.9	3761225.3	203.3	3.66	2.33	2.89	YES	
L0046368	0	0.46320E-07	440847.9	3761226.0	203.3	3.66	2.33	2.89	YES	
L0046369	0	0.46320E-07	440852.8	3761226.7	203.4	3.66	2.33	2.89	YES	
L0046370	0	0.46320E-07	440857.8	3761227.4	203.5	3.66	2.33	2.89	YES	
L0046371	0	0.46320E-07	440862.7	3761228.1	203.6	3.66	2.33	2.89	YES	

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 L0046372         0   0.46320E-07  440867.7 3761228.8   203.7     3.66     2.33
2.89     YES
 L0046373         0   0.46320E-07  440872.6 3761229.5   203.8     3.66     2.33
2.89     YES
 L0046374         0   0.46320E-07  440877.6 3761230.2   203.9     3.66     2.33
2.89     YES
 L0046375         0   0.46320E-07  440882.5 3761230.9   203.9     3.66     2.33
2.89     YES
 L0046376         0   0.46320E-07  440887.5 3761231.1   203.9     3.66     2.33
2.89     YES
 L0046377         0   0.46320E-07  440892.5 3761231.1   204.0     3.66     2.33
2.89     YES
 L0046378         0   0.46320E-07  440897.5 3761231.2   204.0     3.66     2.33
2.89     YES
 L0046379         0   0.46320E-07  440902.5 3761231.3   204.0     3.66     2.33
2.89     YES
 L0046380         0   0.46320E-07  440907.5 3761231.4   204.0     3.66     2.33
2.89     YES
 L0046381         0   0.46320E-07  440912.5 3761231.5   204.1     3.66     2.33
2.89     YES
 L0046382         0   0.46320E-07  440917.5 3761231.6   204.1     3.66     2.33
2.89     YES
 L0046383         0   0.46320E-07  440922.5 3761231.7   204.1     3.66     2.33
2.89     YES
 L0046384         0   0.46320E-07  440927.5 3761231.8   204.1     3.66     2.33
2.89     YES
 L0046385         0   0.46320E-07  440932.5 3761231.9   204.1     3.66     2.33
2.89     YES
 L0046386         0   0.46320E-07  440937.5 3761232.0   204.1     3.66     2.33
2.89     YES
 L0046387         0   0.46320E-07  440942.5 3761232.1   204.1     3.66     2.33
2.89     YES
 L0046388         0   0.46320E-07  440947.5 3761232.2   204.2     3.66     2.33
2.89     YES
 L0046389         0   0.46320E-07  440952.5 3761232.3   204.2     3.66     2.33
2.89     YES
 L0046390         0   0.46320E-07  440957.5 3761232.4   204.2     3.66     2.33
2.89     YES
 L0046391         0   0.46320E-07  440962.5 3761232.4   204.1     3.66     2.33
2.89     YES
 L0046392         0   0.46320E-07  440967.5 3761232.5   204.1     3.66     2.33
2.89     YES
 L0046393         0   0.46320E-07  440972.5 3761232.6   204.1     3.66     2.33
2.89     YES
 L0046394         0   0.46320E-07  440977.5 3761232.7   204.1     3.66     2.33
2.89     YES
 L0046395         0   0.46320E-07  440982.5 3761232.7   204.0     3.66     2.33
2.89     YES
 L0046396         0   0.46320E-07  440987.5 3761232.7   204.0     3.66     2.33
2.89     YES
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*** VOLUME SOURCE DATA ***

SOURCE ID	NUMBER PART. CATS.	EMISSION RATE (GRAMS/SEC)	X (METERS)	Y (METERS)	BASE ELEV. (METERS)	RELEASE HEIGHT (METERS)	INIT. SY (METERS)	INIT. SZ (METERS)	URBAN SOURCE BY	EMISSION RATE SCALAR VARY
L0046398	0	0.46320E-07	440997.5	3761232.8	203.9	3.66	2.33	2.89	YES	
L0046399	0	0.46320E-07	441002.5	3761232.8	203.8	3.66	2.33	2.89	YES	
L0046400	0	0.46320E-07	441007.5	3761232.8	203.8	3.66	2.33	2.89	YES	
L0046401	0	0.46320E-07	441012.5	3761232.8	203.8	3.66	2.33	2.89	YES	
L0046402	0	0.46320E-07	441017.5	3761232.8	203.7	3.66	2.33	2.89	YES	
L0046403	0	0.46320E-07	441022.5	3761232.9	203.7	3.66	2.33	2.89	YES	
L0046404	0	0.46320E-07	441027.5	3761232.9	203.7	3.66	2.33	2.89	YES	
L0046405	0	0.46320E-07	441032.5	3761232.9	203.7	3.66	2.33	2.89	YES	
L0046406	0	0.46320E-07	441037.5	3761232.9	203.7	3.66	2.33	2.89	YES	
L0046407	0	0.46320E-07	441042.5	3761232.9	203.7	3.66	2.33	2.89	YES	
L0046408	0	0.46320E-07	441047.5	3761233.0	203.7	3.66	2.33	2.89	YES	
L0046409	0	0.46320E-07	441052.5	3761233.0	203.7	3.66	2.33	2.89	YES	
L0046410	0	0.46320E-07	441057.5	3761232.9	203.7	3.66	2.33	2.89	YES	
L0046411	0	0.46320E-07	441062.5	3761232.8	203.7	3.66	2.33	2.89	YES	

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 L0046412         0   0.46320E-07  441067.5 3761232.7   203.7     3.66     2.33
2.89     YES
 L0046413         0   0.46320E-07  441072.5 3761232.6   203.7     3.66     2.33
2.89     YES
 L0046414         0   0.46320E-07  441077.5 3761232.5   203.7     3.66     2.33
2.89     YES
 L0046415         0   0.46320E-07  441082.5 3761232.4   203.7     3.66     2.33
2.89     YES
 L0046416         0   0.46320E-07  441087.5 3761232.3   203.7     3.66     2.33
2.89     YES
 L0046417         0   0.46320E-07  441092.5 3761232.2   203.7     3.66     2.33
2.89     YES
 L0046418         0   0.46320E-07  441097.5 3761232.1   203.6     3.66     2.33
2.89     YES
 L0046419         0   0.46320E-07  441102.5 3761232.0   203.6     3.66     2.33
2.89     YES
 L0046420         0   0.46320E-07  441107.4 3761231.2   203.6     3.66     2.33
2.89     YES
 L0046421         0   0.46320E-07  441112.1 3761229.6   203.5     3.66     2.33
2.89     YES
 L0046422         0   0.46320E-07  441116.9 3761228.1   203.5     3.66     2.33
2.89     YES
 L0046423         0   0.46320E-07  441121.6 3761226.5   203.5     3.66     2.33
2.89     YES
 L0046424         0   0.46320E-07  441125.5 3761223.8   203.4     3.66     2.33
2.89     YES
 L0046425         0   0.46320E-07  441127.9 3761219.5   203.3     3.66     2.33
2.89     YES
 L0046426         0   0.46320E-07  441130.3 3761215.1   203.3     3.66     2.33
2.89     YES
 L0046427         0   0.46320E-07  441132.8 3761210.8   203.2     3.66     2.33
2.89     YES
 L0046428         0   0.46320E-07  441135.2 3761206.4   203.2     3.66     2.33
2.89     YES
 L0046429         0   0.46320E-07  441135.1 3761201.4   203.2     3.66     2.33
2.89     YES
 L0046430         0   0.46320E-07  441135.1 3761196.4   203.1     3.66     2.33
2.89     YES
 L0046431         0   0.46320E-07  441135.0 3761191.4   203.1     3.66     2.33
2.89     YES
 L0046432         0   0.46320E-07  441135.0 3761186.4   203.1     3.66     2.33
2.89     YES
 L0046433         0   0.46320E-07  441134.9 3761181.4   203.1     3.66     2.33
2.89     YES
 L0046434         0   0.46320E-07  441134.9 3761176.4   203.0     3.66     2.33
2.89     YES
 L0046435         0   0.46320E-07  441134.7 3761171.4   203.0     3.66     2.33
2.89     YES
 L0046436         0   0.46320E-07  441134.3 3761166.4   203.0     3.66     2.33
2.89     YES
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*** VOLUME SOURCE DATA ***

SOURCE ID	NUMBER PART. CATS.	EMISSION RATE (GRAMS/SEC)	X (METERS)	Y (METERS)	BASE ELEV. (METERS)	RELEASE HEIGHT (METERS)	INIT. SY (METERS)	INIT. SZ (METERS)	URBAN SOURCE BY	EMISSION RATE SCALAR VARY
L0046438	0	0.46320E-07	441133.4	3761156.4	202.9	3.66	2.33	2.89	YES	
L0046439	0	0.46320E-07	441131.3	3761152.6	203.0	3.66	2.33	2.89	YES	
L0046440	0	0.46320E-07	441126.8	3761150.5	203.1	3.66	2.33	2.89	YES	
L0046441	0	0.46320E-07	441122.3	3761148.3	203.1	3.66	2.33	2.89	YES	
L0046442	0	0.46320E-07	441117.7	3761146.5	203.2	3.66	2.33	2.89	YES	
L0046443	0	0.46320E-07	441112.7	3761146.5	203.3	3.66	2.33	2.89	YES	
L0046444	0	0.46320E-07	441107.7	3761146.4	203.4	3.66	2.33	2.89	YES	
L0046445	0	0.46320E-07	441102.7	3761146.4	203.4	3.66	2.33	2.89	YES	
L0046446	0	0.46320E-07	441097.7	3761146.4	203.5	3.66	2.33	2.89	YES	
L0046447	0	0.46320E-07	441092.7	3761146.3	203.5	3.66	2.33	2.89	YES	
L0046448	0	0.46320E-07	441087.7	3761146.3	203.5	3.66	2.33	2.89	YES	
L0046449	0	0.46320E-07	441082.7	3761146.3	203.5	3.66	2.33	2.89	YES	
L0046450	0	0.46320E-07	441077.7	3761146.2	203.5	3.66	2.33	2.89	YES	
L0046451	0	0.46320E-07	441072.7	3761146.2	203.5	3.66	2.33	2.89	YES	

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 L0046452         0   0.46320E-07  441067.7 3761146.2   203.4     3.66     2.33
2.89     YES
 L0046453         0   0.46320E-07  441062.7 3761146.1   203.4     3.66     2.33
2.89     YES
 L0046454         0   0.46320E-07  441057.7 3761146.1   203.4     3.66     2.33
2.89     YES
 L0046455         0   0.46320E-07  441052.7 3761146.1   203.3     3.66     2.33
2.89     YES
 L0046456         0   0.46320E-07  441047.7 3761146.0   203.2     3.66     2.33
2.89     YES
 L0046457         0   0.46320E-07  441042.7 3761146.0   203.2     3.66     2.33
2.89     YES
 L0046458         0   0.46320E-07  441037.7 3761146.0   203.1     3.66     2.33
2.89     YES
 L0046459         0   0.46320E-07  441032.7 3761146.0   203.0     3.66     2.33
2.89     YES
 L0046460         0   0.46320E-07  441027.7 3761145.9   203.0     3.66     2.33
2.89     YES
 L0046461         0   0.46320E-07  441022.7 3761145.9   203.0     3.66     2.33
2.89     YES
 L0046462         0   0.46320E-07  441017.7 3761145.9   203.0     3.66     2.33
2.89     YES
 L0046463         0   0.46320E-07  441012.7 3761145.8   203.0     3.66     2.33
2.89     YES
 L0046464         0   0.46320E-07  441007.7 3761145.8   203.0     3.66     2.33
2.89     YES
 L0046465         0   0.46320E-07  441002.7 3761145.8   203.1     3.66     2.33
2.89     YES
 L0046466         0   0.46320E-07  440997.7 3761145.8   203.3     3.66     2.33
2.89     YES
 L0046467         0   0.46320E-07  440992.7 3761145.7   203.5     3.66     2.33
2.89     YES
 L0046468         0   0.46320E-07  440987.7 3761145.7   203.6     3.66     2.33
2.89     YES
 L0046469         0   0.46320E-07  440982.7 3761145.7   203.8     3.66     2.33
2.89     YES
 L0046470         0   0.46320E-07  440977.7 3761145.7   204.0     3.66     2.33
2.89     YES
 L0046471         0   0.46320E-07  440972.7 3761145.6   204.1     3.66     2.33
2.89     YES
 L0046472         0   0.46320E-07  440967.7 3761145.6   204.2     3.66     2.33
2.89     YES
 L0046473         0   0.46320E-07  440962.7 3761145.6   204.2     3.66     2.33
2.89     YES
 L0046474         0   0.46320E-07  440957.7 3761145.6   204.3     3.66     2.33
2.89     YES
 L0046475         0   0.46320E-07  440952.7 3761145.5   204.4     3.66     2.33
2.89     YES
 L0046476         0   0.46320E-07  440947.7 3761145.5   204.4     3.66     2.33
2.89     YES
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*** VOLUME SOURCE DATA ***

SOURCE ID	NUMBER PART. CATS.	EMISSION RATE (GRAMS/SEC)	X (METERS)	Y (METERS)	BASE ELEV. (METERS)	RELEASE HEIGHT (METERS)	INIT. SY (METERS)	INIT. SZ (METERS)	URBAN SOURCE	EMISSION RATE SCALAR VARY BY
L0046477	0	0.46320E-07	440942.7	3761145.5	204.4	3.66	2.33	2.89	YES	
L0046478	0	0.46320E-07	440937.7	3761145.5	204.4	3.66	2.33	2.89	YES	
L0046479	0	0.46320E-07	440932.7	3761145.4	204.4	3.66	2.33	2.89	YES	
L0046480	0	0.46320E-07	440927.7	3761145.4	204.3	3.66	2.33	2.89	YES	
L0046481	0	0.46320E-07	440922.7	3761145.4	204.2	3.66	2.33	2.89	YES	
L0046482	0	0.46320E-07	440917.7	3761145.4	204.1	3.66	2.33	2.89	YES	
L0046483	0	0.46320E-07	440912.7	3761145.3	204.0	3.66	2.33	2.89	YES	
L0046484	0	0.46320E-07	440907.7	3761145.3	203.9	3.66	2.33	2.89	YES	
L0046485	0	0.46320E-07	440902.7	3761145.3	203.8	3.66	2.33	2.89	YES	
L0046486	0	0.46320E-07	440897.7	3761145.3	203.6	3.66	2.33	2.89	YES	
L0046487	0	0.46320E-07	440892.7	3761145.2	203.4	3.66	2.33	2.89	YES	
L0046488	0	0.46320E-07	440887.7	3761145.2	203.2	3.66	2.33	2.89	YES	
L0046489	0	0.46320E-07	440882.7	3761145.2	203.0	3.66	2.33	2.89	YES	
L0046490	0	0.46320E-07	440877.7	3761145.2	202.9	3.66	2.33	2.89	YES	
L0046491	0	0.46320E-07	440872.7	3761145.2	202.8	3.66	2.33	2.89	YES	

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 L0046492         0   0.46320E-07  440867.7 3761145.2   202.7     3.66     2.33
2.89     YES
 L0046493         0   0.46320E-07  440862.7 3761145.2   202.7     3.66     2.33
2.89     YES
 L0046494         0   0.46320E-07  440857.7 3761145.2   202.6     3.66     2.33
2.89     YES
 L0046495         0   0.46320E-07  440852.7 3761145.2   202.5     3.66     2.33
2.89     YES
 L0046496         0   0.46320E-07  440847.7 3761145.2   202.5     3.66     2.33
2.89     YES
 L0046497         0   0.46320E-07  440842.7 3761145.2   202.5     3.66     2.33
2.89     YES
 L0046498         0   0.46320E-07  440837.7 3761145.2   202.4     3.66     2.33
2.89     YES
 L0046499         0   0.46320E-07  440832.7 3761145.2   202.4     3.66     2.33
2.89     YES
 L0046500         0   0.46320E-07  440827.7 3761145.2   202.4     3.66     2.33
2.89     YES
 L0046501         0   0.46320E-07  440822.7 3761145.2   202.3     3.66     2.33
2.89     YES
 L0046502         0   0.46320E-07  440817.7 3761145.2   202.2     3.66     2.33
2.89     YES
 L0046503         0   0.16000E-06  441656.1 3760562.5   200.4     3.66     1.40
2.89     YES
 L0046504         0   0.16000E-06  441659.1 3760562.5   200.4     3.66     1.40
2.89     YES
 L0046505         0   0.16000E-06  441662.1 3760562.5   200.4     3.66     1.40
2.89     YES
 L0046506         0   0.16000E-06  441665.1 3760562.5   200.4     3.66     1.40
2.89     YES
 L0046507         0   0.16000E-06  441668.1 3760562.5   200.4     3.66     1.40
2.89     YES
 L0046508         0   0.16000E-06  441671.1 3760562.5   200.4     3.66     1.40
2.89     YES
 L0046509         0   0.16000E-06  441674.1 3760562.5   200.4     3.66     1.40
2.89     YES
 L0046510         0   0.16000E-06  441677.1 3760562.5   200.4     3.66     1.40
2.89     YES
 L0046511         0   0.16000E-06  441680.1 3760562.5   200.4     3.66     1.40
2.89     YES
 L0046512         0   0.16000E-06  441683.1 3760562.5   200.4     3.66     1.40
2.89     YES
 L0046513         0   0.16000E-06  441686.1 3760562.5   200.5     3.66     1.40
2.89     YES
 L0046514         0   0.16000E-06  441689.1 3760562.5   200.5     3.66     1.40
2.89     YES
 L0046515         0   0.16000E-06  441692.1 3760562.5   200.5     3.66     1.40
2.89     YES
 L0046516         0   0.16000E-06  441695.1 3760562.5   200.5     3.66     1.40
2.89     YES
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*** VOLUME SOURCE DATA ***

SOURCE ID	NUMBER PART. CATS.	EMISSION RATE (GRAMS/SEC)	X (METERS)	Y (METERS)	BASE ELEV. (METERS)	RELEASE HEIGHT (METERS)	INIT. SY (METERS)	INIT. SZ (METERS)	URBAN SOURCE SCALAR VARY BY
L0046517	0	0.16000E-06	441698.1	3760562.5	200.5	3.66	1.40	2.89	YES
L0046518	0	0.16000E-06	441701.1	3760562.5	200.5	3.66	1.40	2.89	YES
L0046519	0	0.16000E-06	441704.1	3760562.5	200.5	3.66	1.40	2.89	YES
L0046520	0	0.16000E-06	441707.1	3760562.5	200.5	3.66	1.40	2.89	YES
L0046521	0	0.16000E-06	441710.1	3760562.5	200.5	3.66	1.40	2.89	YES
L0046522	0	0.16000E-06	441713.1	3760562.5	200.5	3.66	1.40	2.89	YES
L0046523	0	0.16000E-06	441716.1	3760562.5	200.5	3.66	1.40	2.89	YES
L0046524	0	0.16000E-06	441719.1	3760562.5	200.5	3.66	1.40	2.89	YES
L0046525	0	0.16000E-06	441722.1	3760562.5	200.5	3.66	1.40	2.89	YES
L0046526	0	0.16000E-06	441725.1	3760562.5	200.5	3.66	1.40	2.89	YES
L0046527	0	0.16000E-06	441728.1	3760562.5	200.5	3.66	1.40	2.89	YES
L0046528	0	0.16000E-06	441731.1	3760562.5	200.4	3.66	1.40	2.89	YES
L0046529	0	0.16000E-06	441734.1	3760562.5	200.4	3.66	1.40	2.89	YES
L0046530	0	0.16000E-06	441737.1	3760562.5	200.4	3.66	1.40	2.89	YES
L0046531	0	0.16000E-06	441740.1	3760562.5	200.4	3.66	1.40	2.89	YES

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 L0046532         0   0.16000E-06  441743.1 3760562.5   200.4     3.66     1.40
2.89     YES
 L0046533         0   0.16000E-06  441746.1 3760562.5   200.4     3.66     1.40
2.89     YES
 L0046534         0   0.16000E-06  441749.1 3760562.5   200.4     3.66     1.40
2.89     YES
 L0046535         0   0.16000E-06  441752.1 3760562.5   200.4     3.66     1.40
2.89     YES
 L0046536         0   0.16000E-06  441755.1 3760562.5   200.4     3.66     1.40
2.89     YES
 L0046537         0   0.16000E-06  441758.1 3760562.5   200.4     3.66     1.40
2.89     YES
 L0046538         0   0.16000E-06  441761.1 3760562.5   200.4     3.66     1.40
2.89     YES
 L0046539         0   0.16000E-06  441764.1 3760562.5   200.4     3.66     1.40
2.89     YES
 L0046540         0   0.16000E-06  441767.1 3760562.5   200.4     3.66     1.40
2.89     YES
 L0046541         0   0.16000E-06  441770.1 3760562.5   200.4     3.66     1.40
2.89     YES
 L0046542         0   0.16000E-06  441773.1 3760562.5   200.4     3.66     1.40
2.89     YES
 L0046543         0   0.16000E-06  441776.1 3760562.5   200.3     3.66     1.40
2.89     YES
 L0046544         0   0.16000E-06  441779.1 3760562.5   200.3     3.66     1.40
2.89     YES
 L0046545         0   0.16000E-06  441782.1 3760562.5   200.3     3.66     1.40
2.89     YES
 L0046546         0   0.16000E-06  441785.1 3760562.5   200.3     3.66     1.40
2.89     YES
 L0046547         0   0.16000E-06  441788.1 3760562.5   200.3     3.66     1.40
2.89     YES
 L0046548         0   0.16000E-06  441791.1 3760562.5   200.3     3.66     1.40
2.89     YES
 L0046549         0   0.16000E-06  441794.1 3760562.5   200.3     3.66     1.40
2.89     YES
 L0046550         0   0.16000E-06  441797.1 3760562.5   200.3     3.66     1.40
2.89     YES
 L0046551         0   0.16000E-06  441800.1 3760562.5   200.3     3.66     1.40
2.89     YES
 L0046552         0   0.16000E-06  441803.1 3760562.5   200.3     3.66     1.40
2.89     YES
 L0046553         0   0.16000E-06  441806.1 3760562.5   200.3     3.66     1.40
2.89     YES
 L0046554         0   0.16000E-06  441809.1 3760562.5   200.3     3.66     1.40
2.89     YES
 L0046555         0   0.16000E-06  441812.1 3760562.5   200.2     3.66     1.40
2.89     YES
 L0046556         0   0.16000E-06  441815.1 3760562.5   200.2     3.66     1.40
2.89     YES
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*** VOLUME SOURCE DATA ***

SOURCE ID	NUMBER PART. CATS.	EMISSION RATE (GRAMS/SEC)	X (METERS)	Y (METERS)	BASE ELEV. (METERS)	RELEASE HEIGHT (METERS)	INIT. SY (METERS)	INIT. SZ (METERS)	URBAN SOURCE	EMISSION RATE SCALAR VARY BY
L0046558	0	0.16000E-06	441821.1	3760562.5	200.2	3.66	1.40	2.89	YES	
L0046559	0	0.16000E-06	441824.1	3760562.5	200.2	3.66	1.40	2.89	YES	
L0046560	0	0.16000E-06	441827.1	3760562.5	200.2	3.66	1.40	2.89	YES	
L0046561	0	0.16000E-06	441830.1	3760562.5	200.2	3.66	1.40	2.89	YES	
L0046562	0	0.16000E-06	441833.1	3760562.5	200.2	3.66	1.40	2.89	YES	
L0046563	0	0.16000E-06	441836.1	3760562.5	200.2	3.66	1.40	2.89	YES	
L0046564	0	0.16000E-06	441839.1	3760562.5	200.2	3.66	1.40	2.89	YES	
L0046565	0	0.16000E-06	441842.1	3760562.5	200.2	3.66	1.40	2.89	YES	
L0046566	0	0.16000E-06	441845.1	3760562.5	200.2	3.66	1.40	2.89	YES	
L0046567	0	0.16000E-06	441848.1	3760562.5	200.2	3.66	1.40	2.89	YES	
L0046568	0	0.16000E-06	441851.1	3760562.5	200.2	3.66	1.40	2.89	YES	
L0046569	0	0.16000E-06	441854.1	3760562.5	200.2	3.66	1.40	2.89	YES	
L0046570	0	0.16000E-06	441857.1	3760562.5	200.2	3.66	1.40	2.89	YES	
L0046571	0	0.16000E-06	441860.1	3760562.5	200.2	3.66	1.40	2.89	YES	

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 L0046572         0   0.16000E-06  441863.1 3760562.5   200.2     3.66     1.40
2.89     YES
 L0046573         0   0.16000E-06  441866.1 3760562.5   200.2     3.66     1.40
2.89     YES
 L0046574         0   0.16000E-06  441869.1 3760562.5   200.2     3.66     1.40
2.89     YES
 L0046575         0   0.16000E-06  441872.1 3760562.5   200.2     3.66     1.40
2.89     YES
 L0046576         0   0.16000E-06  441875.1 3760562.5   200.2     3.66     1.40
2.89     YES
 L0046577         0   0.16000E-06  441878.1 3760562.5   200.2     3.66     1.40
2.89     YES
 L0044769         0   0.34410E-07  441750.5 3760499.5   200.0     3.66     2.33
2.89     YES
 L0044770         0   0.34410E-07  441755.5 3760499.9   200.0     3.66     2.33
2.89     YES
 L0044771         0   0.34410E-07  441760.5 3760500.3   200.0     3.66     2.33
2.89     YES
 L0044772         0   0.34410E-07  441765.4 3760500.7   200.0     3.66     2.33
2.89     YES
 L0044773         0   0.34410E-07  441770.4 3760501.1   200.0     3.66     2.33
2.89     YES
 L0044774         0   0.34410E-07  441775.4 3760501.5   200.0     3.66     2.33
2.89     YES
 L0044775         0   0.34410E-07  441780.4 3760501.9   200.0     3.66     2.33
2.89     YES
 L0044776         0   0.34410E-07  441785.4 3760502.3   200.0     3.66     2.33
2.89     YES
 L0044777         0   0.34410E-07  441790.4 3760502.8   200.0     3.66     2.33
2.89     YES
 L0044778         0   0.34410E-07  441795.3 3760503.2   200.0     3.66     2.33
2.89     YES
 L0044779         0   0.34410E-07  441800.3 3760503.6   200.0     3.66     2.33
2.89     YES
 L0044780         0   0.34410E-07  441805.3 3760504.0   200.0     3.66     2.33
2.89     YES
 L0044781         0   0.34410E-07  441810.3 3760504.4   200.0     3.66     2.33
2.89     YES
 L0044782         0   0.34410E-07  441815.3 3760504.8   199.9     3.66     2.33
2.89     YES
 L0044783         0   0.34410E-07  441820.2 3760505.3   199.9     3.66     2.33
2.89     YES
 L0044784         0   0.34410E-07  441825.2 3760505.8   199.9     3.66     2.33
2.89     YES
 L0044785         0   0.34410E-07  441830.2 3760506.4   199.9     3.66     2.33
2.89     YES
 L0044786         0   0.34410E-07  441835.2 3760506.9   199.9     3.66     2.33
2.89     YES
 L0044787         0   0.34410E-07  441840.1 3760507.5   199.9     3.66     2.33
2.89     YES
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*** VOLUME SOURCE DATA ***

SOURCE ID	NUMBER PART. CATS.	EMISSION RATE (GRAMS/SEC)	X (METERS)	Y (METERS)	BASE ELEV. (METERS)	RELEASE HEIGHT (METERS)	INIT. SY (METERS)	INIT. SZ (METERS)	URBAN SOURCE	EMISSION RATE SCALAR VARY BY
L0044788	0	0.34410E-07	441845.1	3760508.0	199.9	3.66	2.33	2.89	YES	
L0044789	0	0.34410E-07	441850.1	3760508.6	199.9	3.66	2.33	2.89	YES	
L0044790	0	0.34410E-07	441855.0	3760509.2	199.9	3.66	2.33	2.89	YES	
L0044791	0	0.34410E-07	441860.0	3760509.7	199.9	3.66	2.33	2.89	YES	
L0044792	0	0.34410E-07	441865.0	3760510.3	199.9	3.66	2.33	2.89	YES	
L0044793	0	0.34410E-07	441869.9	3760510.8	199.9	3.66	2.33	2.89	YES	
L0044794	0	0.34410E-07	441874.9	3760511.4	200.0	3.66	2.33	2.89	YES	
L0044795	0	0.34410E-07	441879.9	3760511.9	200.0	3.66	2.33	2.89	YES	
L0044796	0	0.34410E-07	441884.8	3760512.5	200.0	3.66	2.33	2.89	YES	
L0044797	0	0.34410E-07	441889.8	3760513.0	200.0	3.66	2.33	2.89	YES	
L0044798	0	0.34410E-07	441894.8	3760513.6	200.0	3.66	2.33	2.89	YES	
L0044799	0	0.34410E-07	441899.8	3760514.1	200.0	3.66	2.33	2.89	YES	
L0044800	0	0.34410E-07	441904.7	3760514.7	200.0	3.66	2.33	2.89	YES	
L0044801	0	0.34410E-07	441909.5	3760515.7	200.1	3.66	2.33	2.89	YES	
L0044802	0	0.34410E-07	441913.6	3760518.6	200.1	3.66	2.33	2.89	YES	

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 L0044803         0   0.34410E-07  441917.6 3760521.5   200.1     3.66     2.33
2.89     YES
 L0044804         0   0.34410E-07  441921.7 3760524.5   200.2     3.66     2.33
2.89     YES
 L0044805         0   0.34410E-07  441925.8 3760527.4   200.2     3.66     2.33
2.89     YES
 L0044806         0   0.34410E-07  441929.8 3760530.3   200.2     3.66     2.33
2.89     YES
 L0044807         0   0.34410E-07  441931.7 3760534.6   200.3     3.66     2.33
2.89     YES
 L0044808         0   0.34410E-07  441932.8 3760539.5   200.3     3.66     2.33
2.89     YES
 L0044809         0   0.34410E-07  441933.9 3760544.4   200.4     3.66     2.33
2.89     YES
 L0044810         0   0.34410E-07  441935.0 3760549.3   200.4     3.66     2.33
2.89     YES
 L0044811         0   0.34410E-07  441936.1 3760554.2   200.5     3.66     2.33
2.89     YES
 L0044812         0   0.34410E-07  441936.0 3760559.1   200.5     3.66     2.33
2.89     YES
 L0044813         0   0.34410E-07  441935.6 3760564.1   200.5     3.66     2.33
2.89     YES
 L0044814         0   0.34410E-07  441935.2 3760569.1   200.6     3.66     2.33
2.89     YES
 L0044815         0   0.34410E-07  441934.8 3760574.1   200.6     3.66     2.33
2.89     YES
 L0044816         0   0.34410E-07  441934.4 3760579.0   200.6     3.66     2.33
2.89     YES
 L0044817         0   0.34410E-07  441934.0 3760584.0   200.7     3.66     2.33
2.89     YES
 L0044818         0   0.34410E-07  441933.0 3760588.8   200.7     3.66     2.33
2.89     YES
 L0044819         0   0.34410E-07  441929.7 3760592.5   200.7     3.66     2.33
2.89     YES
 L0044820         0   0.34410E-07  441926.3 3760596.2   200.7     3.66     2.33
2.89     YES
 L0044821         0   0.34410E-07  441922.9 3760599.9   200.8     3.66     2.33
2.89     YES
 L0044822         0   0.34410E-07  441919.6 3760603.6   200.8     3.66     2.33
2.89     YES
 L0044823         0   0.34410E-07  441916.0 3760607.0   200.8     3.66     2.33
2.89     YES
 L0044824         0   0.34410E-07  441911.4 3760608.9   200.9     3.66     2.33
2.89     YES
 L0044825         0   0.34410E-07  441906.8 3760610.7   200.9     3.66     2.33
2.89     YES
 L0044826         0   0.34410E-07  441902.1 3760612.6   200.9     3.66     2.33
2.89     YES
 L0044827         0   0.34410E-07  441897.5 3760614.5   200.9     3.66     2.33
2.89     YES
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*** VOLUME SOURCE DATA ***

SOURCE ID	NUMBER PART. CATS.	EMISSION RATE (GRAMS/SEC)	X (METERS)	Y (METERS)	BASE ELEV. (METERS)	RELEASE HEIGHT (METERS)	INIT. SY (METERS)	INIT. SZ (METERS)	URBAN SOURCE BY	EMISSION RATE SCALAR VARY
L0044829	0	0.34410E-07	441888.0	3760617.6	201.0	3.66	2.33	2.89	YES	
L0044830	0	0.34410E-07	441883.1	3760618.2	201.0	3.66	2.33	2.89	YES	
L0044831	0	0.34410E-07	441878.1	3760618.7	201.0	3.66	2.33	2.89	YES	
L0044832	0	0.34410E-07	441873.1	3760619.2	201.0	3.66	2.33	2.89	YES	
L0044833	0	0.34410E-07	441868.2	3760619.7	201.0	3.66	2.33	2.89	YES	
L0044834	0	0.34410E-07	441863.2	3760620.2	201.0	3.66	2.33	2.89	YES	
L0044835	0	0.34410E-07	441858.2	3760620.8	201.0	3.66	2.33	2.89	YES	
L0044836	0	0.34410E-07	441853.2	3760621.3	201.1	3.66	2.33	2.89	YES	
L0044837	0	0.34410E-07	441848.3	3760621.8	201.1	3.66	2.33	2.89	YES	
L0044838	0	0.34410E-07	441843.3	3760622.3	201.1	3.66	2.33	2.89	YES	
L0044839	0	0.34410E-07	441838.3	3760622.7	201.1	3.66	2.33	2.89	YES	
L0044840	0	0.34410E-07	441833.3	3760622.6	201.1	3.66	2.33	2.89	YES	
L0044841	0	0.34410E-07	441828.3	3760622.5	201.1	3.66	2.33	2.89	YES	
L0044842	0	0.34410E-07	441823.3	3760622.4	201.1	3.66	2.33	2.89	YES	

L0044843	0	0.34410E-07	441818.3	3760622.3	201.1	3.66	2.33	2.89 YES
L0044844	0	0.34410E-07	441813.3	3760622.2	201.1	3.66	2.33	2.89 YES
L0044845	0	0.34410E-07	441808.3	3760622.1	201.1	3.66	2.33	2.89 YES
L0044846	0	0.34410E-07	441803.3	3760622.0	201.2	3.66	2.33	2.89 YES
L0044847	0	0.34410E-07	441798.3	3760621.9	201.2	3.66	2.33	2.89 YES
L0044848	0	0.34410E-07	441793.3	3760621.8	201.2	3.66	2.33	2.89 YES
L0044849	0	0.34410E-07	441788.3	3760621.7	201.1	3.66	2.33	2.89 YES
L0044850	0	0.34410E-07	441783.3	3760621.6	201.1	3.66	2.33	2.89 YES
L0044851	0	0.34410E-07	441778.3	3760621.5	201.1	3.66	2.33	2.89 YES
L0044852	0	0.34410E-07	441773.3	3760621.4	201.1	3.66	2.33	2.89 YES
L0044853	0	0.34410E-07	441768.3	3760621.3	201.1	3.66	2.33	2.89 YES
L0044854	0	0.34410E-07	441763.3	3760621.2	201.1	3.66	2.33	2.89 YES
L0044855	0	0.34410E-07	441758.3	3760621.1	201.1	3.66	2.33	2.89 YES
L0044856	0	0.34410E-07	441753.3	3760621.0	201.1	3.66	2.33	2.89 YES
L0044857	0	0.34410E-07	441748.3	3760620.9	201.1	3.66	2.33	2.89 YES
L0044858	0	0.34410E-07	441743.3	3760620.8	201.1	3.66	2.33	2.89 YES
L0044859	0	0.34410E-07	441738.3	3760620.7	201.1	3.66	2.33	2.89 YES
L0044860	0	0.34410E-07	441733.3	3760620.6	201.1	3.66	2.33	2.89 YES
L0044861	0	0.34410E-07	441728.3	3760620.5	201.1	3.66	2.33	2.89 YES
L0044862	0	0.34410E-07	441723.3	3760620.4	201.1	3.66	2.33	2.89 YES
L0044863	0	0.34410E-07	441718.3	3760620.3	201.1	3.66	2.33	2.89 YES
L0044864	0	0.34410E-07	441713.3	3760620.2	201.1	3.66	2.33	2.89 YES
L0044865	0	0.34410E-07	441708.3	3760620.1	201.1	3.66	2.33	2.89 YES
L0044866	0	0.34410E-07	441703.3	3760619.9	201.1	3.66	2.33	2.89 YES
L0044867	0	0.34410E-07	441698.3	3760619.8	201.1	3.66	2.33	2.89 YES

*** VOLUME SOURCE DATA ***

SOURCE ID	NUMBER PART. CATS.	EMISSION RATE (GRAMS/SEC)	X (METERS)	Y (METERS)	BASE ELEV. (METERS)	RELEASE HEIGHT (METERS)	INIT. SY (METERS)	INIT. SZ (METERS)	URBAN SOURCE BY	EMISSION RATE SCALAR VARY
L0044868	0	0.34410E-07	441693.3	3760619.7	201.1	3.66	2.33	2.89	YES	
L0044869	0	0.34410E-07	441688.3	3760619.6	201.0	3.66	2.33	2.89	YES	
L0044870	0	0.34410E-07	441683.3	3760619.5	201.0	3.66	2.33	2.89	YES	
L0044871	0	0.34410E-07	441678.3	3760619.4	201.0	3.66	2.33	2.89	YES	
L0044872	0	0.34410E-07	441673.4	3760619.3	200.9	3.66	2.33	2.89	YES	
L0044873	0	0.34410E-07	441668.4	3760619.2	200.9	3.66	2.33	2.89	YES	
L0044874	0	0.34410E-07	441663.4	3760618.7	200.9	3.66	2.33	2.89	YES	
L0044875	0	0.34410E-07	441658.5	3760617.6	200.8	3.66	2.33	2.89	YES	
L0044876	0	0.34410E-07	441653.6	3760616.6	200.8	3.66	2.33	2.89	YES	
L0044877	0	0.34410E-07	441648.7	3760615.6	200.8	3.66	2.33	2.89	YES	
L0044878	0	0.34410E-07	441643.8	3760614.5	200.8	3.66	2.33	2.89	YES	
L0044879	0	0.34410E-07	441638.9	3760613.5	200.8	3.66	2.33	2.89	YES	
L0044880	0	0.34410E-07	441634.1	3760612.5	200.8	3.66	2.33	2.89	YES	
L0044881	0	0.34410E-07	441629.2	3760611.4	200.7	3.66	2.33	2.89	YES	
L0044882	0	0.34410E-07	441624.3	3760610.4	200.7	3.66	2.33	2.89	YES	

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 L0044883         0   0.34410E-07  441619.4 3760609.4   200.7     3.66     2.33
2.89     YES
 L0044884         0   0.34410E-07  441614.9 3760607.8   200.7     3.66     2.33
2.89     YES
 L0044885         0   0.34410E-07  441612.5 3760603.4   200.6     3.66     2.33
2.89     YES
 L0044886         0   0.34410E-07  441610.2 3760599.0   200.6     3.66     2.33
2.89     YES
 L0044887         0   0.34410E-07  441607.8 3760594.6   200.5     3.66     2.33
2.89     YES
 L0044888         0   0.34410E-07  441605.5 3760590.2   200.5     3.66     2.33
2.89     YES
 L0044889         0   0.34410E-07  441603.1 3760585.8   200.4     3.66     2.33
2.89     YES
 L0044890         0   0.34410E-07  441601.0 3760581.3   200.4     3.66     2.33
2.89     YES
 L0044891         0   0.34410E-07  441600.2 3760576.3   200.3     3.66     2.33
2.89     YES
 L0044892         0   0.34410E-07  441599.4 3760571.4   200.3     3.66     2.33
2.89     YES
 L0044893         0   0.34410E-07  441598.6 3760566.5   200.2     3.66     2.33
2.89     YES
 L0044894         0   0.34410E-07  441597.8 3760561.5   200.2     3.66     2.33
2.89     YES
 L0044895         0   0.34410E-07  441597.0 3760556.6   200.2     3.66     2.33
2.89     YES
 L0044896         0   0.34410E-07  441597.5 3760551.8   200.1     3.66     2.33
2.89     YES
 L0044897         0   0.34410E-07  441599.3 3760547.1   200.1     3.66     2.33
2.89     YES
 L0044898         0   0.34410E-07  441601.0 3760542.4   200.1     3.66     2.33
2.89     YES
 L0044899         0   0.34410E-07  441602.7 3760537.7   200.1     3.66     2.33
2.89     YES
 L0044900         0   0.34410E-07  441604.5 3760533.0   200.0     3.66     2.33
2.89     YES
 L0044901         0   0.34410E-07  441607.2 3760529.1   200.0     3.66     2.33
2.89     YES
 L0044902         0   0.34410E-07  441611.3 3760526.4   200.0     3.66     2.33
2.89     YES
 L0044903         0   0.34410E-07  441615.5 3760523.6   200.1     3.66     2.33
2.89     YES
 L0044904         0   0.34410E-07  441619.7 3760520.8   200.1     3.66     2.33
2.89     YES
 L0044905         0   0.34410E-07  441623.8 3760518.0   200.1     3.66     2.33
2.89     YES
 L0044906         0   0.34410E-07  441628.0 3760515.3   200.2     3.66     2.33
2.89     YES
 L0044907         0   0.34410E-07  441632.5 3760513.3   200.2     3.66     2.33
2.89     YES
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*** VOLUME SOURCE DATA ***

SOURCE ID	NUMBER PART. CATS.	EMISSION RATE (GRAMS/SEC)	X (METERS)	Y (METERS)	BASE ELEV. (METERS)	RELEASE HEIGHT (METERS)	INIT. SY (METERS)	INIT. SZ (METERS)	URBAN SOURCE	EMISSION RATE SCALAR VARY BY
L0044908	0	0.34410E-07	441637.3	3760511.8	200.2	3.66	2.33	2.89	YES	
L0044909	0	0.34410E-07	441642.1	3760510.2	200.3	3.66	2.33	2.89	YES	
L0044910	0	0.34410E-07	441646.8	3760508.7	200.2	3.66	2.33	2.89	YES	
L0044911	0	0.34410E-07	441651.6	3760507.2	200.2	3.66	2.33	2.89	YES	
L0044912	0	0.34410E-07	441656.4	3760505.7	200.2	3.66	2.33	2.89	YES	
L0044913	0	0.34410E-07	441661.1	3760504.2	200.2	3.66	2.33	2.89	YES	
L0044914	0	0.34410E-07	441665.9	3760502.6	200.1	3.66	2.33	2.89	YES	
L0044915	0	0.34410E-07	441670.6	3760501.1	200.1	3.66	2.33	2.89	YES	
L0044916	0	0.34410E-07	441675.6	3760500.8	200.1	3.66	2.33	2.89	YES	
L0044917	0	0.34410E-07	441680.6	3760500.8	200.1	3.66	2.33	2.89	YES	
L0044918	0	0.34410E-07	441685.6	3760500.7	200.1	3.66	2.33	2.89	YES	
L0044919	0	0.34410E-07	441690.6	3760500.6	200.1	3.66	2.33	2.89	YES	
L0044920	0	0.34410E-07	441695.6	3760500.5	200.1	3.66	2.33	2.89	YES	
L0044921	0	0.34410E-07	441700.6	3760500.4	200.1	3.66	2.33	2.89	YES	
L0044922	0	0.34410E-07	441705.6	3760500.3	200.1	3.66	2.33	2.89	YES	

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 L0044923         0   0.34410E-07  441710.6 3760500.2   200.1     3.66     2.33
2.89     YES
 L0044924         0   0.34410E-07  441715.6 3760500.1   200.1     3.66     2.33
2.89     YES
 L0044925         0   0.34410E-07  441720.6 3760500.0   200.1     3.66     2.33
2.89     YES
 L0044926         0   0.34410E-07  441725.6 3760499.9   200.1     3.66     2.33
2.89     YES
 L0044927         0   0.34410E-07  441730.6 3760499.9   200.1     3.66     2.33
2.89     YES
 L0044928         0   0.34410E-07  441735.6 3760499.8   200.0     3.66     2.33
2.89     YES
 L0044929         0   0.34410E-07  441740.6 3760499.7   200.0     3.66     2.33
2.89     YES
 L0044930         0   0.13240E-06  441964.3 3760855.9   202.7     3.66     2.33
2.89     YES
 L0044931         0   0.13240E-06  441969.3 3760855.9   202.7     3.66     2.33
2.89     YES
 L0044932         0   0.13240E-06  441974.3 3760855.8   202.6     3.66     2.33
2.89     YES
 L0044933         0   0.13240E-06  441979.3 3760855.8   202.6     3.66     2.33
2.89     YES
 L0044934         0   0.13240E-06  441984.3 3760855.8   202.6     3.66     2.33
2.89     YES
 L0044935         0   0.13240E-06  441989.3 3760855.8   202.5     3.66     2.33
2.89     YES
 L0044936         0   0.13240E-06  441994.3 3760855.8   202.5     3.66     2.33
2.89     YES
 L0044937         0   0.54550E-07  440992.8 3760508.7   198.7     3.66     2.33
2.89     YES
 L0044938         0   0.54550E-07  440997.8 3760509.3   198.9     3.66     2.33
2.89     YES
 L0044939         0   0.54550E-07  441002.8 3760509.9   199.0     3.66     2.33
2.89     YES
 L0044940         0   0.54550E-07  441007.7 3760510.4   199.0     3.66     2.33
2.89     YES
 L0044941         0   0.54550E-07  441012.7 3760511.0   199.1     3.66     2.33
2.89     YES
 L0044942         0   0.54550E-07  441017.7 3760511.5   199.1     3.66     2.33
2.89     YES
 L0044943         0   0.54550E-07  441022.6 3760512.1   199.2     3.66     2.33
2.89     YES
 L0044944         0   0.54550E-07  441027.6 3760512.7   199.2     3.66     2.33
2.89     YES
 L0044945         0   0.54550E-07  441032.5 3760513.6   199.2     3.66     2.33
2.89     YES
 L0044946         0   0.54550E-07  441037.3 3760514.9   199.3     3.66     2.33
2.89     YES
 L0044947         0   0.54550E-07  441042.1 3760516.2   199.3     3.66     2.33
2.89     YES
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*** VOLUME SOURCE DATA ***

SOURCE ID	NUMBER PART. CATS.	EMISSION RATE (GRAMS/SEC)	X (METERS)	Y (METERS)	BASE ELEV. (METERS)	RELEASE HEIGHT (METERS)	INIT. SY (METERS)	INIT. SZ (METERS)	URBAN SOURCE BY	EMISSION RATE SCALAR VARY
L0044948	0	0.54550E-07	441047.0	3760517.5	199.3	3.66	2.33	2.89	YES	
L0044949	0	0.54550E-07	441051.8	3760518.9	199.3	3.66	2.33	2.89	YES	
L0044950	0	0.54550E-07	441056.6	3760520.2	199.4	3.66	2.33	2.89	YES	
L0044951	0	0.54550E-07	441061.4	3760521.5	199.4	3.66	2.33	2.89	YES	
L0044952	0	0.54550E-07	441066.2	3760522.9	199.4	3.66	2.33	2.89	YES	
L0044953	0	0.54550E-07	441071.1	3760524.2	199.4	3.66	2.33	2.89	YES	
L0044954	0	0.54550E-07	441075.9	3760525.5	199.4	3.66	2.33	2.89	YES	
L0044955	0	0.54550E-07	441080.7	3760526.8	199.4	3.66	2.33	2.89	YES	
L0044956	0	0.54550E-07	441085.5	3760528.2	199.4	3.66	2.33	2.89	YES	
L0044957	0	0.54550E-07	441089.5	3760531.2	199.4	3.66	2.33	2.89	YES	
L0044958	0	0.54550E-07	441093.5	3760534.2	199.4	3.66	2.33	2.89	YES	
L0044959	0	0.54550E-07	441097.5	3760537.3	199.4	3.66	2.33	2.89	YES	
L0044960	0	0.54550E-07	441101.4	3760540.3	199.4	3.66	2.33	2.89	YES	
L0044961	0	0.54550E-07	441105.4	3760543.3	199.4	3.66	2.33	2.89	YES	
L0044962	0	0.54550E-07	441109.4	3760546.4	199.5	3.66	2.33	2.89	YES	

L0044963	0	0.54550E-07	441113.3	3760549.4	199.5	3.66	2.33	2.89 YES
L0044964	0	0.54550E-07	441117.3	3760552.4	199.5	3.66	2.33	2.89 YES
L0044965	0	0.54550E-07	441121.3	3760555.5	199.6	3.66	2.33	2.89 YES
L0044966	0	0.54550E-07	441125.3	3760558.5	199.6	3.66	2.33	2.89 YES
L0044967	0	0.54550E-07	441127.0	3760563.0	199.7	3.66	2.33	2.89 YES
L0044968	0	0.54550E-07	441128.2	3760567.8	199.7	3.66	2.33	2.89 YES
L0044969	0	0.54550E-07	441129.3	3760572.7	199.8	3.66	2.33	2.89 YES
L0044970	0	0.54550E-07	441130.4	3760577.6	199.8	3.66	2.33	2.89 YES
L0044971	0	0.54550E-07	441131.6	3760582.4	199.9	3.66	2.33	2.89 YES
L0044972	0	0.54550E-07	441132.7	3760587.3	199.9	3.66	2.33	2.89 YES
L0044973	0	0.54550E-07	441133.9	3760592.2	199.9	3.66	2.33	2.89 YES
L0044974	0	0.54550E-07	441135.0	3760597.1	200.0	3.66	2.33	2.89 YES
L0044975	0	0.54550E-07	441136.1	3760601.9	200.0	3.66	2.33	2.89 YES
L0044976	0	0.54550E-07	441136.3	3760606.9	200.1	3.66	2.33	2.89 YES
L0044977	0	0.54550E-07	441136.4	3760611.9	200.1	3.66	2.33	2.89 YES
L0044978	0	0.54550E-07	441136.4	3760616.9	200.2	3.66	2.33	2.89 YES
L0044979	0	0.54550E-07	441136.5	3760621.9	200.2	3.66	2.33	2.89 YES
L0044980	0	0.54550E-07	441136.5	3760626.9	200.3	3.66	2.33	2.89 YES
L0044981	0	0.54550E-07	441136.5	3760631.9	200.3	3.66	2.33	2.89 YES
L0044982	0	0.54550E-07	441136.6	3760636.9	200.4	3.66	2.33	2.89 YES
L0044983	0	0.54550E-07	441136.6	3760641.9	200.4	3.66	2.33	2.89 YES
L0044984	0	0.54550E-07	441136.7	3760646.9	200.4	3.66	2.33	2.89 YES
L0044985	0	0.54550E-07	441136.7	3760651.9	200.4	3.66	2.33	2.89 YES
L0044986	0	0.54550E-07	441136.8	3760656.9	200.4	3.66	2.33	2.89 YES
L0044987	0	0.54550E-07	441136.8	3760661.9	200.5	3.66	2.33	2.89 YES

*** VOLUME SOURCE DATA ***

SOURCE ID	NUMBER PART. CATS.	EMISSION RATE (GRAMS/SEC)	X (METERS)	Y (METERS)	BASE ELEV. (METERS)	RELEASE HEIGHT (METERS)	INIT. SY (METERS)	INIT. SZ (METERS)	URBAN SOURCE BY	URBAN EMISSION RATE SCALAR VARY
L0044989	0	0.54550E-07	441136.9	3760671.9	200.6	3.66	2.33	2.89	YES	
L0044990	0	0.54550E-07	441136.9	3760676.9	200.6	3.66	2.33	2.89	YES	
L0044991	0	0.54550E-07	441137.0	3760681.9	200.7	3.66	2.33	2.89	YES	
L0044992	0	0.54550E-07	441137.0	3760686.9	200.7	3.66	2.33	2.89	YES	
L0044993	0	0.54550E-07	441137.1	3760691.9	200.8	3.66	2.33	2.89	YES	
L0044994	0	0.54550E-07	441137.1	3760696.9	200.7	3.66	2.33	2.89	YES	
L0044995	0	0.54550E-07	441137.2	3760701.9	200.7	3.66	2.33	2.89	YES	
L0044996	0	0.54550E-07	441137.2	3760706.9	200.7	3.66	2.33	2.89	YES	
L0044997	0	0.54550E-07	441137.3	3760711.9	200.7	3.66	2.33	2.89	YES	
L0044998	0	0.54550E-07	441137.3	3760716.9	200.6	3.66	2.33	2.89	YES	
L0044999	0	0.54550E-07	441137.3	3760721.9	200.6	3.66	2.33	2.89	YES	
L0045000	0	0.54550E-07	441137.4	3760726.9	200.6	3.66	2.33	2.89	YES	
L0045001	0	0.54550E-07	441137.4	3760731.9	200.6	3.66	2.33	2.89	YES	
L0045002	0	0.54550E-07	441137.5	3760736.9	200.6	3.66	2.33	2.89	YES	

L0045003	0	0.54550E-07	441137.5	3760741.9	200.6	3.66	2.33	2.89 YES
L0045004	0	0.54550E-07	441137.6	3760746.9	200.6	3.66	2.33	2.89 YES
L0045005	0	0.54550E-07	441137.6	3760751.9	200.6	3.66	2.33	2.89 YES
L0045006	0	0.54550E-07	441137.6	3760756.9	200.6	3.66	2.33	2.89 YES
L0045007	0	0.54550E-07	441137.7	3760761.9	200.6	3.66	2.33	2.89 YES
L0045008	0	0.54550E-07	441137.7	3760766.9	200.7	3.66	2.33	2.89 YES
L0045009	0	0.54550E-07	441137.8	3760771.9	200.7	3.66	2.33	2.89 YES
L0045010	0	0.54550E-07	441137.8	3760776.9	200.7	3.66	2.33	2.89 YES
L0045011	0	0.54550E-07	441137.9	3760781.9	200.7	3.66	2.33	2.89 YES
L0045012	0	0.54550E-07	441137.9	3760786.9	200.8	3.66	2.33	2.89 YES
L0045013	0	0.54550E-07	441138.0	3760791.9	200.8	3.66	2.33	2.89 YES
L0045014	0	0.54550E-07	441137.9	3760796.9	200.9	3.66	2.33	2.89 YES
L0045015	0	0.54550E-07	441137.8	3760801.9	201.0	3.66	2.33	2.89 YES
L0045016	0	0.54550E-07	441137.7	3760806.9	201.1	3.66	2.33	2.89 YES
L0045017	0	0.54550E-07	441137.6	3760811.9	201.1	3.66	2.33	2.89 YES
L0045018	0	0.54550E-07	441137.5	3760816.9	201.2	3.66	2.33	2.89 YES
L0045019	0	0.54550E-07	441137.4	3760821.9	201.2	3.66	2.33	2.89 YES
L0045020	0	0.54550E-07	441137.4	3760826.9	201.3	3.66	2.33	2.89 YES
L0045021	0	0.54550E-07	441137.3	3760831.9	201.3	3.66	2.33	2.89 YES
L0045022	0	0.54550E-07	441137.2	3760836.9	201.4	3.66	2.33	2.89 YES
L0045023	0	0.54550E-07	441137.1	3760841.9	201.4	3.66	2.33	2.89 YES
L0045024	0	0.54550E-07	441137.0	3760846.9	201.4	3.66	2.33	2.89 YES
L0045025	0	0.54550E-07	441136.9	3760851.9	201.4	3.66	2.33	2.89 YES
L0045026	0	0.54550E-07	441136.8	3760856.9	201.4	3.66	2.33	2.89 YES
L0045027	0	0.54550E-07	441136.7	3760861.9	201.4	3.66	2.33	2.89 YES

*** VOLUME SOURCE DATA ***

SOURCE ID	NUMBER PART. CATS.	EMISSION RATE (GRAMS/SEC)	X (METERS)	Y (METERS)	BASE ELEV. (METERS)	RELEASE HEIGHT (METERS)	INIT. SY (METERS)	INIT. SZ (METERS)	URBAN SOURCE BY	EMISSION RATE SCALAR VARY
L0045029	0	0.54550E-07	441136.5	3760871.9	201.4	3.66	2.33	2.89	YES	
L0045030	0	0.54550E-07	441136.4	3760876.9	201.4	3.66	2.33	2.89	YES	
L0045031	0	0.54550E-07	441136.3	3760881.9	201.5	3.66	2.33	2.89	YES	
L0045032	0	0.54550E-07	441136.2	3760886.9	201.5	3.66	2.33	2.89	YES	
L0045033	0	0.54550E-07	441136.1	3760891.9	201.5	3.66	2.33	2.89	YES	
L0045034	0	0.54550E-07	441136.0	3760896.9	201.5	3.66	2.33	2.89	YES	
L0045035	0	0.54550E-07	441136.0	3760901.9	201.5	3.66	2.33	2.89	YES	
L0045036	0	0.54550E-07	441135.9	3760906.9	201.6	3.66	2.33	2.89	YES	
L0045037	0	0.54550E-07	441135.8	3760911.9	201.6	3.66	2.33	2.89	YES	
L0045038	0	0.54550E-07	441135.7	3760916.9	201.6	3.66	2.33	2.89	YES	
L0045039	0	0.54550E-07	441135.6	3760921.9	201.6	3.66	2.33	2.89	YES	
L0045040	0	0.54550E-07	441135.6	3760926.9	201.6	3.66	2.33	2.89	YES	
L0045041	0	0.54550E-07	441135.6	3760931.9	201.6	3.66	2.33	2.89	YES	
L0045042	0	0.54550E-07	441135.5	3760936.9	201.7	3.66	2.33	2.89	YES	

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 L0045043         0   0.54550E-07  441135.5 3760941.9   201.7     3.66     2.33
2.89     YES
 L0045044         0   0.54550E-07  441135.4 3760946.9   201.7     3.66     2.33
2.89     YES
 L0045045         0   0.54550E-07  441135.4 3760951.9   201.8     3.66     2.33
2.89     YES
 L0045046         0   0.54550E-07  441135.3 3760956.9   201.8     3.66     2.33
2.89     YES
 L0045047         0   0.54550E-07  441135.3 3760961.9   201.8     3.66     2.33
2.89     YES
 L0045048         0   0.54550E-07  441135.2 3760966.9   201.9     3.66     2.33
2.89     YES
 L0045049         0   0.54550E-07  441135.2 3760971.9   201.9     3.66     2.33
2.89     YES
 L0045050         0   0.54550E-07  441135.1 3760976.9   201.9     3.66     2.33
2.89     YES
 L0045051         0   0.54550E-07  441135.1 3760981.9   202.0     3.66     2.33
2.89     YES
 L0045052         0   0.54550E-07  441135.0 3760986.9   202.0     3.66     2.33
2.89     YES
 L0045053         0   0.54550E-07  441135.0 3760991.9   202.0     3.66     2.33
2.89     YES
 L0045054         0   0.54550E-07  441134.9 3760996.9   202.1     3.66     2.33
2.89     YES
 L0045055         0   0.54550E-07  441134.9 3761001.9   202.1     3.66     2.33
2.89     YES
 L0045056         0   0.54550E-07  441134.8 3761006.9   202.1     3.66     2.33
2.89     YES
 L0045057         0   0.54550E-07  441134.2 3761011.8   202.2     3.66     2.33
2.89     YES
 L0045058         0   0.54550E-07  441133.5 3761016.8   202.2     3.66     2.33
2.89     YES
 L0045059         0   0.54550E-07  441132.9 3761021.7   202.2     3.66     2.33
2.89     YES
 L0045060         0   0.54550E-07  441132.3 3761026.7   202.3     3.66     2.33
2.89     YES
 L0045061         0   0.54550E-07  441131.6 3761031.7   202.3     3.66     2.33
2.89     YES
 L0045062         0   0.54550E-07  441131.0 3761036.6   202.4     3.66     2.33
2.89     YES
 L0045063         0   0.54550E-07  441127.2 3761039.8   202.5     3.66     2.33
2.89     YES
 L0045064         0   0.54550E-07  441123.3 3761042.8   202.5     3.66     2.33
2.89     YES
 L0045065         0   0.54550E-07  441119.3 3761045.9   202.6     3.66     2.33
2.89     YES
 L0045066         0   0.54550E-07  441115.3 3761048.9   202.7     3.66     2.33
2.89     YES
 L0045067         0   0.54550E-07  441111.3 3761051.9   202.7     3.66     2.33
2.89     YES
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*** VOLUME SOURCE DATA ***

SOURCE ID	NUMBER PART. CATS.	EMISSION RATE (GRAMS/SEC)	X (METERS)	Y (METERS)	BASE ELEV. (METERS)	RELEASE HEIGHT (METERS)	INIT. SY (METERS)	INIT. SZ (METERS)	URBAN SOURCE BY	EMISSION RATE SCALAR VARY
L0045068	0	0.54550E-07	441107.4	3761055.0	202.8	3.66	2.33	2.89	YES	
L0045069	0	0.54550E-07	441103.4	3761058.0	202.8	3.66	2.33	2.89	YES	
L0045070	0	0.54550E-07	441098.9	3761059.8	202.9	3.66	2.33	2.89	YES	
L0045071	0	0.54550E-07	441094.0	3761060.4	202.9	3.66	2.33	2.89	YES	
L0045072	0	0.54550E-07	441089.0	3761061.0	202.9	3.66	2.33	2.89	YES	
L0045073	0	0.54550E-07	441084.0	3761061.5	202.9	3.66	2.33	2.89	YES	
L0045074	0	0.54550E-07	441079.1	3761062.1	202.9	3.66	2.33	2.89	YES	
L0045075	0	0.54550E-07	441074.1	3761062.7	202.9	3.66	2.33	2.89	YES	
L0045076	0	0.54550E-07	441069.1	3761063.2	202.8	3.66	2.33	2.89	YES	
L0045077	0	0.54550E-07	441064.1	3761063.5	202.7	3.66	2.33	2.89	YES	
L0045078	0	0.54550E-07	441059.1	3761063.6	202.7	3.66	2.33	2.89	YES	
L0045079	0	0.54550E-07	441054.1	3761063.6	202.6	3.66	2.33	2.89	YES	
L0045080	0	0.54550E-07	441049.1	3761063.7	202.5	3.66	2.33	2.89	YES	
L0045081	0	0.54550E-07	441044.1	3761063.7	202.5	3.66	2.33	2.89	YES	
L0045082	0	0.54550E-07	441039.1	3761063.8	202.4	3.66	2.33	2.89	YES	

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 L0045083         0   0.54550E-07  441034.1 3761063.9   202.3     3.66     2.33
2.89     YES
 L0045084         0   0.54550E-07  441029.1 3761063.9   202.2     3.66     2.33
2.89     YES
 L0045085         0   0.54550E-07  441024.1 3761064.0   202.3     3.66     2.33
2.89     YES
 L0045086         0   0.54550E-07  441019.1 3761064.0   202.3     3.66     2.33
2.89     YES
 L0045087         0   0.54550E-07  441014.1 3761064.1   202.3     3.66     2.33
2.89     YES
 L0045088         0   0.54550E-07  441009.1 3761064.1   202.3     3.66     2.33
2.89     YES
 L0045089         0   0.54550E-07  441004.1 3761064.2   202.3     3.66     2.33
2.89     YES
 L0045090         0   0.54550E-07  440999.1 3761064.2   202.4     3.66     2.33
2.89     YES
 L0045091         0   0.54550E-07  440994.1 3761064.3   202.5     3.66     2.33
2.89     YES
 L0045092         0   0.54550E-07  440989.1 3761064.4   202.7     3.66     2.33
2.89     YES
 L0045093         0   0.54690E-07  440985.5 3761064.3   202.8     3.66     2.33
2.89     YES
 L0045094         0   0.54690E-07  440980.5 3761064.0   202.9     3.66     2.33
2.89     YES
 L0045095         0   0.54690E-07  440975.5 3761063.8   203.0     3.66     2.33
2.89     YES
 L0045096         0   0.54690E-07  440970.5 3761063.5   203.1     3.66     2.33
2.89     YES
 L0045097         0   0.54690E-07  440965.5 3761063.3   203.2     3.66     2.33
2.89     YES
 L0045098         0   0.54690E-07  440960.6 3761063.0   203.2     3.66     2.33
2.89     YES
 L0045099         0   0.54690E-07  440955.6 3761062.7   203.3     3.66     2.33
2.89     YES
 L0045100         0   0.54690E-07  440950.6 3761062.5   203.4     3.66     2.33
2.89     YES
 L0045101         0   0.54690E-07  440945.6 3761062.2   203.4     3.66     2.33
2.89     YES
 L0045102         0   0.54690E-07  440940.6 3761062.0   203.4     3.66     2.33
2.89     YES
 L0045103         0   0.54690E-07  440935.6 3761061.7   203.4     3.66     2.33
2.89     YES
 L0045104         0   0.54690E-07  440930.6 3761061.4   203.4     3.66     2.33
2.89     YES
 L0045105         0   0.54690E-07  440925.6 3761061.2   203.4     3.66     2.33
2.89     YES
 L0045106         0   0.54690E-07  440920.6 3761060.9   203.2     3.66     2.33
2.89     YES
 L0045107         0   0.54690E-07  440915.6 3761060.7   203.1     3.66     2.33
2.89     YES
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*** VOLUME SOURCE DATA ***

SOURCE ID	NUMBER PART. CATS.	EMISSION RATE (GRAMS/SEC)	X (METERS)	Y (METERS)	BASE ELEV. (METERS)	RELEASE HEIGHT (METERS)	INIT. SY (METERS)	INIT. SZ (METERS)	URBAN SOURCE BY	EMISSION RATE SCALAR VARY
L0045109	0	0.54690E-07	440905.6	3761060.2	202.9	3.66	2.33	2.89	YES	
L0045110	0	0.54690E-07	440900.6	3761060.0	202.8	3.66	2.33	2.89	YES	
L0045111	0	0.54690E-07	440895.6	3761059.7	202.6	3.66	2.33	2.89	YES	
L0045112	0	0.54690E-07	440890.6	3761059.5	202.4	3.66	2.33	2.89	YES	
L0045113	0	0.54690E-07	440885.7	3761059.3	202.3	3.66	2.33	2.89	YES	
L0045114	0	0.54690E-07	440880.7	3761058.6	202.1	3.66	2.33	2.89	YES	
L0045115	0	0.54690E-07	440876.0	3761056.9	201.9	3.66	2.33	2.89	YES	
L0045116	0	0.54690E-07	440871.3	3761055.2	201.9	3.66	2.33	2.89	YES	
L0045117	0	0.54690E-07	440866.6	3761053.5	201.8	3.66	2.33	2.89	YES	
L0045118	0	0.54690E-07	440861.9	3761051.9	201.8	3.66	2.33	2.89	YES	
L0045119	0	0.54690E-07	440857.2	3761050.2	201.7	3.66	2.33	2.89	YES	
L0045120	0	0.54690E-07	440853.9	3761046.5	201.6	3.66	2.33	2.89	YES	
L0045121	0	0.54690E-07	440851.0	3761042.5	201.5	3.66	2.33	2.89	YES	
L0045122	0	0.54690E-07	440848.0	3761038.5	201.5	3.66	2.33	2.89	YES	

L0045123	0	0.54690E-07	440845.1	3761034.5	201.4	3.66	2.33	2.89 YES
L0045124	0	0.54690E-07	440842.1	3761030.4	201.3	3.66	2.33	2.89 YES
L0045125	0	0.54690E-07	440839.2	3761026.4	201.2	3.66	2.33	2.89 YES
L0045126	0	0.54690E-07	440836.2	3761022.4	201.1	3.66	2.33	2.89 YES
L0045127	0	0.54690E-07	440835.6	3761017.4	201.1	3.66	2.33	2.89 YES
L0045128	0	0.54690E-07	440834.9	3761012.4	201.0	3.66	2.33	2.89 YES
L0045129	0	0.54690E-07	440834.3	3761007.5	200.9	3.66	2.33	2.89 YES
L0045130	0	0.54690E-07	440833.6	3761002.5	200.8	3.66	2.33	2.89 YES
L0045131	0	0.54690E-07	440833.0	3760997.6	200.8	3.66	2.33	2.89 YES
L0045132	0	0.54690E-07	440832.4	3760992.6	200.8	3.66	2.33	2.89 YES
L0045133	0	0.54690E-07	440831.7	3760987.6	200.7	3.66	2.33	2.89 YES
L0045134	0	0.54690E-07	440831.1	3760982.7	200.7	3.66	2.33	2.89 YES
L0045135	0	0.54690E-07	440830.4	3760977.7	200.6	3.66	2.33	2.89 YES
L0045136	0	0.54690E-07	440829.8	3760972.8	200.6	3.66	2.33	2.89 YES
L0045137	0	0.54690E-07	440829.2	3760967.8	200.6	3.66	2.33	2.89 YES
L0045138	0	0.54690E-07	440828.5	3760962.8	200.5	3.66	2.33	2.89 YES
L0045139	0	0.54690E-07	440827.9	3760957.9	200.5	3.66	2.33	2.89 YES
L0045140	0	0.54690E-07	440827.2	3760952.9	200.5	3.66	2.33	2.89 YES
L0045141	0	0.54690E-07	440826.6	3760948.0	200.4	3.66	2.33	2.89 YES
L0045142	0	0.54690E-07	440826.0	3760943.0	200.4	3.66	2.33	2.89 YES
L0045143	0	0.54690E-07	440825.3	3760938.1	200.4	3.66	2.33	2.89 YES
L0045144	0	0.54690E-07	440825.1	3760933.1	200.3	3.66	2.33	2.89 YES
L0045145	0	0.54690E-07	440825.0	3760928.1	200.3	3.66	2.33	2.89 YES
L0045146	0	0.54690E-07	440824.9	3760923.1	200.2	3.66	2.33	2.89 YES
L0045147	0	0.54690E-07	440824.8	3760918.1	200.2	3.66	2.33	2.89 YES

*** VOLUME SOURCE DATA ***

SOURCE ID	NUMBER PART. CATS.	EMISSION RATE (GRAMS/SEC)	X (METERS)	Y (METERS)	BASE ELEV. (METERS)	RELEASE HEIGHT (METERS)	INIT. SY (METERS)	INIT. SZ (METERS)	URBAN SOURCE BY	EMISSION RATE SCALAR VARY
L0045149	0	0.54690E-07	440824.6	3760908.1	200.1	3.66	2.33	2.89	YES	
L0045150	0	0.54690E-07	440824.5	3760903.1	200.1	3.66	2.33	2.89	YES	
L0045151	0	0.54690E-07	440824.4	3760898.1	200.0	3.66	2.33	2.89	YES	
L0045152	0	0.54690E-07	440824.3	3760893.1	200.0	3.66	2.33	2.89	YES	
L0045153	0	0.54690E-07	440824.2	3760888.1	199.9	3.66	2.33	2.89	YES	
L0045154	0	0.54690E-07	440824.1	3760883.1	199.9	3.66	2.33	2.89	YES	
L0045155	0	0.54690E-07	440823.9	3760878.1	199.9	3.66	2.33	2.89	YES	
L0045156	0	0.54690E-07	440823.8	3760873.1	199.8	3.66	2.33	2.89	YES	
L0045157	0	0.54690E-07	440823.7	3760868.1	199.8	3.66	2.33	2.89	YES	
L0045158	0	0.54690E-07	440823.6	3760863.1	199.8	3.66	2.33	2.89	YES	
L0045159	0	0.54690E-07	440823.5	3760858.1	199.8	3.66	2.33	2.89	YES	
L0045160	0	0.54690E-07	440823.4	3760853.1	199.8	3.66	2.33	2.89	YES	
L0045161	0	0.54690E-07	440823.3	3760848.1	199.8	3.66	2.33	2.89	YES	
L0045162	0	0.54690E-07	440823.2	3760843.1	199.7	3.66	2.33	2.89	YES	

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2.89     YES
 L0045165         0   0.54690E-07  440822.9 3760828.1   199.6     3.66     2.33
2.89     YES
 L0045166         0   0.54690E-07  440822.8 3760823.1   199.6     3.66     2.33
2.89     YES
 L0045167         0   0.54690E-07  440822.7 3760818.1   199.6     3.66     2.33
2.89     YES
 L0045168         0   0.54690E-07  440822.6 3760813.1   199.6     3.66     2.33
2.89     YES
 L0045169         0   0.54690E-07  440822.5 3760808.1   199.5     3.66     2.33
2.89     YES
 L0045170         0   0.54690E-07  440822.5 3760803.1   199.5     3.66     2.33
2.89     YES
 L0045171         0   0.54690E-07  440822.5 3760798.1   199.5     3.66     2.33
2.89     YES
 L0045172         0   0.54690E-07  440822.6 3760793.1   199.4     3.66     2.33
2.89     YES
 L0045173         0   0.54690E-07  440822.6 3760788.1   199.4     3.66     2.33
2.89     YES
 L0045174         0   0.54690E-07  440822.6 3760783.1   199.4     3.66     2.33
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 L0045175         0   0.54690E-07  440822.7 3760778.1   199.3     3.66     2.33
2.89     YES
 L0045176         0   0.54690E-07  440822.7 3760773.1   199.3     3.66     2.33
2.89     YES
 L0045177         0   0.54690E-07  440822.8 3760768.1   199.3     3.66     2.33
2.89     YES
 L0045178         0   0.54690E-07  440822.8 3760763.1   199.2     3.66     2.33
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 L0045179         0   0.54690E-07  440822.9 3760758.1   199.2     3.66     2.33
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 L0045180         0   0.54690E-07  440822.9 3760753.1   199.1     3.66     2.33
2.89     YES
 L0045181         0   0.54690E-07  440823.0 3760748.1   199.1     3.66     2.33
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 L0045182         0   0.54690E-07  440823.0 3760743.1   199.1     3.66     2.33
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 L0045183         0   0.54690E-07  440823.0 3760738.1   199.0     3.66     2.33
2.89     YES
 L0045184         0   0.54690E-07  440823.1 3760733.1   199.0     3.66     2.33
2.89     YES
 L0045185         0   0.54690E-07  440823.1 3760728.1   198.9     3.66     2.33
2.89     YES
 L0045186         0   0.54690E-07  440823.2 3760723.1   198.9     3.66     2.33
2.89     YES
 L0045187         0   0.54690E-07  440823.2 3760718.1   198.9     3.66     2.33
2.89     YES
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*** VOLUME SOURCE DATA ***

SOURCE ID	NUMBER PART. CATS.	EMISSION RATE (GRAMS/SEC)	X (METERS)	Y (METERS)	BASE ELEV. (METERS)	RELEASE HEIGHT (METERS)	INIT. SY (METERS)	INIT. SZ (METERS)	URBAN SOURCE BY	EMISSION RATE SCALAR VARY
L0045189	0	0.54690E-07	440823.3	3760708.1	198.8	3.66	2.33	2.89	YES	
L0045190	0	0.54690E-07	440823.3	3760703.1	198.7	3.66	2.33	2.89	YES	
L0045191	0	0.54690E-07	440823.4	3760698.1	198.7	3.66	2.33	2.89	YES	
L0045192	0	0.54690E-07	440823.4	3760693.1	198.7	3.66	2.33	2.89	YES	
L0045193	0	0.54690E-07	440823.5	3760688.1	198.6	3.66	2.33	2.89	YES	
L0045194	0	0.54690E-07	440823.5	3760683.1	198.6	3.66	2.33	2.89	YES	
L0045195	0	0.54690E-07	440823.6	3760678.1	198.5	3.66	2.33	2.89	YES	
L0045196	0	0.54690E-07	440823.6	3760673.1	198.5	3.66	2.33	2.89	YES	
L0045197	0	0.54690E-07	440823.7	3760668.1	198.4	3.66	2.33	2.89	YES	
L0045198	0	0.54690E-07	440823.7	3760663.1	198.4	3.66	2.33	2.89	YES	
L0045199	0	0.54690E-07	440823.7	3760658.1	198.4	3.66	2.33	2.89	YES	
L0045200	0	0.54690E-07	440823.8	3760653.1	198.3	3.66	2.33	2.89	YES	
L0045201	0	0.54690E-07	440823.8	3760648.1	198.3	3.66	2.33	2.89	YES	
L0045202	0	0.54690E-07	440823.9	3760643.1	198.2	3.66	2.33	2.89	YES	

L0045203	0	0.54690E-07	440823.9	3760638.1	198.2	3.66	2.33	2.89 YES
L0045204	0	0.54690E-07	440824.0	3760633.1	198.1	3.66	2.33	2.89 YES
L0045205	0	0.54690E-07	440824.0	3760628.1	198.1	3.66	2.33	2.89 YES
L0045206	0	0.54690E-07	440824.0	3760623.1	198.0	3.66	2.33	2.89 YES
L0045207	0	0.54690E-07	440824.1	3760618.1	198.0	3.66	2.33	2.89 YES
L0045208	0	0.54690E-07	440824.1	3760613.1	197.9	3.66	2.33	2.89 YES
L0045209	0	0.54690E-07	440824.2	3760608.1	197.9	3.66	2.33	2.89 YES
L0045210	0	0.54690E-07	440824.2	3760603.1	197.8	3.66	2.33	2.89 YES
L0045211	0	0.54690E-07	440824.3	3760598.1	197.7	3.66	2.33	2.89 YES
L0045212	0	0.54690E-07	440826.0	3760593.5	197.7	3.66	2.33	2.89 YES
L0045213	0	0.54690E-07	440828.1	3760588.9	197.7	3.66	2.33	2.89 YES
L0045214	0	0.54690E-07	440830.2	3760584.4	197.6	3.66	2.33	2.89 YES
L0045215	0	0.54690E-07	440832.3	3760579.8	197.6	3.66	2.33	2.89 YES
L0045216	0	0.54690E-07	440834.3	3760575.3	197.5	3.66	2.33	2.89 YES
L0045217	0	0.54690E-07	440836.4	3760570.7	197.5	3.66	2.33	2.89 YES
L0045218	0	0.54690E-07	440838.5	3760566.2	197.4	3.66	2.33	2.89 YES
L0045219	0	0.54690E-07	440840.6	3760561.6	197.4	3.66	2.33	2.89 YES
L0045220	0	0.54690E-07	440842.7	3760557.1	197.4	3.66	2.33	2.89 YES
L0045221	0	0.54690E-07	440845.1	3760552.8	197.4	3.66	2.33	2.89 YES
L0045222	0	0.54690E-07	440848.8	3760549.5	197.4	3.66	2.33	2.89 YES
L0045223	0	0.54690E-07	440852.5	3760546.1	197.4	3.66	2.33	2.89 YES
L0045224	0	0.54690E-07	440856.2	3760542.8	197.4	3.66	2.33	2.89 YES
L0045225	0	0.54690E-07	440859.9	3760539.4	197.5	3.66	2.33	2.89 YES
L0045226	0	0.54690E-07	440863.7	3760536.1	197.5	3.66	2.33	2.89 YES
L0045227	0	0.54690E-07	440867.4	3760532.7	197.5	3.66	2.33	2.89 YES

*** VOLUME SOURCE DATA ***

SOURCE ID	NUMBER PART. CATS.	EMISSION RATE (GRAMS/SEC)	X (METERS)	Y (METERS)	BASE ELEV. (METERS)	RELEASE HEIGHT (METERS)	INIT. SY (METERS)	INIT. SZ (METERS)	URBAN SOURCE	EMISSION RATE SCALAR VARY BY
L0045228	0	0.54690E-07	440871.1	3760529.4	197.6	3.66	2.33	2.89	YES	
L0045229	0	0.54690E-07	440874.8	3760526.0	197.6	3.66	2.33	2.89	YES	
L0045230	0	0.54690E-07	440878.5	3760522.7	197.6	3.66	2.33	2.89	YES	
L0045231	0	0.54690E-07	440882.8	3760520.5	197.7	3.66	2.33	2.89	YES	
L0045232	0	0.54690E-07	440887.7	3760519.5	197.7	3.66	2.33	2.89	YES	
L0045233	0	0.54690E-07	440892.6	3760518.4	197.8	3.66	2.33	2.89	YES	
L0045234	0	0.54690E-07	440897.5	3760517.3	197.9	3.66	2.33	2.89	YES	
L0045235	0	0.54690E-07	440902.4	3760516.3	197.9	3.66	2.33	2.89	YES	
L0045236	0	0.54690E-07	440907.3	3760515.2	197.9	3.66	2.33	2.89	YES	
L0045237	0	0.54690E-07	440912.1	3760514.1	197.9	3.66	2.33	2.89	YES	
L0045238	0	0.54690E-07	440917.0	3760513.0	198.0	3.66	2.33	2.89	YES	
L0045239	0	0.54690E-07	440922.0	3760512.6	198.0	3.66	2.33	2.89	YES	
L0045240	0	0.54690E-07	440927.0	3760512.3	198.0	3.66	2.33	2.89	YES	
L0045241	0	0.54690E-07	440932.0	3760512.0	198.0	3.66	2.33	2.89	YES	
L0045242	0	0.54690E-07	440937.0	3760511.7	198.0	3.66	2.33	2.89	YES	

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 L0045245         0   0.54690E-07  440951.9 3760510.8   198.0     3.66     2.33
2.89     YES
 L0045246         0   0.54690E-07  440956.9 3760510.5   198.1     3.66     2.33
2.89     YES
 L0045247         0   0.54690E-07  440961.9 3760510.2   198.1     3.66     2.33
2.89     YES
 L0045248         0   0.54690E-07  440966.9 3760510.0   198.2     3.66     2.33
2.89     YES
 L0045249         0   0.54690E-07  440971.9 3760509.9   198.2     3.66     2.33
2.89     YES
 L0045250         0   0.54690E-07  440976.9 3760509.8   198.3     3.66     2.33
2.89     YES
 L0045251         0   0.54690E-07  440981.9 3760509.7   198.4     3.66     2.33
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2.89     YES
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 *** AERMET - VERSION  16216 ***   ***
                      ***        12:41:09

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 *** MODELOPTs:    RegDFAULT  CONC  ELEV  URBAN  ADJ_U*


                                          *** SOURCE IDs DEFINING SOURCE GROUPS ***

 SRCGROUP ID                                          SOURCE IDs
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 *** AERMET - VERSION  16216 ***   ***
                      ***        12:41:09

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*** MODELOPTs: RegDFAULT CONC ELEV URBAN ADJ_U*

*** SOURCE IDs DEFINING SOURCE GROUPS ***

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 *** AERMET - VERSION  16216 ***   ***
                      ***        12:41:09

                                  PAGE 120
 *** MODELOPTs:    RegDFAULT  CONC  ELEV  URBAN  ADJ_U*


                                          *** SOURCE IDs DEFINING SOURCE GROUPS ***

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 *** AERMET - VERSION  16216 ***   ***
                       ***        12:41:09

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 *** MODELOPTs:    RegDFAULT  CONC  ELEV  URBAN  ADJ_U*
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*** SOURCE IDs DEFINING SOURCE GROUPS ***

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                                   PAGE 122
 *** MODELOPTs:    RegDFAULT  CONC  ELEV  URBAN  ADJ_U*


                                          *** SOURCE IDs DEFINING SOURCE GROUPS ***

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 *** AERMET - VERSION  16216 ***   ***
                      ***        12:41:09

                                  PAGE 123
 *** MODELOPTs:    RegDFAULT  CONC  ELEV  URBAN  ADJ_U*


                                        *** SOURCE IDs DEFINING SOURCE GROUPS ***
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 *** MODELOPTs:    RegDFAULT  CONC  ELEV  URBAN  ADJ_U*

                                                *** SOURCE IDs DEFINING SOURCE GROUPS ***

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 *** AERMET - VERSION  16216 ***   ***
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 *** MODELOPTs:    RegDFAULT  CONC  ELEV  URBAN  ADJ_U*


                                                *** SOURCE IDs DEFINING SOURCE GROUPS ***

 SRCGROUP ID                                              SOURCE IDs
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*** MODELOPTs: RegDFAULT CONC ELEV URBAN ADJ_U*

*** SOURCE IDs DEFINING SOURCE GROUPS ***

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 *** AERMET - VERSION  16216 ***   ***
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 *** MODELOPTs:    RegDFAULT  CONC  ELEV  URBAN  ADJ_U*


                                          *** SOURCE IDs DEFINING SOURCE GROUPS ***

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 *** MODELOPTs: RegDFAULT CONC ELEV URBAN ADJ_U*

                                                *** SOURCE IDs DEFINING SOURCE GROUPS ***

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 *** MODELOPTs:    RegDFAULT  CONC  ELEV  URBAN  ADJ_U*


                                          *** SOURCE IDs DEFINING SOURCE GROUPS ***

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 *** MODELOPTs:    RegDFAULT  CONC  ELEV  URBAN  ADJ_U*


                                          *** SOURCE IDs DEFINING SOURCE GROUPS ***

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 *** MODELOPTs:    RegDFAULT  CONC  ELEV  URBAN  ADJ_U*


                                          *** SOURCE IDs DEFINING SOURCE GROUPS ***

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*** SOURCE IDs DEFINING SOURCE GROUPS ***

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 *** MODELOPTs:    RegDFAULT  CONC  ELEV  URBAN  ADJ_U*


                                          *** SOURCE IDs DEFINING SOURCE GROUPS ***

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 *** MODELOPTs: RegDFAULT CONC ELEV URBAN ADJ_U*

                                          *** SOURCE IDs DEFINING SOURCE GROUPS ***

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                                PAGE 135
 *** MODELOPTs:    RegDFAULT  CONC  ELEV  URBAN  ADJ_U*


                                          *** SOURCE IDs DEFINING SOURCE GROUPS ***

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*** SOURCE IDs DEFINING SOURCE GROUPS ***

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 *** MODELOPTs:    RegDFAULT  CONC  ELEV  URBAN  ADJ_U*


                                          *** SOURCE IDs DEFINING SOURCE GROUPS ***

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 *** MODELOPTs: RegDFAULT CONC ELEV URBAN ADJ_U*

*** SOURCE IDs DEFINING SOURCE GROUPS ***

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 *** AERMET - VERSION  16216 ***   ***
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 *** MODELOPTs:    RegDFAULT  CONC  ELEV  URBAN  ADJ_U*


                                          *** SOURCE IDs DEFINING SOURCE GROUPS ***

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*** MODELOPTs: RegDFAULT CONC ELEV URBAN ADJ_U*

*** SOURCE IDs DEFINING SOURCE GROUPS ***

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 *** MODELOPTs:    RegDFAULT  CONC  ELEV  URBAN  ADJ_U*


                                          *** SOURCE IDs DEFINING SOURCE GROUPS ***

 SRCGROUP ID                                          SOURCE IDs
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                      ***        12:41:09
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*** MODELOPTs: RegDFAULT CONC ELEV URBAN ADJ_U*

*** SOURCE IDs DEFINING SOURCE GROUPS ***

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                                          *** SOURCE IDs DEFINING SOURCE GROUPS ***

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*** MODELOPTs: RegDFAULT CONC ELEV URBAN ADJ_U*

*** SOURCE IDs DEFINING SOURCE GROUPS ***

SRCGROUP ID	SOURCE IDs
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	L0044877 , L0044878 , L0044879 , L0044880 , L0044881 , L0044882 , L0044883 , L0044884 ,
	L0044885 , L0044886 , L0044887 , L0044888 , L0044889 , L0044890 , L0044891 , L0044892 ,
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View\SOL_operations_rev2\SOL_operations_rev2.isc     ***        03/11/21
 *** AERMET - VERSION  16216 ***   ***
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 *** MODELOPTs:    RegDFAULT  CONC  ELEV  URBAN  ADJ_U*


                                          *** SOURCE IDs DEFINING SOURCE GROUPS ***

 SRCGROUP ID                                          SOURCE IDs
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             L0044981    , L0044982    , L0044983    , L0044984    , L0044985    ,
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View\SOL_operations_rev2\SOL_operations_rev2.isc     ***        03/11/21
 *** AERMET - VERSION  16216 ***   ***
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                                  PAGE 146
 *** MODELOPTs:    RegDFAULT  CONC  ELEV  URBAN  ADJ_U*
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*** SOURCE IDs DEFINING SOURCE GROUPS ***

SRCGROUP ID	SOURCE IDs
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 *** AERMOD - VERSION  19191 ***   *** C:\Lakes\AERMOD
View\SOL_operations_rev2\SOL_operations_rev2.isc     ***        03/11/21
 *** AERMET - VERSION  16216 ***   ***
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 *** MODELOPTs:    RegDFAULT  CONC  ELEV  URBAN  ADJ_U*


                                        *** SOURCE IDs DEFINED AS URBAN SOURCES
***

  URBAN ID   URBAN POP                                  SOURCE IDs
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View\SOL_operations_rev2\SOL_operations_rev2.isc     ***        03/11/21
 *** AERMET - VERSION  16216 ***   ***
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 *** MODELOPTs:    RegDFAULT  CONC  ELEV  URBAN  ADJ_U*


                                          *** SOURCE IDs DEFINED AS URBAN SOURCES
***

  URBAN ID   URBAN POP                                  SOURCE IDs
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L0041093    , L0041094    , L0041095    ,

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View\SOL_operations_rev2\SOL_operations_rev2.isc     ***        03/11/21
 *** AERMET - VERSION  16216 ***   ***
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                                  PAGE 149
 *** MODELOPTs:    RegDFAULT  CONC  ELEV  URBAN  ADJ_U*


                                        *** SOURCE IDs DEFINED AS URBAN SOURCES
***

  URBAN ID   URBAN POP                                  SOURCE IDs
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 *** AERMET - VERSION  16216 ***   ***
                      ***        12:41:09

                                  PAGE 150
 *** MODELOPTs:    RegDFAULT  CONC  ELEV  URBAN  ADJ_U*


                                        *** SOURCE IDs DEFINED AS URBAN SOURCES
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  URBAN ID   URBAN POP                                  SOURCE IDs
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 *** MODELOPTs:    RegDFAULT  CONC  ELEV  URBAN  ADJ_U*


                                        *** SOURCE IDs DEFINED AS URBAN SOURCES
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  URBAN ID   URBAN POP                                  SOURCE IDs
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View\SOL_operations_rev2\SOL_operations_rev2.isc     ***        03/11/21
 *** AERMET - VERSION  16216 ***   ***
                      ***        12:41:09

                                  PAGE 152
 *** MODELOPTs:    RegDFAULT  CONC  ELEV  URBAN  ADJ_U*


                                          *** SOURCE IDs DEFINED AS URBAN SOURCES
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                                        *** SOURCE IDs DEFINED AS URBAN SOURCES
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  URBAN ID   URBAN POP   SOURCE IDs
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 *** AERMET - VERSION  16216 ***   ***
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 *** MODELOPTs:    RegDFAULT  CONC  ELEV  URBAN  ADJ_U*


                                        *** SOURCE IDs DEFINED AS URBAN SOURCES
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  URBAN ID   URBAN POP                                  SOURCE IDs
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*** SOURCE IDs DEFINED AS URBAN SOURCES
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 *** AERMET - VERSION  16216 ***   ***
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 *** MODELOPTs:    RegDFAULT  CONC  ELEV  URBAN  ADJ_U*


                                        *** SOURCE IDs DEFINED AS URBAN SOURCES
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URBAN ID	URBAN POP	SOURCE IDs

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 *** AERMET - VERSION  16216 ***   ***
                      ***        12:41:09

                                  PAGE 158
 *** MODELOPTs:    RegDFAULT  CONC  ELEV  URBAN  ADJ_U*


                                        *** SOURCE IDs DEFINED AS URBAN SOURCES
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*** SOURCE IDs DEFINED AS URBAN SOURCES
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URBAN ID	URBAN POP	SOURCE IDs

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 *** AERMET - VERSION  16216 ***   ***
                      ***        12:41:09

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 *** MODELOPTs:    RegDFAULT  CONC  ELEV  URBAN  ADJ_U*


                                          *** SOURCE IDs DEFINED AS URBAN SOURCES
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  URBAN ID   URBAN POP                                    SOURCE IDs
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*** MODELOPTs: RegDFAULT CONC ELEV URBAN ADJ_U*

*** SOURCE IDs DEFINED AS URBAN SOURCES
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URBAN ID	URBAN POP	SOURCE IDs

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 *** AERMET - VERSION  16216 ***   ***
                      ***        12:41:09

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 *** MODELOPTs:    RegDFAULT  CONC  ELEV  URBAN  ADJ_U*


                                        *** SOURCE IDs DEFINED AS URBAN SOURCES
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  URBAN ID   URBAN POP                                  SOURCE IDs
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*** SOURCE IDs DEFINED AS URBAN SOURCES
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URBAN ID	URBAN POP	SOURCE IDs

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 *** AERMET - VERSION  16216 ***   ***
                      ***        12:41:09

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 *** MODELOPTs:    RegDFAULT  CONC  ELEV  URBAN  ADJ_U*


                                        *** SOURCE IDs DEFINED AS URBAN SOURCES
***

  URBAN ID   URBAN POP                                  SOURCE IDs
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*** SOURCE IDs DEFINED AS URBAN SOURCES
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URBAN ID	URBAN POP	SOURCE IDs

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 *** AERMET - VERSION  16216 ***   ***
                      ***        12:41:09

                                  PAGE 166
 *** MODELOPTs:    RegDFAULT  CONC  ELEV  URBAN  ADJ_U*


                                          *** SOURCE IDs DEFINED AS URBAN SOURCES
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  URBAN ID   URBAN POP                                  SOURCE IDs
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                                        *** SOURCE IDs DEFINED AS URBAN SOURCES
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  URBAN ID   URBAN POP   SOURCE IDs
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 *** AERMET - VERSION  16216 ***   ***
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 *** MODELOPTs:    RegDFAULT  CONC  ELEV  URBAN  ADJ_U*


                                          *** SOURCE IDs DEFINED AS URBAN SOURCES
***

  URBAN ID   URBAN POP                                  SOURCE IDs
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*** SOURCE IDs DEFINED AS URBAN SOURCES
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URBAN ID	URBAN POP	SOURCE IDs

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 *** AERMET - VERSION  16216 ***   ***
                      ***        12:41:09

                                  PAGE 170
 *** MODELOPTs:    RegDFAULT  CONC  ELEV  URBAN  ADJ_U*


                                        *** SOURCE IDs DEFINED AS URBAN SOURCES
***

  URBAN ID   URBAN POP                                  SOURCE IDs
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*** SOURCE IDs DEFINED AS URBAN SOURCES
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 *** AERMET - VERSION  16216 ***   ***
                      ***        12:41:09

                                  PAGE 172
 *** MODELOPTs:    RegDFAULT  CONC  ELEV  URBAN  ADJ_U*


                                          *** SOURCE IDs DEFINED AS URBAN SOURCES
***

  URBAN ID   URBAN POP                                  SOURCE IDs
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 *** AERMET - VERSION  16216 ***   ***
                       ***        12:41:09

                                  PAGE 173
 *** MODELOPTs:    RegDFAULT  CONC  ELEV  URBAN  ADJ_U*


                                        *** SOURCE IDs DEFINED AS URBAN SOURCES
***

  URBAN ID   URBAN POP                                  SOURCE IDs
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View\SOL_operations_rev2\SOL_operations_rev2.isc     ***        03/11/21
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 *** MODELOPTs:    RegDFAULT  CONC  ELEV  URBAN  ADJ_U*


                                          *** SOURCE IDs DEFINED AS URBAN SOURCES
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  URBAN ID   URBAN POP                                  SOURCE IDs
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*** SOURCE IDs DEFINED AS URBAN SOURCES
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URBAN ID	URBAN POP	SOURCE IDs

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View\SOL_operations_rev2\SOL_operations_rev2.isc     ***        03/11/21
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 *** MODELOPTs:    RegDFAULT  CONC  ELEV  URBAN  ADJ_U*

                                          *** DISCRETE CARTESIAN RECEPTORS ***
                                       (X-COORD, Y-COORD, ZELEV, ZHILL, ZFLAG)
                                                  (METERS)

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View\SOL_operations_rev2\SOL_operations_rev2.isc     ***        03/11/21
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                                  PAGE 177
 *** MODELOPTs:    RegDFAULT  CONC  ELEV  URBAN  ADJ_U*

                                          *** DISCRETE CARTESIAN RECEPTORS ***
                                        (X-COORD, Y-COORD, ZELEV, ZHILL, ZFLAG)
                                                    (METERS)

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     ( 445065.2, 3760578.3,     202.7,     202.7,       0.0);         ( 445115.2,
3760578.3,     202.8,     202.8,       0.0);
     ( 445165.2, 3760578.3,     202.8,     202.8,       0.0);         ( 445265.2,
3760578.3,     202.9,     202.9,       0.0);
     ( 445315.2, 3760578.3,     203.0,     203.0,       0.0);         ( 445365.2,
3760578.3,     203.2,     203.2,       0.0);
     ( 445415.2, 3760578.3,     203.5,     203.5,       0.0);         ( 445465.2,
3760578.3,     203.7,     203.7,       0.0);
     ( 445515.2, 3760578.3,     203.6,     203.6,       0.0);         ( 445565.2,
3760578.3,     204.1,     204.1,       0.0);
     ( 444665.2, 3760628.3,     201.8,     201.8,       0.0);         ( 444715.2,
3760628.3,     203.5,     203.5,       0.0);
     ( 444765.2, 3760628.3,     203.1,     203.1,       0.0);         ( 444815.2,
3760628.3,     202.7,     202.7,       0.0);
     ( 444865.2, 3760628.3,     203.1,     203.1,       0.0);         ( 444915.2,
3760628.3,     203.2,     203.2,       0.0);
 *** AERMOD - VERSION  19191 ***   *** C:\Lakes\AERMOD
View\SOL_operations_rev2\SOL_operations_rev2.isc     ***        03/11/21
 *** AERMET - VERSION  16216 ***   ***
                       ***        12:41:09

                                  PAGE 178
 *** MODELOPTs:    RegDFAULT  CONC  ELEV  URBAN  ADJ_U*

                                        *** DISCRETE CARTESIAN RECEPTORS ***
                                       (X-COORD, Y-COORD, ZELEV, ZHILL, ZFLAG)
                                                  (METERS)

     ( 444965.2, 3760628.3,     203.4,     203.4,       0.0);         ( 445015.2,
3760628.3,     203.6,     203.6,       0.0);
     ( 445065.2, 3760628.3,     203.6,     203.6,       0.0);         ( 445115.2,
3760628.3,     203.5,     203.5,       0.0);
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     ( 445165.2, 3760628.3,     203.3,     203.3,       0.0);         ( 445265.2,
3760628.3,     203.2,     203.2,       0.0);
     ( 445315.2, 3760628.3,     203.3,     203.3,       0.0);         ( 445365.2,
3760628.3,     203.4,     203.4,       0.0);
     ( 445415.2, 3760628.3,     204.0,     204.0,       0.0);         ( 445465.2,
3760628.3,     203.9,     203.9,       0.0);
     ( 445515.2, 3760628.3,     204.0,     204.0,       0.0);         ( 445565.2,
3760628.3,     204.0,     204.0,       0.0);
     ( 444665.2, 3760678.3,     202.2,     202.2,       0.0);         ( 444715.2,
3760678.3,     203.8,     203.8,       0.0);
     ( 444765.2, 3760678.3,     203.5,     203.5,       0.0);         ( 444815.2,
3760678.3,     203.1,     203.1,       0.0);
     ( 444865.2, 3760678.3,     203.5,     203.5,       0.0);         ( 444915.2,
3760678.3,     203.6,     203.6,       0.0);
     ( 444965.2, 3760678.3,     203.7,     203.7,       0.0);         ( 445015.2,
3760678.3,     203.8,     203.8,       0.0);
     ( 445065.2, 3760678.3,     203.9,     203.9,       0.0);         ( 445115.2,
3760678.3,     204.0,     204.0,       0.0);
     ( 445165.2, 3760678.3,     203.7,     203.7,       0.0);         ( 445265.2,
3760678.3,     203.6,     203.6,       0.0);
     ( 445315.2, 3760678.3,     203.7,     203.7,       0.0);         ( 445365.2,
3760678.3,     203.9,     203.9,       0.0);
     ( 445415.2, 3760678.3,     204.4,     204.4,       0.0);         ( 445465.2,
3760678.3,     204.4,     204.4,       0.0);
     ( 445515.2, 3760678.3,     204.5,     204.5,       0.0);         ( 445565.2,
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     ( 444665.2, 3760728.3,     202.6,     203.5,       0.0);         ( 444715.2,
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     ( 444765.2, 3760728.3,     203.8,     203.8,       0.0);         ( 444815.2,
3760728.3,     203.4,     203.4,       0.0);
     ( 444865.2, 3760728.3,     203.5,     203.5,       0.0);         ( 444915.2,
3760728.3,     203.4,     203.4,       0.0);
     ( 444965.2, 3760728.3,     203.6,     203.6,       0.0);         ( 445015.2,
3760728.3,     203.8,     203.8,       0.0);
     ( 445065.2, 3760728.3,     203.8,     203.8,       0.0);         ( 445115.2,
3760728.3,     204.1,     204.1,       0.0);
     ( 445165.2, 3760728.3,     204.1,     204.1,       0.0);         ( 445265.2,
3760728.3,     204.2,     204.2,       0.0);
     ( 445315.2, 3760728.3,     204.2,     204.2,       0.0);         ( 445365.2,
3760728.3,     204.3,     204.3,       0.0);
     ( 445415.2, 3760728.3,     204.7,     204.7,       0.0);         ( 445465.2,
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     ( 445515.2, 3760728.3,     204.8,     204.8,       0.0);         ( 445565.2,
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     ( 444665.2, 3760778.3,     202.9,     202.9,       0.0);         ( 444715.2,
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     ( 444765.2, 3760778.3,     204.2,     204.2,       0.0);         ( 444815.2,
3760778.3,     204.1,     204.1,       0.0);
     ( 444865.2, 3760778.3,     204.3,     204.3,       0.0);         ( 444915.2,
3760778.3,     204.4,     204.4,       0.0);
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     ( 444965.2, 3760778.3,     204.5,     204.5,       0.0);         ( 445015.2,
3760778.3,     204.7,     204.7,       0.0);
     ( 445065.2, 3760778.3,     204.9,     204.9,       0.0);         ( 445115.2,
3760778.3,     204.8,     204.8,       0.0);
     ( 445165.2, 3760778.3,     204.6,     204.6,       0.0);         ( 445265.2,
3760778.3,     204.6,     204.6,       0.0);
     ( 445315.2, 3760778.3,     204.5,     204.5,       0.0);         ( 445365.2,
3760778.3,     204.7,     204.7,       0.0);
     ( 445415.2, 3760778.3,     205.0,     205.0,       0.0);         ( 445465.2,
3760778.3,     205.4,     205.4,       0.0);
     ( 445515.2, 3760778.3,     205.4,     205.4,       0.0);         ( 445565.2,
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     ( 439615.2, 3760878.3,     198.4,     198.4,       0.0);         ( 439665.2,
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     ( 439715.2, 3760878.3,     199.1,     199.1,       0.0);         ( 439765.2,
3760878.3,     199.4,     199.4,       0.0);
     ( 439815.2, 3760878.3,     199.2,     199.2,       0.0);         ( 439865.2,
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     ( 439615.2, 3760978.3,     199.2,     199.2,       0.0);         ( 439665.2,
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     ( 439715.2, 3760978.3,     199.9,     199.9,       0.0);         ( 439765.2,
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     ( 439815.2, 3760978.3,     200.0,     200.0,       0.0);         ( 439865.2,
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     ( 439715.2, 3761028.3,     200.3,     200.3,       0.0);         ( 439765.2,
3761028.3,     200.8,     200.8,       0.0);
     ( 439815.2, 3761028.3,     200.4,     200.4,       0.0);         ( 439865.2,
3761028.3,     200.3,     200.3,       0.0);
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                                        *** DISCRETE CARTESIAN RECEPTORS ***
                                       (X-COORD, Y-COORD, ZELEV, ZHILL, ZFLAG)
                                                  (METERS)

     ( 442026.2, 3761011.9,     203.5,     203.5,       0.0);         ( 439615.2,
3761078.3,     199.9,     199.9,       0.0);
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3761078.3,     200.8,     200.8,       0.0);
     ( 439765.2, 3761078.3,     201.1,     201.1,       0.0);         ( 439815.2,
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     ( 439865.2, 3761078.3,     200.7,     200.7,       0.0);         ( 439615.2,
3761128.3,     200.5,     200.5,       0.0);
     ( 439665.2, 3761128.3,     200.7,     200.7,       0.0);         ( 439715.2,
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     ( 439765.2, 3761128.3,     201.3,     201.3,       0.0);         ( 439815.2,
3761128.3,     201.2,     201.2,       0.0);
     ( 439865.2, 3761128.3,     201.2,     201.2,       0.0);         ( 439615.2,
3761178.3,     201.2,     201.2,       0.0);
     ( 439665.2, 3761178.3,     201.5,     201.5,       0.0);         ( 439715.2,
3761178.3,     201.6,     201.6,       0.0);
     ( 439765.2, 3761178.3,     201.7,     201.7,       0.0);         ( 439815.2,
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     ( 439665.2, 3761228.3,     202.0,     202.0,       0.0);         ( 439715.2,
3761228.3,     202.0,     202.0,       0.0);
     ( 439765.2, 3761228.3,     202.2,     202.2,       0.0);         ( 439815.2,
3761228.3,     202.4,     202.4,       0.0);
     ( 439865.2, 3761228.3,     202.3,     202.3,       0.0);         ( 440165.2,
3761228.3,     203.2,     203.2,       0.0);
     ( 440215.2, 3761228.3,     203.4,     203.4,       0.0);         ( 440265.2,
3761228.3,     203.2,     203.2,       0.0);
     ( 440615.2, 3761228.3,     203.2,     203.2,       0.0);         ( 440665.2,
3761228.3,     203.4,     203.4,       0.0);
     ( 440715.2, 3761228.3,     203.3,     203.3,       0.0);         ( 442027.4,
3761229.6,     205.0,     205.0,       0.0);
     ( 442665.2, 3761228.3,     206.3,     206.3,       0.0);         ( 442865.2,
3761228.3,     206.6,     206.6,       0.0);
     ( 442965.2, 3761228.3,     206.5,     206.5,       0.0);         ( 443065.2,
3761228.3,     207.1,     207.1,       0.0);
     ( 443265.2, 3761228.3,     207.8,     207.8,       0.0);         ( 439615.2,
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     ( 439665.2, 3761278.3,     202.1,     202.1,       0.0);         ( 439715.2,
3761278.3,     202.1,     202.1,       0.0);
     ( 439765.2, 3761278.3,     202.6,     202.6,       0.0);         ( 439815.2,
3761278.3,     202.8,     202.8,       0.0);
     ( 439865.2, 3761278.3,     202.7,     202.7,       0.0);         ( 440263.7,
3761292.1,     203.3,     203.3,       0.0);
     ( 440322.1, 3761293.7,     203.4,     203.4,       0.0);         ( 440565.2,
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     ( 440756.0, 3761299.0,     204.0,     204.0,       0.0);         ( 440968.3,
3761294.4,     204.2,     204.2,       0.0);
     ( 439615.2, 3761328.3,     202.7,     202.7,       0.0);         ( 439665.2,
3761328.3,     202.6,     202.6,       0.0);
     ( 439715.2, 3761328.3,     202.3,     202.3,       0.0);         ( 439765.2,
3761328.3,     202.7,     202.7,       0.0);
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     ( 439815.2, 3761328.3,     203.0,     203.0,       0.0);         ( 439865.2,
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     ( 440862.1, 3761300.7,     204.2,     204.2,       0.0);         ( 442015.2,
3761328.3,     206.2,     206.2,       0.0);
     ( 439615.2, 3761378.3,     202.8,     202.8,       0.0);         ( 439665.2,
3761378.3,     203.2,     203.2,       0.0);
     ( 439715.2, 3761378.3,     203.2,     203.2,       0.0);         ( 439765.2,
3761378.3,     203.3,     203.3,       0.0);
     ( 439815.2, 3761378.3,     203.2,     203.2,       0.0);         ( 439865.2,
3761378.3,     203.5,     203.5,       0.0);
     ( 441165.2, 3761378.3,     205.0,     205.0,       0.0);         ( 439615.2,
3761428.3,     202.9,     202.9,       0.0);
     ( 439665.2, 3761428.3,     203.2,     203.2,       0.0);         ( 439715.2,
3761428.3,     203.4,     203.4,       0.0);
     ( 439765.2, 3761428.3,     203.6,     203.6,       0.0);         ( 439815.2,
3761428.3,     203.5,     203.5,       0.0);
     ( 439865.2, 3761428.3,     203.9,     203.9,       0.0);         ( 439948.6,
3761395.7,     203.7,     203.7,       0.0);
     ( 441215.2, 3761428.3,     205.5,     205.5,       0.0);         ( 442015.2,
3761428.3,     206.9,     206.9,       0.0);
     ( 439615.2, 3761478.3,     203.2,     203.2,       0.0);         ( 439665.2,
3761478.3,     203.4,     203.4,       0.0);
     ( 439715.2, 3761478.3,     203.7,     203.7,       0.0);         ( 439765.2,
3761478.3,     203.9,     203.9,       0.0);
     ( 439815.2, 3761478.3,     203.8,     203.8,       0.0);         ( 439865.2,
3761478.3,     204.3,     204.3,       0.0);
     ( 440415.2, 3761478.3,     205.1,     205.1,       0.0);         ( 441965.2,
3761478.3,     207.7,     207.7,       0.0);
     ( 439615.2, 3761528.3,     203.6,     203.6,       0.0);         ( 439665.2,
3761528.3,     203.7,     203.7,       0.0);
     ( 439715.2, 3761528.3,     204.0,     204.0,       0.0);         ( 439765.2,
3761528.3,     204.5,     204.5,       0.0);
     ( 439815.2, 3761528.3,     204.6,     204.6,       0.0);         ( 439865.2,
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     ( 439933.9, 3761525.3,     205.2,     205.2,       0.0);         ( 441965.2,
3761528.3,     207.7,     207.7,       0.0);
     ( 442015.2, 3761528.3,     207.6,     207.6,       0.0);         ( 442065.2,
3761528.3,     207.9,     207.9,       0.0);
↟ *** AERMOD - VERSION  19191 ***   *** C:\Lakes\AERMOD
View\SOL_operations_rev2\SOL_operations_rev2.isc     ***        03/11/21
 *** AERMET - VERSION  16216 ***   ***
                       ***        12:41:09

                                  PAGE 180
 *** MODELOPTs:    RegDFAULT  CONC  ELEV  URBAN  ADJ_U*

                                    *** DISCRETE CARTESIAN RECEPTORS ***
                                  (X-COORD, Y-COORD, ZELEV, ZHILL, ZFLAG)
                                              (METERS)
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     ( 439615.2, 3761578.3,     204.2,     204.2,       0.0);         ( 439665.2,
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     ( 439715.2, 3761578.3,     204.8,     204.8,       0.0);         ( 439765.2,
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     ( 439815.2, 3761578.3,     205.5,     205.5,       0.0);         ( 439865.2,
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     ( 439948.3, 3761730.3,     206.9,     206.9,       0.0);         ( 439865.2,
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     ( 439865.2, 3761978.3,     208.9,     208.9,       0.0);         ( 439937.2,
3761960.1,     209.4,     209.4,       0.0);
     ( 439938.5, 3762030.3,     209.8,     209.8,       0.0);         ( 439942.0,
3762097.7,     210.5,     210.5,       0.0);
     ( 440115.2, 3762128.3,     210.9,     210.9,       0.0);         ( 440165.2,
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     ( 440215.2, 3762128.3,     211.5,     211.5,       0.0);         ( 439615.2,
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     ( 439665.2, 3762528.3,     214.9,     214.9,       0.0);         ( 439715.2,
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     ( 439765.2, 3762528.3,     215.2,     215.2,       0.0);         ( 439965.2,
3762528.3,     215.5,     215.5,       0.0);
     ( 439615.2, 3762578.3,     215.1,     215.1,       0.0);         ( 439665.2,
3762578.3,     215.4,     215.4,       0.0);
     ( 439715.2, 3762578.3,     215.5,     215.5,       0.0);         ( 439765.2,
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     ( 439815.2, 3762578.3,     215.4,     215.4,       0.0);         ( 439865.2,
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     ( 439965.2, 3762578.3,     216.4,     216.4,       0.0);         ( 439615.2,
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     ( 439665.2, 3762628.3,     215.8,     215.8,       0.0);         ( 439715.2,
3762628.3,     216.0,     216.0,       0.0);
     ( 439765.2, 3762628.3,     215.9,     215.9,       0.0);         ( 439815.2,
3762628.3,     215.9,     215.9,       0.0);
     ( 439865.2, 3762628.3,     216.6,     216.6,       0.0);         ( 439965.2,
3762628.3,     217.1,     217.1,       0.0);
     ( 439615.2, 3762678.3,     216.6,     216.6,       0.0);         ( 439665.2,
3762678.3,     216.8,     216.8,       0.0);
     ( 439715.2, 3762678.3,     216.8,     216.8,       0.0);         ( 439765.2,
3762678.3,     217.0,     217.0,       0.0);
     ( 439815.2, 3762678.3,     217.0,     217.0,       0.0);         ( 439965.2,
3762678.3,     218.0,     218.0,       0.0);
     ( 439865.2, 3762928.3,     220.7,     220.7,       0.0);         ( 439615.2,
3763078.3,     220.9,     220.9,       0.0);
     ( 439665.2, 3763078.3,     221.6,     221.6,       0.0);         ( 439715.2,
3763078.3,     222.0,     222.0,       0.0);
     ( 439765.2, 3763078.3,     222.0,     222.0,       0.0);         ( 439815.2,
3763078.3,     222.2,     222.2,       0.0);
     ( 439865.2, 3763078.3,     222.4,     222.4,       0.0);         ( 439615.2,
3763128.3,     221.2,     221.2,       0.0);
     ( 439665.2, 3763128.3,     221.8,     221.8,       0.0);         ( 439715.2,
3763128.3,     222.1,     222.1,       0.0);
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     ( 439865.2, 3763128.3,     223.0,     223.0,       0.0);         ( 439615.2,
3763178.3,     221.7,     221.7,       0.0);
     ( 439665.2, 3763178.3,     222.3,     222.3,       0.0);         ( 439715.2,
3763178.3,     222.9,     222.9,       0.0);
     ( 439765.2, 3763178.3,     223.2,     223.2,       0.0);         ( 439815.2,
3763178.3,     223.4,     223.4,       0.0);
     ( 439865.2, 3763178.3,     223.7,     223.7,       0.0);         ( 439615.2,
3763228.3,     222.1,     222.1,       0.0);
     ( 439665.2, 3763228.3,     222.7,     222.7,       0.0);         ( 439715.2,
3763228.3,     223.4,     223.4,       0.0);
     ( 439765.2, 3763228.3,     223.9,     223.9,       0.0);         ( 439815.2,
3763228.3,     224.2,     224.2,       0.0);
     ( 439865.2, 3763228.3,     224.4,     224.4,       0.0);         ( 439615.2,
3763278.3,     222.9,     222.9,       0.0);
     ( 439665.2, 3763278.3,     223.1,     223.1,       0.0);         ( 439715.2,
3763278.3,     223.7,     223.7,       0.0);
     ( 439765.2, 3763278.3,     224.4,     224.4,       0.0);         ( 439815.2,
3763278.3,     224.8,     224.8,       0.0);
     ( 439865.2, 3763278.3,     224.9,     224.9,       0.0);         ( 440165.2,
3763728.3,     229.4,     229.4,       0.0);
     ( 440215.2, 3763728.3,     229.2,     229.2,       0.0);         ( 442023.5,
3761048.7,     203.7,     203.7,       0.0);
     ( 445603.8, 3760226.3,     201.7,     201.7,       0.0);         ( 445653.8,
3760226.3,     201.5,     201.5,       0.0);
     ( 445603.8, 3760276.3,     201.5,     201.5,       0.0);         ( 445653.8,
3760276.3,     200.9,     200.9,       0.0);
     ( 445603.8, 3760326.3,     201.7,     201.7,       0.0);         ( 445653.8,
3760326.3,     201.7,     201.7,       0.0);
     ( 445603.8, 3760376.3,     202.4,     202.4,       0.0);         ( 445653.8,
3760376.3,     202.6,     202.6,       0.0);
     ( 445603.8, 3760426.3,     203.0,     203.0,       0.0);         ( 445653.8,
3760426.3,     203.0,     203.0,       0.0);
     ( 445603.8, 3760476.3,     203.3,     203.3,       0.0);         ( 445653.8,
3760476.3,     203.3,     203.3,       0.0);
     ( 445603.8, 3760526.3,     204.1,     204.1,       0.0);         ( 445653.8,
3760526.3,     204.2,     204.2,       0.0);
     ( 445603.8, 3760576.3,     204.7,     204.7,       0.0);         ( 445653.8,
3760576.3,     204.6,     204.6,       0.0);
 *** AERMOD - VERSION  19191 ***   *** C:\Lakes\AERMOD
View\SOL_operations_rev2\SOL_operations_rev2.isc     ***        03/11/21
 *** AERMET - VERSION  16216 ***   ***
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                                  PAGE 181
 *** MODELOPTs:    RegDFAULT  CONC  ELEV  URBAN  ADJ_U*

                                          *** DISCRETE CARTESIAN RECEPTORS ***
                                        (X-COORD, Y-COORD, ZELEV, ZHILL, ZFLAG)
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(METERS)

(445603.8, 3760626.3, 204.3, 204.3, 0.0); (445653.8, 3760626.3, 204.8, 204.8, 0.0);
(445603.8, 3760676.3, 204.5, 204.5, 0.0); (445653.8, 3760676.3, 205.0, 205.0, 0.0);
(445603.8, 3760726.3, 204.9, 204.9, 0.0); (445653.8, 3760726.3, 205.0, 205.0, 0.0);
(445603.8, 3760776.3, 205.1, 205.1, 0.0); (445653.8, 3760776.3, 205.3, 205.3, 0.0);

*** MODELOPTs: RegDFAULT CONC ELEV URBAN ADJ_U*

*** METEOROLOGICAL DAYS SELECTED FOR PROCESSING ***

(1=YES; 0=NO)

1 1 1

*** MODELOPTs: RegDFAULT CONC ELEV URBAN ADJ_U*

*** UP TO THE FIRST 24 HOURS OF METEOROLOGICAL DATA ***

Surface file: KCNO_V9_ADJU\KCNO_v9.SFC
Met Version: 16216
Profile file: KCNO_V9_ADJU\KCNO_v9.PFL

Surface format: FREE

Profile format: FREE

Surface station no.: 3179 Upper air station no.: 3190
Name: UNKNOWN Name: UNKNOWN

Year: 2012 Year: 2012

First 24 hours of scalar data

YR	MO	DY	JDY	HR	H0	U*	W*	DT/DZ	ZICNV	ZIMCH	M-O LEN	Z0	BOWEN	ALBEDO	REF WS	WD	HT	REF TA	HT
12	01	01	1	01	-2.3	0.067	-9.000	-9.000	-999.	41.	11.2	0.09	0.74	1.00	0.73	313.	7.9	279.2	2.0
12	01	01	1	02	-2.7	0.070	-9.000	-9.000	-999.	44.	11.3	0.09	0.74	1.00	0.80	342.	7.9	280.9	2.0
12	01	01	1	03	-5.6	0.098	-9.000	-9.000	-999.	73.	14.7	0.09	0.74	1.00	1.20	9.	7.9	281.4	2.0
12	01	01	1	04	-3.5	0.078	-9.000	-9.000	-999.	52.	11.9	0.09	0.74	1.00	0.94	21.	7.9	282.0	2.0
12	01	01	1	05	-8.4	0.119	-9.000	-9.000	-999.	99.	18.1	0.09	0.74	1.00	1.45	353.	7.9	279.9	2.0
12	01	01	1	06	-7.6	0.113	-9.000	-9.000	-999.	91.	17.0	0.09	0.74	1.00	1.38	325.	7.9	277.5	2.0
12	01	01	1	07	-8.0	0.117	-9.000	-9.000	-999.	96.	17.7	0.09	0.74	1.00	1.42	313.	7.9	281.4	2.0
12	01	01	1	08	-5.2	0.101	-9.000	-9.000	-999.	77.	17.5	0.09	0.74	0.53	1.23	19.	7.9	280.9	2.0
12	01	01	1	09	23.2	0.117	0.267	0.012	29.	97.	-6.2	0.09	0.74	0.31	0.96	318.	7.9	287.5	2.0
12	01	01	1	10	65.2	0.101	0.531	0.014	82.	77.	-1.4	0.09	0.74	0.24	0.63	244.	7.9	291.4	2.0
12	01	01	1	11	95.5	0.162	0.778	0.008	176.	156.	-4.0	0.09	0.74	0.21	1.23	91.	7.9	296.4	2.0

```
 12 01 01   1 12  110.8  0.197  1.018  0.005  338.  209.     -6.1  0.09   0.74
0.20    1.60   90.    7.9  299.9    2.0
 12 01 01   1 13  110.5  0.229  1.184  0.005  534.  262.     -9.6  0.09   0.74
0.20    1.98   92.    7.9  302.0    2.0
 12 01 01   1 14   94.6  0.185  1.215  0.005  674.  191.     -5.9  0.09   0.74
0.21    1.50   73.    7.9  303.1    2.0
 12 01 01   1 15   68.6  0.187  1.184  0.005  858.  194.     -8.4  0.09   0.74
0.25    1.59   64.    7.9  303.1    2.0
 12 01 01   1 16   24.9  0.255  0.862  0.005  911.  308.    -58.8  0.09   0.74
0.34    2.61   92.    7.9  300.4    2.0
 12 01 01   1 17  -13.7  0.168 -9.000 -9.000 -999.  168.     31.1  0.09   0.74
0.62    1.98  107.    7.9  295.4    2.0
 12 01 01   1 18  -26.7  0.279 -9.000 -9.000 -999.  354.     85.6  0.09   0.74
1.00    3.22  134.    7.9  291.4    2.0
 12 01 01   1 19   -8.0  0.118 -9.000 -9.000 -999.  120.     18.2  0.09   0.74
1.00    1.43   37.    7.9  290.4    2.0
 12 01 01   1 20   -7.7  0.115 -9.000 -9.000 -999.   94.     17.6  0.09   0.74
1.00    1.40   49.    7.9  287.0    2.0
 12 01 01   1 21   -9.7  0.130 -9.000 -9.000 -999.  113.     20.2  0.09   0.74
1.00    1.57   26.    7.9  288.8    2.0
 12 01 01   1 22   -4.8  0.090 -9.000 -9.000 -999.   65.     13.6  0.09   0.74
1.00    1.11   56.    7.9  284.9    2.0
 12 01 01   1 23  -11.5  0.141 -9.000 -9.000 -999.  127.     21.9  0.09   0.74
1.00    1.69   36.    7.9  282.0    2.0
 12 01 01   1 24  -16.9  0.172 -9.000 -9.000 -999.  171.     32.4  0.09   0.74
1.00    2.03   33.    7.9  279.9    2.0


 First hour of profile data
 YR MO DY HR HEIGHT F  WDIR    WSPD AMB_TMP sigmaA  sigmaW  sigmaV
 12 01 01 01    7.9 1  313.    0.73   279.3   99.0  -99.00  -99.00

 F indicates top of profile (=1) or below (=0)
↟ *** AERMOD - VERSION  19191 ***   *** C:\Lakes\AERMOD
View\SOL_operations_rev2\SOL_operations_rev2.isc     ***        03/11/21
 *** AERMET - VERSION  16216 ***   ***
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                                  PAGE 184
 *** MODELOPTs:    RegDFAULT  CONC  ELEV  URBAN  ADJ_U*

                               *** THE PERIOD ( 43848 HRS) AVERAGE CONCENTRATION
VALUES FOR SOURCE GROUP: ALL       ***
                                   INCLUDING SOURCE(S):     L0040784    , L0040785
, L0040786    , L0040787    , L0040788    ,
                  L0040789    , L0040790    , L0040791    , L0040792    , L0040793
, L0040794    , L0040795    , L0040796    ,
                  L0040797    , L0040798    , L0040799    , L0040800    , L0040801
, L0040802    , L0040803    , L0040804    ,
                  L0040805    , L0040806    , L0040807    , L0040808    , L0040809
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, L0040810   , L0040811   , . . .   ,

*** DISCRETE CARTESIAN RECEPTOR POINTS ***

** CONC OF PM_10   IN MICROGRAMS/M**3 **

X-COORD (M)	Y-COORD (M)	CONC	X-COORD (M)	Y-COORD (M)	CONC
438915.21	3754328.34	0.00002	438965.21	3754328.34	0.00002
438815.21	3754378.34	0.00002	438865.21	3754378.34	0.00002
438915.21	3754378.34	0.00002	438965.21	3754378.34	0.00002
439015.21	3754378.34	0.00002	439065.21	3754378.34	0.00002
439115.21	3754378.34	0.00002	438765.21	3754428.34	0.00002
438815.21	3754428.34	0.00002	438865.21	3754428.34	0.00002
438915.21	3754428.34	0.00002	438965.21	3754428.34	0.00002
439015.21	3754428.34	0.00002	439065.21	3754428.34	0.00002
439115.21	3754428.34	0.00002	438715.21	3754478.34	0.00002
438765.21	3754478.34	0.00002	438815.21	3754478.34	0.00002
438865.21	3754478.34	0.00002	438915.21	3754478.34	0.00002
438965.21	3754478.34	0.00002	439015.21	3754478.34	0.00002
439065.21	3754478.34	0.00002	439115.21	3754478.34	0.00002
438715.21	3754528.34	0.00002	438765.21	3754528.34	0.00002
438815.21	3754528.34	0.00002	438865.21	3754528.34	0.00002
438915.21	3754528.34	0.00002	438965.21	3754528.34	0.00002
439015.21	3754528.34	0.00002	439065.21	3754528.34	0.00002
438715.21	3754578.34	0.00002	438765.21	3754578.34	0.00002
438815.21	3754578.34	0.00002	438865.21	3754578.34	0.00002

```
         438915.21    3754578.34        0.00002                    438965.21
3754578.34        0.00002
         439015.21    3754578.34        0.00002                    438665.21
3754678.34        0.00002
         438665.21    3754728.34        0.00002                    438715.21
3754728.34        0.00002
         438765.21    3754728.34        0.00002                    438765.21
3754778.34        0.00002
         439165.21    3755128.34        0.00002                    439915.21
3757928.34        0.00006
         440215.21    3758078.34        0.00007                    447565.21
3759878.34        0.00005
         439815.21    3759928.34        0.00041                    439815.21
3759978.34        0.00041
         439815.21    3760028.34        0.00042                    439815.21
3760078.34        0.00043
         439815.21    3760128.34        0.00044                    445265.21
3760128.34        0.00015
         445315.21    3760128.34        0.00014                    445365.21
3760128.34        0.00014
         445415.21    3760128.34        0.00013                    445465.21
3760128.34        0.00013
         445515.21    3760128.34        0.00012                    445565.21
3760128.34        0.00012
         439815.21    3760178.34        0.00045                    445265.21
3760178.34        0.00017
         445315.21    3760178.34        0.00016                    445365.21
3760178.34        0.00015
         445415.21    3760178.34        0.00014                    445465.21
3760178.34        0.00013
         445515.21    3760178.34        0.00013                    445565.21
3760178.34        0.00012
         445265.21    3760228.34        0.00019                    445315.21
3760228.34        0.00017
         445365.21    3760228.34        0.00016                    445415.21
3760228.34        0.00015
         445465.21    3760228.34        0.00014                    445515.21
3760228.34        0.00013
         445565.21    3760228.34        0.00013                    445265.21
3760278.34        0.00022
         445315.21    3760278.34        0.00019                    445365.21
3760278.34        0.00018
 *** AERMOD - VERSION  19191 ***   *** C:\Lakes\AERMOD
View\SOL_operations_rev2\SOL_operations_rev2.isc     ***        03/11/21
 *** AERMET - VERSION  16216 ***   ***
                       ***        12:41:09

                                PAGE 185
 *** MODELOPTs:    RegDFAULT  CONC  ELEV  URBAN  ADJ_U*
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*** THE PERIOD (43848 HRS) AVERAGE CONCENTRATION VALUES FOR SOURCE GROUP: ALL ***

INCLUDING SOURCE(S): L0040784 , L0040785 , L0040786 , L0040787 , L0040788 , L0040789 , L0040790 , L0040791 , L0040792 , L0040793 , L0040794 , L0040795 , L0040796 , L0040797 , L0040798 , L0040799 , L0040800 , L0040801 , L0040802 , L0040803 , L0040804 , L0040805 , L0040806 , L0040807 , L0040808 , L0040809 , L0040810 , L0040811 , . . . ,

*** DISCRETE CARTESIAN RECEPTOR POINTS ***

** CONC OF PM_10 IN MICROGRAMS/M**3 **

X-COORD (M)	Y-COORD (M)	CONC	X-COORD (M)	Y-COORD (M)	CONC
445415.21	3760278.34	0.00016	445465.21	3760278.34	0.00015
445515.21	3760278.34	0.00014	445565.21	3760278.34	0.00013
445265.21	3760328.34	0.00026	445315.21	3760328.34	0.00022
445365.21	3760328.34	0.00020	445415.21	3760328.34	0.00018
445465.21	3760328.34	0.00016	445515.21	3760328.34	0.00015
445565.21	3760328.34	0.00014	445265.21	3760378.34	0.00034
445315.21	3760378.34	0.00026	445365.21	3760378.34	0.00021
445415.21	3760378.34	0.00019	445465.21	3760378.34	0.00017
445515.21	3760378.34	0.00015	445565.21	3760378.34	0.00014
444715.21	3760428.34	0.00119	444765.21	3760428.34	0.00114
444815.21	3760428.34	0.00109	444865.21	3760428.34	0.00106
444915.21	3760428.34	0.00103	444965.21	3760428.34	0.00100
445015.21	3760428.34	0.00097	445065.21	3760428.34	0.00093
445115.21	3760428.34	0.00088	445165.21	3760428.34	0.00078
445265.21	3760428.34	0.00036	445315.21		

```
3760428.34        0.00027
         445365.21    3760428.34        0.00022                  445415.21
3760428.34        0.00019
         445465.21    3760428.34        0.00017                  445515.21
3760428.34        0.00016
         445565.21    3760428.34        0.00015                  444665.21
3760478.34        0.00057
         444715.21    3760478.34        0.00056                  444765.21
3760478.34        0.00055
         444815.21    3760478.34        0.00054                  444865.21
3760478.34        0.00053
         444915.21    3760478.34        0.00052                  444965.21
3760478.34        0.00050
         445015.21    3760478.34        0.00049                  445065.21
3760478.34        0.00047
         445115.21    3760478.34        0.00044                  445165.21
3760478.34        0.00040
         445265.21    3760478.34        0.00029                  445315.21
3760478.34        0.00025
         445365.21    3760478.34        0.00022                  445415.21
3760478.34        0.00019
         445465.21    3760478.34        0.00017                  445515.21
3760478.34        0.00016
         445565.21    3760478.34        0.00015                  443434.87
3760505.41        0.00094
         443519.04    3760505.41        0.00093                  443548.29
3760505.41        0.00092
         443736.51    3760500.50        0.00097                  443823.40
3760503.23        0.00093
         444665.21    3760528.34        0.00040                  444715.21
3760528.34        0.00040
         444765.21    3760528.34        0.00039                  444815.21
3760528.34        0.00038
         444865.21    3760528.34        0.00038                  444915.21
3760528.34        0.00037
         444965.21    3760528.34        0.00036                  445015.21
3760528.34        0.00035
         445065.21    3760528.34        0.00033                  445115.21
3760528.34        0.00031
         445165.21    3760528.34        0.00029                  445265.21
3760528.34        0.00024
         445315.21    3760528.34        0.00022                  445365.21
3760528.34        0.00020
         445415.21    3760528.34        0.00018                  445465.21
3760528.34        0.00017
         445515.21    3760528.34        0.00016                  445565.21
3760528.34        0.00015
         444665.21    3760578.34        0.00032                  444715.21
3760578.34        0.00032
         444765.21    3760578.34        0.00031                  444815.21
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*** MODELOPTs: RegDFAULT CONC ELEV URBAN ADJ_U*

*** THE PERIOD (43848 HRS) AVERAGE CONCENTRATION VALUES FOR SOURCE GROUP: ALL ***
INCLUDING SOURCE(S): L0040784 , L0040785 , L0040786 , L0040787 , L0040788 ,
L0040789 , L0040790 , L0040791 , L0040792 , L0040793 , L0040794 , L0040795 , L0040796 ,
L0040797 , L0040798 , L0040799 , L0040800 , L0040801 , L0040802 , L0040803 , L0040804 ,
L0040805 , L0040806 , L0040807 , L0040808 , L0040809 , L0040810 , L0040811 , . . . ,

*** DISCRETE CARTESIAN RECEPTOR POINTS ***

** CONC OF PM_10 IN MICROGRAMS/M**3 **

X-COORD (M)	Y-COORD (M)	CONC	X-COORD (M)	Y-COORD (M)	CONC
444865.21	3760578.34	0.00030	444915.21	3760578.34	0.00029
444965.21	3760578.34	0.00029	445015.21	3760578.34	0.00028
445065.21	3760578.34	0.00027	445115.21	3760578.34	0.00025
445165.21	3760578.34	0.00024	445265.21	3760578.34	0.00021
445315.21	3760578.34	0.00020	445365.21	3760578.34	0.00018
445415.21	3760578.34	0.00017	445465.21	3760578.34	0.00016
445515.21	3760578.34	0.00015	445565.21	3760578.34	0.00014
444665.21	3760628.34	0.00028	444715.21	3760628.34	0.00027
444765.21	3760628.34	0.00027	444815.21	3760628.34	0.00026
444865.21	3760628.34	0.00026	444915.21	3760628.34	0.00025

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        444965.21    3760628.34        0.00024                    445015.21
3760628.34        0.00024
        445065.21    3760628.34        0.00023                    445115.21
3760628.34        0.00022
        445165.21    3760628.34        0.00021                    445265.21
3760628.34        0.00019
        445315.21    3760628.34        0.00018                    445365.21
3760628.34        0.00017
        445415.21    3760628.34        0.00016                    445465.21
3760628.34        0.00015
        445515.21    3760628.34        0.00015                    445565.21
3760628.34        0.00014
        444665.21    3760678.34        0.00025                    444715.21
3760678.34        0.00024
        444765.21    3760678.34        0.00024                    444815.21
3760678.34        0.00023
        444865.21    3760678.34        0.00023                    444915.21
3760678.34        0.00022
        444965.21    3760678.34        0.00022                    445015.21
3760678.34        0.00021
        445065.21    3760678.34        0.00020                    445115.21
3760678.34        0.00020
        445165.21    3760678.34        0.00019                    445265.21
3760678.34        0.00017
        445315.21    3760678.34        0.00017                    445365.21
3760678.34        0.00016
        445415.21    3760678.34        0.00015                    445465.21
3760678.34        0.00015
        445515.21    3760678.34        0.00014                    445565.21
3760678.34        0.00013
        444665.21    3760728.34        0.00023                    444715.21
3760728.34        0.00022
        444765.21    3760728.34        0.00022                    444815.21
3760728.34        0.00021
        444865.21    3760728.34        0.00021                    444915.21
3760728.34        0.00020
        444965.21    3760728.34        0.00020                    445015.21
3760728.34        0.00019
        445065.21    3760728.34        0.00019                    445115.21
3760728.34        0.00018
        445165.21    3760728.34        0.00017                    445265.21
3760728.34        0.00016
        445315.21    3760728.34        0.00016                    445365.21
3760728.34        0.00015
        445415.21    3760728.34        0.00015                    445465.21
3760728.34        0.00014
        445515.21    3760728.34        0.00014                    445565.21
3760728.34        0.00013
        444665.21    3760778.34        0.00021                    444715.21
3760778.34        0.00021
```

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         444765.21    3760778.34        0.00020                      444815.21
3760778.34        0.00020
         444865.21    3760778.34        0.00019                      444915.21
3760778.34        0.00019
         444965.21    3760778.34        0.00018                      445015.21
3760778.34        0.00018
         445065.21    3760778.34        0.00017                      445115.21
3760778.34        0.00017
         445165.21    3760778.34        0.00016                      445265.21
3760778.34        0.00015
 *** AERMOD - VERSION  19191 ***   *** C:\Lakes\AERMOD
View\SOL_operations_rev2\SOL_operations_rev2.isc     ***        03/11/21
 *** AERMET - VERSION  16216 ***   ***
                       ***        12:41:09

                                  PAGE 187
 *** MODELOPTs:    RegDFAULT  CONC  ELEV  URBAN  ADJ_U*

                               *** THE PERIOD ( 43848 HRS) AVERAGE CONCENTRATION
VALUES FOR SOURCE GROUP: ALL       ***
                                  INCLUDING SOURCE(S):     L0040784    , L0040785
, L0040786    , L0040787    , L0040788    ,
                  L0040789    , L0040790    , L0040791    , L0040792    , L0040793
, L0040794    , L0040795    , L0040796    ,
                  L0040797    , L0040798    , L0040799    , L0040800    , L0040801
, L0040802    , L0040803    , L0040804    ,
                  L0040805    , L0040806    , L0040807    , L0040808    , L0040809
, L0040810    , L0040811    ,  . . .      ,

                                             *** DISCRETE CARTESIAN RECEPTOR POINTS
***

                                       ** CONC OF PM_10    IN MICROGRAMS/M**3
                  **

      X-COORD (M)   Y-COORD (M)        CONC                       X-COORD (M)
Y-COORD (M)        CONC
 - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
- - - - - - - - - - - - - - - - - - - - - - - - - -
         445315.21    3760778.34        0.00015                      445365.21
3760778.34        0.00014
         445415.21    3760778.34        0.00014                      445465.21
3760778.34        0.00014
         445515.21    3760778.34        0.00013                      445565.21
3760778.34        0.00013
         439615.21    3760878.34        0.00027                      439665.21
3760878.34        0.00030
         439715.21    3760878.34        0.00034                      439765.21
3760878.34        0.00041
         439815.21    3760878.34        0.00053                      439865.21
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```
3760878.34        0.00091
         439615.21    3760928.34        0.00026                  439665.21
3760928.34        0.00029
         439715.21    3760928.34        0.00034                  439765.21
3760928.34        0.00040
         439815.21    3760928.34        0.00053                  439865.21
3760928.34        0.00091
         439615.21    3760978.34        0.00026                  439665.21
3760978.34        0.00029
         439715.21    3760978.34        0.00033                  439765.21
3760978.34        0.00040
         439815.21    3760978.34        0.00053                  439865.21
3760978.34        0.00091
         439615.21    3761028.34        0.00026                  439665.21
3761028.34        0.00029
         439715.21    3761028.34        0.00033                  439765.21
3761028.34        0.00040
         439815.21    3761028.34        0.00052                  439865.21
3761028.34        0.00090
         442026.18    3761011.86        0.00161                  439615.21
3761078.34        0.00026
         439665.21    3761078.34        0.00029                  439715.21
3761078.34        0.00033
         439765.21    3761078.34        0.00039                  439815.21
3761078.34        0.00052
         439865.21    3761078.34        0.00090                  439615.21
3761128.34        0.00025
         439665.21    3761128.34        0.00028                  439715.21
3761128.34        0.00032
         439765.21    3761128.34        0.00039                  439815.21
3761128.34        0.00052
         439865.21    3761128.34        0.00089                  439615.21
3761178.34        0.00025
         439665.21    3761178.34        0.00028                  439715.21
3761178.34        0.00032
         439765.21    3761178.34        0.00039                  439815.21
3761178.34        0.00051
         439865.21    3761178.34        0.00089                  439615.21
3761228.34        0.00025
         439665.21    3761228.34        0.00028                  439715.21
3761228.34        0.00032
         439765.21    3761228.34        0.00038                  439815.21
3761228.34        0.00051
         439865.21    3761228.34        0.00089                  440165.21
3761228.34        0.00040
         440215.21    3761228.34        0.00039                  440265.21
3761228.34        0.00039
         440615.21    3761228.34        0.00055                  440665.21
3761228.34        0.00061
         440715.21    3761228.34        0.00071                  442027.40
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3761229.63        0.00105
         442665.21    3761228.34        0.00046                       442865.21
3761228.34        0.00039
         442965.21    3761228.34        0.00036                       443065.21
3761228.34        0.00034
         443265.21    3761228.34        0.00030                       439615.21
3761278.34        0.00025
         439665.21    3761278.34        0.00027                       439715.21
3761278.34        0.00032
         439765.21    3761278.34        0.00038                       439815.21
3761278.34        0.00050
         439865.21    3761278.34        0.00088                       440263.68
3761292.14        0.00038
         440322.11    3761293.68        0.00038                       440565.21
3761299.81        0.00045
         440756.01    3761299.04        0.00066                       440968.28
3761294.45        0.00109
         439615.21    3761328.34        0.00024                       439665.21
3761328.34        0.00027
 *** AERMOD - VERSION  19191 ***   *** C:\Lakes\AERMOD
View\SOL_operations_rev2\SOL_operations_rev2.isc     ***        03/11/21
 *** AERMET - VERSION  16216 ***   ***
                      ***        12:41:09

                                 PAGE 188
 *** MODELOPTs:    RegDFAULT  CONC  ELEV  URBAN  ADJ_U*

                              *** THE PERIOD ( 43848 HRS) AVERAGE CONCENTRATION
VALUES FOR SOURCE GROUP: ALL      ***
                                  INCLUDING SOURCE(S):     L0040784    , L0040785
, L0040786    , L0040787    , L0040788    ,
                  L0040789    , L0040790    , L0040791    , L0040792    , L0040793
, L0040794    , L0040795    , L0040796    ,
                  L0040797    , L0040798    , L0040799    , L0040800    , L0040801
, L0040802    , L0040803    , L0040804    ,
                  L0040805    , L0040806    , L0040807    , L0040808    , L0040809
, L0040810    , L0040811    ,  . . .      ,

                                             *** DISCRETE CARTESIAN RECEPTOR POINTS
***

                                          ** CONC OF PM_10    IN MICROGRAMS/M**3
                  **

       X-COORD (M)   Y-COORD (M)        CONC                        X-COORD (M)
Y-COORD (M)        CONC
 - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
- - - - - - - - - - - - - - - - - - - - - - - - -
         439715.21    3761328.34        0.00031                       439765.21
3761328.34        0.00038
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         439815.21    3761328.34        0.00050                    439865.21
3761328.34        0.00087
         440862.15    3761300.73        0.00086                    442015.21
3761328.34        0.00075
         439615.21    3761378.34        0.00024                    439665.21
3761378.34        0.00027
         439715.21    3761378.34        0.00031                    439765.21
3761378.34        0.00037
         439815.21    3761378.34        0.00050                    439865.21
3761378.34        0.00087
         441165.21    3761378.34        0.00079                    439615.21
3761428.34        0.00024
         439665.21    3761428.34        0.00027                    439715.21
3761428.34        0.00031
         439765.21    3761428.34        0.00037                    439815.21
3761428.34        0.00049
         439865.21    3761428.34        0.00086                    439948.61
3761395.68        0.00082
         441215.21    3761428.34        0.00066                    442015.21
3761428.34        0.00054
         439615.21    3761478.34        0.00023                    439665.21
3761478.34        0.00026
         439715.21    3761478.34        0.00030                    439765.21
3761478.34        0.00037
         439815.21    3761478.34        0.00049                    439865.21
3761478.34        0.00085
         440415.21    3761478.34        0.00033                    441965.21
3761478.34        0.00049
         439615.21    3761528.34        0.00023                    439665.21
3761528.34        0.00026
         439715.21    3761528.34        0.00030                    439765.21
3761528.34        0.00036
         439815.21    3761528.34        0.00048                    439865.21
3761528.34        0.00084
         439933.91    3761525.28        0.00096                    441965.21
3761528.34        0.00044
         442015.21    3761528.34        0.00043                    442065.21
3761528.34        0.00041
         439615.21    3761578.34        0.00023                    439665.21
3761578.34        0.00026
         439715.21    3761578.34        0.00029                    439765.21
3761578.34        0.00036
         439815.21    3761578.34        0.00047                    439865.21
3761578.34        0.00083
         439948.29    3761730.30        0.00079                    439865.21
3761928.34        0.00078
         439865.21    3761978.34        0.00077                    439937.22
3761960.11        0.00089
         439938.52    3762030.30        0.00087                    439941.98
3762097.71        0.00082
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         440115.21    3762128.34        0.00030                      440165.21
3762128.34        0.00026
         440215.21    3762128.34        0.00024                      439615.21
3762528.34        0.00013
         439665.21    3762528.34        0.00015                      439715.21
3762528.34        0.00018
         439765.21    3762528.34        0.00023                      439965.21
3762528.34        0.00056
         439615.21    3762578.34        0.00012                      439665.21
3762578.34        0.00014
         439715.21    3762578.34        0.00017                      439765.21
3762578.34        0.00022
         439815.21    3762578.34        0.00032                      439865.21
3762578.34        0.00065
         439965.21    3762578.34        0.00053                      439615.21
3762628.34        0.00012
         439665.21    3762628.34        0.00013                      439715.21
3762628.34        0.00015
         439765.21    3762628.34        0.00019                      439815.21
3762628.34        0.00028
         439865.21    3762628.34        0.00060                      439965.21
3762628.34        0.00048
         439615.21    3762678.34        0.00011                      439665.21
3762678.34        0.00012
         439715.21    3762678.34        0.00014                      439765.21
3762678.34        0.00017
         439815.21    3762678.34        0.00023                      439965.21
3762678.34        0.00038
 *** AERMOD - VERSION  19191 ***   *** C:\Lakes\AERMOD
View\SOL_operations_rev2\SOL_operations_rev2.isc     ***        03/11/21
 *** AERMET - VERSION  16216 ***   ***
                       ***        12:41:09

                                  PAGE 189
 *** MODELOPTs:    RegDFAULT  CONC  ELEV  URBAN  ADJ_U*

                              *** THE PERIOD ( 43848 HRS) AVERAGE CONCENTRATION
VALUES FOR SOURCE GROUP: ALL      ***
                                  INCLUDING SOURCE(S):     L0040784    , L0040785
, L0040786    , L0040787    , L0040788    ,
                  L0040789    , L0040790    , L0040791    , L0040792    , L0040793
, L0040794    , L0040795    , L0040796    ,
                  L0040797    , L0040798    , L0040799    , L0040800    , L0040801
, L0040802    , L0040803    , L0040804    ,
                  L0040805    , L0040806    , L0040807    , L0040808    , L0040809
, L0040810    , L0040811    ,  . . .      ,

                                                *** DISCRETE CARTESIAN RECEPTOR POINTS
***
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** CONC OF PM_10 IN MICROGRAMS/M**3
**

X-COORD (M)	Y-COORD (M)	CONC	X-COORD (M)	Y-COORD (M)	CONC
439865.21	3762928.34	0.00008	439615.21	3763078.34	0.00006
439665.21	3763078.34	0.00006	439715.21	3763078.34	0.00006
439765.21	3763078.34	0.00006	439815.21	3763078.34	0.00006
439865.21	3763078.34	0.00006	439615.21	3763128.34	0.00005
439665.21	3763128.34	0.00005	439715.21	3763128.34	0.00005
439765.21	3763128.34	0.00005	439815.21	3763128.34	0.00005
439865.21	3763128.34	0.00005	439615.21	3763178.34	0.00005
439665.21	3763178.34	0.00005	439715.21	3763178.34	0.00005
439765.21	3763178.34	0.00005	439815.21	3763178.34	0.00005
439865.21	3763178.34	0.00005	439615.21	3763228.34	0.00005
439665.21	3763228.34	0.00005	439715.21	3763228.34	0.00005
439765.21	3763228.34	0.00005	439815.21	3763228.34	0.00005
439865.21	3763228.34	0.00005	439615.21	3763278.34	0.00004
439665.21	3763278.34	0.00005	439715.21	3763278.34	0.00005
439765.21	3763278.34	0.00005	439815.21	3763278.34	0.00005
439865.21	3763278.34	0.00005	440165.21	3763728.34	0.00003
440215.21	3763728.34	0.00003	442023.45	3761048.68	0.00147
445603.81	3760226.33	0.00012	445653.81	3760226.33	0.00012
445603.81	3760276.33	0.00013	445653.81	3760276.33	0.00012
445603.81	3760326.33	0.00013	445653.81	3760326.33	0.00013
445603.81	3760376.33	0.00014	445653.81	3760376.33	0.00013
445603.81	3760426.33	0.00014	445653.81		

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3760426.33        0.00013
         445603.81    3760476.33        0.00014                        445653.81
3760476.33        0.00013
         445603.81    3760526.33        0.00014                        445653.81
3760526.33        0.00013
         445603.81    3760576.33        0.00014                        445653.81
3760576.33        0.00013
         445603.81    3760626.33        0.00013                        445653.81
3760626.33        0.00013
         445603.81    3760676.33        0.00013                        445653.81
3760676.33        0.00013
         445603.81    3760726.33        0.00013                        445653.81
3760726.33        0.00012
         445603.81    3760776.33        0.00012                        445653.81
3760776.33        0.00012
 *** AERMOD - VERSION  19191 ***   *** C:\Lakes\AERMOD
View\SOL_operations_rev2\SOL_operations_rev2.isc     ***        03/11/21
 *** AERMET - VERSION  16216 ***   ***
                      ***        12:41:09

                                  PAGE 190
 *** MODELOPTs:    RegDFAULT  CONC  ELEV  URBAN  ADJ_U*

                               *** THE   1ST HIGHEST  1-HR AVERAGE CONCENTRATION
VALUES FOR SOURCE GROUP:  ALL      ***
                                  INCLUDING SOURCE(S):     L0040784    , L0040785
, L0040786    , L0040787    , L0040788    ,
                  L0040789    , L0040790    , L0040791    , L0040792    , L0040793
, L0040794    , L0040795    , L0040796    ,
                  L0040797    , L0040798    , L0040799    , L0040800    , L0040801
, L0040802    , L0040803    , L0040804    ,
                  L0040805    , L0040806    , L0040807    , L0040808    , L0040809
, L0040810    , L0040811    ,  . . .      ,

                                             *** DISCRETE CARTESIAN RECEPTOR POINTS
***

                                          ** CONC OF PM_10    IN MICROGRAMS/M**3
                  **

      X-COORD (M)  Y-COORD (M)        CONC     (YYMMDDHH)              X-COORD (M)
Y-COORD (M)        CONC     (YYMMDDHH)
 - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
- - - - - - - - - - - - - - - - - - - - - - - - - -
        438915.21   3754328.34        0.00030  (13122501)               438965.21
3754328.34        0.00030  (13022722)
        438815.21   3754378.34        0.00030  (13101419)               438865.21
3754378.34        0.00030  (13101419)
        438915.21   3754378.34        0.00030  (13101419)               438965.21
3754378.34        0.00030  (13022722)
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        439015.21   3754378.34        0.00030  (13022722)              439065.21
3754378.34        0.00030  (13022722)
        439115.21   3754378.34        0.00030  (16021502)              438765.21
3754428.34        0.00030  (13101419)
        438815.21   3754428.34        0.00030  (13101419)              438865.21
3754428.34        0.00030  (13101419)
        438915.21   3754428.34        0.00030  (13101419)              438965.21
3754428.34        0.00030  (13122501)
        439015.21   3754428.34        0.00030  (13022722)              439065.21
3754428.34        0.00030  (13022722)
        439115.21   3754428.34        0.00030  (16021502)              438715.21
3754478.34        0.00031  (16021501)
        438765.21   3754478.34        0.00031  (13101419)              438815.21
3754478.34        0.00031  (13101419)
        438865.21   3754478.34        0.00030  (13101419)              438915.21
3754478.34        0.00030  (13101419)
        438965.21   3754478.34        0.00030  (13101419)              439015.21
3754478.34        0.00030  (13022722)
        439065.21   3754478.34        0.00030  (13022722)              439115.21
3754478.34        0.00030  (13022722)
        438715.21   3754528.34        0.00031  (16021501)              438765.21
3754528.34        0.00031  (13101419)
        438815.21   3754528.34        0.00031  (13101419)              438865.21
3754528.34        0.00031  (13101419)
        438915.21   3754528.34        0.00031  (13101419)              438965.21
3754528.34        0.00031  (13101419)
        439015.21   3754528.34        0.00031  (13022722)              439065.21
3754528.34        0.00031  (13022722)
        438715.21   3754578.34        0.00031  (16021501)              438765.21
3754578.34        0.00031  (13101419)
        438815.21   3754578.34        0.00031  (13101419)              438865.21
3754578.34        0.00031  (13101419)
        438915.21   3754578.34        0.00031  (13101419)              438965.21
3754578.34        0.00031  (13101419)
        439015.21   3754578.34        0.00031  (13122501)              438665.21
3754678.34        0.00031  (16021501)
        438665.21   3754728.34        0.00032  (16021501)              438715.21
3754728.34        0.00032  (16021501)
        438765.21   3754728.34        0.00032  (16021501)              438765.21
3754778.34        0.00032  (16021501)
        439165.21   3755128.34        0.00033  (13101419)              439915.21
3757928.34        0.00066  (13101517)
        440215.21   3758078.34        0.00069  (16092703)              447565.21
3759878.34        0.00054  (15072521)
        439815.21   3759928.34        0.00213  (16101918)              439815.21
3759978.34        0.00219  (16112908)
        439815.21   3760028.34        0.00226  (14051322)              439815.21
3760078.34        0.00232  (14051322)
        439815.21   3760128.34        0.00241  (15031321)              445265.21
3760128.34        0.00112  (15082519)
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        445315.21   3760128.34        0.00111  (15082519)                445365.21
3760128.34        0.00110  (15082519)
        445415.21   3760128.34        0.00109  (15082519)                445465.21
3760128.34        0.00108  (15082519)
        445515.21   3760128.34        0.00107  (15082519)                445565.21
3760128.34        0.00106  (15082519)
        439815.21   3760178.34        0.00249  (15031321)                445265.21
3760178.34        0.00120  (15082519)
        445315.21   3760178.34        0.00119  (15082519)                445365.21
3760178.34        0.00118  (15082519)
        445415.21   3760178.34        0.00117  (15082519)                445465.21
3760178.34        0.00115  (15082519)
        445515.21   3760178.34        0.00113  (15082519)                445565.21
3760178.34        0.00111  (15082519)
        445265.21   3760228.34        0.00130  (15082519)                445315.21
3760228.34        0.00129  (15082519)
        445365.21   3760228.34        0.00127  (15082519)                445415.21
3760228.34        0.00125  (15082519)
        445465.21   3760228.34        0.00123  (15082519)                445515.21
3760228.34        0.00119  (15082519)
        445565.21   3760228.34        0.00116  (15072521)                445265.21
3760278.34        0.00145  (15082519)
        445315.21   3760278.34        0.00143  (15082519)                445365.21
3760278.34        0.00140  (12091419)
 *** AERMOD - VERSION  19191 ***   *** C:\Lakes\AERMOD
View\SOL_operations_rev2\SOL_operations_rev2.isc     ***        03/11/21
 *** AERMET - VERSION  16216 ***   ***
                      ***        12:41:09

                                 PAGE 191
 *** MODELOPTs:    RegDFAULT  CONC  ELEV  URBAN  ADJ_U*

                             *** THE   1ST HIGHEST  1-HR AVERAGE CONCENTRATION
VALUES FOR SOURCE GROUP:  ALL      ***
                                 INCLUDING SOURCE(S):     L0040784    , L0040785
, L0040786    , L0040787    , L0040788    ,
                 L0040789    , L0040790    , L0040791    , L0040792    , L0040793
, L0040794    , L0040795    , L0040796    ,
                 L0040797    , L0040798    , L0040799    , L0040800    , L0040801
, L0040802    , L0040803    , L0040804    ,
                 L0040805    , L0040806    , L0040807    , L0040808    , L0040809
, L0040810    , L0040811    ,  . . .      ,

                                          *** DISCRETE CARTESIAN RECEPTOR POINTS
***

                                       ** CONC OF PM_10    IN MICROGRAMS/M**3
                  **

      X-COORD (M)  Y-COORD (M)        CONC     (YYMMDDHH)              X-COORD (M)
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Y-COORD (M)        CONC     (YYMMDDHH)
 - - -
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3760478.34        0.00138  (14070523)
        445365.21   3760478.34        0.00134  (14070523)                445415.21
3760478.34        0.00129  (14070523)
        445465.21   3760478.34        0.00123  (15062820)                445515.21
3760478.34        0.00119  (15062820)
        445565.21   3760478.34        0.00115  (15062820)                443434.87
3760505.41        0.00271  (16012617)
        443519.04   3760505.41        0.00265  (16012617)                443548.29
3760505.41        0.00263  (16012617)
        443736.51   3760500.50        0.00265  (16012617)                443823.40
3760503.23        0.00257  (16012617)
        444665.21   3760528.34        0.00145  (15072302)                444715.21
3760528.34        0.00144  (15072302)
        444765.21   3760528.34        0.00141  (15072302)                444815.21
3760528.34        0.00139  (15072302)
        444865.21   3760528.34        0.00137  (16102919)                444915.21
3760528.34        0.00136  (16102919)
        444965.21   3760528.34        0.00134  (16102919)                445015.21
3760528.34        0.00132  (16102919)
        445065.21   3760528.34        0.00130  (16102919)                445115.21
3760528.34        0.00128  (16102919)
        445165.21   3760528.34        0.00125  (16102919)                445265.21
3760528.34        0.00120  (14070523)
        445315.21   3760528.34        0.00119  (12090821)                445365.21
3760528.34        0.00117  (12090821)
        445415.21   3760528.34        0.00115  (12090821)                445465.21
3760528.34        0.00113  (14070523)
        445515.21   3760528.34        0.00111  (14070523)                445565.21
3760528.34        0.00108  (14070523)
        444665.21   3760578.34        0.00131  (14070122)                444715.21
3760578.34        0.00131  (16102919)
        444765.21   3760578.34        0.00128  (16102919)                444815.21
3760578.34        0.00126  (16102919)
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                                *** THE   1ST HIGHEST  1-HR AVERAGE CONCENTRATION
VALUES FOR SOURCE GROUP:  ALL      ***
                                    INCLUDING SOURCE(S):     L0040784    , L0040785
, L0040786    , L0040787    , L0040788    ,
                L0040789    , L0040790    , L0040791    , L0040792    , L0040793
, L0040794    , L0040795    , L0040796    ,
                L0040797    , L0040798    , L0040799    , L0040800    , L0040801
, L0040802    , L0040803    , L0040804    ,
                L0040805    , L0040806    , L0040807    , L0040808    , L0040809
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, L0040810   , L0040811   , . . .   ,

*** DISCRETE CARTESIAN RECEPTOR POINTS ***

** CONC OF PM_10   IN MICROGRAMS/M**3 **

X-COORD (M)	Y-COORD (M)	CONC	(YYMMDDHH)	X-COORD (M)	Y-COORD (M)	CONC	(YYMMDDHH)
444865.21	3760578.34	0.00125	(16102919)	444915.21	3760578.34	0.00123	(16102919)
444965.21	3760578.34	0.00121	(16102919)	445015.21	3760578.34	0.00119	(16102919)
445065.21	3760578.34	0.00117	(16102919)	445115.21	3760578.34	0.00115	(16102919)
445165.21	3760578.34	0.00113	(16102919)	445265.21	3760578.34	0.00110	(12090821)
445315.21	3760578.34	0.00108	(12090821)	445365.21	3760578.34	0.00107	(12090821)
445415.21	3760578.34	0.00106	(12090821)	445465.21	3760578.34	0.00105	(12090821)
445515.21	3760578.34	0.00103	(12090821)	445565.21	3760578.34	0.00102	(12090821)
444665.21	3760628.34	0.00124	(16102919)	444715.21	3760628.34	0.00123	(16102919)
444765.21	3760628.34	0.00121	(16102919)	444815.21	3760628.34	0.00119	(16102919)
444865.21	3760628.34	0.00117	(16102919)	444915.21	3760628.34	0.00115	(16102919)
444965.21	3760628.34	0.00114	(16102919)	445015.21	3760628.34	0.00112	(16102919)
445065.21	3760628.34	0.00111	(16102919)	445115.21	3760628.34	0.00109	(16102919)
445165.21	3760628.34	0.00107	(12090821)	445265.21	3760628.34	0.00103	(12090821)
445315.21	3760628.34	0.00102	(12090821)	445365.21	3760628.34	0.00100	(12090821)
445415.21	3760628.34	0.00100	(12090821)	445465.21	3760628.34	0.00098	(12090821)
445515.21	3760628.34	0.00097	(12090821)	445565.21	3760628.34	0.00096	(12090821)
444665.21	3760678.34	0.00118	(16102919)	444715.21	3760678.34	0.00118	(15082823)
444765.21	3760678.34	0.00116	(15082823)	444815.21	3760678.34	0.00113	(16102919)
444865.21	3760678.34	0.00112	(15082823)	444915.21	3760678.34	0.00111	(15082823)

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        444965.21   3760678.34        0.00109  (15082823)                445015.21
3760678.34        0.00107  (15082823)
        445065.21   3760678.34        0.00106  (15082823)                445115.21
3760678.34        0.00105  (15082823)
        445165.21   3760678.34        0.00102  (16073023)                445265.21
3760678.34        0.00099  (16073023)
        445315.21   3760678.34        0.00098  (16073023)                445365.21
3760678.34        0.00097  (16073023)
        445415.21   3760678.34        0.00096  (16073023)                445465.21
3760678.34        0.00095  (16073023)
        445515.21   3760678.34        0.00094  (16073023)                445565.21
3760678.34        0.00093  (16073023)
        444665.21   3760728.34        0.00114  (16073023)                444715.21
3760728.34        0.00115  (15082823)
        444765.21   3760728.34        0.00112  (15082823)                444815.21
3760728.34        0.00110  (16073023)
        444865.21   3760728.34        0.00108  (16073023)                444915.21
3760728.34        0.00106  (16073023)
        444965.21   3760728.34        0.00105  (16073023)                445015.21
3760728.34        0.00104  (16073023)
        445065.21   3760728.34        0.00102  (16073023)                445115.21
3760728.34        0.00101  (16073023)
        445165.21   3760728.34        0.00100  (16073023)                445265.21
3760728.34        0.00097  (16073023)
        445315.21   3760728.34        0.00095  (16073023)                445365.21
3760728.34        0.00094  (16073023)
        445415.21   3760728.34        0.00094  (16073023)                445465.21
3760728.34        0.00094  (15082823)
        445515.21   3760728.34        0.00092  (16073023)                445565.21
3760728.34        0.00091  (16073023)
        444665.21   3760778.34        0.00111  (16073023)                444715.21
3760778.34        0.00112  (15082823)
        444765.21   3760778.34        0.00110  (15082823)                444815.21
3760778.34        0.00108  (15082823)
        444865.21   3760778.34        0.00107  (15082823)                444915.21
3760778.34        0.00105  (15082823)
        444965.21   3760778.34        0.00104  (15082823)                445015.21
3760778.34        0.00103  (15082823)
        445065.21   3760778.34        0.00102  (15082823)                445115.21
3760778.34        0.00100  (15082823)
        445165.21   3760778.34        0.00098  (16073023)                445265.21
3760778.34        0.00095  (16073023)
 *** AERMOD - VERSION  19191 ***   *** C:\Lakes\AERMOD
View\SOL_operations_rev2\SOL_operations_rev2.isc     ***        03/11/21
 *** AERMET - VERSION  16216 ***   ***
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                                PAGE 193
 *** MODELOPTs:    RegDFAULT  CONC  ELEV  URBAN  ADJ_U*
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*** THE 1ST HIGHEST 1-HR AVERAGE CONCENTRATION VALUES FOR SOURCE GROUP: ALL ***
INCLUDING SOURCE(S): L0040784 , L0040785 , L0040786 , L0040787 , L0040788 ,
L0040789 , L0040790 , L0040791 , L0040792 , L0040793 , L0040794 , L0040795 , L0040796 ,
L0040797 , L0040798 , L0040799 , L0040800 , L0040801 , L0040802 , L0040803 , L0040804 ,
L0040805 , L0040806 , L0040807 , L0040808 , L0040809 , L0040810 , L0040811 , . . . ,

*** DISCRETE CARTESIAN RECEPTOR POINTS ***

** CONC OF PM_10 IN MICROGRAMS/M**3 **

X-COORD (M)	Y-COORD (M)	CONC	(YYMMDDHH)	X-COORD (M)	Y-COORD (M)	CONC	(YYMMDDHH)
445315.21	3760778.34	0.00093	(16073023)	445365.21	3760778.34	0.00092	(16073023)
445415.21	3760778.34	0.00092	(16073023)	445465.21	3760778.34	0.00093	(15082823)
445515.21	3760778.34	0.00092	(15082823)	445565.21	3760778.34	0.00089	(15101503)
439615.21	3760878.34	0.00221	(16122920)	439665.21	3760878.34	0.00232	(16122920)
439715.21	3760878.34	0.00245	(16122920)	439765.21	3760878.34	0.00262	(16122920)
439815.21	3760878.34	0.00289	(15051306)	439865.21	3760878.34	0.00334	(15051306)
439615.21	3760928.34	0.00220	(15051306)	439665.21	3760928.34	0.00231	(15051306)
439715.21	3760928.34	0.00245	(15051306)	439765.21	3760928.34	0.00264	(15051306)
439815.21	3760928.34	0.00291	(15051306)	439865.21	3760928.34	0.00335	(15051306)
439615.21	3760978.34	0.00219	(15051306)	439665.21	3760978.34	0.00230	(15051306)
439715.21	3760978.34	0.00244	(15051306)	439765.21	3760978.34	0.00262	(15051306)
439815.21	3760978.34	0.00289	(15051306)	439865.21	3760978.34	0.00333	(15051706)
439615.21	3761028.34	0.00217	(16022406)	439665.21	3761028.34	0.00227	(16022406)
439715.21	3761028.34	0.00241	(13122517)	439765.21	3761028.34	0.00258	(13122517)
439815.21	3761028.34	0.00284	(13122517)	439865.21			

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3761028.34        0.00333  (15051706)
        442026.18   3761011.86        0.00697  (15070606)                439615.21
3761078.34        0.00217  (13122517)
        439665.21   3761078.34        0.00228  (13122517)                439715.21
3761078.34        0.00241  (13122517)
        439765.21   3761078.34        0.00258  (13122517)                439815.21
3761078.34        0.00283  (13122517)
        439865.21   3761078.34        0.00329  (15051706)                439615.21
3761128.34        0.00215  (13122517)
        439665.21   3761128.34        0.00225  (13122517)                439715.21
3761128.34        0.00238  (13122517)
        439765.21   3761128.34        0.00254  (13122517)                439815.21
3761128.34        0.00278  (13122517)
        439865.21   3761128.34        0.00327  (15090920)                439615.21
3761178.34        0.00212  (15110717)
        439665.21   3761178.34        0.00222  (15031224)                439715.21
3761178.34        0.00235  (15031224)
        439765.21   3761178.34        0.00251  (13121117)                439815.21
3761178.34        0.00274  (13121117)
        439865.21   3761178.34        0.00322  (15090920)                439615.21
3761228.34        0.00212  (15031224)
        439665.21   3761228.34        0.00222  (15031224)                439715.21
3761228.34        0.00234  (15031224)
        439765.21   3761228.34        0.00249  (15031223)                439815.21
3761228.34        0.00274  (15063019)
        439865.21   3761228.34        0.00320  (15062406)                440165.21
3761228.34        0.00261  (15063019)
        440215.21   3761228.34        0.00268  (15063019)                440265.21
3761228.34        0.00277  (15063019)
        440615.21   3761228.34        0.00361  (15090919)                440665.21
3761228.34        0.00386  (15090919)
        440715.21   3761228.34        0.00420  (15090919)                442027.40
3761229.63        0.00462  (13110717)
        442665.21   3761228.34        0.00289  (15082520)                442865.21
3761228.34        0.00277  (12092020)
        442965.21   3761228.34        0.00257  (15101507)                443065.21
3761228.34        0.00261  (15101507)
        443265.21   3761228.34        0.00239  (12091205)                439615.21
3761278.34        0.00210  (15031223)
        439665.21   3761278.34        0.00220  (15063019)                439715.21
3761278.34        0.00234  (15063019)
        439765.21   3761278.34        0.00251  (15063019)                439815.21
3761278.34        0.00275  (15063019)
        439865.21   3761278.34        0.00322  (15062406)                440263.68
3761292.14        0.00262  (15112017)
        440322.11   3761293.68        0.00272  (15112017)                440565.21
3761299.81        0.00324  (15090919)
        440756.01   3761299.04        0.00386  (16122818)                440968.28
3761294.45        0.00432  (14033107)
        439615.21   3761328.34        0.00210  (15063019)                439665.21
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*** MODELOPTs: RegDFAULT CONC ELEV URBAN ADJ_U*

*** THE 1ST HIGHEST 1-HR AVERAGE CONCENTRATION VALUES FOR SOURCE GROUP: ALL ***
INCLUDING SOURCE(S): L0040784 , L0040785 , L0040786 , L0040787 , L0040788 ,
L0040789 , L0040790 , L0040791 , L0040792 , L0040793 , L0040794 , L0040795 , L0040796 ,
L0040797 , L0040798 , L0040799 , L0040800 , L0040801 , L0040802 , L0040803 , L0040804 ,
L0040805 , L0040806 , L0040807 , L0040808 , L0040809 , L0040810 , L0040811 , . . . ,

*** DISCRETE CARTESIAN RECEPTOR POINTS ***

** CONC OF PM_10 IN MICROGRAMS/M**3 **

X-COORD (M)	Y-COORD (M)	CONC	(YYMMDDHH)	X-COORD (M)	Y-COORD (M)	CONC	(YYMMDDHH)
439715.21	3761328.34	0.00234	(15063019)	439765.21	3761328.34	0.00250	(15063019)
439815.21	3761328.34	0.00273	(15063019)	439865.21	3761328.34	0.00320	(15062406)
440862.15	3761300.73	0.00410	(15072001)	442015.21	3761328.34	0.00404	(16012217)
439615.21	3761378.34	0.00210	(15063019)	439665.21	3761378.34	0.00219	(15063019)
439715.21	3761378.34	0.00231	(15063019)	439765.21	3761378.34	0.00246	(15063019)
439815.21	3761378.34	0.00267	(15063019)	439865.21	3761378.34	0.00315	(15062406)
441165.21	3761378.34	0.00365	(15060905)	439615.21	3761428.34	0.00206	(15063019)
439665.21	3761428.34	0.00215	(15063019)	439715.21	3761428.34	0.00225	(15063019)
439765.21	3761428.34	0.00239	(15063019)	439815.21	3761428.34	0.00258	(16122018)
439865.21	3761428.34	0.00307	(15062406)	439948.61	3761395.68	0.00224	(15020708)

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        441215.21   3761428.34        0.00345  (14091605)              442015.21
3761428.34        0.00398  (16101920)
        439615.21   3761478.34        0.00200  (15063019)              439665.21
3761478.34        0.00208  (15063019)
        439715.21   3761478.34        0.00218  (15112017)              439765.21
3761478.34        0.00234  (15112017)
        439815.21   3761478.34        0.00255  (15021220)              439865.21
3761478.34        0.00304  (15120608)
        440415.21   3761478.34        0.00243  (16122818)              441965.21
3761478.34        0.00391  (15101218)
        439615.21   3761528.34        0.00196  (15112017)              439665.21
3761528.34        0.00205  (15112017)
        439715.21   3761528.34        0.00216  (15112017)              439765.21
3761528.34        0.00231  (15090919)
        439815.21   3761528.34        0.00255  (15090919)              439865.21
3761528.34        0.00305  (15120608)
        439933.91   3761525.28        0.00259  (14071806)              441965.21
3761528.34        0.00365  (15101218)
        442015.21   3761528.34        0.00357  (16070206)              442065.21
3761528.34        0.00353  (16101920)
        439615.21   3761578.34        0.00194  (15112017)              439665.21
3761578.34        0.00202  (15112017)
        439715.21   3761578.34        0.00215  (15090919)              439765.21
3761578.34        0.00233  (15090919)
        439815.21   3761578.34        0.00259  (15090919)              439865.21
3761578.34        0.00307  (15120608)
        439948.29   3761730.30        0.00248  (15063004)              439865.21
3761928.34        0.00328  (15101220)
        439865.21   3761978.34        0.00333  (12071303)              439937.22
3761960.11        0.00303  (16060324)
        439938.52   3762030.30        0.00299  (15092303)              439941.98
3762097.71        0.00295  (14100623)
        440115.21   3762128.34        0.00209  (15051103)              440165.21
3762128.34        0.00208  (12081704)
        440215.21   3762128.34        0.00210  (12081704)              439615.21
3762528.34        0.00190  (15082702)
        439665.21   3762528.34        0.00198  (15082702)              439715.21
3762528.34        0.00208  (15082702)
        439765.21   3762528.34        0.00222  (15082702)              439965.21
3762528.34        0.00250  (12081703)
        439615.21   3762578.34        0.00189  (15082702)              439665.21
3762578.34        0.00196  (15082702)
        439715.21   3762578.34        0.00204  (15082702)              439765.21
3762578.34        0.00216  (12081704)
        439815.21   3762578.34        0.00240  (12081704)              439865.21
3762578.34        0.00311  (12081704)
        439965.21   3762578.34        0.00245  (12081703)              439615.21
3762628.34        0.00186  (15082702)
        439665.21   3762628.34        0.00191  (15082702)              439715.21
3762628.34        0.00198  (12081704)
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        439765.21   3762628.34        0.00211  (15020804)                439815.21
3762628.34        0.00234  (15013007)
        439865.21   3762628.34        0.00302  (15062721)                439965.21
3762628.34        0.00235  (12081703)
        439615.21   3762678.34        0.00184  (12081704)                439665.21
3762678.34        0.00189  (12081704)
        439715.21   3762678.34        0.00195  (12081704)                439765.21
3762678.34        0.00207  (15013007)
        439815.21   3762678.34        0.00228  (15070104)                439965.21
3762678.34        0.00218  (16081405)
 *** AERMOD - VERSION  19191 ***   *** C:\Lakes\AERMOD
View\SOL_operations_rev2\SOL_operations_rev2.isc     ***        03/11/21
 *** AERMET - VERSION  16216 ***   ***
                      ***        12:41:09

                                   PAGE 195
 *** MODELOPTs:    RegDFAULT  CONC  ELEV  URBAN  ADJ_U*

                               *** THE   1ST HIGHEST  1-HR AVERAGE CONCENTRATION
VALUES FOR SOURCE GROUP:  ALL      ***
                                   INCLUDING SOURCE(S):     L0040784    , L0040785
, L0040786    , L0040787    , L0040788    ,
                  L0040789    , L0040790    , L0040791    , L0040792    , L0040793
, L0040794    , L0040795    , L0040796    ,
                  L0040797    , L0040798    , L0040799    , L0040800    , L0040801
, L0040802    , L0040803    , L0040804    ,
                  L0040805    , L0040806    , L0040807    , L0040808    , L0040809
, L0040810    , L0040811    ,  . . .      ,

                                              *** DISCRETE CARTESIAN RECEPTOR POINTS
***

                                         ** CONC OF PM_10    IN MICROGRAMS/M**3
                  **

      X-COORD (M)  Y-COORD (M)        CONC     (YYMMDDHH)              X-COORD (M)
Y-COORD (M)        CONC     (YYMMDDHH)
 - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
- - - - - - - - - - - - - - - - - - - - - - - - - -
        439865.21   3762928.34        0.00168  (12080924)                439615.21
3763078.34        0.00155  (15032923)
        439665.21   3763078.34        0.00156  (12080924)                439715.21
3763078.34        0.00158  (12080924)
        439765.21   3763078.34        0.00158  (12080924)                439815.21
3763078.34        0.00159  (12080924)
        439865.21   3763078.34        0.00159  (16092102)                439615.21
3763128.34        0.00152  (12080924)
        439665.21   3763128.34        0.00154  (12080924)                439715.21
3763128.34        0.00155  (12080924)
        439765.21   3763128.34        0.00155  (12080924)                439815.21
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3763128.34        0.00156  (16092102)
        439865.21   3763128.34        0.00158  (13082623)                439615.21
3763178.34        0.00151  (12080924)
        439665.21   3763178.34        0.00153  (12080924)                439715.21
3763178.34        0.00154  (12080924)
        439765.21   3763178.34        0.00154  (16092102)                439815.21
3763178.34        0.00155  (13082623)
        439865.21   3763178.34        0.00156  (13082623)                439615.21
3763228.34        0.00150  (12080924)
        439665.21   3763228.34        0.00150  (12080924)                439715.21
3763228.34        0.00151  (16092102)
        439765.21   3763228.34        0.00153  (13082623)                439815.21
3763228.34        0.00154  (13082623)
        439865.21   3763228.34        0.00154  (13082623)                439615.21
3763278.34        0.00148  (12080924)
        439665.21   3763278.34        0.00148  (16092102)                439715.21
3763278.34        0.00149  (13082623)
        439765.21   3763278.34        0.00151  (13082623)                439815.21
3763278.34        0.00152  (13082623)
        439865.21   3763278.34        0.00151  (12091304)                440165.21
3763728.34        0.00138  (15091824)
        440215.21   3763728.34        0.00138  (14082902)                442023.45
3761048.68        0.00632  (15070606)
        445603.81   3760226.33        0.00114  (15072521)                445653.81
3760226.33        0.00110  (15072521)
        445603.81   3760276.33        0.00118  (12071219)                445653.81
3760276.33        0.00114  (12071219)
        445603.81   3760326.33        0.00121  (16062406)                445653.81
3760326.33        0.00117  (16062406)
        445603.81   3760376.33        0.00121  (15091022)                445653.81
3760376.33        0.00117  (15091022)
        445603.81   3760426.33        0.00119  (14062606)                445653.81
3760426.33        0.00114  (14062606)
        445603.81   3760476.33        0.00112  (14062606)                445653.81
3760476.33        0.00109  (14062606)
        445603.81   3760526.33        0.00107  (14070523)                445653.81
3760526.33        0.00105  (14070523)
        445603.81   3760576.33        0.00102  (12090821)                445653.81
3760576.33        0.00100  (12090821)
        445603.81   3760626.33        0.00096  (12090821)                445653.81
3760626.33        0.00095  (12090821)
        445603.81   3760676.33        0.00092  (16073023)                445653.81
3760676.33        0.00092  (16073023)
        445603.81   3760726.33        0.00090  (16073023)                445653.81
3760726.33        0.00089  (16073023)
        445603.81   3760776.33        0.00088  (15101503)                445653.81
3760776.33        0.00088  (15101503)
 *** AERMOD - VERSION  19191 ***   *** C:\Lakes\AERMOD
View\SOL_operations_rev2\SOL_operations_rev2.isc     ***        03/11/21
 *** AERMET - VERSION  16216 ***   ***
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*** MODELOPTs: RegDFAULT CONC ELEV URBAN ADJ_U*

*** THE 1ST HIGHEST 24-HR AVERAGE CONCENTRATION VALUES FOR SOURCE GROUP: ALL ***

INCLUDING SOURCE(S): L0040784 , L0040785 , L0040786 , L0040787 , L0040788 , L0040789 , L0040790 , L0040791 , L0040792 , L0040793 , L0040794 , L0040795 , L0040796 , L0040797 , L0040798 , L0040799 , L0040800 , L0040801 , L0040802 , L0040803 , L0040804 , L0040805 , L0040806 , L0040807 , L0040808 , L0040809 , L0040810 , L0040811 , . . . ,

*** DISCRETE CARTESIAN RECEPTOR POINTS ***

** CONC OF PM_10 IN MICROGRAMS/M**3 **

X-COORD (M)	Y-COORD (M)	CONC	(YYMMDDHH)	X-COORD (M)	Y-COORD (M)	CONC	(YYMMDDHH)
438915.21	3754328.34	0.00006m	(13010324)	438965.21	3754328.34	0.00006m	(13010324)
438815.21	3754378.34	0.00006m	(13010324)	438865.21	3754378.34	0.00006m	(13010324)
438915.21	3754378.34	0.00006m	(13010324)	438965.21	3754378.34	0.00006m	(13010324)
439015.21	3754378.34	0.00006m	(13010324)	439065.21	3754378.34	0.00006m	(13010324)
439115.21	3754378.34	0.00006m	(13010324)	438765.21	3754428.34	0.00006m	(13010324)
438815.21	3754428.34	0.00006m	(13010324)	438865.21	3754428.34	0.00006m	(13010324)
438915.21	3754428.34	0.00006m	(13010324)	438965.21	3754428.34	0.00006m	(13010324)
439015.21	3754428.34	0.00006m	(13010324)	439065.21	3754428.34	0.00006m	(13010324)
439115.21	3754428.34	0.00006m	(13010324)	438715.21	3754478.34	0.00006m	(13010324)
438765.21	3754478.34	0.00006m	(13010324)	438815.21	3754478.34	0.00006m	(13010324)
438865.21	3754478.34	0.00006m	(13010324)	438915.21	3754478.34	0.00006m	(13010324)
438965.21	3754478.34	0.00006m	(13010324)	439015.21	3754478.34	0.00006m	(13010324)

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        439065.21   3754478.34        0.00006m (13010324)               439115.21
3754478.34        0.00007m (13010324)
        438715.21   3754528.34        0.00006  (15010624)               438765.21
3754528.34        0.00006m (13010324)
        438815.21   3754528.34        0.00006m (13010324)               438865.21
3754528.34        0.00006m (13010324)
        438915.21   3754528.34        0.00006m (13010324)               438965.21
3754528.34        0.00006m (13010324)
        439015.21   3754528.34        0.00006m (13010324)               439065.21
3754528.34        0.00006m (13010324)
        438715.21   3754578.34        0.00006  (15010624)               438765.21
3754578.34        0.00006m (13010324)
        438815.21   3754578.34        0.00006m (13010324)               438865.21
3754578.34        0.00006m (13010324)
        438915.21   3754578.34        0.00006m (13010324)               438965.21
3754578.34        0.00006m (13010324)
        439015.21   3754578.34        0.00006m (13010324)               438665.21
3754678.34        0.00006  (15010624)
        438665.21   3754728.34        0.00006  (15010624)               438715.21
3754728.34        0.00006  (15010624)
        438765.21   3754728.34        0.00006  (15010624)               438765.21
3754778.34        0.00006  (15010624)
        439165.21   3755128.34        0.00007m (13010324)               439915.21
3757928.34        0.00018  (13121724)
        440215.21   3758078.34        0.00020  (13121424)               447565.21
3759878.34        0.00015  (13050124)
        439815.21   3759928.34        0.00100  (16122724)               439815.21
3759978.34        0.00102  (16122724)
        439815.21   3760028.34        0.00104  (16122724)               439815.21
3760078.34        0.00106  (16122724)
        439815.21   3760128.34        0.00108  (16122724)               445265.21
3760128.34        0.00037  (13050124)
        445315.21   3760128.34        0.00037  (13050124)               445365.21
3760128.34        0.00036  (13050124)
        445415.21   3760128.34        0.00036  (13050124)               445465.21
3760128.34        0.00036  (13050124)
        445515.21   3760128.34        0.00035  (13050124)               445565.21
3760128.34        0.00035  (13050124)
        439815.21   3760178.34        0.00110  (16122724)               445265.21
3760178.34        0.00041  (13050124)
        445315.21   3760178.34        0.00041  (13050124)               445365.21
3760178.34        0.00040  (13050124)
        445415.21   3760178.34        0.00040  (13050124)               445465.21
3760178.34        0.00039  (13050124)
        445515.21   3760178.34        0.00038  (13050124)               445565.21
3760178.34        0.00037  (13050124)
        445265.21   3760228.34        0.00047  (13050124)               445315.21
3760228.34        0.00046  (13050124)
        445365.21   3760228.34        0.00045  (13050124)               445415.21
3760228.34        0.00044  (13050124)
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        445465.21   3760228.34        0.00043  (13050124)                445515.21
3760228.34        0.00042  (13050124)
        445565.21   3760228.34        0.00040  (13050124)                445265.21
3760278.34        0.00056  (13050124)
        445315.21   3760278.34        0.00054  (13050124)                445365.21
3760278.34        0.00052  (13050124)
 *** AERMOD - VERSION  19191 ***   *** C:\Lakes\AERMOD
View\SOL_operations_rev2\SOL_operations_rev2.isc     ***        03/11/21
 *** AERMET - VERSION  16216 ***   ***
                      ***        12:41:09

                                  PAGE 197
 *** MODELOPTs:    RegDFAULT  CONC  ELEV  URBAN  ADJ_U*

                               *** THE   1ST HIGHEST 24-HR AVERAGE CONCENTRATION
VALUES FOR SOURCE GROUP:  ALL      ***
                                  INCLUDING SOURCE(S):     L0040784    , L0040785
, L0040786    , L0040787    , L0040788    ,
                  L0040789    , L0040790    , L0040791    , L0040792    , L0040793
, L0040794    , L0040795    , L0040796    ,
                  L0040797    , L0040798    , L0040799    , L0040800    , L0040801
, L0040802    , L0040803    , L0040804    ,
                  L0040805    , L0040806    , L0040807    , L0040808    , L0040809
, L0040810    , L0040811    ,  . . .      ,

                                             *** DISCRETE CARTESIAN RECEPTOR POINTS
***

                                        ** CONC OF PM_10    IN MICROGRAMS/M**3
                  **

      X-COORD (M)  Y-COORD (M)        CONC     (YYMMDDHH)              X-COORD (M)
Y-COORD (M)        CONC     (YYMMDDHH)
 - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
- - - - - - - - - - - - - - - - - - - - - - - - - - -
        445415.21   3760278.34        0.00050  (13050124)                445465.21
3760278.34        0.00047  (13050124)
        445515.21   3760278.34        0.00045  (13050124)                445565.21
3760278.34        0.00043  (13050124)
        445265.21   3760328.34        0.00071  (13050124)                445315.21
3760328.34        0.00066  (13050124)
        445365.21   3760328.34        0.00060  (13050124)                445415.21
3760328.34        0.00055  (13050124)
        445465.21   3760328.34        0.00051  (13050124)                445515.21
3760328.34        0.00047  (13050124)
        445565.21   3760328.34        0.00045  (13050124)                445265.21
3760378.34        0.00093  (13050124)
        445315.21   3760378.34        0.00074  (13050124)                445365.21
3760378.34        0.00064  (13050124)
        445415.21   3760378.34        0.00057  (13050124)                445465.21
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3760378.34        0.00052  (13050124)
        445515.21   3760378.34        0.00048  (13050124)                445565.21
3760378.34        0.00045  (13050124)
        444715.21   3760428.34        0.00183  (12120624)                444765.21
3760428.34        0.00175  (12120624)
        444815.21   3760428.34        0.00167  (12120624)                444865.21
3760428.34        0.00161  (12120624)
        444915.21   3760428.34        0.00156  (12120624)                444965.21
3760428.34        0.00151  (12120624)
        445015.21   3760428.34        0.00146  (12120624)                445065.21
3760428.34        0.00140c (12121724)
        445115.21   3760428.34        0.00133c (12121724)                445165.21
3760428.34        0.00121c (12121724)
        445265.21   3760428.34        0.00086m (12050224)                445315.21
3760428.34        0.00070m (12050224)
        445365.21   3760428.34        0.00060m (12050224)                445415.21
3760428.34        0.00053  (13050124)
        445465.21   3760428.34        0.00049  (13050124)                445515.21
3760428.34        0.00046  (13050124)
        445565.21   3760428.34        0.00043  (13050124)                444665.21
3760478.34        0.00086  (13111924)
        444715.21   3760478.34        0.00086  (13111924)                444765.21
3760478.34        0.00085  (13111924)
        444815.21   3760478.34        0.00083  (13111924)                444865.21
3760478.34        0.00082  (13111924)
        444915.21   3760478.34        0.00080  (13111924)                444965.21
3760478.34        0.00079  (13111924)
        445015.21   3760478.34        0.00077  (13111924)                445065.21
3760478.34        0.00075  (12102224)
        445115.21   3760478.34        0.00074  (12102224)                445165.21
3760478.34        0.00072  (12102224)
        445265.21   3760478.34        0.00067m (12050224)                445315.21
3760478.34        0.00063m (12050224)
        445365.21   3760478.34        0.00058m (12050224)                445415.21
3760478.34        0.00054m (12050224)
        445465.21   3760478.34        0.00050m (12050224)                445515.21
3760478.34        0.00046m (12050224)
        445565.21   3760478.34        0.00043m (12050224)                443434.87
3760505.41        0.00141c (13112024)
        443519.04   3760505.41        0.00139c (13112024)                443548.29
3760505.41        0.00138c (13112024)
        443736.51   3760500.50        0.00143  (12120624)                443823.40
3760503.23        0.00137  (12120624)
        444665.21   3760528.34        0.00065  (12102224)                444715.21
3760528.34        0.00064  (12102224)
        444765.21   3760528.34        0.00064  (12102224)                444815.21
3760528.34        0.00063  (12102224)
        444865.21   3760528.34        0.00062m (12050224)                444915.21
3760528.34        0.00062m (12050224)
        444965.21   3760528.34        0.00061m (12050224)                445015.21
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3760528.34        0.00060m (12050224)
        445065.21   3760528.34        0.00059m (12050224)                445115.21
3760528.34        0.00059m (12050224)
        445165.21   3760528.34        0.00058m (12050224)                445265.21
3760528.34        0.00056m (12050224)
        445315.21   3760528.34        0.00055m (12050224)                445365.21
3760528.34        0.00053m (12050224)
        445415.21   3760528.34        0.00051m (12050224)                445465.21
3760528.34        0.00048m (12050224)
        445515.21   3760528.34        0.00046m (12050224)                445565.21
3760528.34        0.00044m (12050224)
        444665.21   3760578.34        0.00058m (12050224)                444715.21
3760578.34        0.00057m (12050224)
        444765.21   3760578.34        0.00056m (12050224)                444815.21
3760578.34        0.00056m (12050224)
 *** AERMOD - VERSION  19191 ***   *** C:\Lakes\AERMOD
View\SOL_operations_rev2\SOL_operations_rev2.isc     ***        03/11/21
 *** AERMET - VERSION  16216 ***   ***
                      ***        12:41:09

                                   PAGE 198
 *** MODELOPTs:    RegDFAULT  CONC  ELEV  URBAN  ADJ_U*

                               *** THE   1ST HIGHEST 24-HR AVERAGE CONCENTRATION
VALUES FOR SOURCE GROUP:  ALL      ***
                                   INCLUDING SOURCE(S):     L0040784    , L0040785
, L0040786    , L0040787    , L0040788    ,
                  L0040789    , L0040790    , L0040791    , L0040792    , L0040793
, L0040794    , L0040795    , L0040796    ,
                  L0040797    , L0040798    , L0040799    , L0040800    , L0040801
, L0040802    , L0040803    , L0040804    ,
                  L0040805    , L0040806    , L0040807    , L0040808    , L0040809
, L0040810    , L0040811    ,  . . .      ,

                                      *** DISCRETE CARTESIAN RECEPTOR POINTS
***

                                    ** CONC OF PM_10    IN MICROGRAMS/M**3
                  **

      X-COORD (M)  Y-COORD (M)        CONC     (YYMMDDHH)              X-COORD (M)
Y-COORD (M)        CONC     (YYMMDDHH)
 - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
- - - - - - - - - - - - - - - - - - - - - - - - - - -
        444865.21   3760578.34        0.00055m (12050224)                444915.21
3760578.34        0.00055m (12050224)
        444965.21   3760578.34        0.00054m (12050224)                445015.21
3760578.34        0.00053m (12050224)
        445065.21   3760578.34        0.00053m (12050224)                445115.21
3760578.34        0.00052m (12050224)
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        445165.21   3760578.34        0.00051m (12050224)               445265.21
3760578.34        0.00050m (12050224)
        445315.21   3760578.34        0.00049m (12050224)               445365.21
3760578.34        0.00048m (12050224)
        445415.21   3760578.34        0.00047m (12050224)               445465.21
3760578.34        0.00046m (12050224)
        445515.21   3760578.34        0.00044m (12050224)               445565.21
3760578.34        0.00043m (12050224)
        444665.21   3760628.34        0.00054m (12050224)               444715.21
3760628.34        0.00053m (12050224)
        444765.21   3760628.34        0.00053m (12050224)               444815.21
3760628.34        0.00052m (12050224)
        444865.21   3760628.34        0.00051m (12050224)               444915.21
3760628.34        0.00051m (12050224)
        444965.21   3760628.34        0.00050m (12050224)               445015.21
3760628.34        0.00049m (12050224)
        445065.21   3760628.34        0.00049m (12050224)               445115.21
3760628.34        0.00048m (12050224)
        445165.21   3760628.34        0.00047m (12050224)               445265.21
3760628.34        0.00046m (12050224)
        445315.21   3760628.34        0.00045m (12050224)               445365.21
3760628.34        0.00045m (12050224)
        445415.21   3760628.34        0.00044m (12050224)               445465.21
3760628.34        0.00043m (12050224)
        445515.21   3760628.34        0.00043m (12050224)               445565.21
3760628.34        0.00042m (12050224)
        444665.21   3760678.34        0.00052m (12050224)               444715.21
3760678.34        0.00051m (12050224)
        444765.21   3760678.34        0.00050m (12050224)               444815.21
3760678.34        0.00050m (12050224)
        444865.21   3760678.34        0.00049m (12050224)               444915.21
3760678.34        0.00048m (12050224)
        444965.21   3760678.34        0.00048m (12050224)               445015.21
3760678.34        0.00047m (12050224)
        445065.21   3760678.34        0.00046m (12050224)               445115.21
3760678.34        0.00046m (12050224)
        445165.21   3760678.34        0.00045m (12050224)               445265.21
3760678.34        0.00044m (12050224)
        445315.21   3760678.34        0.00043m (12050224)               445365.21
3760678.34        0.00043m (12050224)
        445415.21   3760678.34        0.00042m (12050224)               445465.21
3760678.34        0.00042m (12050224)
        445515.21   3760678.34        0.00041m (12050224)               445565.21
3760678.34        0.00040m (12050224)
        444665.21   3760728.34        0.00050m (12050224)               444715.21
3760728.34        0.00050m (12050224)
        444765.21   3760728.34        0.00049m (12050224)               444815.21
3760728.34        0.00048m (12050224)
        444865.21   3760728.34        0.00047m (12050224)               444915.21
3760728.34        0.00047m (12050224)
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        444965.21   3760728.34        0.00046m (12050224)               445015.21
3760728.34        0.00045m (12050224)
        445065.21   3760728.34        0.00045m (12050224)               445115.21
3760728.34        0.00044m (12050224)
        445165.21   3760728.34        0.00044m (12050224)               445265.21
3760728.34        0.00042m (12050224)
        445315.21   3760728.34        0.00042m (12050224)               445365.21
3760728.34        0.00041m (12050224)
        445415.21   3760728.34        0.00041m (12050224)               445465.21
3760728.34        0.00041m (12050224)
        445515.21   3760728.34        0.00040m (12050224)               445565.21
3760728.34        0.00040m (12050224)
        444665.21   3760778.34        0.00050m (12050224)               444715.21
3760778.34        0.00049m (12050224)
        444765.21   3760778.34        0.00048m (12050224)               444815.21
3760778.34        0.00048m (12050224)
        444865.21   3760778.34        0.00047m (12050224)               444915.21
3760778.34        0.00046m (12050224)
        444965.21   3760778.34        0.00046m (12050224)               445015.21
3760778.34        0.00045m (12050224)
        445065.21   3760778.34        0.00044m (12050224)               445115.21
3760778.34        0.00044m (12050224)
        445165.21   3760778.34        0.00043m (12050224)               445265.21
3760778.34        0.00042m (12050224)
 *** AERMOD - VERSION  19191 ***   *** C:\Lakes\AERMOD
View\SOL_operations_rev2\SOL_operations_rev2.isc     ***        03/11/21
 *** AERMET - VERSION  16216 ***   ***
                      ***        12:41:09

                                 PAGE 199
 *** MODELOPTs:    RegDFAULT  CONC  ELEV  URBAN  ADJ_U*

                             *** THE   1ST HIGHEST 24-HR AVERAGE CONCENTRATION
VALUES FOR SOURCE GROUP:  ALL      ***
                                 INCLUDING SOURCE(S):     L0040784    , L0040785
, L0040786    , L0040787    , L0040788    ,
                 L0040789    , L0040790    , L0040791    , L0040792    , L0040793
, L0040794    , L0040795    , L0040796    ,
                 L0040797    , L0040798    , L0040799    , L0040800    , L0040801
, L0040802    , L0040803    , L0040804    ,
                 L0040805    , L0040806    , L0040807    , L0040808    , L0040809
, L0040810    , L0040811    ,  . . .      ,

                                          *** DISCRETE CARTESIAN RECEPTOR POINTS
***

                                       ** CONC OF PM_10    IN MICROGRAMS/M**3
                  **

      X-COORD (M)  Y-COORD (M)        CONC     (YYMMDDHH)              X-COORD (M)
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Y-COORD (M)        CONC     (YYMMDDHH)
 - - -
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3761178.34        0.00129  (12122024)
        439865.21   3761178.34        0.00176  (12122024)                439615.21
3761228.34        0.00080  (12122024)
        439665.21   3761228.34        0.00086  (12122024)                439715.21
3761228.34        0.00095  (12122024)
        439765.21   3761228.34        0.00107  (12122024)                439815.21
3761228.34        0.00128  (12122024)
        439865.21   3761228.34        0.00175  (12122024)                440165.21
3761228.34        0.00096  (12122024)
        440215.21   3761228.34        0.00098  (12122024)                440265.21
3761228.34        0.00102  (12122024)
        440615.21   3761228.34        0.00146  (12122024)                440665.21
3761228.34        0.00160  (12122024)
        440715.21   3761228.34        0.00180  (12122024)                442027.40
3761229.63        0.00212m (16031424)
        442665.21   3761228.34        0.00109  (13040124)                442865.21
3761228.34        0.00098  (13040124)
        442965.21   3761228.34        0.00090m (12050224)                443065.21
3761228.34        0.00088m (12050224)
        443265.21   3761228.34        0.00084m (12050224)                439615.21
3761278.34        0.00079  (12122024)
        439665.21   3761278.34        0.00085  (12122024)                439715.21
3761278.34        0.00094  (12122024)
        439765.21   3761278.34        0.00106  (12122024)                439815.21
3761278.34        0.00127  (12122024)
        439865.21   3761278.34        0.00174  (12122024)                440263.68
3761292.14        0.00095  (12122024)
        440322.11   3761293.68        0.00098  (12122024)                440565.21
3761299.81        0.00124  (12011324)
        440756.01   3761299.04        0.00161  (13012524)                440968.28
3761294.45        0.00206  (13012524)
        439615.21   3761328.34        0.00078  (12122024)                439665.21
3761328.34        0.00084  (12122024)
 *** AERMOD - VERSION  19191 ***   *** C:\Lakes\AERMOD
View\SOL_operations_rev2\SOL_operations_rev2.isc     ***        03/11/21
 *** AERMET - VERSION  16216 ***   ***
                      ***        12:41:09

                                  PAGE 200
 *** MODELOPTs:    RegDFAULT  CONC  ELEV  URBAN  ADJ_U*

                               *** THE   1ST HIGHEST 24-HR AVERAGE CONCENTRATION
VALUES FOR SOURCE GROUP:  ALL      ***
                                  INCLUDING SOURCE(S):     L0040784    , L0040785
, L0040786    , L0040787    , L0040788    ,
                  L0040789    , L0040790    , L0040791    , L0040792    , L0040793
, L0040794    , L0040795    , L0040796    ,
                  L0040797    , L0040798    , L0040799    , L0040800    , L0040801
, L0040802    , L0040803    , L0040804    ,
                  L0040805    , L0040806    , L0040807    , L0040808    , L0040809
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, L0040810   , L0040811   , . . .   ,

*** DISCRETE CARTESIAN RECEPTOR POINTS ***

** CONC OF PM_10   IN MICROGRAMS/M**3 **

X-COORD (M)	Y-COORD (M)	CONC	(YYMMDDHH)	X-COORD (M)	Y-COORD (M)	CONC	(YYMMDDHH)
439715.21	3761328.34	0.00093	(12122024)	439765.21	3761328.34	0.00104	(12122024)
439815.21	3761328.34	0.00125	(12122024)	439865.21	3761328.34	0.00171	(12122024)
440862.15	3761300.73	0.00186	(13012524)	442015.21	3761328.34	0.00170m	(16031424)
439615.21	3761378.34	0.00077	(12122024)	439665.21	3761378.34	0.00083	(12122024)
439715.21	3761378.34	0.00091	(12122024)	439765.21	3761378.34	0.00103	(12122024)
439815.21	3761378.34	0.00122	(12122024)	439865.21	3761378.34	0.00168	(12122024)
441165.21	3761378.34	0.00147	(12020424)	439615.21	3761428.34	0.00076	(12122024)
439665.21	3761428.34	0.00081	(12122024)	439715.21	3761428.34	0.00089	(12122024)
439765.21	3761428.34	0.00100	(12122024)	439815.21	3761428.34	0.00120	(12122024)
439865.21	3761428.34	0.00166	(13122124)	439948.61	3761395.68	0.00126c	(12112224)
441215.21	3761428.34	0.00124	(12120624)	442015.21	3761428.34	0.00145m	(16031424)
439615.21	3761478.34	0.00074	(12122024)	439665.21	3761478.34	0.00079	(12122024)
439715.21	3761478.34	0.00087	(12122024)	439765.21	3761478.34	0.00098	(12122024)
439815.21	3761478.34	0.00116	(12122024)	439865.21	3761478.34	0.00165	(13122124)
440415.21	3761478.34	0.00089	(12020424)	441965.21	3761478.34	0.00136m	(16031424)
439615.21	3761528.34	0.00072	(12122024)	439665.21	3761528.34	0.00077	(12122024)
439715.21	3761528.34	0.00084	(12122024)	439765.21	3761528.34	0.00095	(12122024)
439815.21	3761528.34	0.00114	(12122024)	439865.21	3761528.34	0.00163	(13122124)
439933.91	3761525.28	0.00150c	(14012124)	441965.21	3761528.34	0.00124m	(16031424)

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        442015.21   3761528.34        0.00123m (16031424)                442065.21
3761528.34        0.00124m (16031424)
        439615.21   3761578.34        0.00069  (12122024)                439665.21
3761578.34        0.00075  (12122024)
        439715.21   3761578.34        0.00082  (12011324)                439765.21
3761578.34        0.00093  (12011324)
        439815.21   3761578.34        0.00111  (12122024)                439865.21
3761578.34        0.00163  (12120624)
        439948.29   3761730.30        0.00124  (12120624)                439865.21
3761928.34        0.00158  (12120624)
        439865.21   3761978.34        0.00158  (12120624)                439937.22
3761960.11        0.00144  (12120624)
        439938.52   3762030.30        0.00141  (12120624)                439941.98
3762097.71        0.00134  (12120624)
        440115.21   3762128.34        0.00061  (12020424)                440165.21
3762128.34        0.00059  (12020424)
        440215.21   3762128.34        0.00058  (12020424)                439615.21
3762528.34        0.00059  (12020424)
        439665.21   3762528.34        0.00063  (12020424)                439715.21
3762528.34        0.00068  (12020424)
        439765.21   3762528.34        0.00076  (12020424)                439965.21
3762528.34        0.00095c (12121724)
        439615.21   3762578.34        0.00057  (12020424)                439665.21
3762578.34        0.00060  (12020424)
        439715.21   3762578.34        0.00065  (12020424)                439765.21
3762578.34        0.00072  (12020424)
        439815.21   3762578.34        0.00088  (12020424)                439865.21
3762578.34        0.00141  (12120624)
        439965.21   3762578.34        0.00091c (12121724)                439615.21
3762628.34        0.00055  (12020424)
        439665.21   3762628.34        0.00058  (12020424)                439715.21
3762628.34        0.00061  (12020424)
        439765.21   3762628.34        0.00068  (12020424)                439815.21
3762628.34        0.00081  (12020424)
        439865.21   3762628.34        0.00132  (12120624)                439965.21
3762628.34        0.00086c (12121724)
        439615.21   3762678.34        0.00052  (12020424)                439665.21
3762678.34        0.00054  (12020424)
        439715.21   3762678.34        0.00058  (12020424)                439765.21
3762678.34        0.00062  (12020424)
        439815.21   3762678.34        0.00072  (12020424)                439965.21
3762678.34        0.00074c (12121724)
 *** AERMOD - VERSION  19191 ***   *** C:\Lakes\AERMOD
View\SOL_operations_rev2\SOL_operations_rev2.isc     ***        03/11/21
 *** AERMET - VERSION  16216 ***   ***
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                                PAGE 201
 *** MODELOPTs:    RegDFAULT  CONC  ELEV  URBAN  ADJ_U*
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*** THE 1ST HIGHEST 24-HR AVERAGE CONCENTRATION VALUES FOR SOURCE GROUP: ALL ***
INCLUDING SOURCE(S): L0040784 , L0040785 , L0040786 , L0040787 , L0040788 ,
L0040789 , L0040790 , L0040791 , L0040792 , L0040793 , L0040794 , L0040795 , L0040796 ,
L0040797 , L0040798 , L0040799 , L0040800 , L0040801 , L0040802 , L0040803 , L0040804 ,
L0040805 , L0040806 , L0040807 , L0040808 , L0040809 , L0040810 , L0040811 , . . . ,

*** DISCRETE CARTESIAN RECEPTOR POINTS ***

** CONC OF PM_10 IN MICROGRAMS/M**3 **

X-COORD (M)	Y-COORD (M)	CONC	(YYMMDDHH)	X-COORD (M)	Y-COORD (M)	CONC	(YYMMDDHH)
439865.21	3762928.34	0.00038m	(15011124)	439615.21	3763078.34	0.00031m	(15011124)
439665.21	3763078.34	0.00032m	(15011124)	439715.21	3763078.34	0.00033m	(15011124)
439765.21	3763078.34	0.00033m	(15011124)	439815.21	3763078.34	0.00034m	(15011124)
439865.21	3763078.34	0.00034m	(15011124)	439615.21	3763128.34	0.00030m	(15011124)
439665.21	3763128.34	0.00031m	(15011124)	439715.21	3763128.34	0.00031m	(15011124)
439765.21	3763128.34	0.00032m	(15011124)	439815.21	3763128.34	0.00033m	(15011124)
439865.21	3763128.34	0.00033m	(15011124)	439615.21	3763178.34	0.00029m	(15011124)
439665.21	3763178.34	0.00030m	(15011124)	439715.21	3763178.34	0.00031m	(15011124)
439765.21	3763178.34	0.00031m	(15011124)	439815.21	3763178.34	0.00032m	(15011124)
439865.21	3763178.34	0.00032m	(15011124)	439615.21	3763228.34	0.00029m	(15011124)
439665.21	3763228.34	0.00029m	(15011124)	439715.21	3763228.34	0.00030m	(15011124)
439765.21	3763228.34	0.00030m	(15011124)	439815.21	3763228.34	0.00031m	(15011124)
439865.21	3763228.34	0.00031m	(15011124)	439615.21	3763278.34	0.00028m	(15011124)
439665.21	3763278.34	0.00028m	(15011124)	439715.21	3763278.34	0.00029m	(15011124)
439765.21	3763278.34	0.00029m	(15011124)	439815.21			

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3763278.34        0.00030m (15011124)
        439865.21   3763278.34        0.00030m (15011124)               440165.21
3763728.34        0.00018m (15011124)
        440215.21   3763728.34        0.00018m (15011124)               442023.45
3761048.68        0.00303m (16031424)
        445603.81   3760226.33        0.00039  (13050124)               445653.81
3760226.33        0.00038  (13050124)
        445603.81   3760276.33        0.00041  (13050124)               445653.81
3760276.33        0.00039  (13050124)
        445603.81   3760326.33        0.00043  (13050124)               445653.81
3760326.33        0.00041  (13050124)
        445603.81   3760376.33        0.00043  (13050124)               445653.81
3760376.33        0.00041  (13050124)
        445603.81   3760426.33        0.00041  (13050124)               445653.81
3760426.33        0.00039  (13050124)
        445603.81   3760476.33        0.00041m (12050224)               445653.81
3760476.33        0.00039m (12050224)
        445603.81   3760526.33        0.00042m (12050224)               445653.81
3760526.33        0.00040m (12050224)
        445603.81   3760576.33        0.00042m (12050224)               445653.81
3760576.33        0.00040m (12050224)
        445603.81   3760626.33        0.00041m (12050224)               445653.81
3760626.33        0.00040m (12050224)
        445603.81   3760676.33        0.00040m (12050224)               445653.81
3760676.33        0.00039m (12050224)
        445603.81   3760726.33        0.00039m (12050224)               445653.81
3760726.33        0.00038m (12050224)
        445603.81   3760776.33        0.00038m (12050224)               445653.81
3760776.33        0.00038m (12050224)
 *** AERMOD - VERSION  19191 ***   *** C:\Lakes\AERMOD
View\SOL_operations_rev2\SOL_operations_rev2.isc     ***        03/11/21
 *** AERMET - VERSION  16216 ***   ***
                      ***        12:41:09

                                PAGE 202
 *** MODELOPTs:    RegDFAULT  CONC  ELEV  URBAN  ADJ_U*

                                     *** THE SUMMARY OF MAXIMUM PERIOD ( 43848
HRS) RESULTS ***


                                   ** CONC OF PM_10    IN MICROGRAMS/M**3
             **


                      NETWORK
GROUP ID                     AVERAGE CONC                RECEPTOR  (XR, YR, ZELEV,
ZHILL, ZFLAG)  OF TYPE  GRID-ID
- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
- - - - - - - - - - - - - - - - - - -
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ALL       1ST HIGHEST VALUE IS       0.00161 AT (  442026.18,  3761011.86,   203.50,
  203.50,    0.00)  DC
          2ND HIGHEST VALUE IS       0.00147 AT (  442023.45,  3761048.68,   203.71,
  203.71,    0.00)  DC
          3RD HIGHEST VALUE IS       0.00119 AT (  444715.21,  3760428.34,   202.28,
  202.28,    0.00)  DC
          4TH HIGHEST VALUE IS       0.00114 AT (  444765.21,  3760428.34,   201.49,
  201.49,    0.00)  DC
          5TH HIGHEST VALUE IS       0.00109 AT (  444815.21,  3760428.34,   201.23,
  201.23,    0.00)  DC
          6TH HIGHEST VALUE IS       0.00109 AT (  440968.28,  3761294.45,   204.23,
  204.23,    0.00)  DC
          7TH HIGHEST VALUE IS       0.00106 AT (  444865.21,  3760428.34,   201.45,
  201.45,    0.00)  DC
          8TH HIGHEST VALUE IS       0.00105 AT (  442027.40,  3761229.63,   205.04,
  205.04,    0.00)  DC
          9TH HIGHEST VALUE IS       0.00103 AT (  444915.21,  3760428.34,   201.49,
  201.49,    0.00)  DC
         10TH HIGHEST VALUE IS       0.00100 AT (  444965.21,  3760428.34,   202.04,
  202.04,    0.00)  DC


 *** RECEPTOR TYPES:  GC = GRIDCART
                      GP = GRIDPOLR
                      DC = DISCCART
                      DP = DISCPOLR
↑ *** AERMOD - VERSION  19191 ***   *** C:\Lakes\AERMOD
View\SOL_operations_rev2\SOL_operations_rev2.isc     ***        03/11/21
 *** AERMET - VERSION  16216 ***   ***
                       ***        12:41:09

                                  PAGE 203
 *** MODELOPTs:    RegDFAULT  CONC  ELEV  URBAN  ADJ_U*

                                                *** THE SUMMARY OF HIGHEST  1-HR
RESULTS ***


                                    ** CONC OF PM_10    IN MICROGRAMS/M**3
             **

                                                        DATE
                                          NETWORK
GROUP ID                             AVERAGE CONC     (YYMMDDHH)             RECEPTOR
(XR, YR, ZELEV, ZHILL, ZFLAG)    OF TYPE  GRID-ID
- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
- - - - - - - - - - - - - - - - - - - - - - - -

ALL      HIGH   1ST HIGH VALUE IS       0.00697  ON 15070606: AT (  442026.18,
```

3761011.86,   203.50,   203.50,   0.00) DC

 *** RECEPTOR TYPES: GC = GRIDCART
                      GP = GRIDPOLR
                      DC = DISCCART
                      DP = DISCPOLR

                                                *** THE SUMMARY OF HIGHEST 24-HR
RESULTS ***

                                    ** CONC OF PM_10   IN MICROGRAMS/M**3
             **

                                                      DATE
                                         NETWORK
GROUP ID   AVERAGE CONC   (YYMMDDHH)   RECEPTOR
(XR, YR, ZELEV, ZHILL, ZFLAG)   OF TYPE GRID-ID
- -
- -

ALL   HIGH   1ST HIGH VALUE IS   0.00341 ON 12120224: AT (442026.18,
3761011.86,   203.50,   203.50,   0.00) DC

 *** RECEPTOR TYPES: GC = GRIDCART
                      GP = GRIDPOLR
                      DC = DISCCART
                      DP = DISCPOLR

 *** Message Summary : AERMOD Model Execution ***

  --------- Summary of Total Messages --------

 A Total of   0 Fatal Error Message(s)

```
A Total of            2 Warning Message(s)
A Total of         1279 Informational Message(s)

A Total of        43848 Hours Were Processed

A Total of          917 Calm Hours Identified

A Total of          362 Missing Hours Identified (  0.83 Percent)


   ******** FATAL ERROR MESSAGES ********
              ***  NONE  ***


   ********   WARNING MESSAGES   ********
ME W186   10418       MEOPEN: THRESH_1MIN 1-min ASOS wind speed threshold used
    0.50
ME W187   10418       MEOPEN: ADJ_U* Option for Stable Low Winds used in AERMET


   ***********************************
   *** AERMOD Finishes Successfully ***
   ***********************************
```

*HARP - HRACalc v19044 3/9/2021 9:31:33 AM - Cancer Risk - Input File: K:\ORA_AQN\195242001 - South Ontario Logistics\5 HRA\5.2 Models\RISK\Construction\Const_HRAInput.hra

INDEX	GRP1	GRP2	POLID	POLABBREV	CONC	RISK_SUM	SCENARIO	DETAILS	INH_RISK	SOIL_RISK	DERMAL_R	MMILK_RI	WATER_RI	FISH_RISK	CROP_RISK	BEEF_RISK	DAIRY_RISI	PIG_RISK
1			9901	DieselExhPM	0.03026	8.80E-06	2YrCancerDerive	*	8.80E-06	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00
2			107028	Acrolein	0	0.00E+00	2YrCancerDerive	*	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00

*HARP - HRACalc v19044 3/9/2021 9:31:33 AM - Chronic Risk - Input File: K:\ORA_AQN\195242001 - South Ontario Logistics\5 HRA\5.2 Models\RISK\Construction\Const_HRAInput.hra

INDEX	GRP1	GRP2	POLID	POLABBREV	CONC	SCENARIO	CV	CNS	IMMUN	KIDNEY	GILV	REPRO/DE	RESP	SKIN	EYE	BONE/TEE	ENDO	BLOOD
1			9901	DieselExhPM	0.03026	NonCancerChronicI	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	6.05E-03	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00
2			107028	Acrolein	0	NonCancerChronicI	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00

*HARP - HRACalc v19044 3/9/2021 9:31:33 AM - Acute Risk - Input File: K:\ORA_AQN\195242001 - South Ontario Logistics\5 HRA\5.2 Models\RISK\Construction\Const_HRAInput.hra

INDEX	GRP1	GRP2	POLID	POLABBREV	CONC	SCENARIO	CV	CNS	IMMUN	KIDNEY	GILV	REPRO/DE\	RESP	SKIN	EYE	BONE/TEE]	ENDO	BLOOD
1			9901	DieselExhPM	0	NonCancerAcute	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00
2			107028	Acrolein	0.083	NonCancerAcute	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	3.32E-02	0.00E+00	3.32E-02	0.00E+00	0.00E+00	0.00E+00

*HARP - HRACalc v19044 3/16/2021 9:13:12 AM - Cancer Risk - Input File: C:\Users\Ryan.Chiene\OneDrive - KH\Desktop\AERMOD RAST\SOL\PM10_SOL_operationsHRAInput.hra

INDEX	GRP1	GRP2	POLID	POLABBREV	CONC	RISK_SUM	SCENARIO	DETAILS	INH_RISK	SOIL_RISK	DERMAL_R	MMILK_RIS	WATER_RI	FISH_RISK	CROP_RISK	BEEF_RISK	DAIRY_RISI	PIG_RISK
1			9901	DieselExhPM	0.00161	1.39E-06	30YrCancer[	*	1.39E-06	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00
2			107028	Acrolein	0	0.00E+00	30YrCancer[	*	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00

*HARP - HRACalc v19044 3/16/2021 9:13:12 AM - Acute Risk - Input File: C:\Users\Ryan.Chiene\OneDrive - KH\Desktop\AERMOD RAST\SOL\PM10_SOL_operationsHRAInput.hra

INDEX	GRP1	GRP2	POLID	POLABBREV	CONC	SCENARIO	CV	CNS	IMMUN	KIDNEY	GILV	REPRO/DE\	RESP	SKIN	EYE	BONE/TEET	ENDO	BLOOD
1			9901	DieselExhPM	0	NonCancerAc	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00
2			107028	Acrolein	0.00697	NonCancerAc	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	2.79E-03	0.00E+00	2.79E-03	0.00E+00	0.00E+00	0.00E+00

*HARP - HRACalc v19044 3/16/2021 9:13:12 AM - Chronic Risk - Input File: C:\Users\Ryan.Chiene\OneDrive - KH\Desktop\AERMOD RAST\SOL\PM10_SOL_operationsHRAInput.hra

INDEX	GRP1	GRP2	POLID	POLABBREV	CONC	SCENARIO	CV	CNS	IMMUN	KIDNEY	GILV	REPRO/DE\	RESP	SKIN	EYE	BONE/TEE	ENDO	BLOOD
1			9901	DieselExhPM	0.00161	NonCancerCh	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	3.22E-04	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00
2			107028	Acrolein	0	NonCancerCh	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00

Attachment A

Mitigation Monitoring and Reporting Program

South Ontario Logistics Center Specific Plan

SECTION 1: AUTHORITY

This environmental Mitigation Monitoring and Reporting Program (Program) has been prepared pursuant to Section 21081.6 of the *California Environmental Quality Act* (CEQA) (Public Resources Code Section 21000 et seq.), and CEQA Guidelines (14 Cal. Code Regs. Section 15000 et seq.) Sections 15091(d) and 15097, to ensure implementation of and provide for the monitoring of mitigation measures required of the South Ontario Logistics Center (Project), as set forth in the Final Environmental Impact Report (EIR) prepared for the Project. This report will be kept on file in the offices of the CEQA Lead Agency, the City of Ontario (City).

As noted in the EIR, the Project has been designed to avoid sensitive resources, as reflected in Project design plans and in Project Design Features. The EIR also addresses the potential environmental impacts of the Project, and, where appropriate, recommends mitigation measures to avoid or substantially lessen significant environmental impacts. The Program detailed in the matrix table below is designed to monitor and ensure implementation of all mitigation measures that are adopted for the Project.

The City is the Lead Agency for the Project and assumes ultimate enforcement responsibilities for implementation of all mitigation measures listed in this Program. The City may assign responsibility for implementation or monitoring to appropriate designees such as a construction manager or third-party monitor. However, as the Lead Agency, the City remains responsible for ensuring that implementation of the mitigation measures occurs in accordance with this Program. In some cases, the City is required to secure permits or approvals from third-party agencies in order to implement a mitigation measure. In these cases, the City is responsible for verifying that such permits or approvals have been obtained in accordance with the conditions stipulated in the mitigation measure. The City's existing planning, engineering, operations, and procurement review and inspection processes will be used as the basic foundation for the Program procedures and will also serve to provide the documentation for the reporting program.

SECTION 2: MONITORING SCHEDULE

Prior to construction, while detailed design plans are being prepared by City staff or its agents, City staff will be responsible for ensuring compliance with mitigation monitoring applicable to the Project construction, development, and design phases. Once construction has begun and is underway, monitoring of the mitigation measures associated with construction will be included in the responsibilities of City staff, who shall prepare or cause to be prepared periodic monitoring reports as appropriate. Regulatory agencies will have to harmonize CEQA mitigation with regulatory permit conditions and monitoring/reporting as part of the regulatory permitting process and will likely require submittal of formal monitoring reports. Once construction has been completed, the City will monitor the project as specified in the mitigation measures or as otherwise deemed necessary. At minimum, the City will prepare a mitigation monitoring status report prior to commencing construction, prior to commencing operations, within 90 days of commencing operations, and following completion of the first full year of operations.

SECTION 3: SUPPORT DOCUMENTATION

Findings and related documentation supporting the findings involving modifications to mitigation measures shall be maintained in the Project file with the Mitigation Monitoring and Reporting Program and shall be made available to the public upon request.

SECTION 4: FORMAT OF MITIGATION MONITORING MATRIX

The mitigation monitoring matrix on the following pages identifies the environmental issue areas for which monitoring is required, the required mitigation measures, the time frame for monitoring, and the responsible implementing and monitoring agencies.

SECTION 5: DEFINITIONS

The following list provides definitions for acronyms used in the mitigation monitoring and reporting program.

Acronyms/Abbreviation	*Description*
ACM	Asbestos-Containing Materials
AG	Agriculture and Forestry
AQ	Air Quality
AST	Aboveground Storage Tank
BIO	Biological Resources
BUOW	Burrowing Owl
CAP	Climate Action Plan
CARB	California Air Resources Board
CDFW	California Department of Fish and Wildlife
CEQA	California Environmental Quality Act
City	City of Ontario
County	County of San Bernardino
County Coroner	San Bernardino County Coroner
CRMP	Construction Risk Management Plan
CUL	Cultural Resources
DTSC	Department of Toxic Substances Control
EIR	Environmental Impact Report
EPA	Environmental Protection Agency
ESA	Environmental Site Assessment
ESL	Environmental Screening Levels
GEO	Geology and Soils
GHG	Greenhouse Gas
HABS	Historic American Buildings Survey
HAZ	Hazards and Hazardous Materials
HSP	Health and Safety Plan
ICC	International Code Council
MM	Mitigation Measure
NAHC	Native American Heritage Commission
PPMV	Parts Per Million Volume
PRC	Public Resources Code
PRMP	Paleontological Resource Monitoring Plan
SBCFD	San Bernardino County Fire Protection District
SCAQMD	South Coast Air Quality Management District
SMP	Soil Management Plan
State	State of California
TCR	Tribal Cultural Resources
TDM	Travel Demand Management
TPH	Total Petroleum Hydrocarbons
TRANS	Traffic and Transportation
VMT	Vehicle Miles Travelled
VOC	Volatile Organic Compound

Mitigation Measures	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
AGRICULTURE AND FORESTRY				
MM AG-1: Deed disclosure – In order to reduce conflicts issued between sensitive receptors and agricultural uses, all property owners in the South Ontario Logistics Center Specific Plan shall be provided with a deed disclosure or similar notice approved by the City Attorney regarding the proximity and nature of neighboring agricultural uses. This disclosure shall be applied at the tentative map stage to the affected properties, or otherwise prior to finalizing the sale or rental agreement of any property. The written disclosure shall be supplied to the property purchaser or renter by the vendor or vendor's agent. The content and text of the disclosure shall be approved by the City Attorney and shall include language to inform new residents that existing agricultural uses may create nuisances such as flies, odors, dust, night-light, and chemical spraying.	Project Applicant	Prior to the approval of tentative tract map	City Attorney	
AIR QUALITY				
MM AQ-1: The Project shall utilize "Super-Compliant" low VOC paints which have been reformulated to exceed the regulatory VOC limits (i.e., have a lower VOC content than what is required) put forth by SCAQMD's Rule 1113 for all architectural coatings. Super-Compliant low VOC paints shall be no more than 10g/L of VOC. Prior to issuance of a building permit, the Ontario Building Department shall confirm that plans specify that all architectural coatings will be super-compliant low VOC paints.	Project Applicant	Prior to issuance of a building permit	Ontario Building Department	
MM AQ-2: Only electric-powered/zero emissions off-road equipment (e.g., yard trucks/hostlers, forklifts, indoor material handling equipment, etc.) shall be utilized on-site for daily warehouse and business operations. The project developer/facility owner shall disclose this requirement to all tenants/business entities prior to the signing of any lease agreement. In addition, the limitation to use only electric-powered/zero emissions off-road equipment shall be included in all leasing agreements. Prior to issuance of a Business License for a new tenant/business entity, the project developer/facility owner and tenant/business entity shall provide to the City of Ontario Planning Department and Business License Department a signed document (verification document) noting that the project development/facility owner has disclosed to the tenant/business	Project Developer	Prior to issuance of a Business License	City of Ontario Planning Department and Business License Department	

Mitigation Measures	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
entity the requirement to use only electric-powered/zero emissions equipment for daily operations. This verification document shall be signed by authorized agents for the project developer/facility owner and tenant/business entities. In addition, if applicable, the tenant/business entity shall provide documentation (e.g., purchase or rental agreement) to the City of Ontario Planning Department and Business License Department to verify, to the City's satisfaction, that any off-road equipment utilized will be electric-powered or produce zero emissions. Prior to the issuance of building permits, the City of Ontario Building Department shall confirm that if emergency generators are proposed, the Project applicant shall explore non-diesel options. If non-diesel generators are determined to not be feasible, the Project applicant shall provide written justification to be approved by the City's Building Department.				
MM AQ-3: All truck/dock bays that serve cold storage facilities within the proposed buildings shall be electrified to facilitate plug-in capability and support use of electric standby and/or hybrid electric transport refrigeration units. All site and architectural plans submitted to the City of Ontario Planning Department shall note all the truck/dock bays designated for electrification. Prior to the issuance of a Certificate of Occupancy, the City of Ontario Building Department shall verify electrification of the designated truck/dock bays.	Project Applicant	Prior to the issuance of a Certificate of Occupancy	City of Ontario Building Department	
MM AQ-4: Prior to issuance of occupancy permits, the Project operator shall prepare and submit a Transportation Demand Management (TDM) program detailing strategies that would reduce the use of single occupant vehicles by employees by increasing the number of trips by walking, bicycle, carpool, vanpool and transit. The TDM shall include, but is not limited to the following: • Provide a transportation information center and on-site TDM coordinator to educate residents, employers, employees, and visitors of surrounding transportation options; • Promote bicycling and walking through design features such as showers for employees, self-service bicycle repair area, etc. around the Project site.	Project Operator	Prior to the issuance of a Certificate of Occupancy	City of Ontario	

Mitigation Measures	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
• Provide on-site car share amenities for employees who make only occasional use of a vehicle, as well as others who would like occasional access to a vehicle of a different type than they use day-to-day; • Promote and support carpool/vanpool/rideshare use through parking incentives and administrative support, such as ride-matching service; and • Incorporate incentives for using alternative travel modes, such as preferential load/unload areas or convenient designated parking spaces for carpool/vanpool users.				
MM AQ-5: All truck access gates and loading docks within the Project site shall have a sign posted that states: • Truck drivers shall turn off engines when not in use • Truck drivers shall shut down the engine after five minutes of continuous idling operation once the vehicle is stopped, the transmission is set to "neutral" or "park," and the parking brake is engaged. • Telephone numbers of the building facilities manager and CARB to report Violations • <u>Truck travel is restricted to identified truck routes only In addition, signage shall be installed to direct trucks to the appropriate designated truck routes.</u>	Project Applicant	Prior to the issuance of a Certificate of Occupancy	City of Ontario	
BIOLOGICAL RESOURCES				
MM BIO-1: The following measures shall be implemented for the indicated species, prior to commencement of ground disturbance at the Project site: Tricolored blackbird, Grasshopper sparrow, Great blue heron, Swainson's hawk, Yellow rail, California horned lark, Merlin: • Vegetation removal is recommended to be conducted outside of the nesting season for migratory birds to avoid direct impacts.	Project Applicant Qualified Biologist	Prior to ground disturbing activities During Construction	Qualified Biologist CDFW	

Mitigation Measures	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
• If vegetation removal will occur during the migratory bird nesting season, between February 1 and September 15, pre-construction nesting bird surveys shall be performed within three days prior to vegetation removal. • If active nests are found during nesting bird surveys, they shall be flagged. A 250 foot buffer shall be fenced around songbird nests and a 500-foot buffer shall be fenced around raptor nests. • A biological monitor shall visit the site once a week during ground disturbing activities to ensure all fencing is in place and no sensitive species are being impacted. California glossy snake: • Three days prior to any ground disturbing activities or vegetation removal, a qualified biological monitor should conduct a pre-construction survey to identify any sensitive biological resources. Any sensitive reptilian species that may be present within the Project area shall be relocated outside of the impact areas. • Biological monitors shall be on-call to relocate any reptile or amphibian that is encountered during construction activities. Western mastiff bat • Prior to implementation of Project activities that would demolish the agriculture buildings used for sheltering bovines, a qualified biologist shall conduct a pre-construction survey April 1 through August 31 to determine the presence or absence of roosting bats. If the survey does not identify the presence of occupied roosts, no further action is necessary. • If day roosts or maternity roosts occupied by special-status bat species are documented within construction areas, the bats shall be safely flushed from the sites where roosting habitat is planned to be removed prior to the month of May (maternity roosts are generally occupied from May to August) and prior to the onset of construction activities. The removal of the roosting sites shall occur during the time of day when the roost is unoccupied. The loss of each roost will be compensated for by the construction and installation of two bat				

Mitigation Measures	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
boxes suitable to the bat species and colony size excluded from the original roosting site. The bat boxes shall be installed in the vicinity prior to removal of the original day/maternity roost sites. A detailed program for bat flushing, roosting site removal, and installation of bat boxes shall be developed in consultation with a qualified biologist. The specifications of the bat boxes must be based upon the species of bat and the size of the colony to be affected by the Project. The Bat Management Plan for excluding bats must be developed by the qualified biologist in consultation with CDFW to ensure mortality to bats does not occur. The Bat Management Plan will be based upon the species of bat, number of roosts, and the size of the colony to be affected by the Project. Performance standards will be developed based on the results of the bat survey consistent with CDFW recommendations such that no residual significant impacts would remain. Western pond turtle: • Within the breeding season (May-July) prior to the onset of construction activities, a CDFW-approved qualified biologist shall conduct pre-construction trapping surveys, following U.S. Geological Survey trapping protocol, for western pond turtle within all areas of any suitable aquatic habitat for this species (e.g., retention and treatment ponds). If western pond turtles are observed or trapped during the pre-construction survey, the Project Proponent shall either avoid impacts to western pond turtle aquatic and terrestrial habitat or shall prepare for CDFW review and approval, a translocation plan identifying proposed protocol for trapping and relocating turtles, including identifying potential, appropriate receiver sites to relocate western pond turtles to. If no western pond turtles are observed during the pre-construction survey, then construction activities may begin. If construction is delayed or halted for more than 30 days, another pre-construction survey for western pond turtle shall be conducted. Within seven days of the pre-construction survey, a report of findings from the survey shall be submitted to the CDFW. During construction, a qualified biological monitor who has been approved by the CDFW to relocate western pond turtles shall be on-site to ensure that no				

Mitigation Measures	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
western pond turtles are harmed. ~~Within 14 days prior to the onset of construction activities, a qualified biologist shall conduct pre-construction surveys for western pond turtle within all areas that fall within 100 feet of any suitable aquatic and upland nesting habitat for this species (stock/retention ponds). If western pond turtles are observed during the pre-construction survey, the California Department of Fish and Wildlife shall be contacted. If no Western pond turtles are observed during the pre-construction survey, then construction activities may begin. If construction is delayed or halted for more than 30 days, another pre-construction survey for western pond turtle shall be conducted. Within seven days of the pre-construction survey, a report of findings from the survey shall be submitted to the California Department of Fish and Wildlife.~~ • If western pond turtles are observed in the construction area at any time during construction, the on-site biological monitor shall be notified and construction in the vicinity of the sighting shall be halted until such a time as a turtle has been removed from the construction zone and relocated by an approved biologist. If a sighting occurs during construction, the biologist shall prepare a report of the event and submit it to CDFW. • ~~During construction, a qualified biological monitor who has been approved by the California Department of Fish and Wildlife to relocate western pond turtles shall be on-site to ensure that no western pond turtles are harmed. If western pond turtles are observed in the construction area at any time during construction, the on-site biological monitor shall be notified and construction in the vicinity of the sighting shall be halted until such a time as a turtle has been removed from the construction zone and relocated by an approved biologist. If a sighting occurs during construction, the biologist shall prepare a report of the event and submit it to CDFW.~~				
MM BIO-2: Burrowing Owl Surveys. Phase 1: Prior to issuance of a demolition or grading permit for any ground disturbing activity, a qualified biologist shall conduct a pre-construction presence/absence survey for burrowing owls within ~~The Project Applicant shall complete an~~	Project Applicant	Prior to ground disturbing activities	Qualified Biologist	

Mitigation Measures	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
~~initial BUOW take avoidance survey no less than~~ 14 days prior to initiating ground disturbance activities. Surveys shall be conducted consistent with the procedures is outlined in the "California Department of Fish and Wildlife (CDFW) 2012 Staff Report on Burrowing Owl Mitigation." If the species is absent, no additional mitigation will be required. ~~Implementation of avoidance and minimization measures (e.g., eliminating actions that reduce burrowing owl forage and burrowing surrogates (e.g., ground squirrel), or introduce/ facilitate burrowing owl predators) would be triggered by positive owl presence on the site where Project activities would occur. The development of avoidance and minimization approaches would be evaluated by monitoring burrowing owls (if present on-site). BUOW may re-colonize a site after only a few days. Time lapses between Project activities trigger subsequent take avoidance surveys including but not limited to a final survey conducted within 24 hours prior to ground disturbance.~~ If burrowing owl(s) are observed on-site during the pre-construction clearance survey; • Prior to disturbance of the occupied burrows, suitable and unoccupied replacement burrows shall be provided at a ratio of 2:1 within designated off-site conserved lands to be identified through coordination with CDFW and the City in which the burrowing owl(s) is(are) detected. A qualified biologist shall confirm that the artificial burrows are currently unoccupied and suitable for use by owls. • Until suitable replacement burrows have been provided/confirmed within the off-site conserved lands to be identified through coordination with CDFW and the City of Ontario, no disturbance shall occur within 50 meters (approximately 160 feet) of occupied burrows during the nonbreeding season (September 1 through January 31) or within 75 meters (approximately 250 feet) during the breeding season (February 1 through August 31). • Occupied burrows should not be disturbed during the nesting season (February 1 through August 31) unless a qualified biologist approved by CDFW verifies through non-invasive methods that either: 1) the birds have not begun egg-laying and incubation; or 2)				

Mitigation Measures	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
that juveniles from the occupied burrows are foraging independently and are capable of independent survival. • If burrowing owls are present at the time that the occupied burrows are to be disturbed, then the owls shall be excluded from the site following the 2012 CDFG Staff Report. Phase 2 and SB 330 Replacement Site: Prior to any site-specific development, potential future residential development would be required to conduct site-specific biological resource surveys, including an arborist report, as part of the City's standard discretionary review process, including compliance with CEQA and applicable local, state, and federal regulations.				
CULTURAL RESOURCES				
MM CUL-1: Prior to issuance of a building grading permit, every effort shall be made to relocate the following buildings: • Boersma House – 14746 S. Grove Avenue • Dairy/Milk Parlor (Boersma) – adjacent to above address • Borba House – 7955 Eucalyptus Avenue The buildings shall be offered at no cost for those who can relocate off-site. Advertisements notifying the public of the opportunity to relocate the buildings shall be placed for a minimum of 45 days: on-site with temporary signage, in at least 3 local publications (newspapers, magazines, local organization newsletters), and on local bulletin boards (realtor's offices, local business). Applicant shall notify a minimum of 3 non-profit heritage organizations in writing of the building.	Project Applicant	Prior to issuance of a building grading permit	City of Ontario	
MM CUL-2: Full documentation, including as-built drawing of elevations, architectural details, floor plan and site plan, and photographs following HABS standards, of the historic resource shall be submitted to the Planning Department for review and approval and subsequent release to the Ovitt Family Community Library, Model Colony History Room prior to issuance of demolition building permit. One archival and one non-archival copy submitted to the Planning Department is required.	Project Applicant	Prior to issuance of a building grading permit	City of Ontario Planning Department	
MM CUL-3: A mitigation fee pursuant to Section 7.01.030 of the Ontario Development Code shall be paid to the Planning Department prior to issuance of any building permit. The mitigation fee is equal to 10%	Project Applicant	Prior to issuance of a building grading permit	City of Ontario Planning Department	

Mitigation Measures	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
(moderate) or 20% (high) of the price per square foot construction cost as established in the most current ICC Building Valuation Data. The applicable percentage is determined by the level of integrity of the resource. The fee amount will be provided by the Planning Department at the time of payment.				
MM CUL-4: A determination whether items within or on the resource should be salvaged shall be made by the Planning Department. The applicant shall be responsible for the removal, relocation and donation of such items selected for salvaging. An inventory of salvaged items shall be provided by the applicant to the Planning Department prior to be to issuance of demolition permit.	Project Applicant	Prior to issuance of a demolition permit	City of Ontario Planning Department	
MM CUL-5: Develop a historic context report for significant persons in the dairy farm industry such as the Borba family.	Project Applicant	Prior to issuance of a building grading permit	City of Ontario	
MM CUL-6: Prior to the issuance of any grading permits for the Project site, a Cultural Awareness Training Program shall be provided to all construction managers and construction personnel prior to commencing any ground disturbance work at the Project sites. The training shall be prepared and conducted by a Qualified Archaeologist to the satisfaction of the City Planning Department. The training may be discontinued when ground disturbance is completed. Construction personnel shall not be permitted to operate equipment within the construction area unless they have attended the training. A copy of the training transcript and/or training video, as well as a list of the names of all personnel who attended the training and copies of the signed acknowledgment forms shall be submitted to the City Planning Department for their review and approval.	Project Applicant	Prior to issuance of a grading permit	City of Ontario Planning Department	
GEOLOGY AND SOILS				
MM GEO-1: Periodic paleontological spot checks would be conducted when excavation exceeds depths of five feet to determine if older, paleontologically sensitive sediments are present. If present, monitoring would be implemented. Prior to the start of construction, a paleontological resource monitoring plan (PRMP) would be prepared and implemented. The Project's PRMP would implement the following procedures:	Project Applicant	Prior to the start of construction	City of Ontario	

Mitigation Measures	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
• A trained and qualified paleontological monitor would perform spot-check and/or monitoring of any excavations on the Project that have the potential to impact paleontological resources in undisturbed native sediments below five feet in depth. The monitor would have the ability to redirect construction activities to ensure avoidance of adverse impacts to paleontological resources. • The Project paleontologist may re-evaluate the necessity for paleontological monitoring after examination of the affected sediments during excavation, with approval from Lead Agency and Client representatives. • Any potentially significant fossils observed shall be collected and recorded in conjunction with best management practices and Society of Vertebrate Paleontology professional standards. • Any fossils recovered during mitigation shall be deposited in an accredited and permanent scientific institution for the benefit of current and future generations. • A report documenting the results of the monitoring, including any salvage activities and the significance of any fossils, shall be prepared and submitted to the appropriate personnel.				
GREENHOUSE GAS				
MM GHG-1: All project ~~Project~~ development proposals ~~with building permit applications on file with the City prior to approval and adoption of updates to the December 16, 2014 CAP~~ shall implement Screening Table Measures that achieve at least 100 points per the Screening Tables. The City shall verify that Screening Table Measures achieving the 100-point performance standard are incorporated in development plans prior to the issuance of building permit(s) and/or site plans (as applicable). The City shall verify implementation of the selected Screening Table Measures prior to the issuance of Certificate(s) of Occupancy. At the discretion of the City, measures that provide GHG reductions equivalent to GHG emissions reductions achieved via the Screening Table Measures may be implemented. Multiple development proposals may, at the discretion of the City, be allowed to collectively demonstrate achievement of at least 100 points per the Screening Tables.	Project Applicant	Prior to the issuance of occupancy permits	City of Ontario	

Mitigation Measures	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
HAZARDS				
MM HAZ-1: Prior to the issuance of grading permits, the Project Applicant shall conduct further testing for the presence of methane on the Project site, in accordance with DTSC methane assessment guidelines. The Project Applicant shall prepare a methane gas soil survey and implement grading activity recommendations to the satisfaction of the City Building Department. This survey and recommendation shall include a post-construction soil gas investigation and installation of methane gas mitigation systems where post-grading methane levels exceed 5,000 parts per million volume (ppmv), should any such levels occur.	Project Applicant	Prior to the issuance of grading permits	City Building Department	
MM HAZ-2: Following drainage of the on-site ponds, the Project Applicant shall conduct a limited Phase II subsurface assessment of sediments to evaluate the sediments for chemical risks to human health and the environment. If contamination from dairy and animal-related wastes is encountered at a level above Environmental Screening Levels (ESLs) for non-residential uses, the appropriate environmental agency (Regional Water Quality control Board, Department of Toxic Substance Control, South Coast Air Quality Management District) shall be notified. Any contamination identified as a result of such testing/sampling shall be investigated, and removed or remediated to the satisfaction of the environmental agency with evidence provided to the City, such that there are no residual significant impacts following mitigation. Prior to allowing the commencement of any soil removal or hauling activities at the Proposed Project, the City will review and/or evaluate potential air quality impacts (criteria pollutants and toxic air contaminants from equipment exhaust, earthmoving, and other on-site remedial activities, as applicable) to verify that impacts are properly assessed and disclosed in accordance with CEQA.	Project Applicant	Following drainage of the on-site ponds	City of Ontario	
MM HAZ-3: Soil Management Plan. Prior to issuance of a grading permit, the Project Applicant shall retain a qualified environmental consultant to prepare a Soil Management Plan (SMP) that details procedures and protocols for on-site management of soils containing potentially hazardous materials. The SMP would be implemented during grading activities on-site to ensure that soils containing residual levels of	Project Applicant	Prior to the issuance of grading permits	City of Ontario	

Mitigation Measures	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
hydrocarbons or arsenic are properly identified, monitored, and managed on-site, and include the following: • A certified hazardous waste hauler shall remove all potentially hazardous soils. In addition, sampling of soil shall be conducted during excavation to ensure that all petroleum hydrocarbon and arsenic impacted soils are removed, and that ESLs for non-residential uses are not exceeded. Excavated materials shall be transported per California Hazardous Waste Regulations to a landfill permitted by the State to accept hazardous materials. • Any subsurface materials exposed during construction activities that appear suspect of contamination, either from visual staining or suspect odors, shall require immediate cessation of excavation activities. Soils suspected of contamination shall be tested for potential contamination. If contamination is found to be present per the DTSC Screening Levels for industrial/commercial land use (DTSC- SLi) and the EPA Regional Screening Levels for industrial/commercial land use (EPA- RSLi), it shall be transported and disposed of per state regulations to an appropriately permitted landfill. • The SMP shall include a Health and Safety Plan (HSP) that addresses potential safety and health hazards and includes the requirements and procedures for employee protection. Each contractor will be required to have their own HSP tailored to their particular trade that addresses the general Project safety requirements. The HSP shall also outline proper soil handling procedures and health and safety requirements to minimize worker and public exposure to hazardous materials during construction. • The SMP shall be prepared and executed in accordance with South Coast Air Quality Management District Rule 1166, Volatile Organic Compound Emissions from Decontamination of Soil. The SMP shall require the timely testing and sampling of soils so that contaminated soils can be separated from inert soils for proper disposal. The SMP shall specify the testing parameters and sampling frequency. Anticipated testing includes total petroleum				

Mitigation Measures	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
hydrocarbons (TPH), volatile organic compounds (VOCs), and semi-volatile organic compounds (SVOCs). During excavation, SCAQMD Rule 1166 requires that soils identified as contaminated shall be sprayed with water or another approved vapor suppressant or covered with sheeting during periods of inactivity of greater than an hour, to prevent contaminated soils from becoming airborne. Under SCAQMD Rule 1166, contaminated soils shall be transported from the Project site by a licensed transporter and disposed of at a licensed storage/treatment facility to prevent contaminated soils from becoming airborne or otherwise released into the environment. • All SMP measures shall be printed on the construction documents, contracts, and Project plans prior to issuance of grading permits.				
MM HAZ-4: Construction period testing. Construction at the Project site shall be conducted under a Project-specific Construction Risk Management Plan (CRMP) to protect construction workers, the general public, and the environment from subsurface hazardous materials previously identified and to address the possibility of encountering unknown contamination or hazards in the subsurface. The CRMP shall summarize soil and groundwater analytical data collected on the Project sites during past investigations and during site investigation activities; delineate areas of known soil and groundwater contamination if applicable; and identify soil and groundwater management options for excavated soil and groundwater, in compliance with local, state, and federal statutes and regulations. The CRMP shall: • Provide procedures for evaluating, handling, storing, testing, and disposing of soil and groundwater during Project excavation and dewatering activities, respectively. • Require the preparation of a Project-specific HSP that identifies hazardous materials present, describes required health and safety provisions and training for all workers potentially exposed to hazardous materials in accordance with State and Federal worker	Project Applicant	Prior to the issuance of construction and demolition permits	County of San Bernardino	

Mitigation Measures	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
safety regulations, and designates the personnel responsible for HSP implementation. • Require the preparation of a contingency plan that shall be applied should previously unknown hazardous materials be encountered during construction activities. The contingency plan shall include provisions that require collection of soil and/or groundwater samples in the newly discovered affected area by a qualified environmental professional prior to further work, as appropriate. The analytical results of the sampling shall be reviewed by the qualified environmental professional and submitted to the appropriate regulatory agency. The environmental professional shall provide recommendations, as applicable, regarding soil/waste management, worker health and safety training, and regulatory agency notifications, in accordance with local, state, and federal requirements. Work shall not resume in the area(s) affected until these recommendations have been implemented under the oversight of the County or regulatory agency, as appropriate. • Designate personnel responsible for implementation of the CRMP. The CRMP shall be submitted to the County for review and approval prior to the issuance of construction and demolition permits. This measure would reduce the hazards and hazardous materials impact to a less-than-significant level.				
MM HAZ-5: Prior to the commencement of any construction related site activities (clearing, demolition, grading etc.), all ASTs shall be removed. ASTs storing diesel shall be disposed of by a State of California licensed contractor and in compliance with the required SBCFD Hazardous Materials Division regulations for tank removals. For stained soils in the vicinity of diesel containing ASTs, as identified in the Phase I ESA dated October 11, 2018, soil samples shall be collected, as directed by the SBCFD inspector, for chemical analysis at a laboratory licensed by the State of California. If contaminated soils are encountered, a soil management plan shall be prepared to manage the stained soils during redevelopment.	Project Applicant	Prior to construction activities	City of Ontario	

Mitigation Measures	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
MM HAZ-6: Prior to the issuance of a demolition permit for any buildings or structures on-site, the Project Applicant shall conduct a comprehensive ACM survey to identify the locations and quantities of ACM in above-ground structures. The Project Applicant shall retain a licensed or certified asbestos consultant to inspect buildings and structures on-site. The consultant's report shall include requirements for abatement, containment, and disposal of ACM, if encountered, in accordance with SCAQMD Rule 1403.	Project Applicant	Prior to the issuance of a demolition permit	City Building Department	
TRAFFIC AND TRANSPORTATION				
MM TRANS-1: At the time of Certificate of Occupancy for future tenants, the future tenant shall demonstrate implementation of reasonable and feasible VMT reduction measures to the satisfaction of the City of Ontario Planning Director. Measures to be considered include, but are not limited to VMT measures 1, 6 and 7 as described in EIR Appendix I2.	Project Applicant	Prior to the issuance of occupancy permits	City of Ontario Planning Director	
TRIBAL CULTURAL RESOURCES				
MM TCR-1: Prior to the commencement of any ground disturbing activity at the Project site, the Project Applicant shall retain a Native American Monitor approved by the Gabrieleno Band of Mission Indians-Kizh Nation – the tribe that consulted on this Project pursuant to Assembly Bill A52 (the "Tribe" or the "Consulting Tribe"). A copy of the executed contract shall be submitted to the City of Ontario Planning and Building Department prior to the issuance of any permit necessary to commence a ground-disturbing activity. The Tribal monitor will only be present on-site during the construction phases that involve ground-disturbing activities. Ground disturbing activities are defined by the Tribe as activities that may include, but are not limited to, pavement removal, potholing or auguring, grubbing, tree removals, boring, grading, excavation, drilling, and trenching, within the project area. The Tribal Monitor will complete daily monitoring logs that will provide descriptions of the day's activities, including construction activities, locations, soil, and any cultural materials identified. The on-site monitoring shall end when all ground-disturbing activities on the Project Site are completed, or when the Tribal Representatives and Tribal Monitor have indicated that all upcoming ground-disturbing activities at the Project Site have little to no potential for impacting Tribal Cultural Resources.	Project Applicant	Prior to the commencement of any ground disturbing activity	Native American Monitor approved by the Gabrieleno Band of Mission Indians-Kizh Nation	

Mitigation Measures	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
Upon discovery of any Tribal Cultural Resources, construction activities shall cease in the immediate vicinity of the find (not less than the surrounding 100 feet) until the find can be assessed. All Tribal Cultural Resources unearthed by project activities shall be evaluated by the qualified archaeologist and Tribal monitor approved by the Consulting Tribe. If the resources are Native American in origin, the Consulting Tribe will retain it/them in the form and/or manner the Tribe deems appropriate, for educational, cultural and/or historic purposes. If human remains and/or grave goods are discovered or recognized at the Project Site, all ground disturbance shall immediately cease, and the county coroner shall be notified per Public Resources Code Section 5097.98, and Health & Safety Code Section 7050.5. Human remains and grave/burial goods shall be treated alike per California Public Resources Code section 5097.98(d)(1) and (2). Work may continue on other parts of the Project Site while evaluation and, if necessary, mitigation takes place (CEQA Guidelines Section 15064.5[f]). If a non-Native American resource is determined by the qualified archaeologist to constitute a "historical resource" or "unique archaeological resource," time allotment and funding sufficient to allow for implementation of avoidance measures, or appropriate mitigation, must be available. The treatment plan established for the resources shall be in accordance with CEQA Guidelines Section 15064.5(f) for historical resources and PRC Sections 21083.2(b) for unique archaeological resources. Preservation in place (i.e., avoidance) is the preferred manner of treatment. If preservation in place is not feasible, treatment may include implementation of archaeological data recovery excavations to remove the resource along with subsequent laboratory processing and analysis. Any historic archaeological material that is not Native American in origin shall be curated at a public, non-profit institution with a research interest in the materials, such as the Natural History Museum of Los Angeles County or the Fowler Museum, if such an institution agrees to accept the material. If no institution accepts the archaeological material, it shall be offered to a local school or historical society in the area for educational purposes.				

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING FILE NO. PGPA19-004, AN AMENDMENT TO THE LAND USE ELEMENT OF THE POLICY PLAN (GENERAL PLAN), REVISING EXHIBIT LU-01 (OFFICIAL LAND USE PLAN) AND EXHIBIT LU-03 (FUTURE BUILDOUT), AFFECTING PROPERTY BORDERED BY EUCALYPTUS AVENUE TO THE NORTH, MERRILL AVENUE TO THE SOUTH, CAMPUS AVENUE TO THE WEST, AND GROVE AVENUE TO THE EAST, FROM APPROXIMATELY 157.1 ACRES OF LOW-MEDIUM DENSITY RESIDENTIAL (5.1-11 DWELLING UNITS PER ACRE) AND APPROXIMATELY 62.4 ACRES OF BUSINESS PARK (0.6 FAR) TO APPROXIMATELY 184.2 ACRES OF INDUSTRIAL (0.55 FAR) AND APPROXIMATELY 35.2 ACRES OF BUSINESS PARK (0.6 FAR), AND MAKING FINDINGS IN SUPPORT THEREOF—APNS: 1054-071-01, 1054-071-02, 1054-081-03, 1054-091-01, 1054-091-02, 1054-101-01, 1054-101-02, 1054-231-01, 1054-231-02, 1054-241-01, 1054-241-02, 1054-321-01, 1054-321-02, 1054-311-01, 1054-311-02, 1054-051-01, 1054-051-02, 1054-061-01, 1054-061-02, 1054-251-01, 1054-251-02, 1054-301-01, AND 1054-301-02. (SEE ATTACHMENTS 1 AND 2) (PART OF THE GENERAL PLAN AMENDMENT CYCLE ONE FOR THE 2022 CALENDAR YEAR.

WHEREAS, Grove Land Venture, LLC has filed an Application for the approval of a General Plan Amendment, File No. PGPA19-004, as described in the title of this Resolution (hereinafter referred to as "Application" or "Project"); and

WHEREAS, the City of Ontario adopted the Policy Plan (General Plan) as part of The Ontario Plan in January 2010. Since the adoption of The Ontario Plan, the City has evaluated Exhibits LU-01: Official Land Use Plan and LU-03: Future Buildout further and is proposing modifications; and

WHEREAS, the proposed changes to Exhibit LU-01 Official Land Use Plan include changes to land use designations of certain properties shown on Exhibit A to make the land use designations of these properties consistent with the proposed South Ontario Logistics Center Specific Plan as well as the surrounding land uses (Chino Airport to the south) and proposed and approved land use designations and specific plans along the same corridor (Business Park (0.6 FAR) adjacent to Eucalyptus Avenue and Industrial (0.55 FAR) adjacent to Merrill Avenue; Ontario Ranch Business Park Specific Plan to the west; Merrill Commerce Center and West Ontario Commerce Center to the east); and

WHEREAS, Policy Plan Exhibit LU-03 (Future Buildout) specifies the expected buildout for the City of Ontario, incorporating the adopted land use designations. The proposed changes to Exhibit LU-01 (Official Land Use Plan) will require that Exhibit LU-03 (Future Buildout) is modified to be consistent with Exhibit LU-01 (Official Land Use Plan), as depicted on Exhibit B, attached; and

WHEREAS, the Application is a project pursuant to the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) ("CEQA"); and

WHEREAS, Ontario Development Code Table 2.02-1 (Review Matrix) grants the City Council the responsibility and authority to review and act on the subject Application; and

WHEREAS, the Project is located within the Airport Influence Area of Ontario International Airport, which encompasses lands within parts of San Bernardino, Riverside, and Los Angeles Counties, and is subject to, and must be consistent with, the policies and criteria set forth in the Ontario International Airport Land Use Compatibility Plan ("ALUCP"), which applies only to jurisdictions within San Bernardino County, and addresses the noise, safety, airspace protection, and overflight impacts of current and future airport activity; and

WHEREAS, the project site is also located within the Airport Influence of Chino Airport and must be consistent with policies and criteria set forth within the 2011 California Airport Land Use Planning Handbook published by the California Department of Transportation, Division of Aeronautics, which addresses the noise, safety, airspace protection, and overflight impacts of current and future airport activity; and

WHEREAS, to address the requirements of SB330, the approval of General Plan Amendment, File PGPA19-004, is contingent upon City Council approval of General Plan Amendment, File No. PGPA21-004, for the Housing Element update to the Policy Plan (General Plan) component of The Ontario Plan, to address State mandates regarding the Regional Housing Needs Allocation ("RHNA"), as well as to modify the Policy Plan Land Use Plan (Exhibit LU-01) to establish a Zone Change (File No. PZC21-002); and

WHEREAS, City of Ontario Development Code Division 2.03 (Public Hearings) prescribes the manner in which public notification shall be provided and hearing procedures to be followed, and all such notifications and procedures have been completed; and

WHEREAS, on January 25, 2022, the Planning Commission of the City of Ontario conducted a hearing to consider the South Ontario Logistics Center Specific Plan Environmental Impact Report (State Clearinghouse No. 2021010318), including the adoption of a Mitigation Monitoring and Reporting Plan and a Statement of Overriding Considerations, and concluded said hearing on that date, voting to issue Resolution No. PC22-004 recommending the City Council approve the Application; and

WHEREAS, as the first action on the Project, on March 1, 2022, the City Council approved a Resolution adopting the South Ontario Logistics Center Specific Plan Environmental Impact Report (State Clearinghouse No. 2021010318), including the adoption of a Mitigation Monitoring and Reporting Plan and a Statement of Overriding Considerations; and

WHEREAS, on March 1, 2022 the City Council of the City of Ontario conducted a hearing to consider the Project, and concluded said hearing on that date; and

WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred.

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

SECTION 1. ***Environmental Determination and Findings.*** As the decision-making body for the Project, the City Council has reviewed and considered the information contained in the South Ontario Logistics Center Specific Plan Environmental Impact Report ("EIR") (State Clearinghouse No. 2021010318), the Mitigation Monitoring and Reporting Program ("MMRP"), and a Statement of Overriding Considerations, prepared for the project, and supporting documentation. Based upon the facts and information contained in the EIR, MMRP, and Statement of Overriding Considerations and supporting documentation and administrative record, including all written and oral evidence presented to the City Council, the City Council finds as follows:

(1) The South Ontario Logistics Center Specific Plan EIR, MMRP, Statement of Overriding Considerations, and administrative record have been completed in compliance with CEQA, the State CEQA Guidelines and the City of Ontario Local CEQA Guidelines; and

(2) The South Ontario Logistics Center Specific Plan EIR, MMRP, and Statement of Overriding Considerations contain a complete and accurate reporting of the environmental impacts associated with the Project and reflects the independent judgment of the City Council.

SECTION 2. ***Ontario International Airport Land Use Compatibility Plan ("ALUCP") Compliance.*** The California State Aeronautics Act (Public Utilities Code Section 21670 et seq.) requires that an Airport Land Use Compatibility Plan be prepared for all public use airports in the State; and requires that local land use plans and individual development proposals must be consistent with the policies set forth in the adopted Airport Land Use Compatibility Plan.

(1) On April 19, 2011, the City Council of the City of Ontario approved and adopted the Ontario International Airport Land use Compatibility Plan ("ALUCP"), establishing the Airport Influence Area for Ontario International Airport ("ONT"), which encompasses lands within parts of San Bernardino, Riverside, and Los Angeles Counties, and limits future land uses and development within the Airport Influence Area, as they relate to noise, safety, airspace protection, and overflight impacts of current and future airport activity. As the decision-making body for the Project, the City Council has reviewed and considered the facts and information contained in the Application and supporting documentation against the ALUCP compatibility factors, including [1] Safety Criteria (ALUCP Table 2-2) and Safety Zones (ALUCP Map 2-2), [2] Noise Criteria (ALUCP Table 2-3) and Noise Impact Zones (ALUCP Map 2-3), [3] Airspace protection Zones (ALUCP Map 2-4), and [4] Overflight Notification Zones (ALUCP Map 2-5). As a result, the City Council, therefore, finds and determines that the Project, when implemented in conjunction with the conditions of approval, will be consistent with the policies and criteria set forth within the ALUCP.

(2) Chino Airport is owned and operated by the County of San Bernardino and is situated within the boundaries of the City of Chino, immediately south of Ontario. Portions of the City of Ontario are impacted by aircraft operations at Chino Airport. The adopted ALUCP for Chino Airport was approved in 1991 and does not reflect the most recently adopted 2005 Airport Master Plan. Also, the existing Chino Airport Land Use Compatibility Plan does not reflect the 2011 Caltrans Airport Land Use Planning Handbook. Public Utilities Code Section 21670.1(c) requires local jurisdictions under the "alternative process" to "rely upon" the California Airport Land Use Planning Handbook (Handbook) published by the California Department of Transportation (Caltrans), Division of Aeronautics in October 2011, for preparing Compatibility Plans and to utilize the Handbook's height, land use, noise, safety, and density criteria. Although the City of Ontario does not have the formal responsibility under the "alternative process" to prepare a compatibility plan for Chino Airport, the City of Ontario has completed an Airport Land Use Compatibility Assessment that analyzes Chino Airport's impacts on Ontario, consistent with policies and criteria set forth within the Caltrans 2011 California Airport Land Use Planning Handbook. The City of Ontario is currently working towards completing an Airport Land Use Compatibility Plan for portions of the City that are impacted by aircraft operations at Chino Airport. The proposed Project is located within the Airport Influence Area of Chino Airport and was evaluated and found to be consistent with the California Airport Land Use Planning Handbook and the City of Ontario's Chino Airport Land Use Compatibility Assessment. As the decision-making authority for the Project, the City Council has reviewed and considered the facts and information contained in the Application and supporting documentation against the ALUCP compatibility factors, including Safety, Noise, Airspace Protection, Overflight. As a result, the City Council, therefore, finds and determines that the Project, will be consistent with the policies and criteria set forth within the California Airport Land Use Planning Handbook and the City of Ontario's Chino Airport Land Use Compatibility Assessment.

SECTION 3. ***Concluding Facts and Reasons.*** Based upon the substantial evidence presented to the City Council during the above-referenced hearing, and upon the specific findings set forth in Sections 1 and 2, above, the City Council hereby concludes as follows:

(a) **LU2-1 Land Use Decisions.** We minimize adverse impacts on adjacent properties when considering land use and zoning requests.

Compliance: The proposed General Plan Amendment closely coordinates with land use designations in the surrounding area and will not increase adverse impacts on adjacent properties. The Project site is located within the Chino Airport Influence Area and is impacted by Safety Zones 1, 3 and 6. The Safety Zone policies and criteria provide restrictions that limit the height and placement of buildings, lot coverage, concentration of people, the storage of hazardous materials, and excludes or limits sensitive land uses (residential, schools, day care centers, hospitals, etc.). The Project site is also impacted by existing aircraft traffic patterns from Runway 3-21, where aircraft fly directly over the Project site while making Touch-and-Go landings. State law requires that local jurisdictions "rely upon" the compatibility guidance provided by the California Airport Land Use Planning Handbook (published by the Caltrans, Division of Aeronautics) for

establishing compatible land uses. The existing General Plan Low-Medium Density Residential land designation is considered an incompatible land use within the Safety Zones and prohibits residential land uses within Safety Zone 1, limits residential density to one dwelling unit per 2-acre lot in Safety Zone 3 and limits 300 people per acre within Safety Zone 6; therefore staff is in support of the proposed General Plan Amendment. In addition, the State Division of Aeronautics prohibits the development of new incompatible land uses surrounding existing airports, and as such, the proposed project would create land use consistency with Chino Airport and satisfy the criteria set forth in the Handbook.

(b) **LU4-1 Commitment to Vision.** We are committed to achieving our Vision but realize that it may take time and several interim steps to get there.

Compliance: The proposed land use designation change from Low-Medium Density Residential (5.1 to 11 dwelling units per acre) and Business Park (0.6 FAR), to Industrial (0.55 FAR) and Business Park (0.6 FAR) will provide consistency between the TOP Policy Plan Land Use Plan and the proposed South Ontario Logistics Center Specific Plan and will result in a logical land use pattern in and around the affected areas. The entire corridor of parcels located south of Eucalyptus Avenue, north of Merrill Avenue, east of Euclid Avenue, and west of the Cucamonga Creek Channel are envisioned by the City to be an industrial and business park corridor that serves as a buffer between the airport land use to the south (within the City of Chino), and the future commercial, residential, and mixed-use land uses to be located north of Eucalyptus Avenue.

(c) **LU5-7 ALUCP Consistency with Land Use Regulations**. We comply with state law that requires general plans, specific plans, and all new development be consistent with the policies and criteria set forth within an Airport Land Use Compatibility Plan for any public use airport.

Compliance: The proposed project is located within Overflight Zones of ONT. A consistency determination was completed, and the proposed project is consistent with the policies and criteria of the ONT ALUCP. The Project site is also located within the Chino Airport Influence Area (AIA) and is impacted by Safety Zones 1, 3 and 6. The Safety Zone policies and criteria provide restrictions that limit the height and placement of buildings, lot coverage, concentration of people, the storage of hazardous materials, and excludes or limits sensitive land uses (residential, schools, day care centers, hospitals, etc.). The Project site is also impacted by existing aircraft traffic patterns from Runway 3-21, where aircraft fly directly over the Project site while making Touch-and-Go landings. State law requires that local jurisdictions “rely upon” the compatibility guidance provided by the California Airport Land Use Planning Handbook (published by the Caltrans, Division of Aeronautics) for establishing compatible land uses. The existing General Plan Low-Medium Density Residential land designation is considered an incompatible land use within the Safety Zones and prohibits residential land uses within Safety Zone 1, limits residential density to one dwelling unit per 2-acre lot in Safety Zone 3 and limits 300 people per acre within Safety Zone 6. The proposed General Plan amendment from Business Park and Low-Medium Density Residential to Industrial and Business Park would create land use consistency with Chino Airport and satisfy the criteria set forth in the California Airport Land Use Planning Handbook.

(d) **S4-6 Airport Noise Compatibility.** We utilize information from Airport Land Use Compatibility Plans to prevent the construction of new noise sensitive land uses within airport noise impact zones.

Compliance: The Project site is located within the 55-60 dB CNEL noise contour for Chino Airport. Sensitive land uses (e.g., schools, residences) would be prohibited within the 55-60 dB CNEL noise contour. Allowed uses include warehouse, light manufacturing, ancillary office/commercial, and professional office uses; therefore, no significant impacts are anticipated.

(1) The proposed General Plan Amendment would not be detrimental to the public interest, health, safety, convenience, or general welfare of the City;

(2) The Land Use Element is a mandatory element of a General Plan, which pursuant to Government Code Section 65358, is allowed up to four general plan amendments per calendar year. This General Plan Amendment is the first amendment to the Land Use Element during the 2022 calendar year, consistent with state law.

(3) The project is consistent with the Housing Element of the Policy Plan (General Plan) component of The Ontario Plan, as the project site is not one of the properties in the Available Land Inventory contained in Table A-3 (Available Land by Planning Area) of the Housing Element Technical Report Appendix.

Senate Bill 330 ("SB 330") – Housing Accountability Act (Government Code Section 65589.5 et seq.) (SB 330) was passed by the California Legislature, signed by the Governor, and became effective on January 1, 2020. The bill is the result of the Legislature's extensive findings regarding the California "housing supply crisis" with "housing demand far outstripping supply."

SB 330 amends Government Code Sections 65589.5, adds Government Code Sections 65940, 65943 and 65950, and repeals and readopts Sections 65906.5, 65913.10 and 65941.1. To summarize, no city may disapprove a residential housing development project for low- to moderate-income households (as defined therein) unless it makes a finding that the housing development project "would have a specific, adverse impact upon the public health or safety, and there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to low- and moderate-income households…" such as where the housing development project is proposed on land "which does not have adequate water or wastewater facilities to serve the project." (Government Code Section 65589.5(d)(2), (4)).

In addition, the legislation adds Chapter 12 to Division 1 of Title 7 of the Government Code (Section 66300 et seq.) that applies to "affected cities," which are identified as cities in urbanized areas as determined by the most recent census. In accordance with SB 330, the Department of Community Development and Housing ("HCD") has prepared a list of affected cities and has determined that Ontario is an "affected city." Therefore, pursuant to Government Code section 66300(b)(1)(A) and (b):

(b) (1) Notwithstanding any other law except as provided in subdivision (i), with respect to land where housing is an allowable use, an affected city shall not enact a development policy, standard, or condition that would have any of the following effects:

(A) Changing the general plan land use designation, specific plan land use designation, or zoning of a parcel or parcels of property to a less intensive use or reducing the intensity of land use within an existing general plan land use designation, specific plan land use designation, or zoning district below what was allowed under the land use designation and zoning ordinances of the affected county or affected city, as applicable, as in effect on January 1, 2018…"

except when approved by HCD or when the following exception is set out in Government Code Section 66300(i)(1) applies:

(i) (1) This section does not prohibit an affected county or an affected city from changing a land use designation or zoning ordinance to a less intensive use if the city or county concurrently changes the development standards, policies, and conditions applicable to other parcels within the jurisdiction to ensure that there is no net loss in residential capacity.

The General Plan Amendment is proposed to change the Project site's land use designations from Business Park (0.6 FAR) and Low-Medium Density Residential (5.1-11 du/ac) to Business Park (0.6 FAR) and Industrial (0.55 FAR) land uses. The General Plan Amendment will allow development of up to 919,048 square feet of business park and 4,414,470 square feet of industrial, for a maximum development of 5,333,518 square feet. The General Plan Amendment would, therefore, eliminate the low-medium density housing designation, thereby theoretically eliminating 1,352 units (as determined by the City's density determinations to be 8.5 dwelling units per acre [du/ac.]). In compliance with SB330, the EIR evaluated the elimination of 1,352 units and determined that based on SB 330 Exceptions for lack of water and sewer to serve a residential project and the no net loss of residential capacity, the Project is consistent with HCD exception findings. The Project site does not have sufficient water or wastewater facilities to serve a residential project. As explained in Section 3.4.1.2, of the Draft EIR, at present there is no water or sewer infrastructure that could serve residential units because the land has been used for agricultural purposes with water provided by on-site wells and sewer provided by septic systems. The Project Applicant is working on projects both approved and under review that span the length of Eucalyptus Avenue to the north, Merrill Avenue to the south, Euclid Avenue to the east, and Grove Avenue to the west (Ontario Ranch Business Park Specific Plan – Approved; Ontario Ranch Business Park Specific Plan Amendment – Under review; and, South Ontario Logistics Center – Subject Project), with a combined estimated cost of $144,331,000 (see Table 1, Project Cost Estimate by Project Area, below). The total estimated cost includes individual streets, lengths of pipe, storm drain, sewer, water, streetlights, curbing, paving, signals, power/fiber, and more. This cost would be financially infeasible for the 1,352 units presently allowed under the current residential General Plan designation and therefore the cost of such improvements would make residential development on the site financially infeasible (see Government Code Section 66589.5(d)(2) cited above).

Table 1: Project Cost Estimate by Project Area	
Project Name	***Cost Estimate***
Ontario Ranch Business Park Phase 1 (Specific Plan - Approved)	$72,151,000
South Ontario Logistics Center (Specific Plan – Subject Project, Under Review)	$59,780,000
Ontario Ranch Business Park Phase 2 (Specific Plan Amendment, Under Review)	$12,400,000
Total	**$144,331,000**

In order to demonstrate "no net loss of residential capacity," the Project will be required to demonstrate increased residential zoning capacity on a "SB330 Replacement Site" by 1,352 units to off-set the Project site loss of zoning capacity (Low Medium Density, 5.1 to 11 du/ac). In tandem with the City's adoption of the 6th Cycle Housing Element, the City is also adopting an Affordable Housing Overlay zone and applying this zone to all parcels in the sites inventory that are south of Riverside Drive or are zoned MU-2 along Holt Boulevard. Relevant to the Project, the Affordable Housing Overlay zone will establish a minimum density of 20 dwelling units per acre for all development (regardless of Policy Plan designation or underlying zoning district), and increase the maximum density from 25 to 30 units per acre for parcels that are designated in the Policy Plan for Medium Density Residential ("MDR") when an affordable housing project is proposed with at least 25 percent of proposed units are restricted for lower income households. The creation of the Affordable Housing Overlay zone and increased maximum density of 5 dwelling units per acre will increase residential capacity on 473.7 acres of such parcels currently designated MDR, by 2,368 dwelling units. On December 20, 2021, the Planning Commission reviewed and recommended City Council for approval a General Plan Amendment (File No. PGPA21-004) for the Housing Element update to the Policy Plan (General Plan) component of The Ontario Plan, to address State mandates regarding the Regional Housing Needs Allocation ("RHNA"), as well as to modify the Policy Plan Land Use Plan (Exhibit LU-01) to establish a Zone Change (File No. PZC21-002). The Project EIR addresses the potential impacts associated with relocating residential density from the Project site to the SB330 Replacement Sites located north of the Project site, along Grove Avenue, pursuant to SB330. With the City adoption of the 6th Cycle Housing Element and associated Affordable Housing Overlay zone, no net loss of residential capacity will occur as a result of the Project.

(4) During the amendment of the general plan, opportunities for the involvement of citizens, California Native American Indian tribes (Government Code Section 65352.3), public agencies, public utility companies, and civic, education, and other community groups, through public hearings or other means were implemented consistent with Government Code Section 65351.

SECTION 4. ***City Council Action.*** Based upon the findings and conclusions set forth in Sections 1 through 3, above, the City Council hereby APPROVES the proposed General Plan Amendment, as depicted in Attachment 1 (Policy Plan Land Use Plan (Exhibit LU-01) Revision) and Attachment 2 (Future Buildout (Exhibit LU-03) Revision) of this Resolution.

SECTION 5. ***Indemnification.*** The Applicant shall agree to defend, indemnify and hold harmless, the City of Ontario or its agents, officers, and employees from any claim, action or proceeding against the City of Ontario or its agents, officers or employees to attack, set aside, void, or annul this approval. The City of Ontario shall promptly notify the applicant of any such claim, action, or proceeding, and the City of Ontario shall cooperate fully in the defense.

SECTION 6. ***Custodian of Records.*** The documents and materials that constitute the record of proceedings on which these findings have been based are located at the City of Ontario City Hall, 303 East "B" Street, Ontario, California 91764. The custodian for these records is the City Clerk of the City of Ontario.

SECTION 7. ***Certification to Adoption.*** The City Clerk shall certify to the adoption of the Resolution.

PASSED, APPROVED, AND ADOPTED this 1st day of March 2022.

_____
PAUL S. LEON, MAYOR

ATTEST:

_____
SHEILA MAUTZ, CITY CLERK

APPROVED AS TO FORM:

_____
BEST BEST & KRIEGER LLP
CITY ATTORNEY

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

I, SHEILA MAUTZ, City Clerk of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. 2022-____ was duly passed and adopted by the City Council of the City of Ontario at their regular meeting held March 1, 2022, by the following roll call vote, to wit:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

_____
SHEILA MAUTZ, CITY CLERK

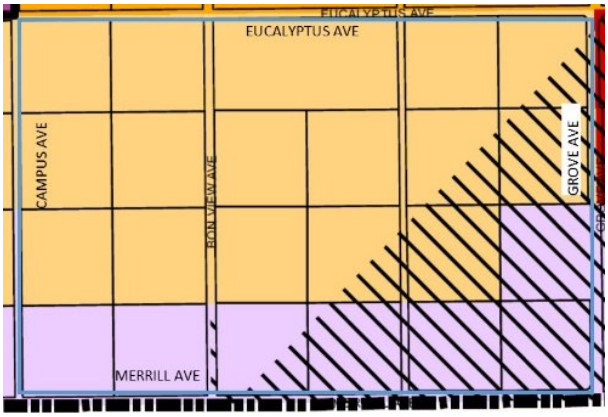
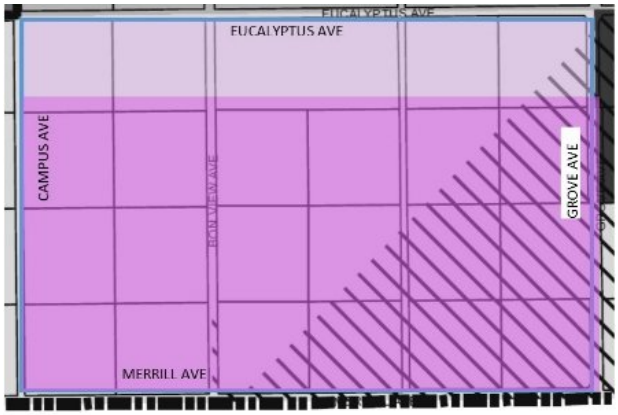
(SEAL)

The foregoing is the original of Resolution No. 2022-____ duly passed and adopted by the Ontario City Council at their regular meeting held March 1, 2022.

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

ATTACHMENT 1: Policy Plan Land Use Plan (Exhibit LU-01) Revision

Existing Policy Plan Land Use	Proposed Policy Plan Land Use
	
Low-Medium Density Residential Business Park	Business Park Industrial

Assessor Parcel Number(s) Involved

Properties bound by Eucalyptus Avenue to the north, Merrill Avenue to the south, Campus Avenue to the west and Grove Avenue to the east

1054-071-01, 1054-071-02, 1054-081-03, 1054-091-01, 1054-091-02, 1054-101-01, 1054-101-02, 1054-231-01, 1054-231-02, 1054-241-01, 1054-241-02, 1054-321-01, 1054-321-02, 1054-311-01, 1054-311-02, 1054-051-01, 1054-051-02, 1054-061-01, 1054-061-02, 1054-251-01, 1054-251-02, 1054-301-01, and 1054-301-02

ATTACHMENT 2: Future Buildout (Exhibit LU-03) Revision

Land Use	Acres[2]	Assumed Density/Intensity[3]	Units	Population[4]	Non-Residential Square Feet	Jobs[5]
Residential						
Rural	529	2.0 du/ac	1,059	4,232		
Low Density[6]	7,255	4.0 du/ac (OMC) 4.5 du/ac (NMC)	30,584	122,244		
Low-Medium Density[6]	~~1,000~~ 981	8.5 du/ac	~~8,500~~ 8,339	~~33,976~~ 33,331		
Medium Density	1,897	18.0 du/ac (OMC) 22.0 du/ac (NMC)	38,200	133,791		
High Density	183	35.0 du/ac	6,415	21,470		
Subtotal	~~*10,865*~~ *10,845*		~~*84,758*~~ *84,597*	~~*315,713*~~ *315,068*		
Mixed Use						
• Downtown	113	• 60% of the area at 35 du/ac • 40% of the area at 0.80 FAR for office and retail	2,365	4,729	1,569,554	2,808
• East Holt Boulevard	57	• 25% of the area at 30 du/ac • 50% of the area at 1.00 FAR office • 25% of area at 0.80 FAR retail	428	856	1,740,483	3,913
• Meredith	93	• 23% of the area at 37.4 du/ac • 72% at 0.35 FAR for office and retail uses • 5% at 0.75 FAR for Lodging	800	1,600	1,172,788	1,462
• Transit Center	76	• 10% of the area at 60 du/ac • 90% of the area at 1.00 FAR office and retail	457	913	2,983,424	5,337
• Inland Empire Corridor	37	• 50% of the area at 20 du/ac • 30% of area at 0.50 FAR office • 20% of area t 0.35 FAR retail	368	736	352,662	768
• Guasti	77	• 20% of the area at 30 du/ac • 30% of area at 1.00 FAR retail • 50% of area at 0.70 FAR office	465	929	2,192,636	4,103
• Ontario Center	345	• 30% of area at 40 du/ac • 50% of area at 1.00 FAR office • 20% of area at 0.50 FAR retail	4,139	8,278	9,014,306	22,563
• Ontario Mills	240	• 5% of area at 40 du/ac • 20% of area at 0.75 FAR office • 75% of area at 0.50 FAR retail	479	958	5,477,126	7,285
• NMC West/South	315	• 30% of area at 35 du/ac • 70% of area at 0.70 FAR office and retail	3,311	6,621	6,729,889	17,188
• NMC East	264	• 30% of area at 25 du/ac • 30% of area at 0.35 FAR for office • 40% of area at 0.3 FAR for retail uses	1,978	3,956	2,584,524	4,439
• Euclid/Francis	10	• 50% of the area at 30 du/ac • 50% of area at 0.80 FAR retail	156	312	181,210	419
• SR-60/ Hamner Tuscana Village	41	• 18% of the area at 25 du/ac • 57% of the area at 0.25 FAR retail • 25% of the area at 1.50 FAR office	185	369	924,234	2,098
Subtotal	***1,668***		***15,129***	***30,257***	***34,922,836***	***72,383***

ATTACHMENT 2: Future Buildout (Exhibit LU-03) Revision Continued

LU-03 Future Buildout[1]

Land Use	Acres[2]	Assumed Density/Intensity[3]	Units	Population[4]	Non-Residential Square Feet	Jobs[5]
Retail/Service						
Neighborhood Commercial[6]	281	0.30 FAR			3,671,585	8,884
General Commercial	~~519~~ 476	0.30 FAR			~~6,788,695~~ 6,220,368	~~6,307~~ 5,799
Office/ Commercial	~~514~~ 490	0.75 FAR			~~16,805,775~~ 16,008,300	~~37,269~~ 35,497
Hospitality	142	1.00 FAR			6,177,679	7,082
Subtotal	~~*1,457*~~ *1,389*				~~*33,443,735*~~ *32,077,932*	~~*59,542*~~ *57,262*
Employment						
Business Park	~~1,507~~ 1,531	0.40 FAR			~~26,261,610~~ 26,676,144	~~46,075~~ 46,817
Industrial	~~6,384~~ 6,446	0.55 FAR			~~152,947,800~~ 154,433,268	~~134,383~~ 134,511
Subtotal	~~*7,891*~~ *7,977*				~~*179,209,410*~~ *181,109,412*	~~*180,459*~~ *181,328*
Other						
Open Space–Non-Recreation	1,232	Not applicable				
Open Space–Parkland[6]	950	Not applicable				
Open Space-Water	59	Not applicable				
Public Facility	97	Not applicable				
Public School	632	Not applicable				
LA/Ontario International Airport	1,677	Not applicable				
Landfill	137	Not applicable				
Railroad	251	Not applicable				
Roadways	4,871	Not applicable				
Subtotal	*9,906*					
Total	***31,786***		~~*99,887*~~ *99,726*	~~*345,971*~~ *345,325*	~~*247,575,980*~~ *248,110,180*	~~*312,383*~~ *310,973*

Notes

1 Historically, citywide buildout levels do not achieve the maximum allowable density/intensity on every parcel and are, on average, lower than allowed by the Policy Plan. Accordingly, the buildout projections in this Policy Plan do not assume buildout at the maximum density or intensity and instead are adjusted downward. To view the buildout assumptions, access the Methodology report.

2 Acres are given as adjusted gross acreages, which do not include the right-of-way for roadways, flood control facilities, or railroads.

3 Assumed Density/Intensity includes both residential density, expressed as units per acre, and non-residential intensity, expressed as floor area ratio (FAR), which is the amount of building square feet in relation to the size of the lot.

4 Projections of population by residential designation are based on a persons-per-household factor that varies by housing type. For more information, access the Methodology report.

5 To view the factors used to generate the number of employees by land use category, access the Methodology report.

6 Acreages and corresponding buildout estimates for these designations do not reflect underlying land uses within the Business Park, Industrial and Commercial Overlays. Estimates for these areas are included within the corresponding Business Park, Industrial and General Commercial categories.

ORDINANCE NO. _____

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

WHEREAS, Grove Land Venture, LLC ("Applicant") has filed an Application for the approval of a Specific Plan, File No. PSP19-001, as described in the title of this Ordinance (hereinafter referred to as "Application" or "Project"); and

WHEREAS, the Application applies to approximately 219.4 acres of land, bounded by Eucalyptus Avenue to the north, Merrill Avenue to the south, Grove Avenue on the east, and Campus Avenue on the west, within the Business Park (0.6 FAR) and Low-Medium Density Residential (5.1-11 du/ac) land use designations, and is presently improved with agriculture/dairy and single-family residential uses; and

WHEREAS, the property to the north of the Project site is within the SP(AG) zoning district and is currently developed with agricultural uses and a dairy farm. The property to the east is within the Merrill Commerce Center Specific Plan and is currently vacant. The property to the south of the project site is located within the City of Chino and is developed with the Chino Airport. The property to the west of the project site is located within the SP(AG) zoning district and is developed with agricultural and dairy uses; and

WHEREAS, the South Ontario Logistics Center Specific Plan establishes a comprehensive set of design guidelines and development regulations to guide and regulate site planning, landscape, and architectural character, and ensuring that excellence in community design is achieved during project development. In addition, the Specific Plan will establish the procedures and requirements to approve new development within the project site to ensure The Ontario Plan (“TOP”) goals and policies are achieved; and

WHEREAS, the South Ontario Logistics Center Specific Plan consists of approximately 219.4 acres of land, which includes the potential development of up to 5,333,518 square feet of business park and industrial development; and

WHEREAS, a request for approval of a General Plan Amendment (File No. PGPA19-004) to change the land use designations shown on the Land Use Plan Map (Exhibit LU-1) for 219.4 acres of land from Low-Medium Density Residential (5.1-11 du/ac) and Business Park (0.6 FAR) to Industrial (0.55 FAR) and Business Park (0.6 FAR), and modify the Future Buildout Table (Exhibit LU-03) to be consistent with the land use designation changes has also been submitted as part of the proposed South Ontario Logistics Center Specific Plan; and

WHEREAS, the land use intensity of the South Ontario Logistics Center Specific Plan anticipated in the five planning areas is consistent with TOP. The Specific Plan is proposing a maximum 0.6 Floor Area Ratio (FAR) within the Business Park land use designation (Planning Areas 1 and 3) located along the northern portion of the Specific Plan area. Planning Area 1 is 23.65 acres in size and can be potentially developed with 618,076 square feet of business park development. Planning Area 3 is 11.52 acres in size and can potentially be developed with 300,972 square feet of business park development. In addition, buildings within the Business Park land use area that front onto a public right-of-way shall not exceed a 125,000 square-foot building footprint. The Specific Plan is proposing a maximum 0.55 FAR within the Industrial land use designation (Planning Areas 2, 4, and 5) located along the southern portion of the Specific Plan. Planning Area 2 is 106.71 acres in size and can potentially be developed with 2,556,442 square feet of industrial development. Planning Area 4 is 60.06 acres in size and can potentially be developed with 1,438,914 square feet of industrial development. Planning area 5 is 17.45 acres in size and can potentially be developed with 419,114 square feet of industrial development. The proposed FARs for each of the Planning Areas is consistent with the Policy Plan Land Use designations for Business Park and Industrial; and

WHEREAS, the South Ontario Logistics Center Specific Plan has been prepared in conformance with the goals and policies of the City of Ontario Policy Plan (General Plan). The policy (General Plan) analysis in the Appendix “Policy Plan (General Plan) Consistency,” of the Specific Plan describes the manner in which the South Ontario Logistics Center Specific Plan complies with the Policy Plan goals and policies applicable to the South Ontario Logistics Center Specific Plan; and

WHEREAS, the South Ontario Logistics Center Specific Plan does not conflict with the Land Use Policies of the General Plan (Policy Plan component of TOP) and will provide for development, in a manner consistent with the General Plan. The policy (General Plan) analysis in the Appendix “Policy Plan (General Plan) Consistency,” of the Specific Plan describes the manner in which the South Ontario Logistics Center Specific Plan complies with the Policy Plan goals and policies applicable to the South Ontario Logistics Center Specific Plan; and

WHEREAS, an Environmental Impact Report (“EIR”) (State Clearinghouse No. 2021010318), including the adoption of a Mitigation Monitoring and Reporting Program and a Statement of Overriding Considerations have been prepared in accord with the California Environmental Quality (CEQA), the State CEQA Guidelines and the City of Ontario Guidelines to address the environmental effects of the Specific Plan (South Ontario Logistics Center); and

WHEREAS, Ontario Development Code Table 2.02-1 (Review Matrix) grants the City Council the responsibility and authority to review and act on the subject Application; and

WHEREAS, the Project has been reviewed for consistency with the Housing Element of the Policy Plan component of The Ontario Plan, as State Housing Element law (as prescribed in Government Code Sections 65580 through 65589.8) requires that development projects must be consistent with the Housing Element, if upon consideration of all its aspects, it is found to further the purposes, principals, goals, and policies of the Housing Element; and

WHEREAS, the Project is located within the Airport Influence Area of Ontario International Airport, which encompasses lands within parts of San Bernardino, Riverside, and Los Angeles Counties, and is subject to, and must be consistent with, the policies and criteria set forth in the Ontario International Airport Land Use Compatibility Plan ("ALUCP"), which applies only to jurisdictions within San Bernardino County, and addresses the noise, safety, airspace protection, and overflight impacts of current and future airport activity; and

WHEREAS, the project site is also located within the Airport Influence of Chino Airport and must be consistent with policies and criteria set forth within the 2011 California Airport Land Use Planning Handbook published by the California Department of Transportation, Division of Aeronautics, which addresses the noise, safety, airspace protection, and overflight impacts of current and future airport activity; and

WHEREAS, to address the requirements of SB330, the approval of the South Ontario Logistics Center Specific Plan is contingent upon City Council approval of General Plan Amendment, File No. PGPA21-004, for the Housing Element update to the Policy Plan (General Plan) component of The Ontario Plan, to address State mandates regarding the Regional Housing Needs Allocation ("RHNA"), as well as to modify the Policy Plan Land Use Plan (Exhibit LU-01) to establish a Zone Change (File No. PZC21-002); and

WHEREAS, City of Ontario Development Code Division 2.03 (Public Hearings) prescribes the manner in which public notification shall be provided and hearing procedures to be followed, and all such notifications and procedures have been completed; and

WHEREAS, on January 25, 2022, the Planning Commission of the City of Ontario conducted a hearing to consider the Project, and concluded said hearing on that date, voting to issue Resolution No. PC22-006 recommending the City Council approve the Application; and

WHEREAS, on March 1, 2022, the City Council of the City of Ontario conducted a hearing to consider the Project, and concluded said hearing on that date; and

WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred.

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

SECTION 1. ***Environmental Determination and Findings.*** As the decision-making body for the Project, the City Council has reviewed and considered the information contained in Environmental Impact Report (EIR), Mitigation Monitoring and Reporting Program and a Statement of Overriding Considerations prepared for the project and supporting documentation. Based upon the facts and information contained in the EIR (SCH# 2021010318) and supporting documentation, the City Council finds as follows:

(1) The South Ontario Logistics Center Specific Plan EIR, Mitigation Monitoring and Reporting Program and a Statement of Overriding Considerations contains a complete and accurate reporting of the environmental impacts associated with the Project; and

(2) The South Ontario Logistics Center Specific Plan EIR, Mitigation Monitoring and Reporting Program and a Statement of Overriding Considerations was completed in compliance with CEQA and the Guidelines promulgated thereunder; and

(3) The South Ontario Logistics Center Specific Plan EIR, Mitigation Monitoring and Reporting Program, and a Statement of Overriding Considerations reflects the independent judgment of the City Council; and

SECTION 2. ***Ontario International Airport Land Use Compatibility Plan ("ALUCP") Compliance.*** The California State Aeronautics Act (Public Utilities Code Section 21670 et seq.) requires that an Airport Land Use Compatibility Plan be prepared for all public use airports in the State; and requires that local land use plans and individual development proposals must be consistent with the policies set forth in the adopted Airport Land Use Compatibility Plan.

(1) On April 19, 2011, the City Council of the City of Ontario approved and adopted the Ontario International Airport Land use Compatibility Plan ("ALUCP"), establishing the Airport Influence Area for Ontario International Airport ("ONT"), which encompasses lands within parts of San Bernardino, Riverside, and Los Angeles Counties, and limits future land uses and development within the Airport Influence Area, as they relate to noise, safety, airspace protection, and overflight impacts of current and future airport activity. As the decision-making body for the Project, the City Council has reviewed and considered the facts and information contained in the Application and supporting documentation against the ALUCP compatibility factors, including [1] Safety Criteria (ALUCP Table 2-2) and Safety Zones (ALUCP Map 2-2), [2] Noise Criteria (ALUCP Table 2-3) and Noise Impact Zones (ALUCP Map 2-3), [3] Airspace protection Zones (ALUCP Map 2-4), and [4] Overflight Notification Zones (ALUCP Map 2-5). As a result, the City Council, therefore, finds and determines that the Project, when implemented in conjunction with the conditions of approval, will be consistent with the policies and criteria set forth within the ALUCP; and

(2) Chino Airport is owned and operated by the County of San Bernardino and is situated within the boundaries of the City of Chino, immediately south of Ontario. Portions of the City of Ontario are impacted by aircraft operations at Chino Airport. The adopted ALUCP for Chino Airport was approved in 1991 and does not reflect the most recently adopted 2005 Airport Master Plan. Also, the existing Chino Airport Land Use Compatibility Plan does not reflect the 2011 Caltrans Airport Land Use Planning Handbook. Public Utilities Code Section 21670.1(c) requires local jurisdictions under the "alternative process" to "rely upon" the California Airport Land Use Planning Handbook (Handbook) published by the California Department of Transportation (Caltrans), Division of Aeronautics in October 2011, for preparing Compatibility Plans and to utilize the Handbook's height, land use, noise, safety, and density criteria. Although the City of Ontario does not have the formal responsibility under the "alternative process" to prepare a compatibility plan for Chino Airport, the City of Ontario has completed an Airport Land Use Compatibility Assessment that analyzes Chino Airport's impacts on Ontario, consistent with policies and criteria set forth within the Caltrans 2011 California Airport Land Use Planning Handbook. The City of Ontario is currently working towards completing an Airport Land Use Compatibility Plan for portions of the City that are impacted by aircraft operations at Chino Airport. The proposed Project is located within the Airport Influence Area of Chino Airport and was evaluated and found to be consistent with the California Airport Land Use Planning Handbook and the City of Ontario's Chino Airport Land Use Compatibility Assessment. As the decision-making authority for the Project, the City Council has reviewed and considered the facts and information contained in the Application and supporting documentation against the ALUCP compatibility factors, including Safety, Noise, Airspace Protection, Overflight. As a result, the City Council, therefore, finds and determines that the Project, will be consistent with the policies and criteria set forth within the California Airport Land Use Planning Handbook and the City of Ontario's Chino Airport Land Use Compatibility Assessment.

SECTION 3. ***Concluding Facts and Reasons.*** Based upon the substantial evidence presented to the City Council during the above-referenced hearing, and upon the specific findings set forth in Section 1 through 3, above, the City Council hereby concludes as follows:

(1) The approximately 219.4-acre South Ontario Logistics Center Specific Plan is suitable for business park and industrial development and is consistent with the goals, policies, plans and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan. The proposed land uses in the proposed districts will also be in harmony in terms of access, size, and compatibility with existing land use in the surrounding area; and

(2) The proposed South Ontario Logistics Center Specific Plan is in conformance with the Land Use Policies and Goals of the Policy Plan and will provide standards and guidelines for the harmonious development within the districts, in a manner consistent with the Policy Plan. The Specific Plan is proposing business park and industrial type development for the approximately 219.4-acre site, which is what is proposed to be mandated by the land use plan of the Policy Plan, therefore, the proposed industrial uses will be in conformance with the policies and goals of the Policy Plan; and

(3) During the South Ontario Logistics Center Specific Plan review, opportunities for the involvement of citizens, California Native American Indian tribes (Government Code Section 65352.3.), public agencies, public utility companies, and civic, education, and other community groups, through public hearings or other means were implemented consistent with California Government Code Section 65351; and

(4) The project is consistent with the Housing Element of the Policy Plan (General Plan) component of The Ontario Plan, as the project site is not one of the properties in the Available Land Inventory contained in Table A-3 (Available Land by Planning Area) of the Housing Element Technical Report Appendix.

Senate Bill 330 ("SB 330") – Housing Accountability Act (Government Code Section 65589.5 et seq.) (SB 330) was passed by the California Legislature, signed by the Governor, and became effective on January 1, 2020. The bill is the result of the Legislature's extensive findings regarding the California "housing supply crisis" with "housing demand far outstripping supply."

SB 330 amends Government Code Section 65589.5 adds Government Code Sections 65940, 65943 and 65950, and repeals and readopts Sections 65906.5, 65913.10 and 65941.1. To summarize, no city may disapprove a residential housing development project for low- to moderate-income households (as defined therein) unless it makes a finding that the housing development project "would have a specific, adverse impact upon the public health or safety, and there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to low- and moderate-income households…" such as where the housing development project is proposed on land "which does not have adequate water or wastewater facilities to serve the project." (Government Code Section 65589.5(d)(2), (4)).

In addition, the legislation adds Chapter 12 to Division 1 of Title 7 of the Government Code (Section 66300 et seq.) that applies to "affected cities," which are identified as cities in urbanized areas as determined by the most recent census. In accordance with SB 330, the Department of Community Development and Housing ("HCD") has prepared a list of affected cities and has determined that Ontario is an "affected city." Therefore, pursuant to Government Code section 66300(b)(1)(A) and (b):

> *(b) (1) Notwithstanding any other law except as provided in subdivision (i), with respect to land where housing is an allowable use, an affected city shall not enact a development policy, standard, or condition that would have any of the following effects:*
>
> *(A) Changing the general plan land use designation, specific plan land use designation, or zoning of a parcel or parcels of property to a less intensive use or reducing the intensity of land use within an existing general plan land use designation, specific plan land use designation, or zoning district below what was allowed under the land use designation and zoning ordinances of the affected county or affected city, as applicable, as in effect on January 1, 2018…"*

except when approved by HCD or when the following exception is set out in Government Code Section 66300(i)(1) applies:

(i) (1) This section does not prohibit an affected county or an affected city from changing a land use designation or zoning ordinance to a less intensive use if the city or county concurrently changes the development standards, policies, and conditions applicable to other parcels within the jurisdiction to ensure that there is no net loss in residential capacity.

The General Plan Amendment ("GPA") is proposed to change the Project site's land use designations from Business Park (0.6 FAR) and Low-Medium Density Residential (5.1-11 du/ac) to Business Park (0.6 FAR) and Industrial (0.55 FAR) land uses. The General Plan Amendment will allow development of up to 919,048 square feet of business park and 4,414,470 square feet of industrial, for a maximum development of 5,333,518 square feet. The GPA would, therefore, eliminate the low-medium density housing designation, thereby theoretically eliminating 1,352 units (as determined by the City's density determinations to be 8.5 dwelling units per acre [du/ac.]). In compliance with SB330, the EIR evaluated the elimination of 1,352 units and determined that based on SB 330 Exceptions for lack of water and sewer to serve a residential project and the no net loss of residential capacity, the Project is consistent with HCD exception findings. The Project site does not have sufficient water or wastewater facilities to serve a residential project. As explained in Section 3.4.1.2, of the Draft EIR, at present there is no water or sewer infrastructure that could serve residential units because the land has been used for agricultural purposes with water provided by on-site wells and sewer provided by septic systems. The Project Applicant is working on projects both approved and under review that span the length of Eucalyptus Avenue to the north, Merrill Avenue to the south, Euclid Avenue to the east, and Grove Avenue to the west (Ontario Ranch Business Park Specific Plan – Approved; Ontario Ranch Business Park Specific Plan Amendment – Under review; and, South Ontario Logistics Center – Subject Project), with a combined estimated cost of $144,331,000 (see Table 1, Project Cost Estimate by Project Area, below). The total estimated cost includes individual streets, lengths of pipe, storm drain, sewer, water, streetlights, curbing, paving, signals, power/fiber, and more. This cost would be financially infeasible for the 1,352 units presently allowed under the current residential General Plan designation and therefore the cost of such improvements would make residential development on the site financially infeasible (see Government Code Section 66589.5(d)(2) cited above).

Table 1: Project Cost Estimate by Project Area	
Project Name	***Cost Estimate***
Ontario Ranch Business Park Phase 1 (Specific Plan - Approved)	$72,151,000
South Ontario Logistics Center (Specific Plan – Subject Project, Under Review)	$59,780,000
Ontario Ranch Business Park Phase 2 (Specific Plan Amendment, Under Review)	$12,400,000
Total	**$144,331,000**

In order to demonstrate "no net loss of residential capacity," the Project will be required to demonstrate increased residential zoning capacity on a "SB330 Replacement Site" by 1,352 units to off-set the Project site loss of zoning capacity (Low Medium Density, 5.1 to

11 du/ac). In tandem with the City's adoption of the 6th Cycle Housing Element, the City is also adopting an Affordable Housing Overlay zone and applying this zone to all parcels in the sites inventory that are south of Riverside Drive or are zoned MU-2 along Holt Boulevard. Relevant to the Project, the Affordable Housing Overlay zone will establish a minimum density of 20 dwelling units per acre for all development (regardless of Policy Plan designation or underlying zoning district), and increase the maximum density from 25 to 30 units per acre for parcels that are designated in the Policy Plan for Medium Density Residential ("MDR") when an affordable housing project is proposed with at least 25 percent of proposed units are restricted for lower income households. The creation of the Affordable Housing Overlay zone and increased maximum density of 5 dwelling units per acre will increase residential capacity on 473.7 acres of such parcels currently designated MDR, by 2,368 dwelling units. On December 20, 2021, the Planning Commission reviewed and recommended to City Council for approval a General Plan Amendment (File No. PGPA21-004) for the Housing Element update to the Policy Plan (General Plan) component of The Ontario Plan, to address State mandates regarding the Regional Housing Needs Allocation ("RHNA"), as well as to modify the Policy Plan Land Use Plan (Exhibit LU-01) to establish a Zone Change (File No. PZC21-002). The Project EIR addresses the potential impacts associated with relocating residential density from the Project site to the SB330 Replacement Sites located north of the Project site, along Grove Avenue, pursuant to SB330. With the City adoption of the 6th Cycle Housing Element and associated Affordable Housing Overlay zone, no net loss of residential capacity will occur as a result of the Project.

SECTION 4. ***City Council Action.*** Based upon the findings and conclusions set forth in Sections 1 through 3, above, the City Council hereby APPROVES the herein described Specific Plan, attached hereto as "Attachment A," and incorporated herein by this reference.

SECTION 5. ***Notice of Determination Filing.*** Within 5 days following final application approval, The Applicant shall provide the Notice of Determination ("NOD") filing fee and applicable Department of Fish and Wildlife mitigation fee to the City of Ontario Planning Department. Required fees shall be paid by check, made payable to the "Clerk of the Board of Supervisors", which shall be forwarded to the San Bernardino County Clerk of the Board of Supervisors, along with all applicable environmental forms/notices, pursuant to the requirements of the California Environmental Quality Act ("CEQA"). Failure to provide required fees within the above-specified time will result in an extension to the statute of limitations for the filing of a CEQA lawsuit against the Project, from 30 days to 180 days.

SECTION 6. ***Final Documents.*** Within 30 days following approval of this Ordinance, the Applicant shall provide the following to the City:

(1) Five bound copies of the final Specific Plan document; and

(2) One complete, unbound copy of the final Specific Plan document; and

(3) One CD containing a complete Microsoft Word copy of the final Specific Plan document, including all required revisions; and

(4) Five CDs, each containing a complete PDF copy of the final Specific Plan document, including all required revisions; and

(5) One CD containing a complete electronic website version of the final Specific Plan document, including all required revisions.

SECTION 7. ***Indemnification.*** The Applicant shall agree to defend, indemnify and hold harmless, the City of Ontario or its agents, officers, and employees from any claim, action or proceeding against the City of Ontario or its agents, officers or employees to attack, set aside, void, or annul this approval. The City of Ontario shall promptly notify the applicant of any such claim, action, or proceeding, and the City of Ontario shall cooperate fully in the defense.

SECTION 8. ***Custodian of Records.*** The documents and materials that constitute the record of proceedings on which these findings have been based are located at the City of Ontario City Hall, 303 East "B" Street, Ontario, California 91764. The custodian for these records is the City Clerk of the City of Ontario.

SECTION 9. ***Severability.*** If any section, sentence, clause or phrase of this Ordinance or the application thereof to any entity, person or circumstance is held for any reason to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect other provisions or applications of this Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are severable. The People of the City of Ontario hereby declare that they would have adopted this Ordinance and each section, sentence, clause or phrase thereof, irrespective of the fact that any one or more section, subsections, sentences, clauses or phrases be declared invalid or unconstitutional.

SECTION 10. ***Effective Date.*** This Ordinance shall become effective 30 days following its adoption.

SECTION 11. ***Publication and Posting.*** The Mayor shall sign this Ordinance and the City Clerk shall certify as to the adoption and shall cause a summary thereof to be published at least once, in a newspaper of general circulation in the City of Ontario, California within 15 days following the adoption. The City Clerk shall post a certified copy of this ordinance, including the vote for and against the same, in the Office of the City Clerk, in accordance with Government Code Section 36933.

PASSED, APPROVED, AND ADOPTED this ____ day of _____ 2022.

_____
PAUL S. LEON, MAYOR

ATTEST:

_____
SHEILA MAUTZ, CITY CLERK

APPROVED AS TO FORM:

_____
BEST BEST & KRIEGER LLP
CITY ATTORNEY

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

I, SHEILA MAUTZ, City Clerk of the City of Ontario, DO HEREBY CERTIFY that foregoing Ordinance No. _____ was duly introduced at a regular meeting of the City Council of the City of Ontario held March 1, 2022 and adopted at the regular meeting held _____, 20__ by the following roll call vote, to wit:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

I hereby certify that the foregoing is the original of Ordinance No. _____ duly passed and adopted by the Ontario City Council at their regular meeting held _____ and that Summaries of the Ordinance were published on _____ and _____, in the Inland Valley Daily Bulletin newspaper.

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

ATTACHMENT A:

File No. PSP19-001;
South Ontario Logistics Center Specific Plan

(Document follows this page)

SOUTH ONTARIO LOGISTICS CENTER **SPECIFIC PLAN**





Oct 2021

3996

SOUTH ONTARIO LOGISTICS CENTER

SPECIFIC PLAN

City of Ontario

Specific Plan

Developer

Real Estate Development Associates, LLC

4450 MacArthur Blvd., Suite 100

Newport Beach, CA 92660

(949) 216-7300

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South Ontario Logistics Center Specific Plan

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1.0 INTRODUCTION

The South Ontario Logistics Center Specific Plan (this "Specific Plan") is one of the initial industrial specific plans implementing the vision outlined by the City of Ontario for the Ontario Ranch area (formerly New Model Colony). The Ontario Ranch area covers 8,200 acres of the former 14,000-acre San Bernardino Agricultural Preserve, which was historically used for dairy or cattle farming by descendants of Dutch, French Basque, Portuguese, and Mexican families.

The Agricultural Preserve was divided in 1999, with portions incorporated into the three adjacent cities of Chino, Chino Hills, and Ontario. The City of Ontario named its portion the *New Model Colony* after the original *Model Colony of Ontario* established by the Chaffey Brothers, William and George Jr., in 1882. The original Model Colony was founded on innovative land development principles that included the distribution of water rights with land purchases (Mutual Water Company), a grand boulevard (Euclid Avenue), and an agricultural college (Chaffey College, established 1885).

Within Ontario Ranch, the City of Ontario promotes innovative land development principles to continue the legacy of the Model Colony. The land use plan for Ontario Ranch provides for housing, commercial and industrial areas, parks, a lake, a golf course, and trail and bike links. Specific plans are required to guide development in Ontario Ranch to ensure the City objectives are achieved.

On January 26, 2010, the City of Ontario adopted The Ontario Plan, which serves as its new business plan and includes a long-term vision and principle-based policy plan, essentially functioning as the General Plan for the city, including Ontario Ranch.

1.1 Purpose and Intent of the Specific Plan

The South Ontario Logistics Center Specific Plan provides zoning regulations for development of the project site by establishing permitted land use, development standards, infrastructure requirements, and implementation requirements for development. A comprehensive set of design guidelines and development regulations are included to guide and regulate site planning, architectural character, and landscape within the community, ensuring that excellence in community design is achieved during project development. The Specific Plan establishes the procedures and requirements to approve new development within the project site.

The purpose of the Specific Plan is to:

1. Provide a planning framework that responds to the physical and market driven aspects of future development opportunities;
2. Specify adequate and coordinated infrastructure, utilities, and public services for this area of the Ontario Ranch;
3. Promote compatible uses and interfaces with adjacent properties;

4. Ensure the appropriate location and intensity of uses through new development parameters; and
5. Conform with State laws and local ordinances and policies for the preparation of the Specific Plan.

The objectives of the Specific Plan are to:

1. Create a professional, well-maintained, and attractive environment for the development of a multi-purpose business park, light industrial and warehousing/logistics complex.
2. Provide the entitlements and framework for the development of at least 5.3 million square feet of business park and light industrial uses.
3. Provide employment opportunities for community residents.
4. Facilitate the construction of utilities, roads, and other major infrastructure that are sufficiently sized to adequately serve the Specific Plan area.
5. Expand Ontario's industrial uses in proximity to local airports and regional transportation networks.
6. Create an economic engine to drive future growth in Ontario Ranch, spur infrastructure improvements in the area and implement the Specific Plan vision.

1.2 Project Description

This Specific Plan is the regulatory document for the South Ontario Logistics Center, accommodating up to 5,333,518 square feet of business park and general industrial uses on approximately 219 gross acres of land. The Specific Plan addresses consistency with The Ontario Plan; provides a development plan identifying land uses, circulation, infrastructure, streetscape, and landscape plans; establishes allowable uses and development standards for reviewing individual projects; presents design guidelines to create a visually attractive environment; summarizes the development review process; and specifies provisions for administration and implementation of the Specific Plan.

The South Ontario Logistics Center is envisioned to contain business park and industrial buildings supported by public roads and utility infrastructure systems, private driveways, parking lots, truck courts, lighting, landscaping, signage, and other functional and decorative features. The business park uses in smaller buildings are positioned along Eucalyptus Avenue while industrial uses in larger warehouse-style buildings comprise the balance of the site. As designed, building users are expected to be a mixture of local, national, and international businesses that bring job opportunities and economic growth to Ontario. A summary of the land uses is as follows:

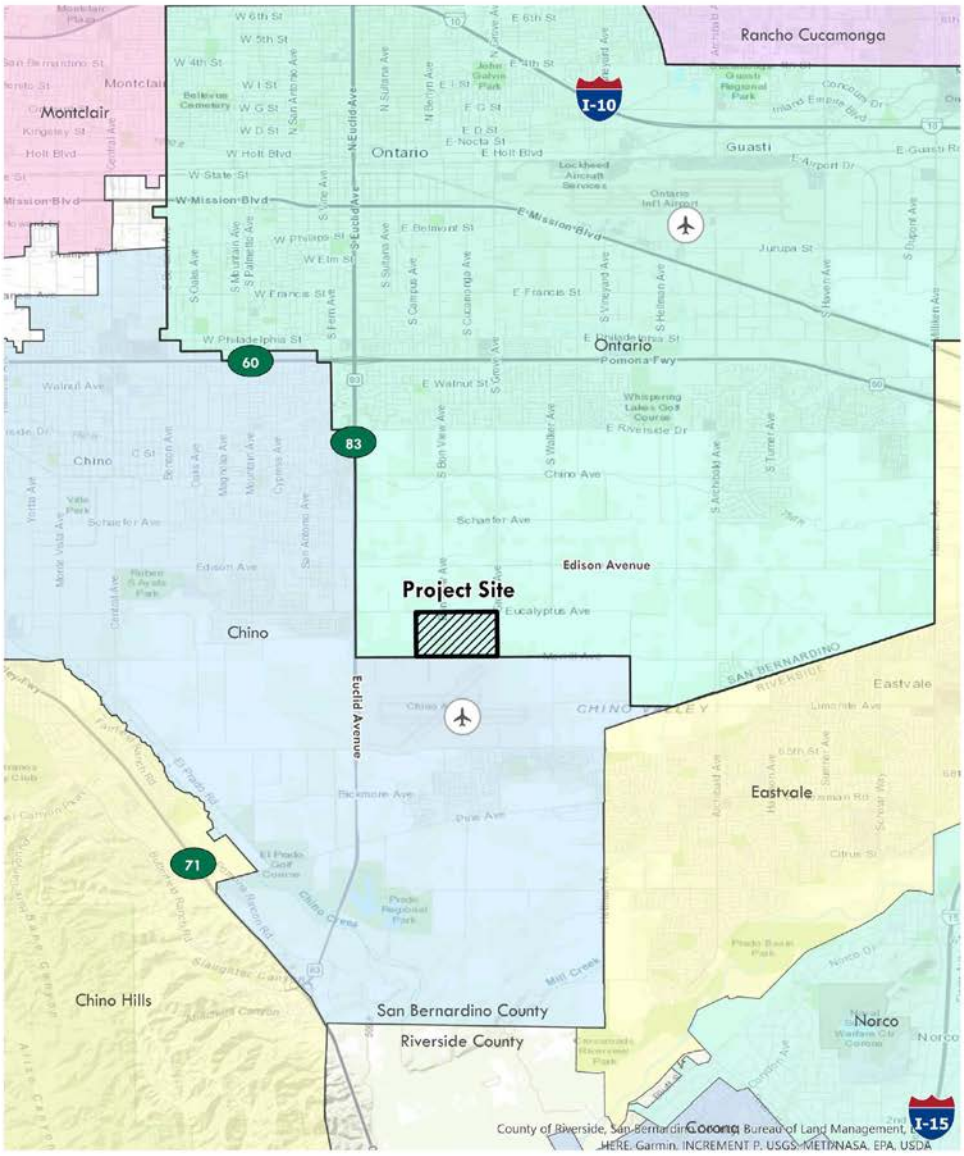
Table 1.0 Land Use Summary

Land Use Designation	Acreage	Maximum Building Square Footage
Business Park Planning Areas	35.17 AC	919,048 SF
Industrial – General Planning Areas	184.22 AC	4,414,470 SF
Total	219.39 AC	**5,333,518 SF**

Location and Specific Plan Boundary

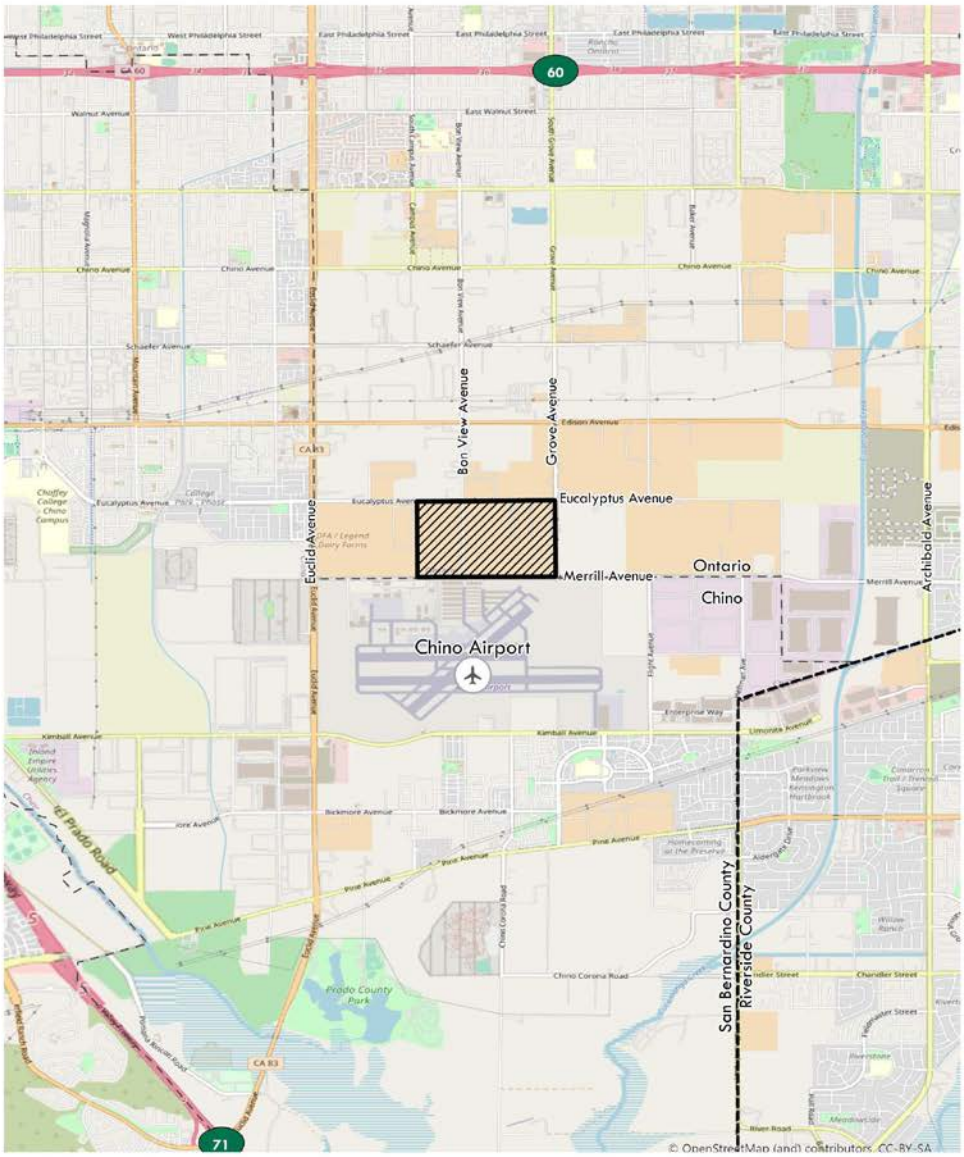
The Specific Plan area is located in the southwestern portion of the city of Ontario within the community called Ontario Ranch (Figure 1.1, Regional Map). The site is approximately 0.80 miles east of State Route 83 (CA-83); 2.97 miles south of State Route 60 (CA-60); 4.5 miles west of Interstate 15 (I-15); and 7.5 miles north of State Route 91 (CA-91) (Figure 1.2, Vicinity Map). The Specific Plan area encompasses 23 parcels bounded by Eucalyptus Avenue on the north, Grove Avenue on the east, Merrill Avenue on the south, Campus Avenue on the west, and consists of the following Assessor Parcel Numbers (APNs): 1054-071-01, -02; 1054-081-03; 1054-091-01, -02; 1054-101-01, -02; 1054-231-01, -02; 1054-241-01, -02; 1054-321-01, -02; 1054-311-01, -02; 1054-051-01, -02; 1054-061-01, -02; 1054-251-01, -02, 1054-301-01, -02. (Figure 1.3, Specific Plan Boundary).

Regional Map



South Ontario Logistics Center Specific Plan **Figure 1.1**

Vicinity Map

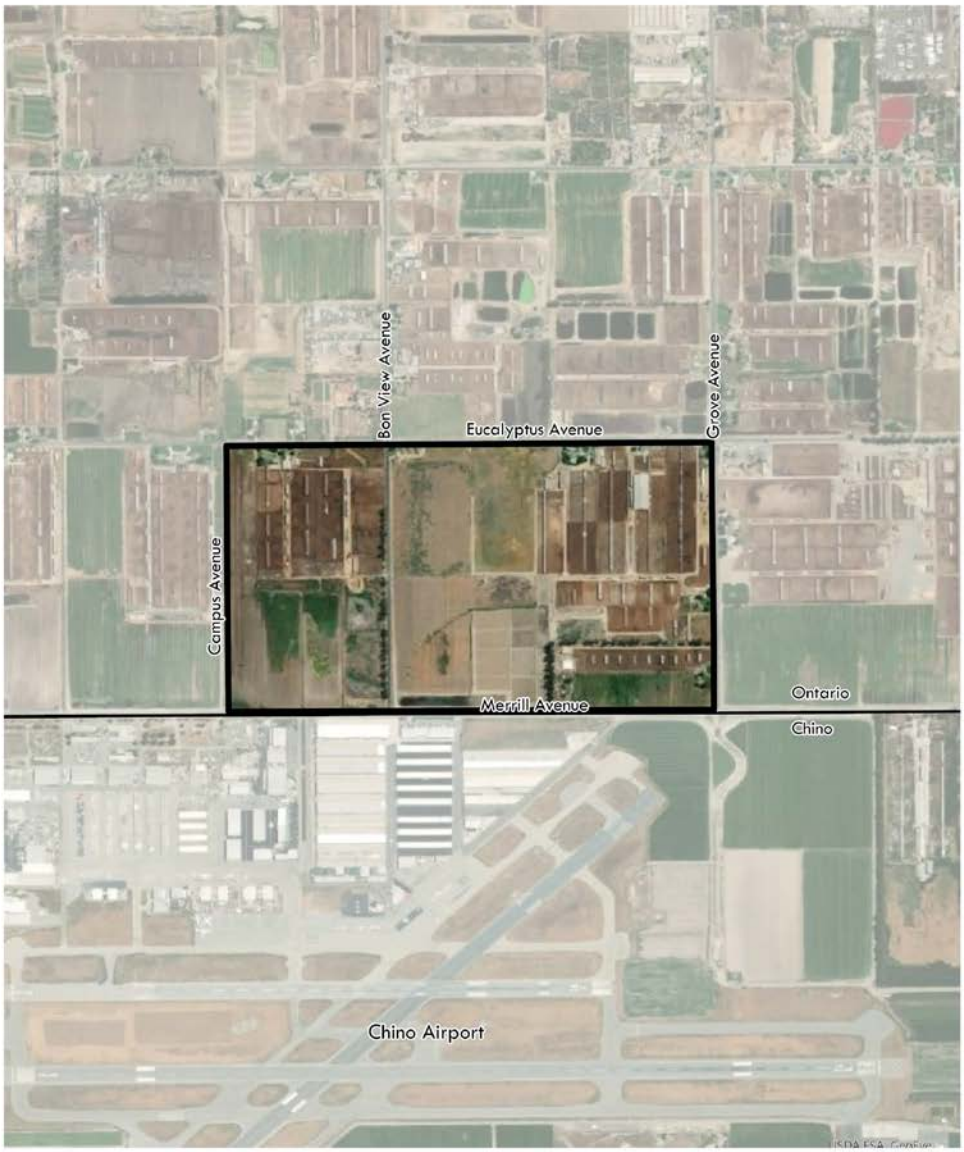


Specific Plan Boundary

N

South Ontario Logistics Center Specific Plan **Figure 1.2**

Specific Plan Boundary



South Ontario Logistics Center Specific Plan **Figure 1.3**

Employment Generation

At build-out, the South Ontario Logistics Center is anticipated to create hundreds of jobs in warehousing, logistics, light manufacturing, and administration. Actual job creation depends on the type of land uses ultimately developed, as a wide range of office, business park, and industrial uses are permitted. For example, e-commerce uses such as internet merchant fulfillment would yield more jobs than a distribution warehouse since many e-commerce companies employ labor-intensive picking and packing operations. Employment opportunities will range from entry level to highly skilled labor, adding to Ontario's competitive advantage in the region. South Ontario Logistics Center will also provide expanded opportunities for start-up businesses.

Infrastructure Framework

In cooperation with adjacent property owners and developers, the Specific Plan will help establish the necessary framework to enable the continued growth and development of Ontario Ranch. The Specific Plan identifies master planned domestic water, recycled water, sewer, storm drain and fiber optic infrastructure.

Community Compatibility

The Specific Plan land use plan designates the northern frontage along Eucalyptus Avenue as Business Park, which provides for smaller scale buildings with less intense uses. The Industrial designation is applied to the remainder of the Specific Plan area, which is adjacent to the Chino Airport across Merrill Avenue.

1.3 Specific Plan Requirements

The range of topics addressed in a specific plan is left to the discretion of the decision-making body. However, all specific plans must, at a minimum, address the following:

1. The distribution, location, and extent of the uses of land, including open space, within the area covered by the plan.
2. The proposed distribution, location, and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the area covered by the plan and needed to support the land uses described in the plan.
3. Standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable.
4. A program of implementation measures including regulations, programs, public works projects, and financing measures necessary to carry out the above identified items.

1.4 Authority and Scope of the Specific Plan

The Ontario Plan requires approval of a Specific Plan for development within Ontario Ranch to guide development of the project site, ensure unified districts and neighborhoods, and implement the City's goals and policies. The City of Ontario has zoned the project site SP (Specific Plan) Zoning District with an AG (Agriculture) Overlay District. This Specific Plan provides zoning regulations to govern development of

the site and shall take precedence over the City of Ontario Development Code. However, in instances where the Specific Plan is silent, the Development Code shall prevail.

The California Government Code (Title 7, Division 1, Chapter 3, Article 8, Sections 65450 through 65457) grants the City the authority to adopt a specific plan by ordinance (a regulatory plan) or resolution (a policy driven plan). This Specific Plan is a regulatory document, providing land use and design guidance adopted by ordinance.

As a regulatory plan, this document serves as zoning law for the land within the Specific Plan area. Development plans, site plans, and tentative tract and parcel maps must be consistent with this Specific Plan and The Ontario Plan. The topics covered in this Specific Plan include land use, infrastructure, development standards, design guidelines, and implementation measures. The minimum requirements of a specific plan are established by California Government Code Sections 65450 through 65457 and City of Ontario Code Sections 9-1.2100 to 9-1.2125.

No local public works project may be approved, no tentative map or parcel map for which a tentative map was not required may be approved, and no zoning ordinance may be adopted or amended within an area covered by a specific plan unless it is consistent with the adopted specific plan (California Government Code Section 65455). The California Government Code also requires compatibility with local, regional and other planning measures. For example, the Specific Plan must be consistent with any applicable comprehensive airport land use plan (ALUP) (California Government Code Section 65302.3). After adoption, any identification of inconsistency must be followed by amendment of either the existing plans and regulations or the specific plan itself. Failure to correct inconsistencies can result in the inability to enforce specific plan regulations and policies.

1.5 Other Governing Documents

In addition to this Specific Plan, which includes a Land Use Plan, Infrastructure Plan, Development Regulations, Design Guidelines, and an Implementation Plan tailored to the South Ontario Logistics Center, the following documents also contain applicable information:

- The Ontario Policy Plan (which serves as the City's State mandated General Plan) that includes City-wide policies pertaining to land use, housing, mobility, safety, environmental resources, parks & recreation, community economics, community design, and social resources.
- The City of Ontario Development Code, which governs over topics on which this Specific Plan's development regulations are silent. (Where the requirements of this Specific Plan differ from the requirements of the Ontario Development Code, this Specific Plan takes precedence.)
- The South Ontario Logistics Center Development Agreement, which specifies methods for the financing, acquisition, and construction of infrastructure systems and provides assurance that development of the property may proceed subject to Ontario's rules and regulations in effect at the time of this Specific Plan's approval.
- The Airport Land Use Compatibility Plans for Ontario International Airport (ONT) and Chino Airport. The City of Ontario is currently preparing an Airport Land Use Compatibility Plan for Chino Airport which relies on the California Airport Land Use Planning Handbook published by Caltrans Division of Aeronautics, that

is expected to be adopted in 2021. The Chino Airport Land Use Compatibility Plan will establish policies and criteria for the four types of compatibility impacts which include safety, noise, airspace protection, and overflight. Projects within the Specific Plan boundary shall be required to be consistent with the policies and criteria of the Airport Land Use Compatibility Plans for Ontario International Airport and Chino Airport.

- The Mitigation Monitoring and Reporting Program (MMRP) that is part of the South Ontario Logistics Center's Environmental Impact Report (EIR) prepared in compliance with the California Environmental Quality Act. The MMRP stipulates measures that are required to be implemented to mitigate the environmental effects of the commerce center's construction and operation.

1.6 California Environmental Quality Act Compliance

The Specific Plan is a discretionary project and is subject to the requirements of the California Environmental Quality Act (CEQA). Pursuant to State and local CEQA guidelines, an Environmental Impact Report (EIR) addressing the impacts associated with the development of a project must be considered and certified by the City prior to approval of a Specific Plan.

To address potential environmental impacts, it is anticipated that an EIR will be prepared. The EIR will analyze the potential environmental impacts of the adoption and implementation of the Specific Plan and any concurrently processed permits. The EIR for the Specific Plan will be helpful in dealing with concurrently processed implementing projects (such as development within the Specific Plan and/or related infrastructure provision) and subsequent activities within the Specific Plan area. With a detailed analysis of the Specific Plan and associated development, many subsequent activities, such as grading permits or other development permits, could be found to be within the scope of the project described in the EIR, and no further environmental documents would be required.

1.7 Organization of this Specific Plan

The Specific Plan is organized by chapter as follows:

1. **Introduction.** This chapter states the purpose and intent of the Specific Plan, introduces the proposed project, summarizes specific plan requirements, and explains the scope and authority of the Specific Plan and its compliance with CEQA.

2. **Existing Conditions.** This chapter explains the baseline conditions for the project site including current and surrounding land uses, airport influence, circulation, utilities, and environmental conditions.

3. **Development Plan.** This chapter establishes the overall development concept for the Specific Plan including the land use plan, infrastructure plans for water, sewer, drainage, and circulation, and the provision of public services such as fire, police, and solid waste disposal.

4. **Land Use and Development Regulations.** This chapter establishes the land use designations and regulations for the Specific Plan. Upon adoption of this Specific Plan, the land use and development standards within this chapter serve as the legal zoning for the Specific Plan area.

5. **Design Guidelines.** This chapter provides direction for site planning, architecture, and landscape design in the Specific Plan area.

6. **Administration and Implementation.** This chapter provides requirements for development review and administration of the Specific Plan including amendment procedures and implementation priorities.

7. **The Ontario Plan Consistency.** This chapter describes the Specific Plan's conformance with The Ontario Plan.

2.0 EXISTING CONDITIONS

The following sections document the conditions prior to the adoption of this Specific Plan, including land uses, airport influence areas, Williamson Act contracts, land use designations, circulation, and environmental conditions.

2.1 Existing and Surrounding Land Uses

The Specific Plan area is occupied by agricultural uses, including a dairy farm, row crops, and vacant land. Approximately six residences that house the dairy owner and workers are also located within the Specific Plan area. Dairy farming and agriculture have been the primary uses of the property since the 1930s or earlier.

Figure 2.1 shows the existing uses in the vicinity, which include:

- North across Eucalyptus Avenue: dairy farm and agricultural row crops
- South across Merrill Avenue: Chino Airport (City of Chino)
- East across Grove Avenue: dairy farm and agricultural row crops
- West across Campus Avenue: dairy farm and agricultural row crops

The Ontario Plan designates the surrounding areas in Ontario Ranch for business park, commercial, and residential uses.

2.2 Airport Influence Areas

Ontario International Airport Influence Area

The Ontario International Airport Land Use Compatibility Plan (ONT ALUCP) was adopted by the Ontario City Council on April 19, 2011. The intent of a compatibility plan is to avoid conflicts between airport operations and surrounding land uses. The Specific Plan area is not within the safety, noise impact, or airspace protection zones of the ONT ALUCP; however, it is within the Airport Influence Area, as is the entire City of Ontario. While a Real Estate Transaction Disclosure policy is not required for non-residential land, developers or tenants may purchase a Natural Hazard Disclosure report that would indicate that the property is in an Airport Influence Area.

Chino Airport Overlay Zone

The Specific Plan area is within Safety Zone 1, 3 and 6 of the Chino Airport Overlay (Generic Safety Zones for General Aviation Airports from the Caltrans Division of Aeronautics – California Airport Land Use Planning Handbook) as shown in Figure 2.2 Airport Influence Areas.

The following open land and occupancy limit requirements shall apply in Chino Airport Safety Zones, as established by the Chino Airport Compatibility Plan.

Zone 1: No buildings shall be located in Safety Zone 1.
Zone 3: At least 15% of the zone shall remain as open land* and occupancy shall be limited to 100 people per acre on average and a maximum of 300 people in any one acre.

Zone 6: At least 10% of the zone shall remain as open land* or an open area every ¼ mile to ½ mile is required; occupancy shall be limited to 300 people per acre on average and a maximum of 1,200 people in any one acre.

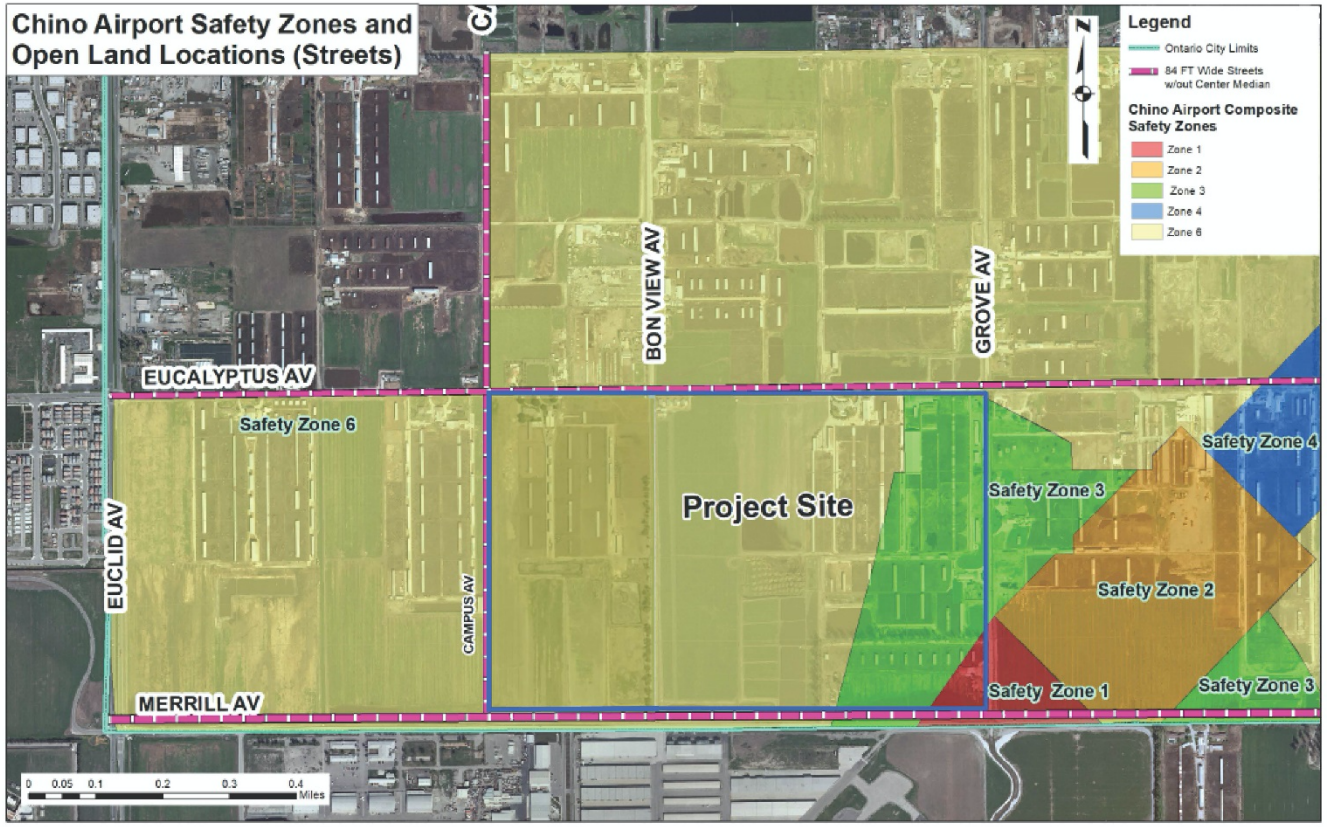
* Open land is defined as areas at least 300 feet long by 75 feet wide (about 0.5 acre) that are relatively level and free of tall vertical objects such as structures, overhead lines/wires, and large trees and poles greater than 4 inches in diameter and taller than 4 feet above the ground. Parking lots can be considered as acceptable open lands. In the Specific Plan area, surrounding roads (Eucalyptus, Campus and Merrill Avenues), drive aisles, and truck parking lots can be considered as acceptable open lands in urbanized settings.

Existing Surrounding Land Uses



South Ontario Logistics Center Specific Plan **Figure 2.1**

Airport Influence Areas



South Ontario Logistics Center Specific Plan

Figure 2.2

2.3 Williamson Act Contracts

The California Land Conservation Act of 1965, commonly referred to as the Williamson Act, enables local governments to enter into contracts with private landowners for the purpose of restricting specific parcels of land to agricultural or related open space use. In return, landowners receive property tax assessments that are much lower than normal because they are based upon farming and open space uses as opposed to full market value. The motivation for the Williamson Act is to promote voluntary land conservation, particularly farmland conservation. At the time this Specific Plan was prepared (2021), there is an active Williamson Act Contract (Contract #72-392) on APN 1054-051-01, 02 and 1054-061-01, 02. However, a notice of non-renewal was recorded, starting the process to terminate this Contract. As one of the discretionary actions associated with the South Ontario Logistics Specific Plan, these existing Williamson Act Contracts will be cancelled. Cancellation would comply with provisions and requirements identified at Government Code (GC) §51280 et seq. The City would be required to make the required statutory findings (GC §51282(a)). The landowner would be required to pay the requisite cancellation fee.

2.4 Existing Ontario Plan and Zoning Land Use Designations

The Ontario Plan existing land use designations and existing zoning map designations for the Specific Plan area (prior to adoption of the South Ontario Logistics Center Specific Plan) are shown in Figure 2.3.

The Ontario Plan existing land use designations are:

- Business Park (0.6 Floor Area Ratio (FAR))
  Assessor Parcel Number (APN): 1054-231-02; 1054-321-01, -02; 1054-311-02; 1054-331-01; 1054-301-01, -02.

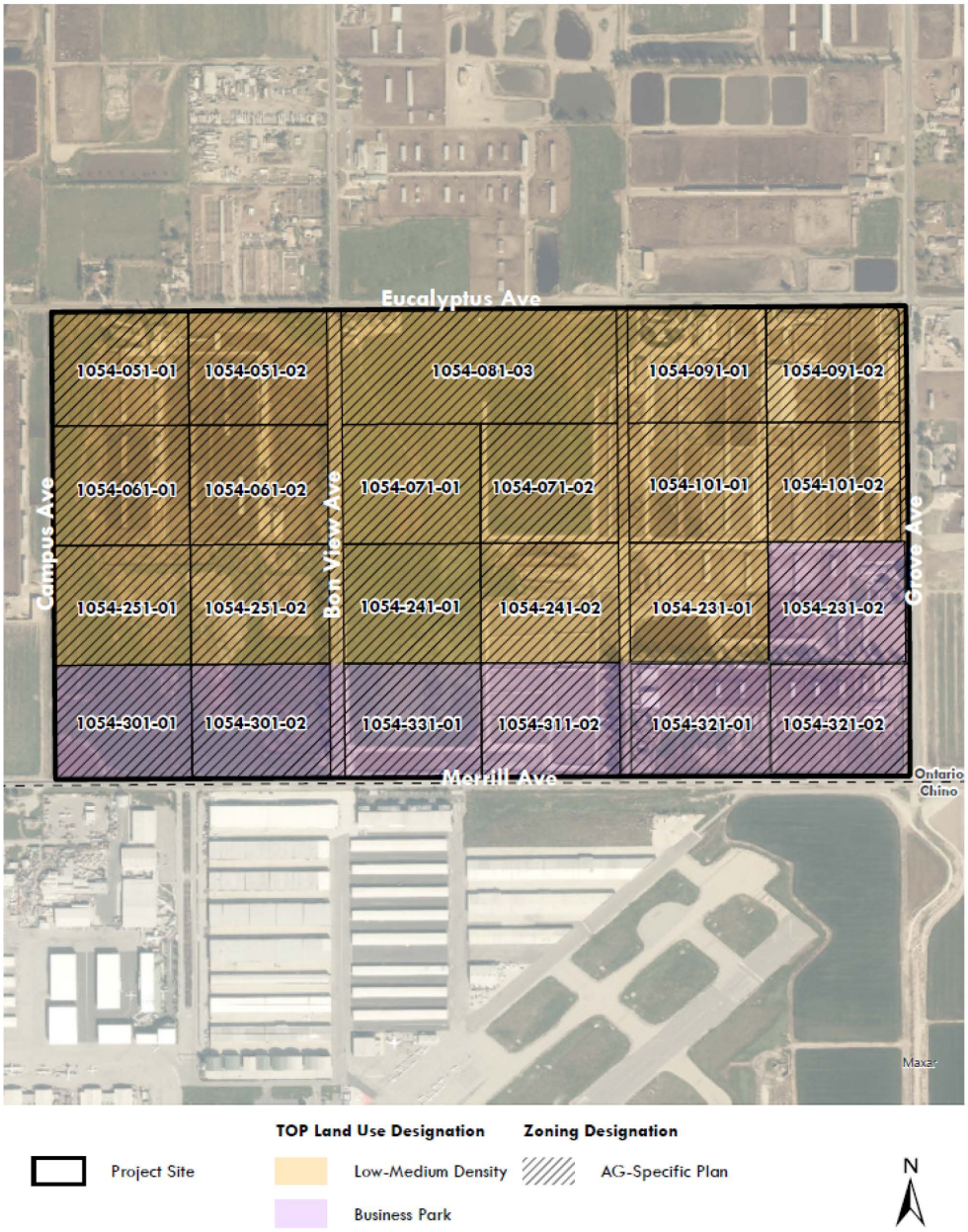
- Low-Medium Density Residential (5.1 – 11 dwelling units per acre)
  APN: 1054-071-01, -02; 1054-081-03; 1054-091-01, -02, 1054-101-01, -02; 1054-231-01; 1054-241-01, -02, 1054-252-01, -02, 1054-061-01, -02, 1054-051-01,-02.

- Chino Airport Overlay
  APN: 1054-101-02; 1054-231-01, -02; 1054-311-02, 1054-321-01, -02 and portions of 1054-091-02; 1054-101-01; 1054-241-02; 1054-311-01

The project includes an application for a General Plan Amendment to change the land use designations to Industrial and Business Park, as discussed in Chapter 3, Development Plan.

The existing zoning designation is SP (Specific Plan) Zoning District with an AG (Agriculture) Overlay District. The AG Overlay indicates that the land can continue to be used for agricultural uses, but the SP District designation requires approval of a specific plan by the City for urban development of the project site.

Existing TOP Land Use and Zoning



South Ontario Logistics Center Specific Plan **Figure 2.3**

2.5 Existing Circulation

The Specific Plan area is located approximately three miles south of State Route 60 via State Route 83 (Euclid Avenue), which is located west of the Specific Plan area, as shown in Figure 1.1 and Figure 1.2 .

Vehicular circulation in the Specific Plan area is provided by Eucalyptus Avenue on the north, Merrill Avenue on the south, Grove Avenue on the east, and Campus Avenue on the west.

Grove, Eucalyptus, Campus and Merrill Avenues do not provide fully dedicated rights-of-way as specified in The Ontario Plan and lack major street and parkway improvements.

Bon View Avenue is a fully dedicated street but lacks street and parkway improvements.

The site currently takes access from multiple drive entrances off Grove Avenue and Eucalyptus Avenue. There are no site access points from Merrill and Bon View Avenues due to dirt berms along these property lines.

There is an existing unused dedicated paper street (Cucamonga Avenue) that runs north/south through the center of the site that will be vacated.

There are no traffic signals located at the street intersections bordering the site.

No sidewalks exist adjacent to the site.

2.6 Existing Environmental Conditions

Topography

The topography of the site is moderately flat, sloping from the northeast to the southwest with approximately a 17-foot drop in elevation.

Geology, Soils, and Seismicity

A geotechnical feasibility study included boring to depths of 20 to 30± feet and trenching to depths of 5 to 10± feet. Manure was present at the ground surface at two of the trenches with thicknesses of 4½ to 5± inches. Highly organic topsoil materials were encountered at some of the boring and trench locations, which consisted of silty fine sands and contained manure and/or other fibrous organic material. A 6±-inch-thick surficial layer of aggregate base was observed at the ground surface at one of the borings.

Artificial fill soils were encountered beneath the AB layer and at the ground surface at one of the boring locations, extending to depths of 2½ to 3± feet. The fill soils consisted of medium dense fine sand with trace silt, fine gravel, and AC fragments. Native alluvial soils were encountered at the ground surface or beneath the fill, topsoil, and manure at all of the boring and trench locations. The near-surface alluvium generally consisted of loose to medium dense fine sands and silty fine sands to fine sandy silts, extending to depths of 4½ to 8½± feet below ground surface. Beneath these soils, the borings encountered stiff to very stiff clayey silts, silty clays, and sandy clays with occasional layers of medium dense silty sands, sandy silts, and clayey sands, extending to at least the maximum depth explored of 30± feet below existing site grades. Free water was not encountered during the drilling of any of the borings.

The subject site is located in an area that is subject to strong ground motions due to earthquakes. Research of available maps indicates that the Specific Plan area is not located within an Alquist-Priolo Earthquake Fault Zone. Furthermore, no evidence of faulting was identified during the geotechnical investigation. Therefore, the possibility of significant fault rupture on the site is considered low.

The potential for other geologic hazards such as seismically induced settlement, lateral spreading, tsunamis, inundation, seiches, flooding, and subsidence affecting the site is considered low. Research of the San Bernardino County Land Use Services website indicates that the subject site is not located within a zone of liquefaction susceptibility. Based on the mapping performed by San Bernardino County and the conditions encountered at the boring locations, liquefaction is not considered to be a design concern for development within the Specific Plan area.

Hydrology

Storm runoff from the site generally drains from north to south. Onsite detention areas are located in the central and southerly portions of the site.

The site surface drains southerly to a dirt swale located adjacent to Merrill Avenue, then westerly to a set of four corrugated steel pipes, then southerly to an earthen channel adjacent to Euclid Avenue.

Areas north of the project site drain southerly towards Eucalyptus Avenue and then westerly towards Euclid Avenue. Eucalyptus Avenue is not fully improved, so it is possible that offsite flows from the north enter the project site.

According to Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps, the project site is not located within a flood hazard zone.

Biological Resources

The Specific Plan area generally represents low biological resource value due to highly disturbed site conditions and historic dairy/agricultural use, resulting in low biological diversity. The entire site has been disturbed by agricultural use and no native habitat was present.

There is limited vegetation on the majority of the site; the vegetation that exists is generally non-native grasses and weeds. Project site contains approximately 94 acres of agriculture fields. These fields are currently fallow. The agriculture fields are disturbed and dominated by non-native species of grasses and plants. Species observed include Avenasp., Bromussp., Russian thistle (Salsola tragus) and alfalfa (Medicago sativa).

The site contains approximately 107.45 acres of disturbed agriculture infrastructure. These areas contain no native habitat and are currently used for containing livestock. These areas are mostly developed with agricultural use structures or residential buildings. Vegetation within these areas consists of non-native ornamental plant species.

The project site contains approximately 19.0 acres of areas stock/retention ponds and channels. These ponds and channels are man-made and fed by wells. The ponds are dry and dominated by upland species such as bromus and Russan thistle, but the stock pond drainage channels contain grasses such as Burmda (Cynodon dactylon) and curly dock (Rumex crispus).

2.7 Existing Ground Water Wells

In compliance with the Chino Basin Water Master's Well Procedure for Developers, a well use/destruction plan and schedule for all existing private/agricultural wells shall be submitted to the City of Ontario for approval prior to the issuance of permits for any construction activity. If a private well is actively used for water supply, the Developer shall submit a plan to abandon such well and connect users to the City's

water system (residential to the domestic water system and agricultural to the recycled water system) when available. Wells shall be destroyed/abandoned per the California Water Resource Guidelines and require permitting from County Health Department. The locations of existing wells are shown in Figure 2.4, “Existing Ground Water Wells”. A copy of such permit and Form DWR 188 Well Completion Form shall be provided to the Development Engineering Department and the Utilities Engineering Department prior to issuance of grading and/or building permits. If the Developer proposes temporary use of an existing agricultural well for purposes other than agriculture, such as grading, dust control, etc., the developer shall make a formal request to the City of Ontario for such use prior to issuance of permits for any construction activity. Upon approval, the Developer shall enter into an agreement with the City of Ontario and pay any applicable fees as set forth by the agreement.

Existing Ground Water Wells



South Ontario Logistics Center Specific Plan **Figure 2.4**

3.0 DEVELOPMENT PLAN

This chapter provides the framework to guide development of the South Ontario Logistics Center Specific Plan. The chapter presents the proposed planning areas, infrastructure plans, and public services to support the project.

3.1 Land Use Plan

The Specific Plan consists of five Planning Areas accommodating a variety of industrial-serving commercial, low-intensity office, technology, light manufacturing, and warehouse/distribution uses that are compatible with the site's location within Safety Zone 1, 3 and 6 of the Chino Airport Influence Area. Chino Airport Runway 21 Runway Protection Zone and CFR Part 77 height restriction of the Chino Airport. The Land Use Plan implements the vision of The Ontario Plan by providing opportunities for employment in manufacturing, distribution, and research and development at intensities designed to meet the demand of current and future market conditions. A list of allowable uses by Planning Area is presented in Chapter 4 (Land Use and Development Standards).

Figure 3.1a (Land Use Plan) identifies the location of the land use designations for the proposed Project area. The Specific Plan zoning mirrors the TOP Land Use Districts and is identified along with the five Planning Areas in Figure 3.1b.

BP (Business Park) Zoning District: The BP zoning district accommodates industrial-serving commercial, low intensity office uses, and certain light industrial uses. Development within this district is typically multi-tenant in nature; however, single-tenant buildings are not precluded.

IG (Industrial - General) Zoning District: The IG zoning district accommodates storage and warehousing uses located in larger buildings on larger sites. Uses may include e-commerce, high cube warehouses, or distribution. A wide range of manufacturing and assembly uses are also permitted in this district.

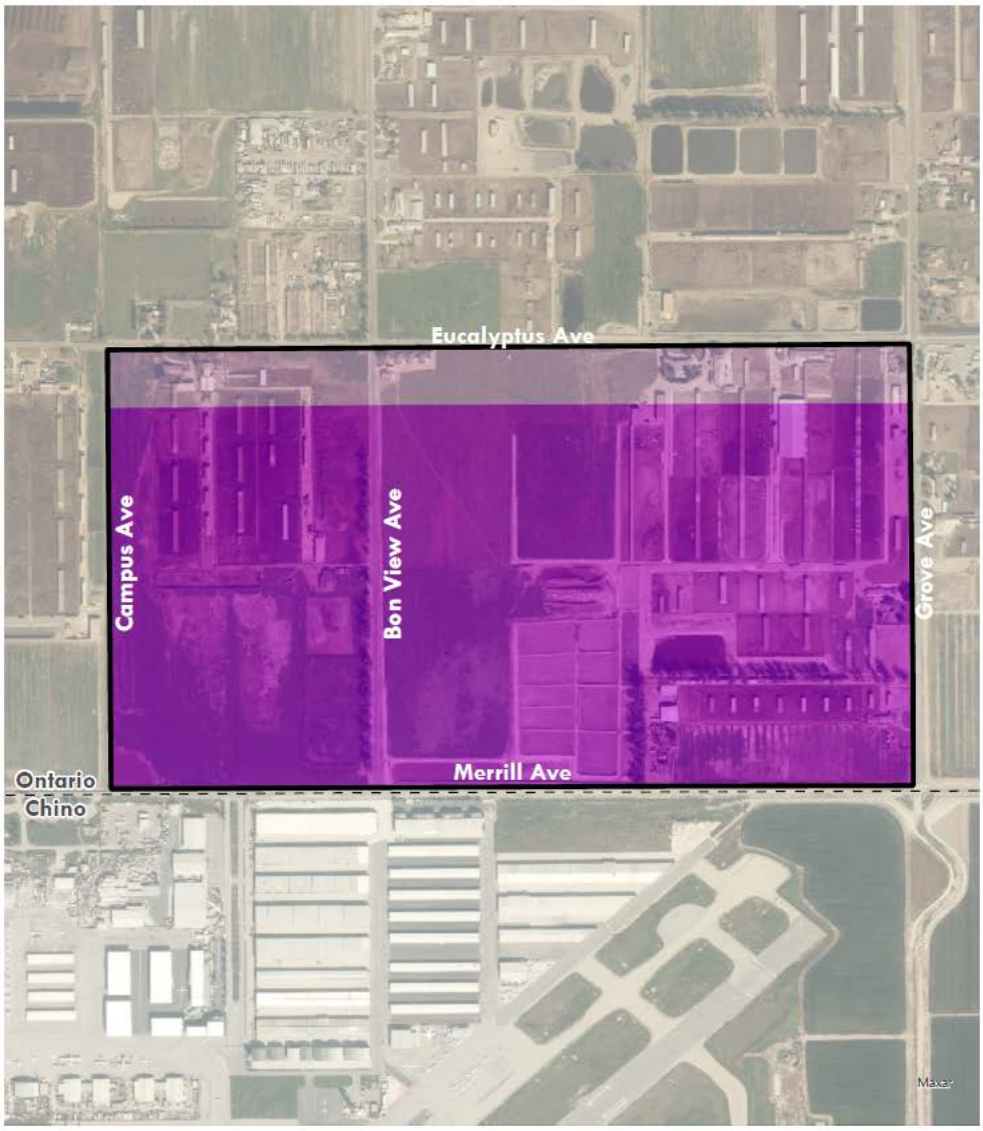
Table 3.1 provides the maximum allowable gross building area for each Planning Area at its associated floor area ratio. Development standards (found in Chapter 4), such as setbacks, parking, landscaping, infrastructure, and site design, may reduce the maximum gross square footage.

Table 3.1 Maximum Specific Plan Build-Out

Planning Area	Maximum Floor Area Ratio[1]	Site Acreage	Maximum Building Square Footage
Planning Area 1: Business Park	0.60	23.65	618,076 SF
Planning Area 3: Business Park	0.60	11.52	300,972 SF
Planning Area 2: Industrial - General	0.55	106.71	2,556,442 SF
Planning Area 4: Industrial -General	0.55	60.06	1,438,914 SF
Planning Area 5: Industrial – General	0.55	17.45	419,114 SF
TOTAL		**219.39**	**5,333,518**

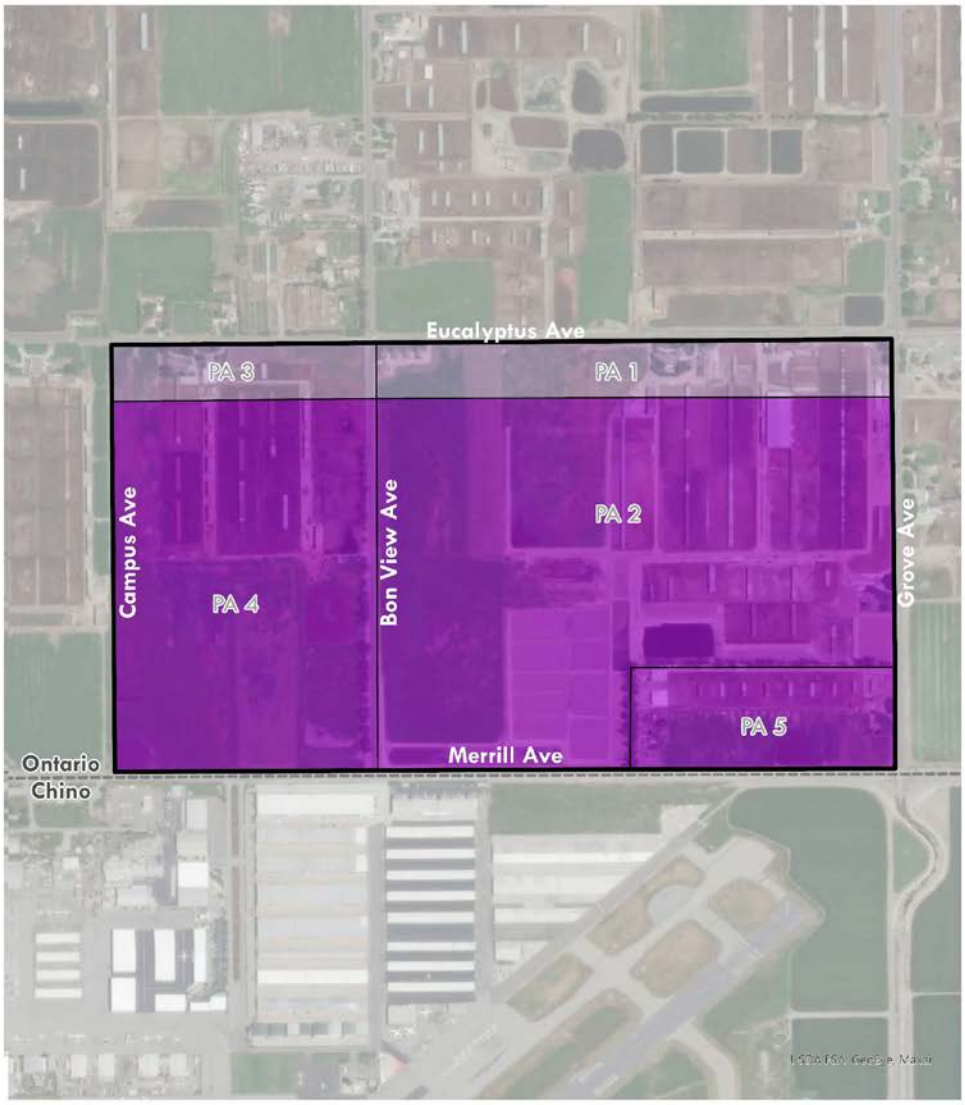
Note:
1. Provided the General Plan Amendment application submitted in conjunction with this Specific Plan to designate PAs 1 and 3 as Business Park and PAs 2,4, and 5 as Industrial – General is approved.

TOP Land Use Plan



South Ontario Logistics Center Specific Plan **Figure 3.1a**

Proposed Specific Plan Land Use Plan



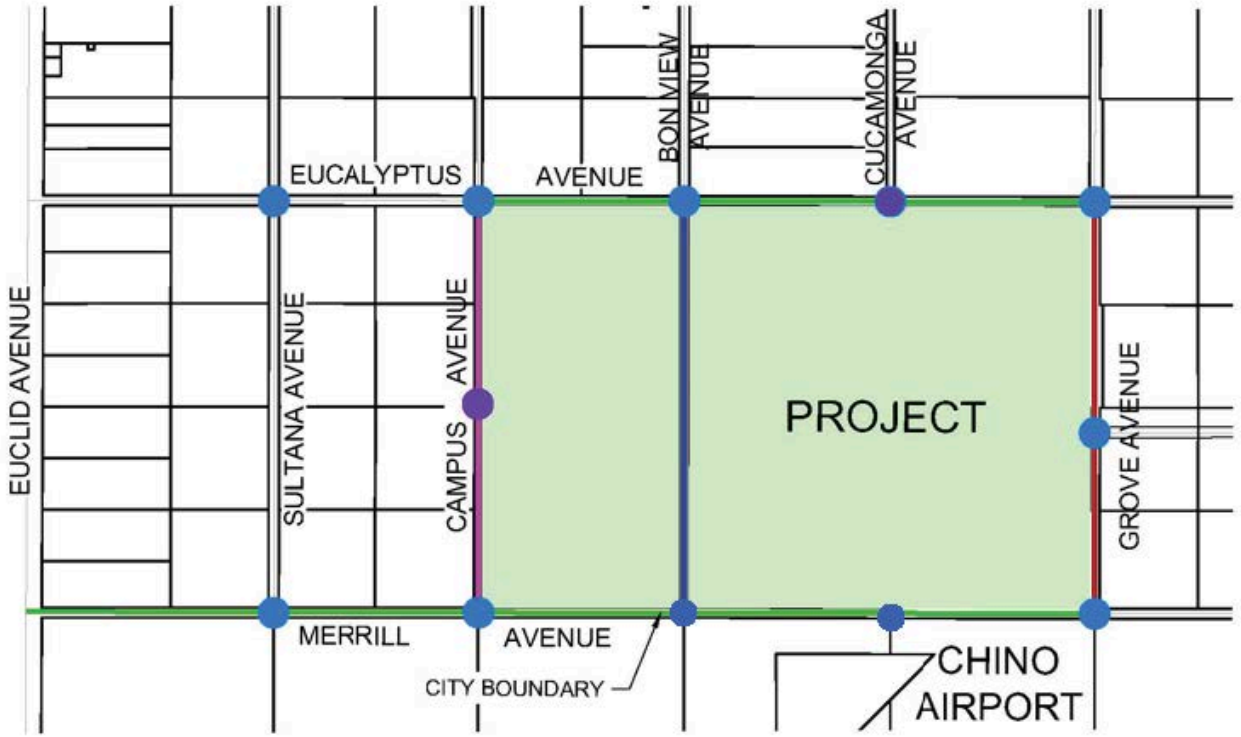
South Ontario Logistics Center Specific Plan **Figure 3.1b**

3.2 Street Plan

The Street Plan (Figure 3.2) facilitates movement of vehicles, pedestrians and cyclists within the Specific Plan area, consistent with the City of Ontario's Roadway Classification System, shown in Figure 3.3.

Figures 3.4 and 3.4a presents typical street cross sections for Grove, Eucalyptus, Merrill, Bon View, and Campus Avenues. Preliminary improvement responsibilities are indicated in the cross sections; however, final fair share responsibilities for street improvements shall be as determined in a Development Agreement with the City. Conceptual streetscape design is presented in Chapter 5 (Design Guidelines). Road surface, sidewalk, and trail improvements within the Specific Plan area shall be approved by the City's Engineering Department.

FIGURE 3.2 - STREET PLAN



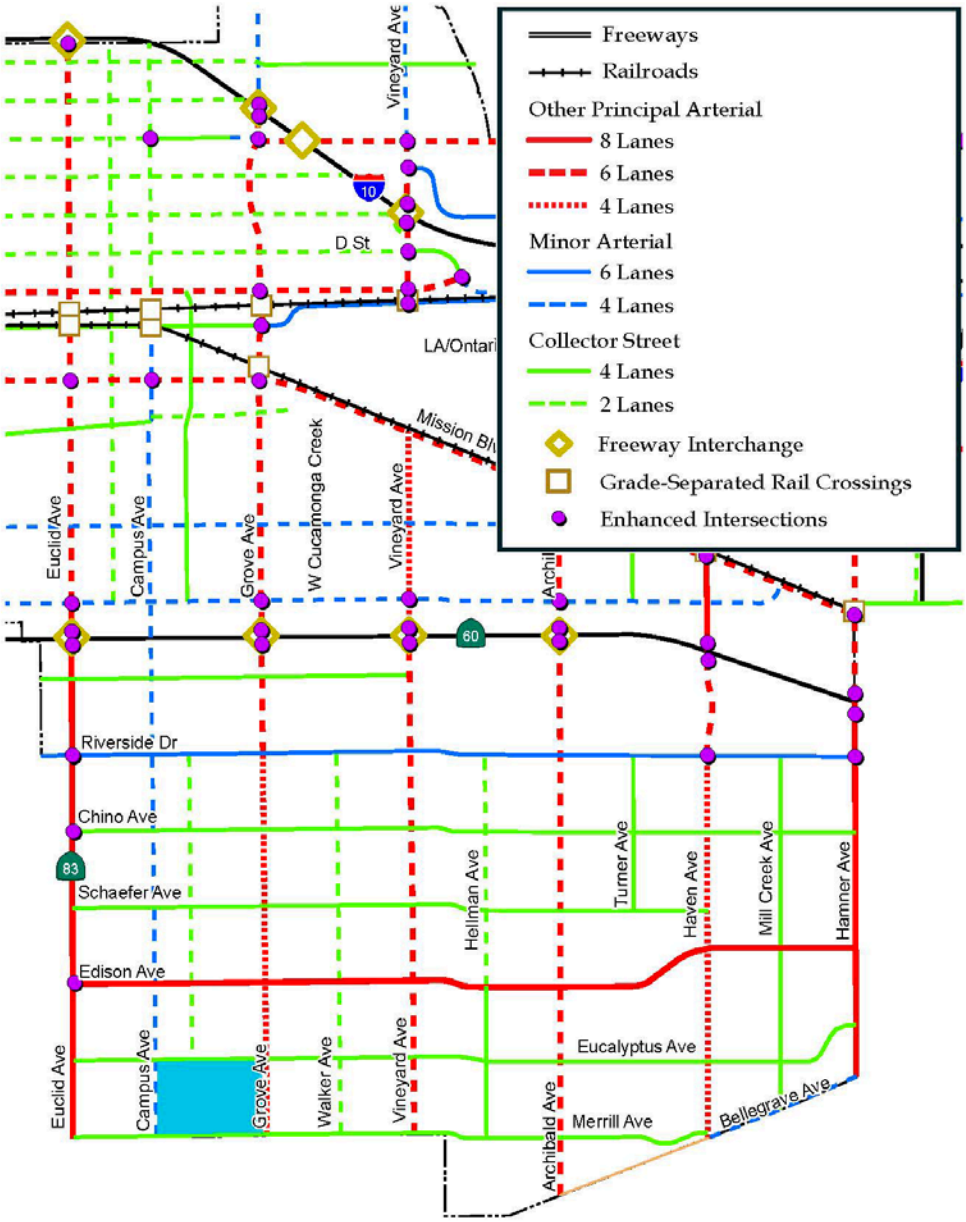
NOTE
- NEW SIGNALIZED INTERSECTION AT MERILL A AVENUE AND BON VIEW AVENUE INTERSECTION PER TIA
-ALL ACCESS POINTS SHALL CONFORM TO TRAFFIC & TRANSPORTATION GUIDELINES AND ARE SUBJECT TO CITY APPROVAL
-ROADWAY IMPROVEMENTS ALONG EUCALYPTUS AVENUE TO EXTEND FROM EUCLID AVENUE TO CARPENTER AVENUE AND MERRILL AVENUE FROM EUCLID AVENUE TO CARPENTER AVENUE
-BRIDGES OVER CUCAMONGA CREEK AT EUCALYPTUS AVENUE AND MERRILL AVENUE TO BE CONSTRUCTED

N
1"= 1000'

LEGEND:
- PRINCIPAL ARTERIAL
- COLLECTOR
- LOCAL INDUSTRIAL
- MINOR ARTERIAL
- NEW SIGNALIZED INTERSECTION
- POTENTIAL FUTURE SIGNALIZED INTERSECTION
- SPECIFIC PLAN AREA

City of Ontario Roadway Classification Plan

Figure M-2



South Ontario Logistics Center Specific Plan **Figure 3.3**

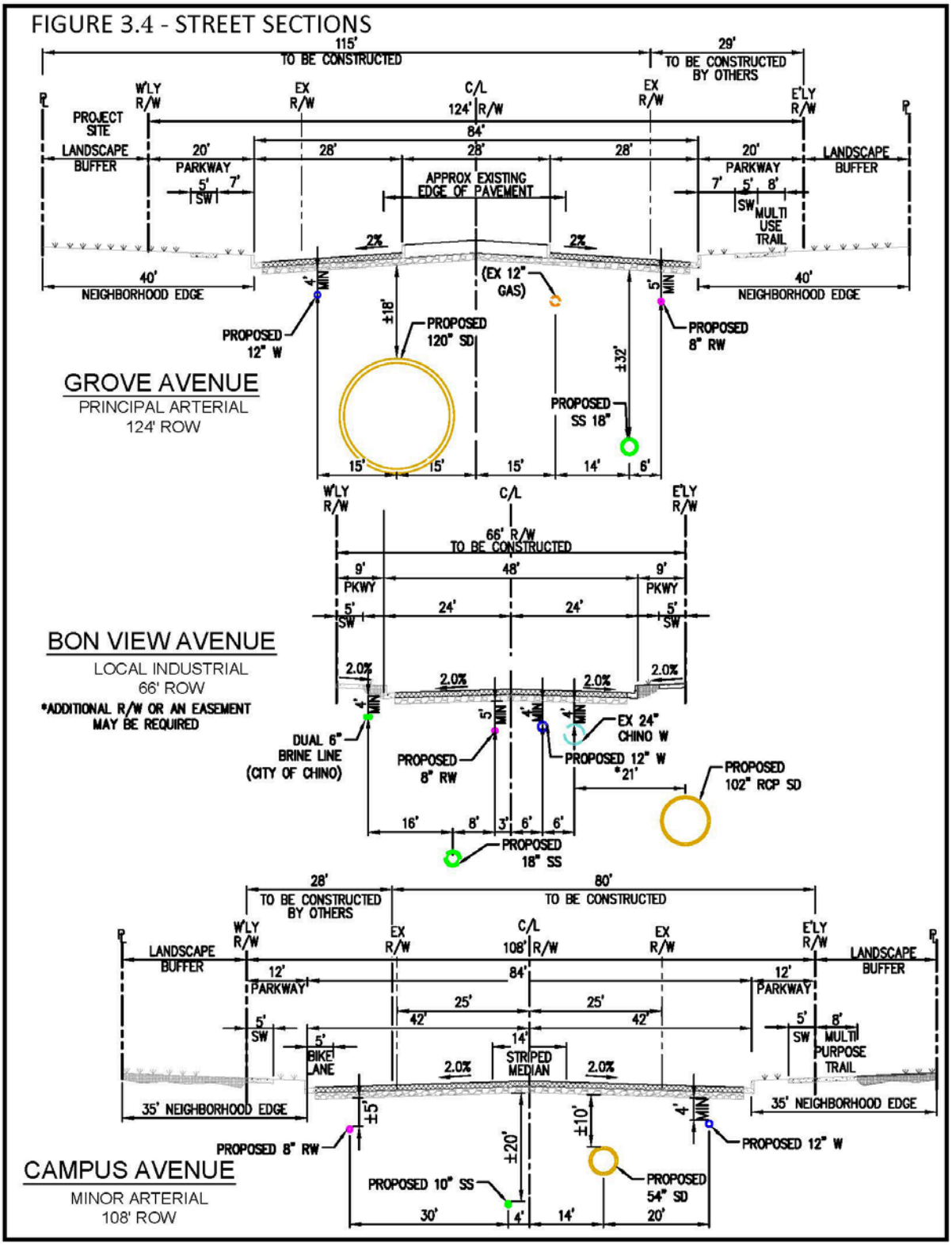
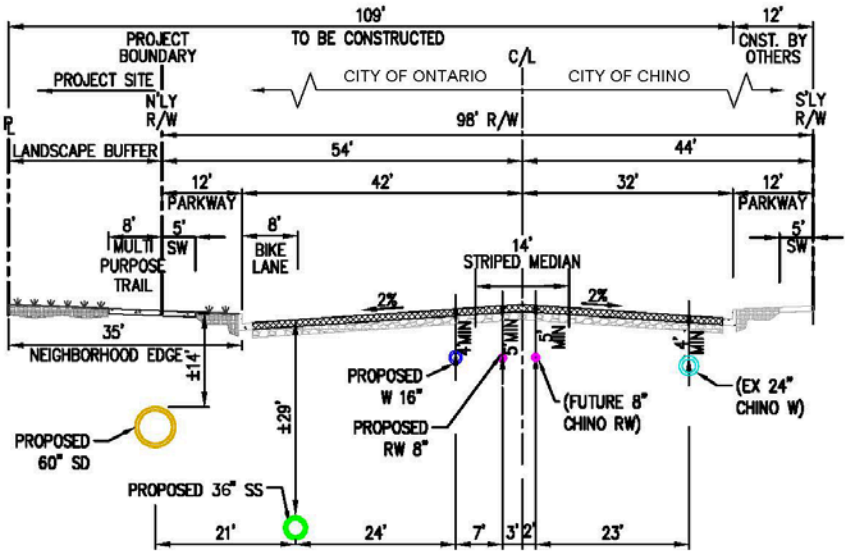
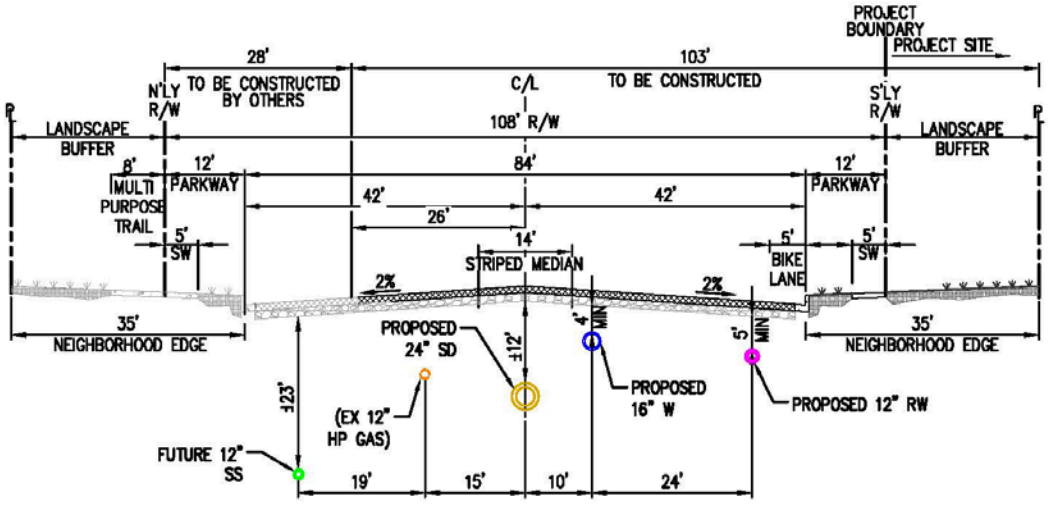

FIGURE 3.4 - STREET SECTIONS
GROVE AVENUE
PRINCIPAL ARTERIAL
124' ROW
115' TO BE CONSTRUCTED
29' TO BE CONSTRUCTED BY OTHERS
W'LY R/W
EX R/W
C/L 124' R/W
EX R/W
E'LY R/W
PROJECT SITE
LANDSCAPE BUFFER
20' PARKWAY
5' SW
7'
84'
28'
28'
28'
20' PARKWAY
7'
5'
8'
SW
MULTI USE TRAIL
LANDSCAPE BUFFER
APPROX EXISTING EDGE OF PAVEMENT
2%
2%
40' NEIGHBORHOOD EDGE
40' NEIGHBORHOOD EDGE
4' MIN
5' MIN
(EX 12" GAS)
±18'
±32'
PROPOSED 12" W
PROPOSED 120" SD
PROPOSED 8" RW
PROPOSED SS 18"
15'
15'
15'
14'
6'
BON VIEW AVENUE
LOCAL INDUSTRIAL
66' ROW
*ADDITIONAL R/W OR AN EASEMENT MAY BE REQUIRED
W'LY R/W
C/L
E'LY R/W
66' R/W TO BE CONSTRUCTED
9' PKWY
48'
9' PKWY
5' SW
24'
24'
5' SW
2.0%
2.0%
2.0%
2.0%
4' MIN
5' MIN
4' MIN
4' MIN
DUAL 6" BRINE LINE (CITY OF CHINO)
PROPOSED 8" RW
EX 24" CHINO W
PROPOSED 12" W
PROPOSED 102" RCP SD
16'
8'
3'
6'
6'
PROPOSED 18" SS
CAMPUS AVENUE
MINOR ARTERIAL
108' ROW
28' TO BE CONSTRUCTED BY OTHERS
80' TO BE CONSTRUCTED
W'LY R/W
EX R/W
C/L 108' R/W
EX R/W
E'LY R/W
LANDSCAPE BUFFER
12' PARKWAY
84'
12' PARKWAY
LANDSCAPE BUFFER
25'
25'
42'
42'
5' SW
5' BIKE LANE
14' STRIPED MEDIAN
5'
8'
SW
MULTI PURPOSE TRAIL
2.0%
2.0%
35' NEIGHBORHOOD EDGE
35' NEIGHBORHOOD EDGE
±5'
±20'
±10'
4' MIN
PROPOSED 8" RW
PROPOSED 10" SS
PROPOSED 54" SD
PROPOSED 12" W
30'
4'
14'
20'

FIGURE 3.4a - STREET SECTIONS



MERRILL AVENUE
COLLECTOR
98' ROW (SOUTH SIDE CITY OF CHINO)



EUCALYPTUS AVENUE
COLLECTOR
108' ROW

WestLAND Group, Inc. Land Surveyors • Civil Engineers • GIS
4150 CONCOURS, ONTARIO, CA 91764
PHONE: (909) 989-9789 FAX: (909) 989-9660
WWW.WESTLANDGROUP.NET

3.2.1 Grove Avenue

Grove Avenue is located along the eastern boundary of the Specific Plan area and is designated as an Other Principal Arterial in The Ontario Plan's Functional Roadway Classification Plan. Grove Avenue is designed with a 124-foot wide right-of-way, a 28-foot wide center median, and 28-foot wide pavement from median to curb face. The existing street right-of-way varies; therefore, a varied street dedication of 10 to 29 feet is required. An additional 20 feet dedication for the following neighborhood edge is required.

The Grove Avenue streetscape design illustrated in Chapter 5, Design Guidelines, specifies 20-foot wide parkways that include a five-foot wide sidewalk and 20-foot wide landscape buffer setbacks. The east side also includes an eight-foot wide decomposed granite multipurpose trail. Together, the parkways and landscape buffer setbacks create 40-foot wide neighborhood edges as specified in the *Ontario Ranch Colony Streetscape Master Plan*.

3.2.2 Eucalyptus Avenue

Eucalyptus Avenue is located along the northern boundary of the Specific Plan area, providing east/west access to the site. Eucalyptus Avenue is designated by the Functional Roadway Classification Plan as a four-lane Collector Street. The Specific Plan specifies an 108-foot wide right-of-way with 84 feet of pavement including curb/gutter. An additional 23ft dedication for the neighborhood edge is required.

The Eucalyptus Avenue streetscape design presented in Chapter 5, Design Guidelines, for the south side of the street adjacent to the project site specifies a 12-foot wide parkway including a seven-foot wide curb-adjacent landscaped area and a five-foot wide sidewalk. A five-foot wide Class II on-street bike lane at the edge of the street on the south side is proposed. The north side provides an eight-foot wide on-site multipurpose trail within a 23-foot wide landscape buffer setback. Together, the parkway and landscape buffer setback create a 35-foot wide neighborhood edge, as described in the *Ontario Ranch Colony Streetscape Master Plan*. A 21-foot dedication will be required for Eucalyptus Avenue.

3.2.3 Merrill Avenue

Merrill Avenue is designated as a four-lane Collector Street in the Functional Roadway Classification Plan and provides east-west access to the project's southern boundary. The centerline of this street forms the boundary between the City of Ontario to the north and the City of Chino to the south. The Specific Plan specifies a 98-foot wide right-of-way and 74 feet of pavement including curb and gutter for Merrill Avenue. An additional 23ft dedication for the neighborhood edge is required on the north side.

The Merrill Avenue streetscape design presented in Chapter 5, Design Guidelines, for the north side of the street includes an eight-foot wide Class II on-street bike lane at the edge of the street, a seven-foot wide curb-adjacent landscaped area, a five-foot wide sidewalk and an eight-foot wide multipurpose trail is located within a 23-foot wide landscape buffer setback. Together, these improvements establish a 35-

foot wide neighborhood edge, as specified in the *Ontario Ranch Streetscape Master Plan*. A 21-foot street dedication will be required for Merrill Avenue.

3.2.4 Bon View Avenue

Bon View Avenue is designated as a Local Industrial with a 66-foot wide right-of-way and 48 feet of pavement including curb and gutter. The Bon View Avenue right-of-way exists and no dedication is required.

The Bon View Avenue streetscape presented in Chapter 5, Design Guidelines, specifies 9-foot wide parkways including a five-foot wide sidewalk.

3.2.5 Campus Avenue

Campus Avenue is located along the western boundary of the Specific Plan area, providing west access to the site. Campus Avenue is designated as a Minor Arterial Street per the Functional Roadway Classification Plan. The Specific Plan specifies a 108-foot wide right-of-way and will require a 29-foot half-width dedication and a 12-foot parkway including the sidewalk. An additional 23 foot dedication for the neighborhood edge is required.

The Campus Avenue streetscape presented in Chapter 5, Design Guidelines, specifies a 12-foot parkway with a 5’ sidewalk and an 8’ multipurpose trail as part of the 35-foot Neighborhood Edge on the east side, while the western side includes a five-foot wide Class II on-street bike lane at the edge of the street.

3.2.6 Local Circulation

Final site planning and off-site design shall be subject to City approval. In addition to the typical street section described and depicted, additional right-of-way and geometric enhancements such as additional left turn and right turn lanes, including but not limited to those at intersections, may be required to adequately mitigate impacts identified in the Traffic Impact Analysis/Specific Plan EIR. Local roadway circulation shall accommodate trucks with a double trailer combination wheelbase of 67 feet (known as the WB-67 design vehicle).

Driveways shall conform to access requirements of the City of Ontario Traffic and Transportation Design Guidelines and be to the satisfaction of the City Engineer. Driveway locations, specifically those that are in proximity to master-planned or future traffic signals, shall be located so as not to interfere with queues as projected in the Traffic Impact Analysis for the Specific Plan. The use of surrounding roads, drive aisles and truck parking lots to address the open land requirement for the Chino Airport Overlay zone is discussed in Chapter 2 (Section 2.2: Airport Influence Areas).

Fair share responsibilities for street improvements will be addressed in a Development Agreement with the City.

3.2.7 Traffic Control Devices

Traffic signs regulating, warning, and/or guiding traffic on public roads shall conform to the California Manual on Uniform Traffic Control Devices (MUTCD), latest edition. Traffic-control signs, whether on public or private property, shall conform to the California MUTCD.

3.2.8 Truck Routes

The City of Ontario designates and maintains a network of truck routes that provide for the effective transport of goods while minimizing negative impacts on local circulation and noise-sensitive land uses (Figure 3.5). Merrill Avenue, which runs along the southern boundary of the Specific Plan area, is a designated truck route from Euclid Avenue to Archibald Avenue. PCC pavement shall be installed per City Standard 1207 at signalized intersections along truck routes.

3.2.9 Pedestrian Circulation

Sidewalks will be provided along both sides of the street to improve safety and the pedestrian experience, connect the various parts of the Specific Plan area, and expand access to nearby land uses. Sidewalks shall be five-feet wide, constructed of concrete, and installed in conjunction with adjacent roadway improvements.

3.2.10 Trails and Bike Paths

Trails and bicycle paths provide an additional mode of circulation in and around the Specific Plan area.

The Ontario Plan Mobility Element specifies a Class II bikeway on the north side of Merrill Avenue, south side of Eucalyptus and on the west side of Campus Avenue. A Class II bikeway is defined as a dedicated (striped) lane along the street, with no parking allowed in the bike lane. This bike lane provides linkages to the City's bike path system (Figure 3.6).

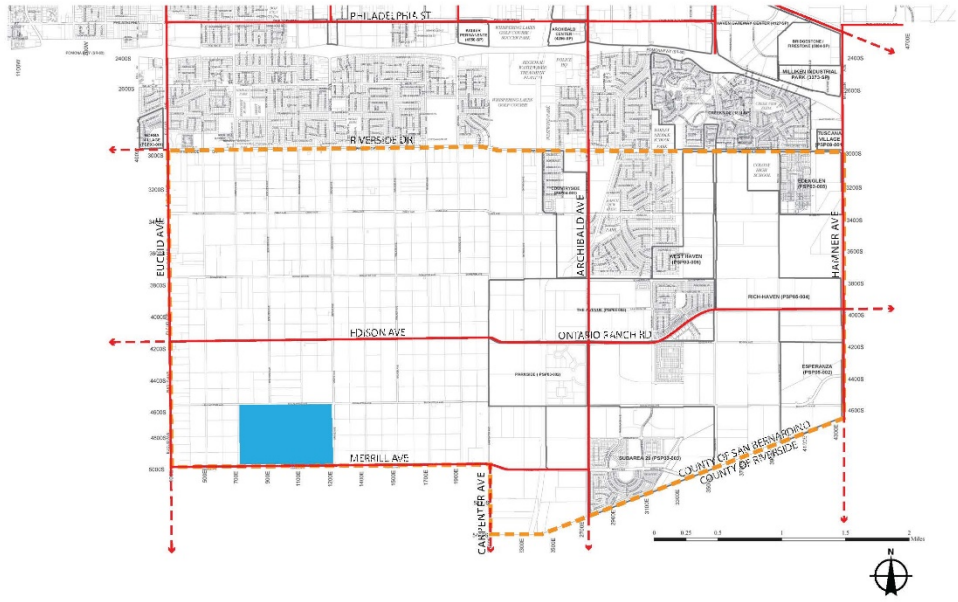
Eight-foot wide multipurpose trails are provided on the east side of Grove Avenue, east side of Campus, the north side of Eucalyptus Avenue and the north side of Merrill Avenue (Figure 3.6).

The Specific Plan's trail and bikeway improvements shall be installed in conjunction with street improvements. The City reserves the right to implement bike lanes on Eucalyptus at the discretion of the Traffic and Transportation Division.

3.2.11 Transit

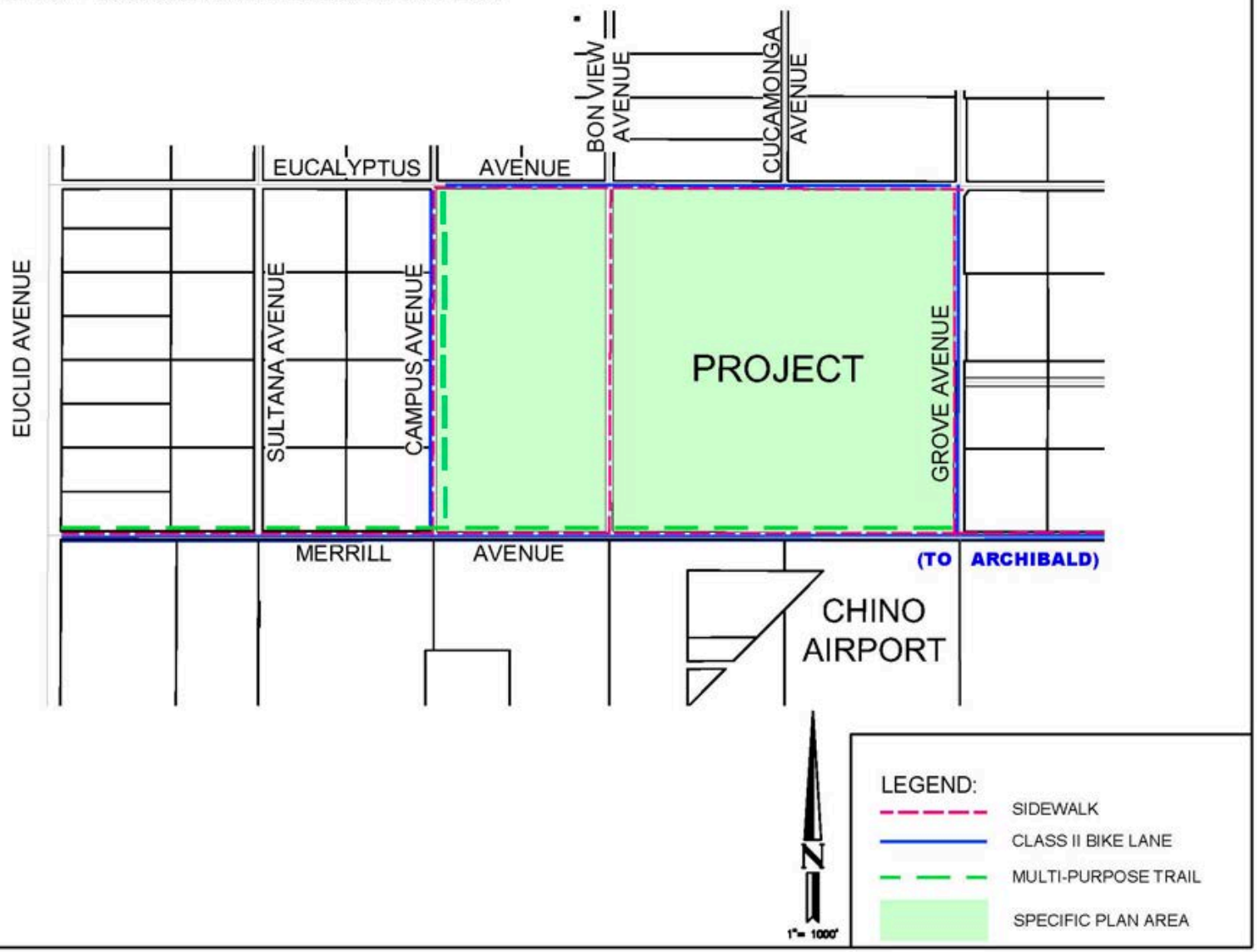
Transit options provide an alternative mode of transportation for motorists and a primary mode for the transit-dependent. The City is coordinating with regional transit agencies to implement Bus Rapid Transit (BRT) service to target destinations and along corridors, including Euclid Avenue west of the Specific Plan area.

Truck Routes



South Ontario Logistics Center Specific Plan **Figure 3.5**

FIGURE 3.6 - BICYCLE AND PEDESTRIAN PLAN



3.3 Potable Water Plan

Water service to the Specific Plan area will be provided by the City of Ontario. Potable water is provided by imported water from the Water Facilities Authority (WFA), Chino Basin Desalter Authority (CDA) and groundwater from the Chino Basin, extracted via the City's wells. The WFA was formed in 1980 as a Joint Powers Authority by the Cities of Chino, Chino Hills, Ontario and Upland, and the Monte Vista Water District. It was formed to construct and operate water treatment facilities that provide a supplemental supply of potable water to its member agencies.

Currently there are no City potable water mains or City potable water infrastructure in the vicinity of the Specific Plan Area. Potable Water System Improvements for the Specific Plan area (Figure 3.7a & Figure 3.7b) require the planning, design, and construction of the 925 Pressure Zone (PZ) Phase 2 West Backbone, which includes: Extending the 24-inch potable water main in Eucalyptus Avenue from Carpenter Avenue to Grove Avenue; installing a 30-inch to 42-inch potable water main in Grove Avenue connecting from the 24-inch potable water main in Eucalyptus Avenue and extending to Chino Avenue; installing an 18-inch potable water main in Chino Avenue connecting from the 30-inch to 42-inch potable water main in Grove Avenue and extending to connect to the end point of an existing 18-inch potable water main on the west side of the Cucamonga Channel; installing a 42-inch potable water main in Grove Avenue that ended at Chino Avenue and extending to Philadelphia Street; installing a 42-inch potable water main in Philadelphia Street connecting from the 42-inch potable water main in Grove Avenue and extending to Cucamonga Avenue; installing a 42-inch potable water main in Cucamonga Avenue connecting from the 42-inch potable water main in Philadelphia Street and extending to Bon View Avenue Reservoir site and to the Reservoir. At the time this Specific Plan was prepared, the alignment of the 42-inch water line between Chino Avenue and the water reservoir site had not been finalized and is subject to change. This Specific Plan will be required to participate in the future Phase 2 Water System Improvements north of Chino Avenue, as detailed in the development agreement with the City.

In addition to the 925 Pressure Zone (PZ) Phase 2 West Backbone, the Specific Plan area requires the planning, design, and construction of a Secondary Industrial 16-inch Loop between the 925 Pressure Zone (PZ) Phase 2 West Backbone and the Specific Plan area which includes: installing a 16-inch potable water main in Eucalyptus Avenue connecting to the 30-inch to 42-inch 925 Pressure Zone (PZ) Phase 2 West Backbone main in Grove Avenue and extending to Campus Avenue; installing a 12-inch potable water main in Campus Avenue connecting from the 16-inch potable water main in Eucalyptus Avenue and extending to Merrill Avenue; installing a 16-inch potable water main in Merrill Avenue connecting from the 12-inch potable water main in Campus Avenue and extending to Walker Avenue; installing a 16-inch potable water main in Walker Ave from the 16-inch potable water main at Merrill Avenue and extending northernly to connect to the existing 24-inch potable water main at Eucalyptus Avenue.

The Specific Plan area also requires the planning, design, and construction of the Adjacent Potable Water System, which includes: installing a 12-inch potable water main in Bon View Avenue connecting to the 16inch potable water main in Eucalyptus Avenue and extending to connect to the 16-inch potable water main in Merrill Avenue; and, installing a 12-inch potable water main in Grove Avenue connecting to the

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

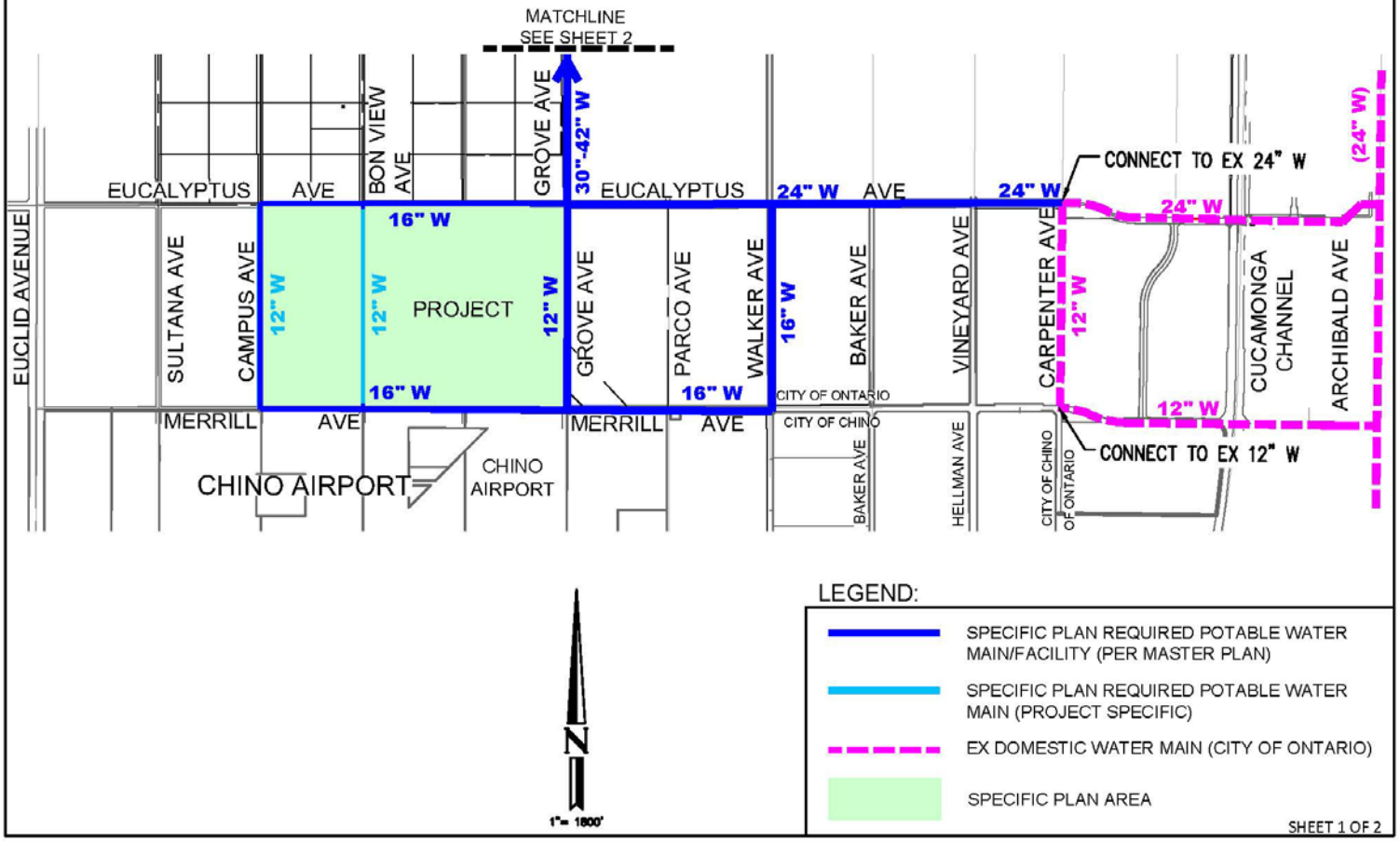
At minimum, the full Potable Water Infrastructure shown on Figure 3.7a and 3.7b shall be completed as Part of Phase 1 of the Specific Plan, which includes 925 Pressure Zone (PZ) Phase 2 West Backbone, the Secondary Loop, and the Adjacent Potable Water System

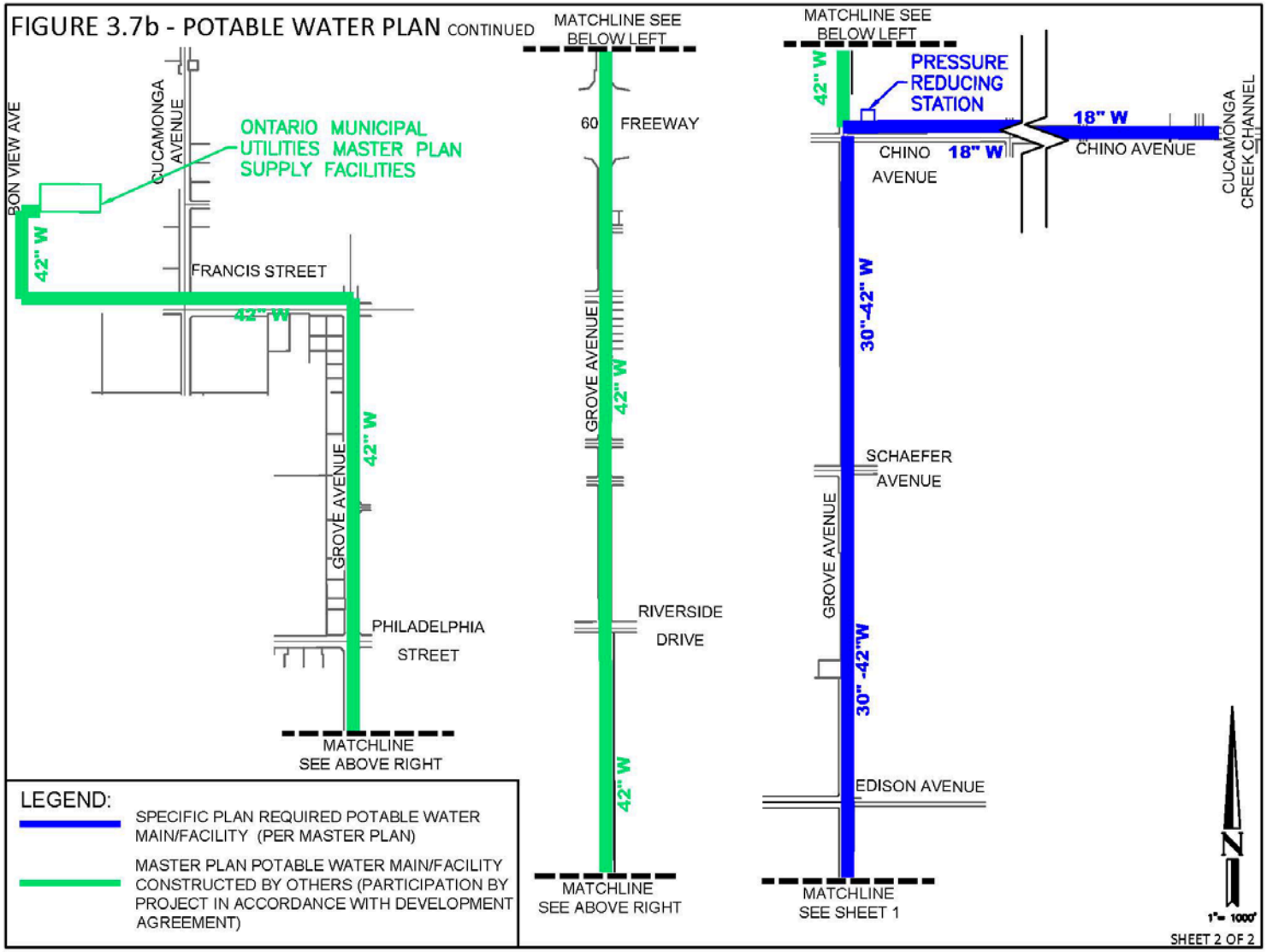
Water mains required to serve the project will need to be constructed prior to or concurrent with on-site water improvements. Within the project site, a network of 2-inch water lines for domestic water service and 8- to 10-inch water lines for fire service water will be installed. The on-site water system includes connections to the water main in Eucalyptus Avenue to serve PA-1 and to the main in Merrill Avenue to serve PA-2.

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

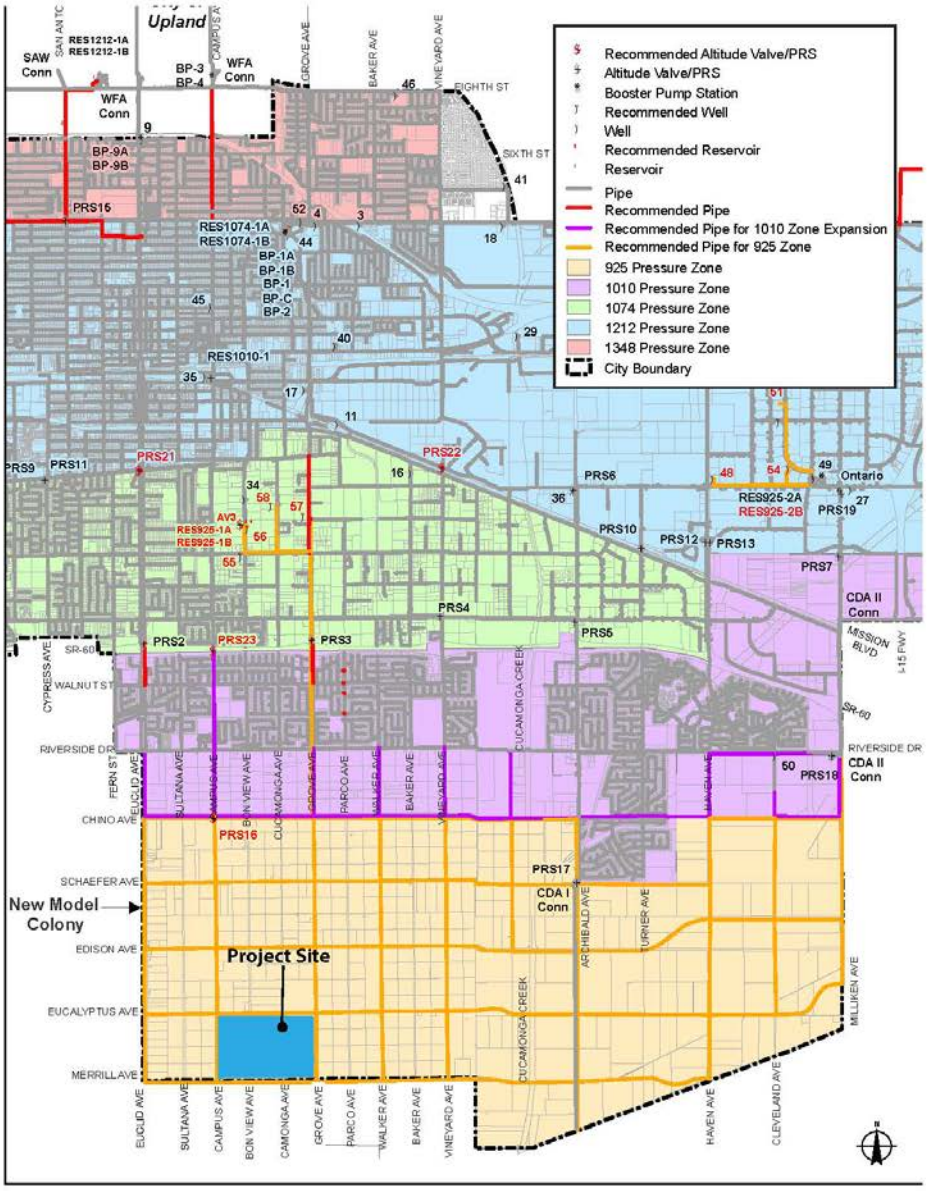
The overall water infrastructure plan to serve the City of Ontario is shown on Figure 3.8. The City's ultimate domestic water system consists of five pressure zones. Most of Ontario Ranch (including the Specific Plan area) is located within the 925 Pressure Zone. The sizing and alignment of potable water lines shall follow the current approved City of Ontario water system plan. Transmission line locations are subject to change, based on City conducted and approved hydraulic analysis. Required potable water infrastructure is subject to change based upon findings of the approved hydraulic study and master plan updates.

FIGURE 3.7a - POTABLE WATER PLAN
925 PRESSURE ZONE




FIGURE 3.7b - POTABLE WATER PLAN CONTINUED
ONTARIO MUNICIPAL UTILITIES MASTER PLAN SUPPLY FACILITIES
BON VIEW AVE
CUCAMONGA AVENUE
FRANCIS STREET
42" W
GROVE AVENUE
PHILADELPHIA STREET
MATCHLINE SEE ABOVE RIGHT
MATCHLINE SEE BELOW LEFT
60 FREEWAY
RIVERSIDE DRIVE
MATCHLINE SEE ABOVE RIGHT
PRESSURE REDUCING STATION
18" W
CHINO AVENUE
CUCAMONGA CREEK CHANNEL
30"-42" W
SCHAEFER AVENUE
30" -42"W
EDISON AVENUE
MATCHLINE SEE SHEET 1
LEGEND:
SPECIFIC PLAN REQUIRED POTABLE WATER MAIN/FACILITY (PER MASTER PLAN)
MASTER PLAN POTABLE WATER MAIN/FACILITY CONSTRUCTED BY OTHERS (PARTICIPATION BY PROJECT IN ACCORDANCE WITH DEVELOPMENT AGREEMENT)
N
1"= 1000'
SHEET 2 OF 2

City of Ontario Ultimate Water System



South Ontario Logistics Center Specific Plan **Figure 3.8**

Size and location of waterlines subject to change based on current approved Master Plan as well as City conducted and approved hydraulic analysis.

3.4 Recycled Water Plan

The City of Ontario Ordinance 2689 requires all new development in Ontario Ranch to connect to and use recycled water for all approved uses, including but not limited to landscape irrigation. Prior to use of recycled water, approval from the City of Ontario and State Water Resources Control Board (SWRCB) is required. Interim connection to potable water is not allowed.

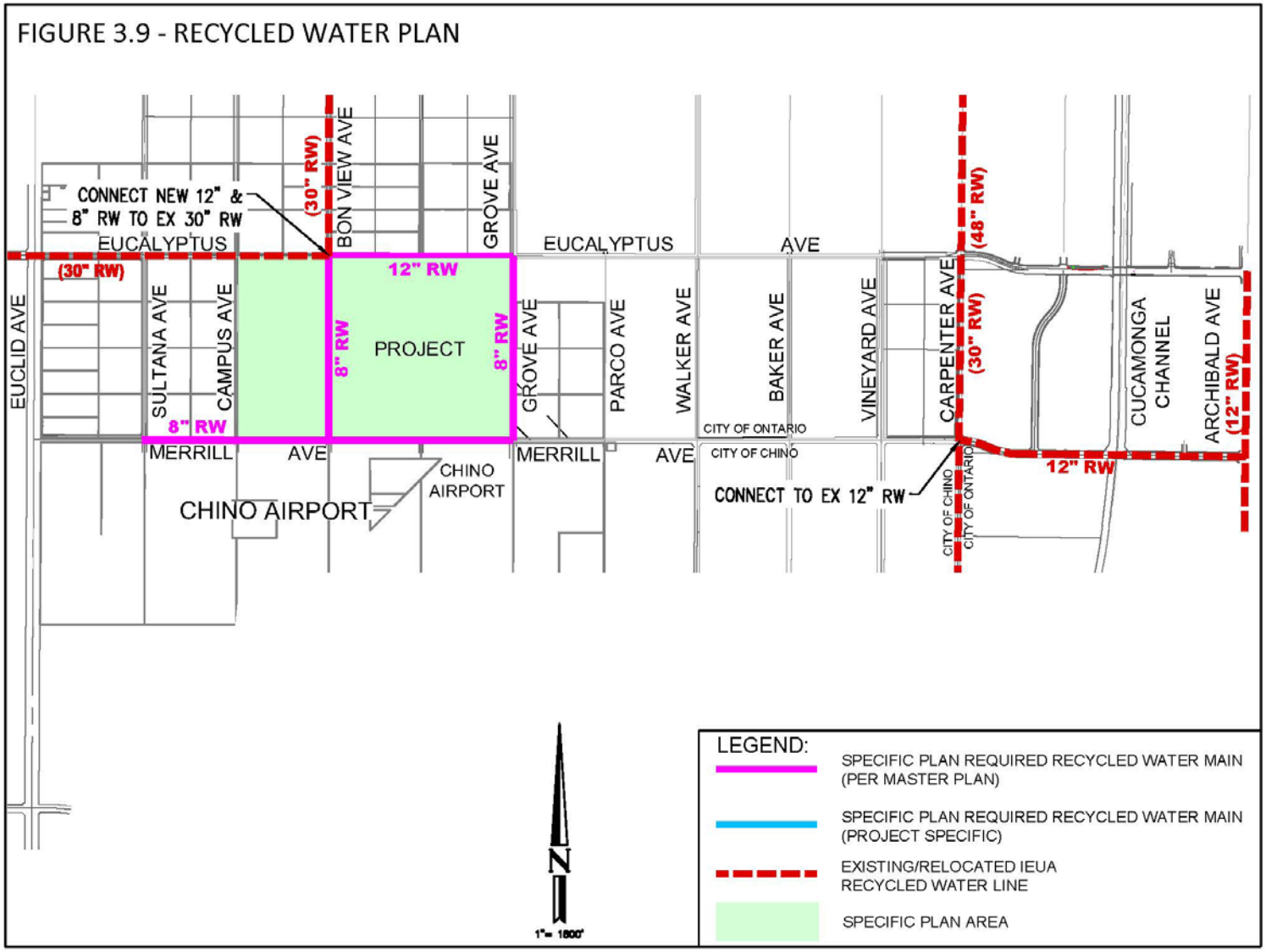
Currently there are no City recycled water mains or City recycled water infrastructure in the vicinity of the Specific Plan Area. Recycled Water is provided to the City of Ontario by the Inland Empire Utility Agency (IEUA) from its four wastewater reclamation plants. The entire Specific Plan area is within the City's master planned 930 Pressure Zone. Recycled Water Infrastructure Improvements for the Specific Plan area (Figure 3.9) require the planning, design, and construction of 930 Pressure Zone (PZ) Recycled Water Master Plan mains, which includes: installing a 12-inch recycled water main in Eucalyptus Avenue connecting to the 8-inch recycled water main in Grove Avenue and extending to connect to the IEUA 30-inch recycled water main in Eucalyptus Avenue at Bon View Avenue; installing an 8-inch recycled water main in Bon-View Avenue to connect to the IEUA 30-inch recycled water main in Eucalyptus Avenue and extending to connect to the 8-inch recycled water main in Merrill Avenue; installing an 8-inch recycled water main in Merrill Avenue connecting to the 8-inch recycled water main in Sultana Avenue and extending to connect to the 8-inch recycled water main in Grove Avenue; installing an 8-inch recycled water main in Grove Avenue connecting to the 8-inch recycled water main in Merrill Avenue and extending to connect to the 12-inch recycled water main in Eucalyptus Avenue.

The layout and construction of planned developments within the Specific Plan area may require a project specific 8-inch recycled water main in Campus Avenue, connecting to the 8-inch recycled water main in Merrill Avenue, and extending to the 30-inch RW main in Eucalyptus Avenue. It may also require an 8-inch recycled water main in Merrill Avenue, connecting to the 8-inch recycled water main at Campus Avenue and Sultana Avenue.

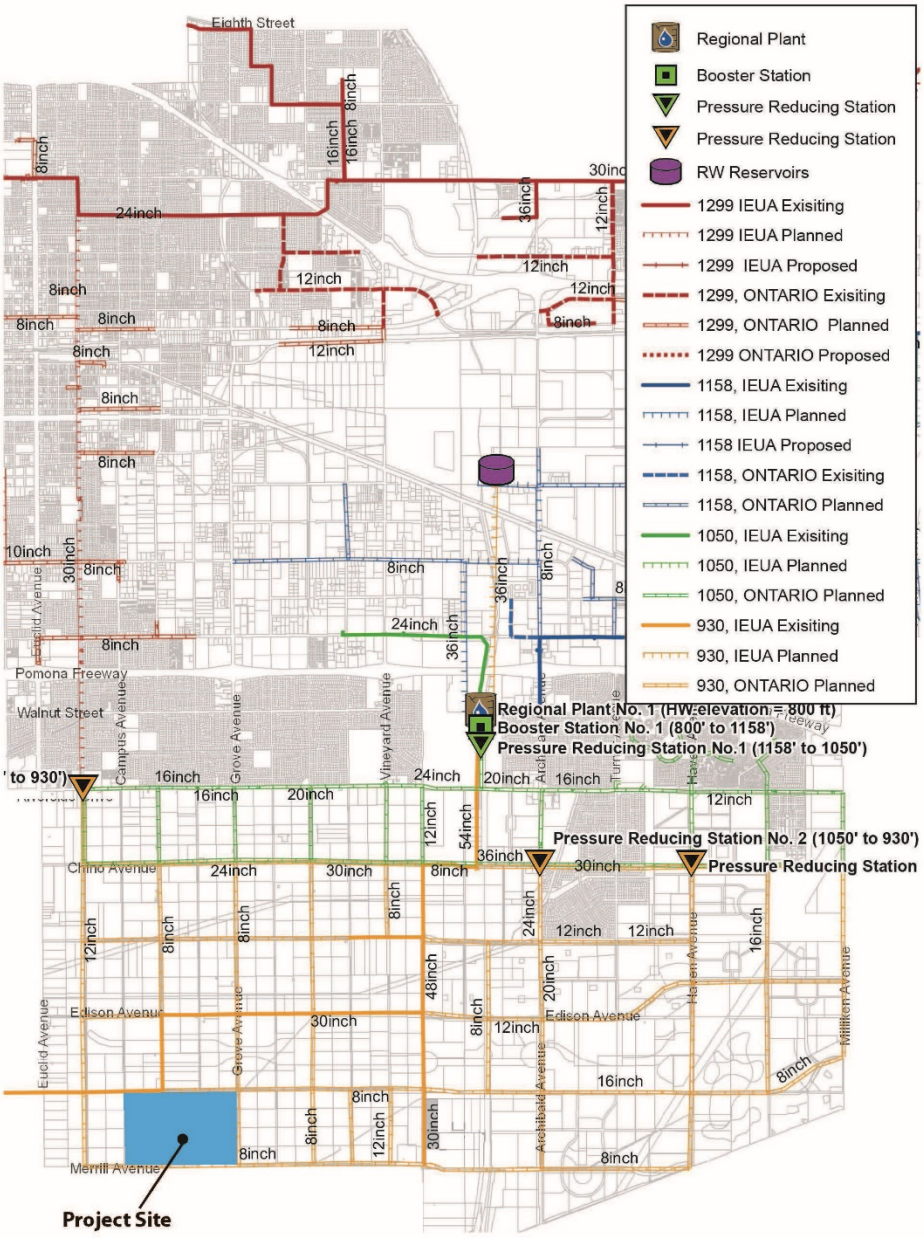
The future recycled water system to serve the City of Ontario is shown on Figure 3.10. The sizing and alignment of existing and proposed recycled water lines are shown in the exhibit.

Sizing and alignment of the recycled water lines will be consistent with the City of Ontario Recycled Water System Master Plan and/or a City approved hydraulic analysis.

FIGURE 3.9 - RECYCLED WATER PLAN



City of Ontario Future Recycled Water System



South Ontario Logitics Center Specific Plan **Figure 3.10**

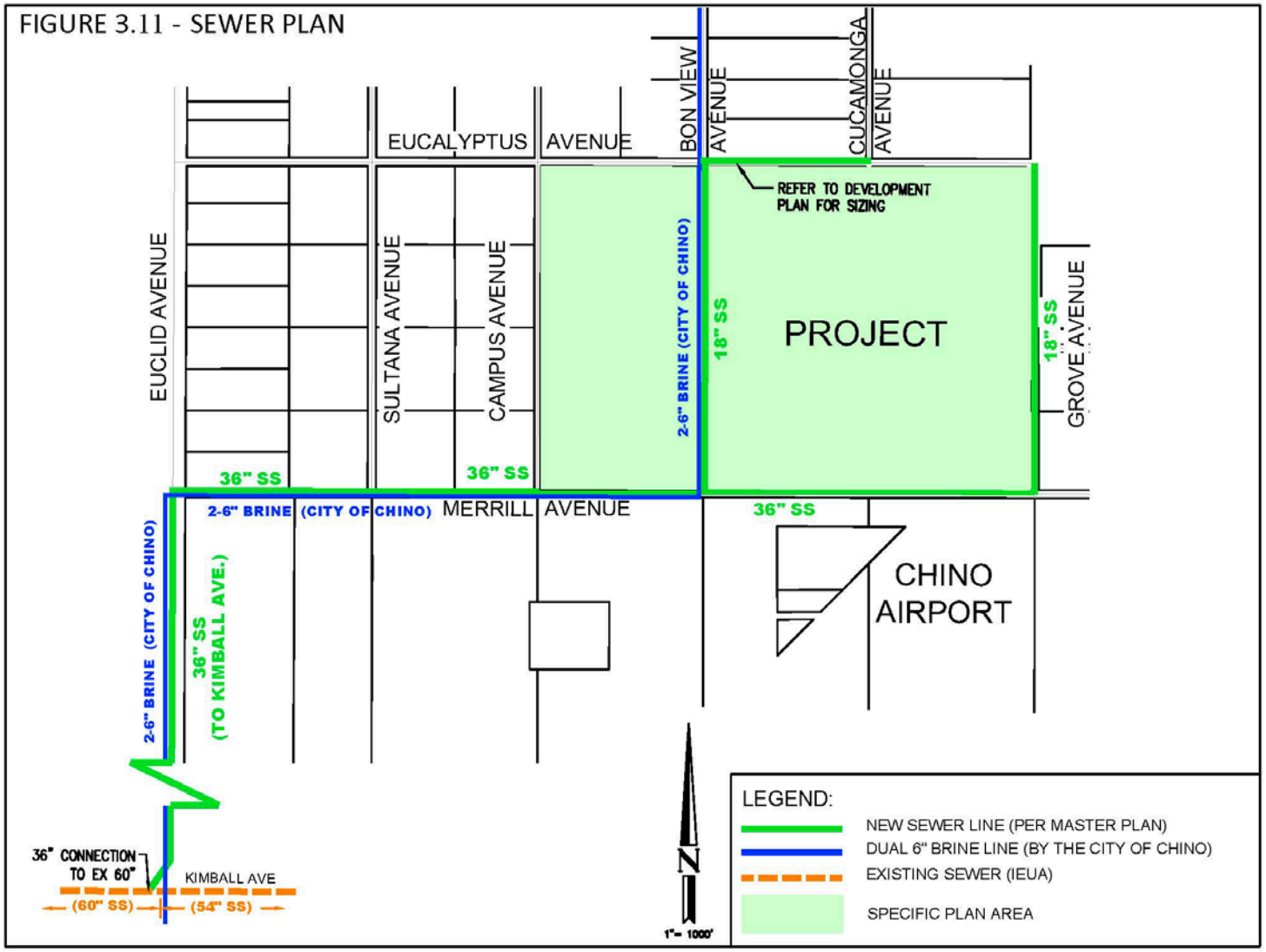
3.5 Sewer Plan

Regional wastewater treatment services are provided to the City of Ontario and its neighboring agencies by the Inland Empire Utilities Agency (IEUA). Several regional trunk sewers collect sewage generated in the city and transport it to IEUA's Regional Plant No.1 and Regional Plant No.5 for treatment. The City of Ontario's sewer service area is divided into eight sewersheds, primarily based on the outlet points where the City's system ties into the IEUA downstream facility. Ontario Ranch is located in Sewer shed 8.

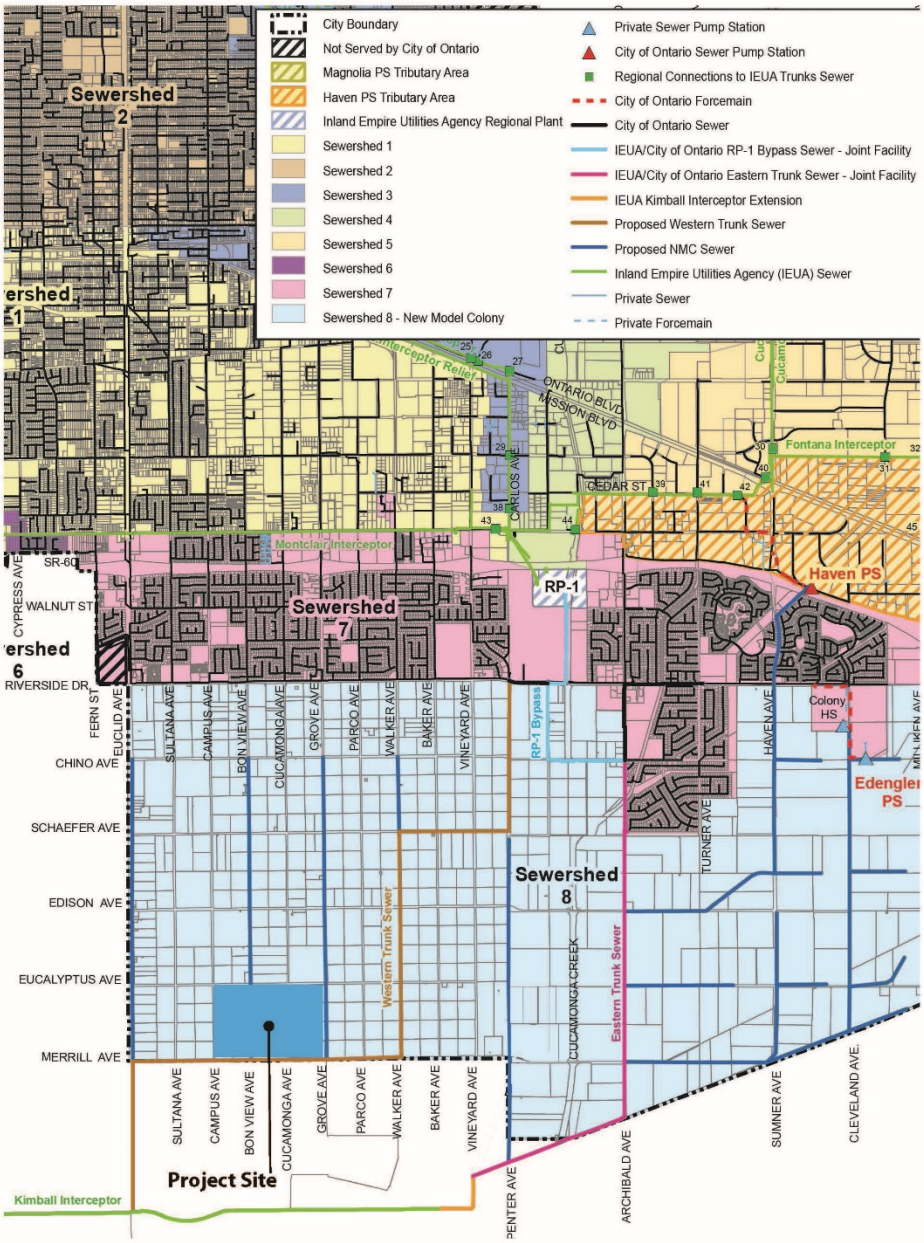
There are no sewer mains located within the broader vicinity of the Specific Plan area; therefore, the Specific Plan includes a network of new public sewer mains (Figure 3.11), consistent with the City of Ontario's Ultimate Sewer System Plan (Figure 3.12). A 36-inch sewer main will connect to an existing IEUA interceptor trunk main sewer located in Kimball Avenue to the south, run north in Euclid Avenue to Merrill Avenue, then stays a 36-inch sewer main east to Grove Avenue. The IEUA interceptor trunk sewer main is 54-inches east of Euclid and 60-inches west of Euclid Avenue. An 18-inch sewer main would run from Merrill Avenue north within Bon View Avenue and Grove Avenue to Eucalyptus Avenue. A sewer main will run within Eucalyptus Avenue, from a point west of Grove Avenue to Bon View Avenue where it will connect to the 18-inch sewer main within Bon View Avenue. The size of the Eucalyptus Avenue sewer main will be determined during development plan preparation for PA1 and PA2.

The ultimate sizing and alignment of sewer infrastructure shall be consistent with the City of Ontario ultimate sewer system plan and/or a City conducted and approved hydraulic analysis.

A Sewer Sub-Area Master Plan (SSAMP) shall be prepared for each tract map and development within the Specific Plan.


FIGURE 3.11 - SEWER PLAN
EUCALYPTUS AVENUE
BON VIEW AVENUE
CUCAMONGA AVENUE
EUCLID AVENUE
SULTANA AVENUE
CAMPUS AVENUE
GROVE AVENUE
REFER TO DEVELOPMENT PLAN FOR SIZING
PROJECT
18" SS
2-6" BRINE (CITY OF CHINO)
36" SS
2-6" BRINE (CITY OF CHINO) MERRILL AVENUE
36" SS
CHINO AIRPORT
2-6" BRINE (CITY OF CHINO)
36" SS (TO KIMBALL AVE.)
36" CONNECTION TO EX 60"
KIMBALL AVE
(60" SS)
(54" SS)
N
1"= 1000'
LEGEND:
NEW SEWER LINE (PER MASTER PLAN)
DUAL 6" BRINE LINE (BY THE CITY OF CHINO)
EXISTING SEWER (IEUA)
SPECIFIC PLAN AREA

City of Ontario Ultimate Sewer System



South Ontario Logistics Center Specific Plan **Figure 3.12**

3.6 Conceptual Grading Plan

The topography of the site is moderately flat, sloping from the northeast to the southwest with approximately a 17-foot drop in elevation across the Specific Plan area.

The grading activities for the Specific Plan area will generally consist of clearing and grubbing, demolition of existing structures, and moving surface soils to construct building pads, driveways and streets.

Conceptual grading and earthwork analysis indicate the project can be balanced onsite. Earthwork will include approximately 425,912 cubic yards (CY) of cut and 425,912 CY of fill with 272,777 CY of over-excavation. Geotechnical and/or environmental conditions encountered during grading operations may impact final earthwork calculations. Grading plans for each development project within the Specific Plan area shall be reviewed and approved by the City of Ontario prior to the issuance of grading permits. Grading plans and activities shall conform to the City's grading ordinance and dust and erosion control requirements.

All landscaped areas within the Specific Plan area shall be graded as shallow swales and designed to accept runoff water from impervious surfaces. Water quality retention basins, trenches, etc., (the exact location of which will be determined at the time of Water Quality Management Plan (WQMP) approval for individual implementing projects) will have a maximum side slope of 3:1.

3.7 Dry Utilities Plan

Utility services provided to the site shall be installed underground in accordance with City of Ontario guidelines.

Communication System

According to the City of Ontario 2013 Fiber Optic Master Plan, the fiber optic infrastructure, including approximately 23 miles of backbone fiber south of Riverside Drive, is an investment in a long-term capital asset using newly constructed and existing conduit to provide high speed communication links to key locations throughout the city. Developments within Ontario Ranch are required to install and provide fiber conduit to all improved lots. Proposed on-site facilities will be placed underground within a duct and structure system that will be installed by the developer. Pursuant to the City's Fiber Optic Master Plan, the fiber optic network will be owned and operated by the City and as such maintenance of the installed system will be the responsibility of the City and/or Special District fiber optic entity and not the developer. The Specific Plan area will be connected to the City's system as shown on Figure 3.13.

Natural Gas

Southern California Gas Company maintains 3" and 12" mains in Eucalyptus Avenue, a 12" main Grove Avenue and 2" mains located east and west of the site in Merrill Avenue. There mains are available to provide service to the project site. Gas mains will be installed to the individual development projects by the Gas Company, as necessary.

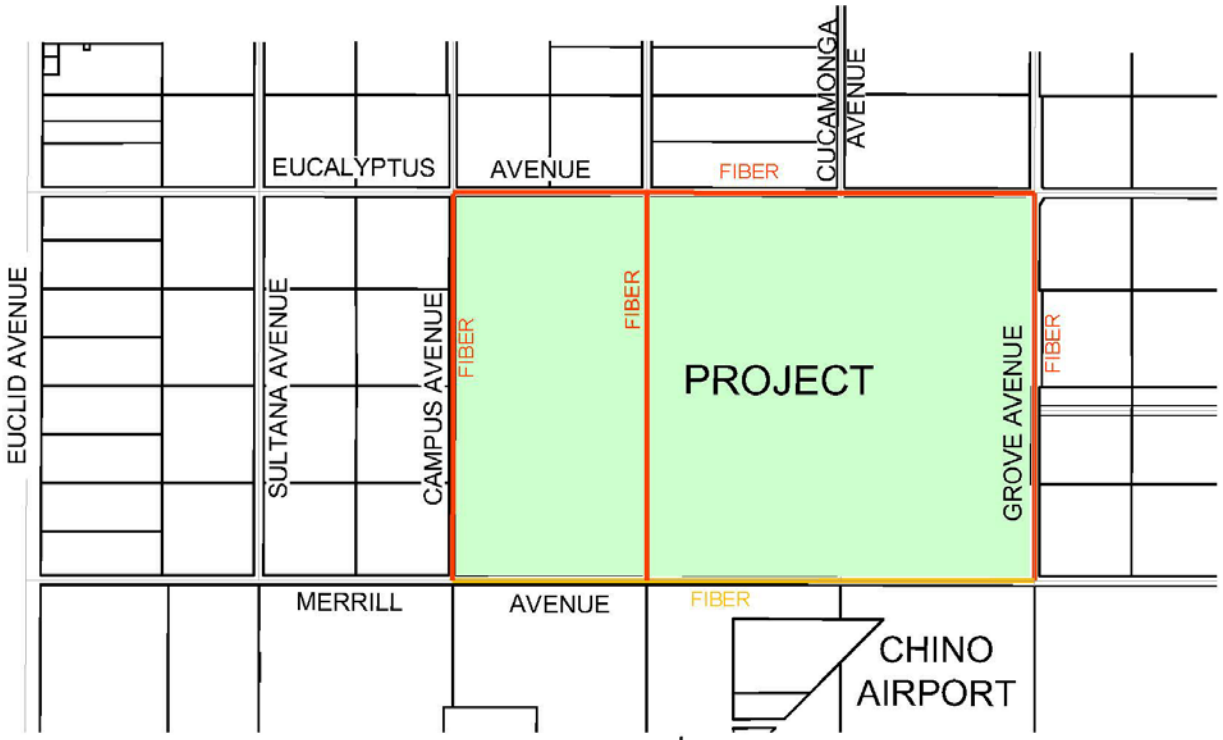
Electrical

Southern California Edison will provide electricity to the Specific Plan area from existing facilities in the vicinity. New lines within the Specific Plan area shall be installed according to City of Ontario requirements.

Cable

Charter does not maintain any facilities with the vicinity of the proposed project site. A main extension would be required if services are desired.

FIGURE 3.13 - FIBER OPTIC PLAN



3.8 Storm Drainage Plan

The Specific Plan area storm drain improvements (Figure 3.14) are consistent with the facilities specified in Drainage Area XIV of the City of Ontario Planned Drainage Facilities (Figure 3.15).

Catch basins located throughout the site will collect runoff. On-site storm drain systems will convey runoff to the following facilities:

- 120-inch storm drain in Grove Avenue leading south to existing facilities via modification of an existing channel.
- 102-inch reinforced concrete pipe in Bon View Avenue.
- 60-inch reinforced concrete pipe in Merrill Avenue adjacent to the Specific Plan area, which will transition to a 120-inch reinforced concrete pipe running west to a reinforced concrete box at Euclid Avenue.
- 54-inch storm drain in Campus Avenue which connects to the future storm drain in Merrill Avenue.
- 10' x 10' storm drain in Euclid connecting to the Prado flood control basin.

Additional on-site drain improvements would include storm water detention/ retention/ water quality basins, which would capture, treat, and/or gradually release storm water into the downstream public storm drain systems. Onsite storm water treatment would incorporate underground chambers installed within each building's parking area.

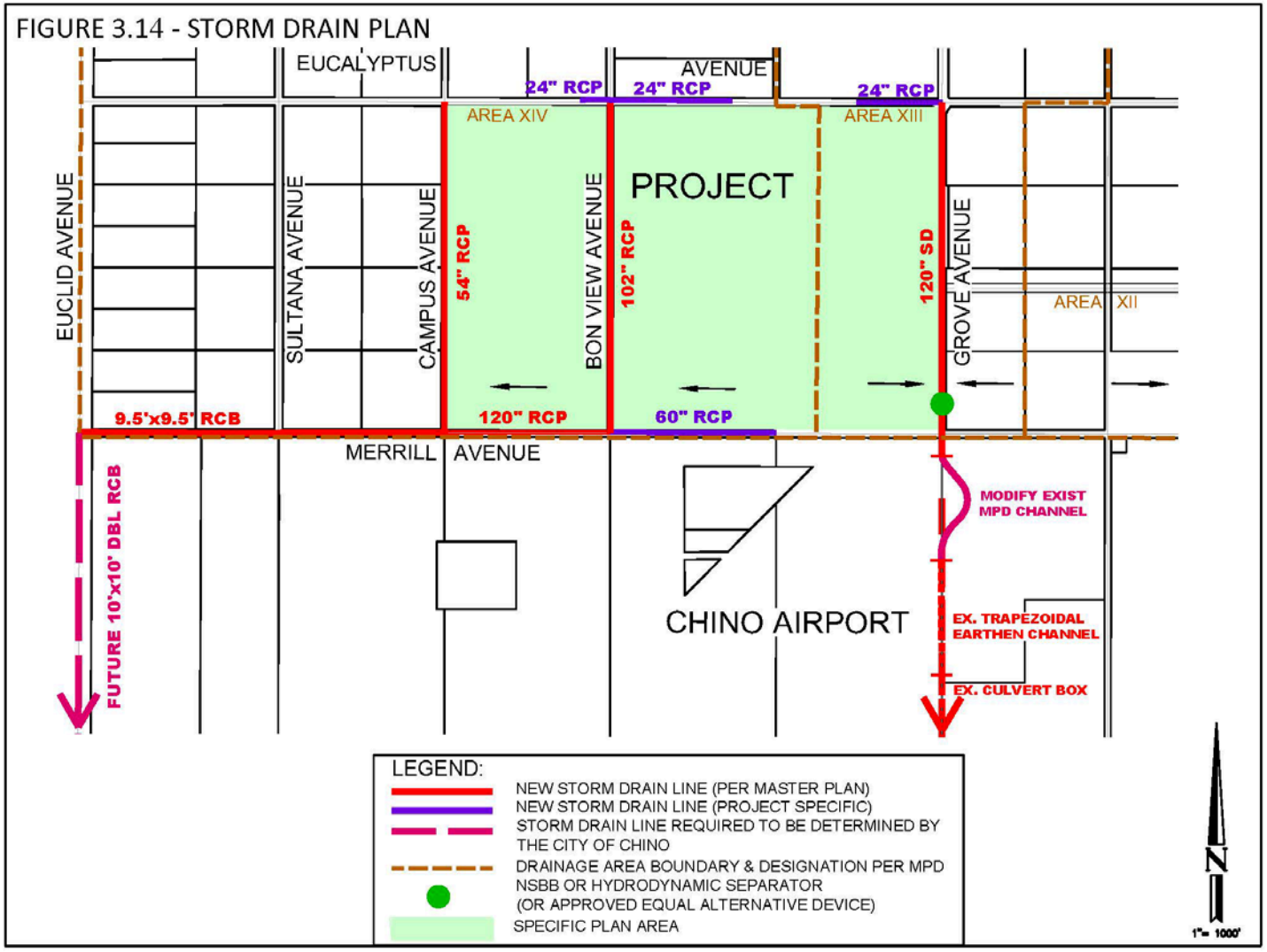
Development within this specific plan shall be responsible to construct the ultimate storm drain improvements if they are not installed at time of development.

Each storm drain in Campus Avenue, Bon View Avenue, Grove Ave and Merrill Avenue will be equipped with a hydrodynamic separator, or series of hydrodynamic separators to satisfy the statewide trash mandate. Each device will be approved by and listed on the Certified Full Capture System List of Trash Treatment Control Devices of the State Water Resources Control Board (SWRCB).

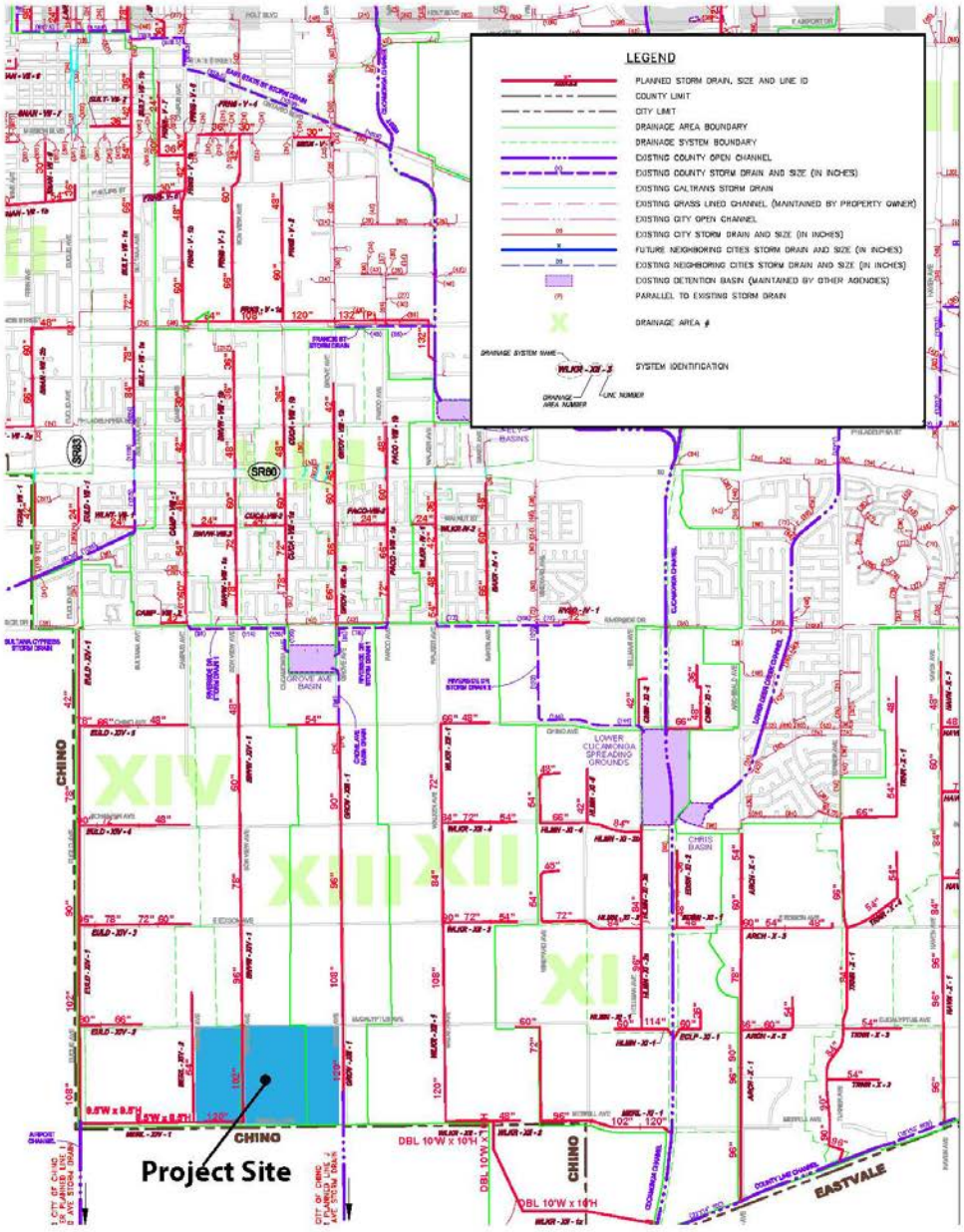
NPDES Compliance

The grading and drainage of the Specific Plan area will be designed to retain/infilter, harvest, and re-use or biotreat surface runoff to comply with the current requirements of the San Bernardino County NPDES Stormwater Program's Water Quality Management Plan (WQMP) for significant new development projects. The objective of the WQMP for this project is to minimize the detrimental effects of urbanization on the beneficial uses of receiving waters, including effects caused by increased pollutants and changes in hydrology. These effects may be minimized through the implementation of site designs that reduce runoff and pollutant transport by minimizing impervious surfaces and maximizing on-site infiltration, employing Source Control Best Management Practices (BMP's), or using on-site structural Treatment Control BMP's where the infeasibility of installing Low Impact Development BMP's is demonstrated.

All Priority Land Use (PLU) areas within the Specific Plan Area shall comply with the statewide Trash Provisions adopted by State Water Resources Control Board (SWRCB) and trash requirements in the most current San Bernardino County Area-Wide MS4 Permit.


FIGURE 3.14 - STORM DRAIN PLAN
EUCALYPTUS AVENUE
24" RCP
24" RCP
24" RCP
AREA XIV
AREA XIII
PROJECT
EUCLID AVENUE
SULTANA AVENUE
CAMPUS AVENUE
54" RCP
BON VIEW AVENUE
102" RCP
120" SD
GROVE AVENUE
AREA XII
9.5'x9.5' RCB
120" RCP
60" RCP
MERRILL AVENUE
FUTURE 10'x10' DBL RCB
MODIFY EXIST MPD CHANNEL
CHINO AIRPORT
EX. TRAPEZOIDAL EARTHEN CHANNEL
EX. CULVERT BOX
LEGEND:
NEW STORM DRAIN LINE (PER MASTER PLAN)
NEW STORM DRAIN LINE (PROJECT SPECIFIC)
STORM DRAIN LINE REQUIRED TO BE DETERMINED BY THE CITY OF CHINO
DRAINAGE AREA BOUNDARY & DESIGNATION PER MPD
NSBB OR HYDRODYNAMIC SEPARATOR (OR APPROVED EQUAL ALTERNATIVE DEVICE)
SPECIFIC PLAN AREA
N
1"= 1000'

City of Ontario Planned Drainage Facilities



South Ontario Logistics Center Specific Plan **Figure 3.15**

New development within the Specific Plan area will utilize a variety of Low Impact Development site drainage designs to manage stormwater, including but not limited to retention/infiltration basins, trenches and swales, and above ground and/or below ground bio-treatment systems. Development projects within the Specific Plan area will comply with the latest Low Impact Development guidelines and incorporate features including but not limited to:

- Landscape designs that promote water retention and incorporation of water conservation elements such as use of native plants and drip irrigation systems;
- Permeable surface designs in areas with low traffic;
- Parking lots that drain to landscaped areas to provide retention and infiltration, or bio-treatment where infiltration is infeasible;
- Limited soil compaction during grading operations within landscaped storm water infiltration areas of not more than 80 percent compaction.

Prior to the issuance of a grading or construction permit, a Storm Water Pollution Prevention Plan (SWPPP), Erosion & Sediment Control Plan sheets, and a WQMP shall be prepared and approved. The SWPPP and Erosion & Sediment Control Plan Sheets shall identify and detail all appropriate BMP's to be implemented or installed during construction of the project, and the WQMP shall describe all post-construction BMP's designed to address water quality and quantity of runoff for the life of the project.

3.9 Public Services

This sub-section addresses public services within the Specific Plan area, including police, fire and solid waste disposal services.

3.9.1 Police

The City of Ontario will provide police services to the Specific Plan area. The closest police station is located approximately five miles north of the Specific Plan area at 2500 S. Archibald Avenue, just south of SR-60. This station is also the City of Ontario Police Department headquarters.

3.9.2 Fire

The City of Ontario will provide fire protection services to the Specific Plan area. The Ontario Fire Department currently has eight stations, which are staffed with eight four-person paramedic engine companies and two four-person truck companies. The closest operational fire station, Station 2, is located at 544 W. Francis Street, approximately four miles north of the Specific Plan area.

3.9.3 Solid Waste Disposal

The City of Ontario will provide solid waste services to the Specific Plan area. The City offers a full array of commercial and industrial services designed to meet the business community's needs. Solid waste facilities follow the "Solid Waste Department Refuse and Recycling Planning Manual." The Manual establishes the City of Ontario's requirements for refuse and recycling storage and access for service, as well as addresses the City's recycling goals. The Mid-Valley Landfill is the nearest County of San Bernardino landfill located at 2390 N. Alder Avenue in the City of Rialto, approximately 20 miles northeast of the Specific Plan area.

3.10 Phasing Plan

Development phasing of the Specific Plan area will be determined by the landowner and/or developer based upon real estate market conditions. Phasing sequencing is subject to change over time to respond to various market and local factors and as such, individual phases may overlap or develop concurrently. Phasing will occur as appropriate levels of infrastructure are provided. Infrastructure improvements, as required and approved by the City Engineer to support the development, shall be installed by the developer.

Figure 3.16, Conceptual Phasing Plan, describes two general phases of development for South Ontario Logistics Center.

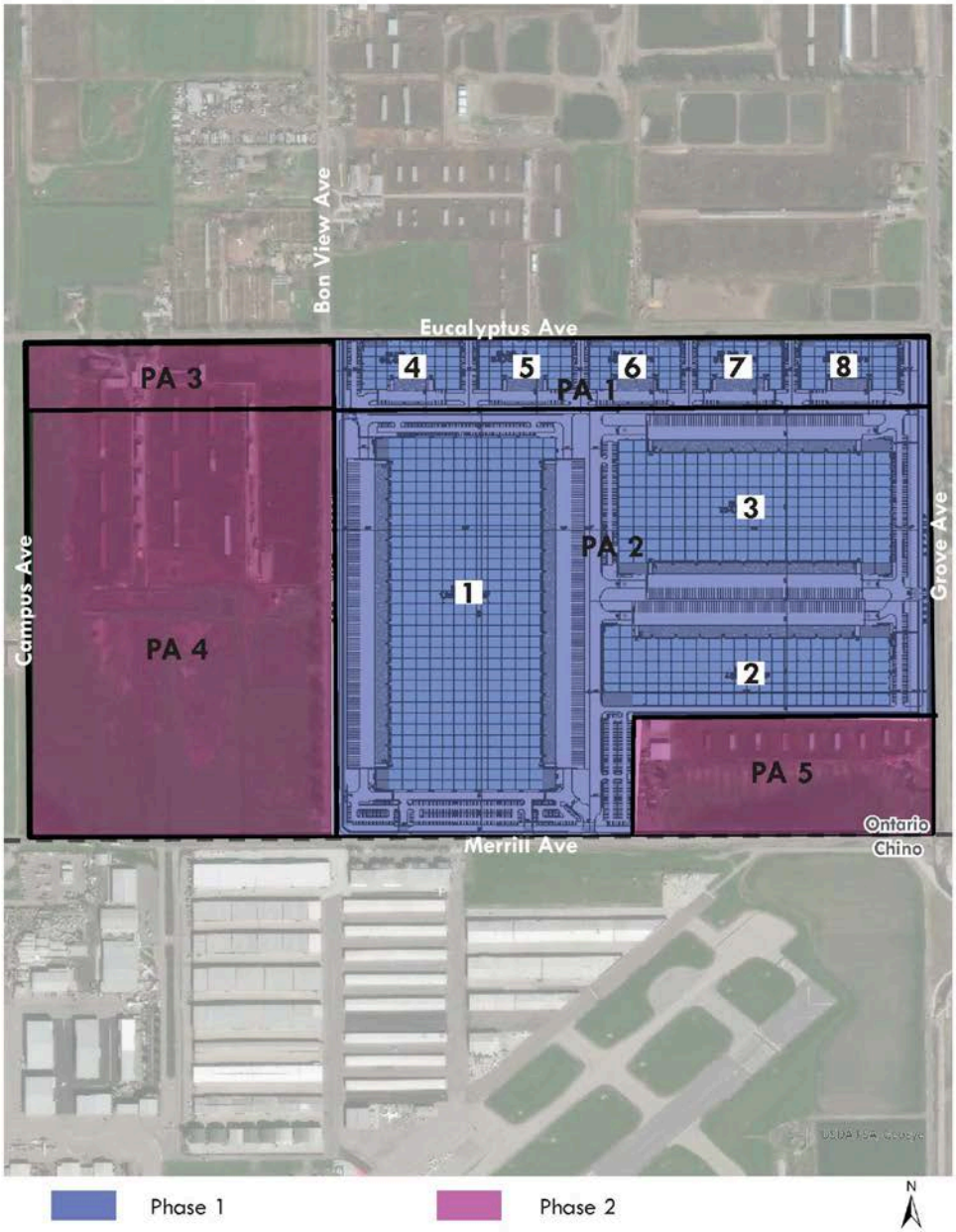
Phase 1: Phase 1 consists of the construction of Buildings 1 through 8 as numbered in the Conceptual Site Plan and includes the Development Plan (PAs 1 and 2). This phase may be developed in several sub-phases in response to market demands and according to the logical and orderly completion of infrastructure improvements.

Phase 2: Phase 2 consists of the balance of the Project site (PAs 3, 4, and 5) .

Specific Plan backbone infrastructure shall be installed by the project developer, in accordance with the applicable City-adopted infrastructure plan for the area, as well as the provisions of this Specific Plan and an approved Development Agreement. Final grading and infrastructure improvements will be completed in accordance with the approved Development Agreement and City Engineer approval. Fair share responsibilities for improvements shall be addressed in a Development Agreement with the City of Ontario.

All the Specific Plan required infrastructure can be found in Section 3.3 (Figure 3.7 and 3.7a) for Potable Water, Section 3.4 (Figure 3.9) for Recycled Water, Section 3.5 (Figure 3.11) for the Sewer Plan, Section 3.7 (Figure 3.13) for the Fiber Optic Plan, and Section 3.8 (Figure 3.14) for the Storm Drain Plan. Phasing will be determined per separate Development Agreement.

Conceptual Phasing Plan



South Ontario Logistics Center Specific Plan **Figure 3.16**

4.0 LAND USE AND DEVELOPMENT STANDARDS

This chapter identifies allowable uses and development standards including building height, setbacks, lot coverage, parking, and landscape within the Specific Plan area. These regulations are intended to create a harmonious relationship among development within the Specific Plan area and with surrounding land uses as well as to protect the health, safety, and general welfare of the community.

4.1 General Provisions

Upon adoption of this Specific Plan, the allowable land uses and development standards within this document become the governing zoning for new construction, additions, or remodels within the Specific Plan area. However, in reviewing individual projects requiring discretionary approval, additional conditions may be applied by the approving body to accomplish the goals and objectives of this Specific Plan.

4.2 Allowable Uses

Table 4.1 (Allowable Uses) provides the land uses, activities, and facilities allowed within the Specific Plan's BP (Business Park) and IG (Industrial - General) Zoning Districts discussed in Chapter 3. These uses include a variety of industrial-serving commercial, low-intensity office, technology, light manufacturing, and warehouse/distribution uses that are compatible with the site's location within Safety Zone 6 of the Chino Airport. The letters/symbols used in Table 4.1 shall have the following meanings:

"P" - Permitted Land Uses

A Permitted Use (P) is permitted by right and may be established as the primary use of a building without the need for discretionary approval. Permitted Uses are subject to the development standards and guidelines applicable to the zoning district in which the use is located.

"C" - Conditionally Permitted Land Uses

A Conditionally Permitted Use (C) is permitted upon issuance of a Conditional Use Permit (CUP) pursuant to Section 4.02.015 of the Ontario Development Code and City processing procedures.

"A" - Administratively Permitted Land Uses

An Administratively Permitted Use (A) is permitted upon issuance of an Administrative Use Permit (AUP) pursuant to Section 4.03.015 of the Ontario Development Code and City processing procedures.

"—" - Prohibited Land Uses

A land use indicated with a "—" symbol is prohibited within the zoning district.

Land Uses Not Listed

A land use not listed in Table 4.1 shall be considered a prohibited land use. For land uses similar to those listed in Table 4.1, but not expressly stated in this Specific Plan, the City of Ontario Planning Director or his/her designee shall have the authority to make a determination of the applicability of similar land uses.

Table 4.1: Allowable Uses

Land Use	BP District	IG District
AGRICULTURAL USES		
Commercial Crop Production and Farming[1]	C	P
Community Gardens, Urban Farms, and Related Uses	A	A
Kennels and Catteries	--	P
RESIDENTIAL USES		
Caretaker's Unit (not to exceed 1,000 square feet)	A	A
CONSTRUCTION		
Contractors (e.g., building construction, site preparation, capital improvement projects)		
• Completely within enclosed building	P	P
• With outdoor storage	--	P
MANUFACTURING		
Apparel Manufacturing	P	P
Artisan Crafts (made by hand) such as glassworks, jewelry, pottery	P	P
Beverage Manufacturing	--	C
Chemical Manufacturing (excludes pesticides and fertilizers)	--	C
Computer and Electronic Product Manufacturing	P	P
Electrical Equipment, Appliance and Component Manufacturing	P	P
Fabricated Metal Product Manufacturing	--	P
Ammunition and Arms Manufacturing	C	C
Food Manufacturing, General (but excluding animal slaughtering and processing and seafood product preparation and packaging)	--	C
Food Manufacturing, Limited (bread, tortillas, snack foods, roasted nuts and peanut butter, coffee, tea, flavoring syrup, seasoning and dressing, spice extract)	C	C
Furniture and Related Product Manufacturing	P	P
Glass and Glass Product Manufacturing	--	C
Leather and Allied Product Manufacturing (excluding leather and hide tanning and finishing)	P	P
Machinery Manufacturing	--	P
Miscellaneous Manufacturing (medical equipment and supplies, jewelry, sporting goods, toys, office supplies, signs, etc.)	P	P
Paper Manufacturing	--	C
Pharmaceutical and Medicine Manufacturing (excludes biological product manufacturing)	C	C
Printing and Related Support Activities	P	P
Primary Metal Manufacturing	--	C
Petroleum and Coal Products Manufacturing	--	C
Plastics Product Manufacturing	--	C
Rubber Product Manufacturing	--	C
Textile Mills	--	C
Textile Product Mills	--	C

Transportation Equipment Manufacturing	--	P
Wood Product Manufacturing	--	C
WHOLESALE TRADE		
Merchant Wholesalers, Durable Goods - General (includes motor vehicles and parts, lumber and construction materials, metals and minerals other than petroleum, and machinery equipment and supplies)	--	P
Merchant Wholesalers, Durable Goods - Limited (includes furniture and home furnishings, professional and commercial equipment and supplies, hardware, plumbing, and heating equipment and supplies)	P	P
Merchant Wholesalers, Nondurable Goods (excludes industrial gases, petroleum bulk stations and terminals, and fireworks and explosives merchant wholesalers)	--	P
Wholesale Electronic Markets, Agents and Brokers (excludes automobile auctions)	P	--
HEALTH CARE AND SOCIAL ASSISTANCE		
Ambulatory Health Care Services	P	--
Child Day Care Services (Commercial Facilities)	--	--
Child Day Care Services (Employer Provided Services)	--	--
Medical Office	P	--
Vocational Rehabilitation Services	C	--
COMMERCIAL USES		
Information		
Broadcasting	P	P
Data Processing, Health, and Related Services	P	P
Publishing Industries	P	P
Motion Picture and Sound Recording Facilities (excludes movie theaters)	P	P
Recording and sound studios	P	--
Telecommunication Facilities	P	P
Eating and Drinking Places, and Food Services		
Alcoholic beverage sales for consumption on the premises (includes all retailers on-sale licenses issued by the State of California Department of Alcoholic Beverage Control)	C	--
Food Bank or Meal Delivery Services	C	C
Restaurant		
• Without drive-thru	P	--
• With drive-thru	C	--
Motor Vehicle Mechanical and Electrical Repair and Maintenance		
Servicing Facilities (limited to retail-oriented services, such as emissions testing, battery replacement and other similar retail activities that involve the limited use of pneumatic tools or equipment that creates noise impacts)	P	--

General Repair Facilities (includes general motor vehicle mechanical and electrical repair and maintenance of air conditioning, brakes, cooling, electric, exhaust, fuel, suspension system, engine, transmission, and drive train)		
• General Repair Facilities - Automobile, Light Truck and Van Repair and Maintenance	C	C
• General Repair Facilities- Large Truck, Bus and Similarly Large Motor Vehicle Repair and Maintenance	--	C
Automotive Body, Paint, Interior and Glass Repair		
• Automobile, Light Truck and Van Body, Paint, and Interior Repair and Customization	C	C
• Minor Customization Work (limited to the "bolt-on" replacement or addition of parts only -- no body or paint work is allowed)	C	C
• Large Truck and Bus Body, Paint, and Interior Repair and Maintenance	--	C
Personal Services		
Couriers and Messengers	P	P
Commercial and Industrial Machinery and Equipment Repair and Maintenance (except automotive and electronic)	--	P
Electronic and Precision Equipment Repair and Maintenance	P	P
Fitness and Recreational Sports Center		
• Gross Floor Area less than 10,000 square feet	P	--
• Gross Floor Area 10,000 square feet or more	C	--
Industrial Laundry and Linen Supply	C	C
Personal and Household Goods Repair and Maintenance	P	P
Pet Boarding and Kennels		
• Day only (e.g., Doggie Daycare)	C	--
• Overnight Stays	C	--
Postal Services	P	P
Passenger Car Rental and Leasing	C	--
Truck, Utility Trailer, and Recreational Vehicle Rental and Leasing	C	P
Offices		
Administrative and Support Services	P	--
Finance and Insurance Offices	P	--
Management of Companies and Enterprises	P	--
Office Ancillary to a Primary Industrial Use (less than 10% of GFA)	P	P
Professional, Scientific, and Technical Services (e.g., accounting, tax preparation, architecture, bookkeeping, legal, engineering, consulting)	P	--
Real Estate Offices	P	--
Retail		
Alcoholic beverage sales for consumption off the premises (includes all retailers off-sale licenses issued by the State of California Department of Alcoholic Beverage Control)	C	--

Auction Houses	C	--
Automotive Parts and Accessories (including tires)	P	--
Convenience stores (without alcoholic beverage sales)	P	--
Gasoline Fueling Station with or without Convenience Store (without alcoholic beverage sales)	C	--
Internet Fulfillment/Warehousing/Distribution (E-Commerce)	P	P
Industrial Retail Sales (retail sales of goods and/or products either manufactured, warehoused or wholesaled on-site)		
• Maximum 15% of building floor area or 8,000 square feet, whichever is less	A	A
• Over 15% of building floor area or 8,000 square feet	C	C
Non-Store Retailers (includes electronic shopping and mail-order houses, vending machine operators, and other direct selling establishments excluding fuel/petroleum dealers)	P	P
WAREHOUSING		
Warehousing and Storage (General and Other)		
• Completely within enclosed building	P	P
• Outdoor Storage Accessory to an Allowed Use	A	A
• Outdoor Storage as the Primary Use	--	C
Refrigerated Warehousing and Storage	P	P
OTHER		
Religious Assembly	C	--
Parking Facilities	P	--
Vocational/Trade Schools	C	C

Notes:
1. Excluding Commercial Crop Production of Marijuana
2. P=Permitted, C= Conditionally Permitted, A=Administratively Permitted, "—"=Prohibited
3. Refer to the Specific Plan EIR and Ontario International Airport Land Use Compatibility Plan (ONT ALUCP) for additional development criteria and policies that may affect allowable land uses.

4.3 Conceptual Site Plan

The conceptual site plan for the South Ontario Logistics Center Specific Plan is presented in Figure 4.1. Under this conceptual plan, Planning Area 1 (Business Park Zoning District) is developed with five buildings totaling 464,820 square feet (SF) and Planning Area 2 (Industrial – General Zoning District) is developed with three buildings totaling 2,462,135 SF (Table 4.2). Cumulatively, the eight buildings depicted in the conceptual site plan provide 2,926,955 SF of development.

The conceptual site plan reflects current market trends, site conditions, and planned infrastructure. However, the conceptual site plan may be modified provided it does not exceed the maximum building area presented in Table 3.1 and complies with this Specific Plan and applicable provisions of the City of Ontario Development Code.

Table 4.2 Conceptual Site Plan

Planning Area	SP Zoning District	Site Acreage	Proposed Conceptual Building Square Footage
1	BP	23	464,820 SF
2	IG	107.34	2,462,135 SF
TOTAL		**130.34**	**2,926,955 SF**

Conceptual Site Plan



South Ontario Logistics Center Specific Plan

Figure 4.1

4.4 Development Standards

Table 4.3 (Development Standards) provides a summary of the development standards applicable to the land uses, structures, and related improvements located within the Specific Plan area. Refer to the Ontario Development Code for any standard not addressed in Table 4.3.

Table 4.3 Development Standards

Development Standard	Zoning District	
	BP	IG
Minimum Lot Area	10,000 sq ft	20,000 sq ft
Minimum Lot Dimensions		
1. Lot Width	100 ft	100 ft
2. Lot Depth	100 ft	100 ft
Maximum Floor Area Ratio	0.60	0.55
Maximum Building Footprint [1]	125,000 sq ft	N/A
Minimum Landscape Setback		
1. Grove Avenue	20 ft	20 ft
2. Eucalyptus Avenue	23 ft	N/A
3. Merrill Avenue	N/A	23 ft
4. Bon View Avenue	10 ft	10 ft
5. Interior Side	N/A	N/A
6. Interior Rear	N/A	N/A
Minimum Building Setback [2]		
1. Grove Avenue	20 ft	20 ft
2. Eucalyptus Avenue	23 ft	N/A
3. Merrill Avenue	N/A	23 ft
4. Campus Ave	10ft	10ft
5. Bon View Avenue	10 ft	10 ft
6. Interior Side	10 ft	10 ft
7. Interior Rear	10 ft	10 ft
Minimum Parking Space and Drive Aisle Separations[3,4,7]		
1. Parking Space or Drive Aisle to Street Property Line	20 ft	10 ft
2. Parking Space or Drive Aisle to Interior Property Line	5 ft	5 ft
3. Parking Space to Buildings, Walls, and Fences	Areas adjacent to public entries and office areas: 10 ft Areas adjacent to other building areas: 5 ft Within screened loading and storage yard areas: 0 ft	
4. Drive Aisles to Buildings, Walls, and Fences	5ft	5ft
5. Drive Aisles within Screened Loading and Storage Yard Areas	0 ft	0 ft

Table 4.3 Development Standards

Development Standard	Zoning District	
	BP	IG
Maximum Building Height [5,6]	45 ft	55 ft
Minimum Landscape Coverage	15%	10%
Walls, Fences, and Hedges	Per Ontario Development Code Division 6.02 (Walls, Fences, and Obstructions) and Section 5.5 (Buffering and Screening) of the Design Guidelines in Chapter 5.	

Notes:

1. Maximum building footprint limit is applicable only to buildings that front onto a public right-of-way.
2. Setback areas shall be measured from the property line and shall be landscaped.
3. Within yard areas fully screened by a decorative wall, there shall be no minimum drive aisle or parking space setback required, unless adjacent to residentially zoned properties.
4. The minimum separation area between a building, wall, or fence and a parking space or drive aisle shall be fully landscaped. The separation area may include pedestrian walkways, as necessary; however, a minimum 5-foot wide planter area shall be maintained between a building wall and a pedestrian walkway. The minimum separation dimension shall not include any area devoted to vehicle overhang.
5. Architectural projections, mechanical equipment, and focal elements may be allowed to exceed the maximum height up to 25 percent above the prescribed height limit.
6. The maximum building height and floor area ratio may be restricted pursuant to the Ontario International Airport Land Use Compatibility Plan (ONT ALUCP) and The Chino Airport Land Use Compatibility Plan. Refer to the ALUCP for properties affected by airport safety zones for additional development criteria and policies that may affect allowable land uses.
7. The use of surrounding roads, drive aisles and truck parking lots to address the open land requirement for the Chino Airport Overlay zone is discussed in Chapter 2 (Section 2.2, Airport Influence Areas).

Table 4.4 (Off-Street Parking and Loading Design Standards) establishes the design standards for off-street parking in the Specific Plan area. Refer to the Ontario Development Code for any parking-related standard not addressed in Table 4.4.

Table 4.4: Off-Street Parking and Loading Design Standards

Development Standard	Requirement
Parking space dimensions	
1. Standard parking	9 feet wide by 18 feet long
2. Tractor trailer parking	12 feet wide by 45 feet long
3. At grade loading space	12 feet wide by 18 feet long
Minimum aisle width for 90-degree parking	24 feet
Maximum gradient at parking space	5 percent measured in any direction
Dock-high loading facilities	

Table 4.4: Off-Street Parking and Loading Design Standards

Development Standard	Requirement
1. Dock high door loading space	12 feet wide by 45 feet long with 14-foot minimum vertical clearance measured from finished surface of loading dock.
2. Truck maneuvering area	Meet the minimum practical turning radius of a 53-foot semi-trailer/tractor combination.

Table 4.5 (Required Number of Parking and Loading Spaces) specifies the number of parking spaces that must be provided according to land use. For a use not specified in the table, refer to the Ontario Development Code, Table 6.03-1, Off-Street Parking Requirements.

Table 4.5: Required Number of Parking and Loading Spaces

Land Use	Number of Required Spaces
Multi-tenant business park	Per 1,000 square feet of gross floor area: • 3 spaces • Required parking for "general office" when exceeding 10% of gross floor area • One tractor trailer parking space per 4 dock-high loading doors
General office when exceeding 10 percent of building gross floor area	4 spaces per 1,000 square feet of gross floor area of office use
Industrial speculative building	Per 1,000 square feet of gross floor area: • Up to 50,000 square feet: 1.85 spaces • 50,001 – 100,000 square feet: 1 space • 100,001 square feet and over: 0.5 space • One tractor trailer parking space per 4 dock-high loading doors. • Plus required parking for "general business offices" and other associated uses, when those uses exceed 10 percent of the building gross floor area.
Manufacturing	1.85 spaces per 1,000 square feet of gross floor area • plus one tractor trailer parking space per 4 dock-high loading doors. • Plus required parking for "general business offices" and other associated uses, when those uses exceed 10 percent of the building floor area.
Restaurant (including outdoor seating area up to 25 percent of gross floor area)	• Under 2,000 square feet: 5 spaces per 1,000 square feet of gross floor area • More than 2,000 square feet: 10 spaces per 1,000 square feet of gross floor area
Warehousing and distribution (including associated office use if less than 10 percent of building gross floor area)	• First 20,000 square feet: 1 space per 1,000 square feet of gross floor area • Additional square feet: 0.5 space per 1,000 square feet of additional gross floor area

	• Plus one tractor trailer parking space per 4 dock-high loading doors • Plus required parking for "general office" and other associated uses when exceeding 10 percent of the building gross floor area

Sufficient off-street loading and unloading spaces shall be provided on each development site, and adequate provisions and space shall be made for maneuvering freight vehicles and handling freight. Loading activity, including turnaround and maneuvering, shall be made on site. Buildings, structures, and loading facilities shall be designed and placed on the site so that vehicles, whether rear loading or side loading, may be loaded or unloaded at any loading dock, door, or area without extending beyond the property line.

5.0 DESIGN GUIDELINES

This chapter identifies conceptual themes for site planning, architecture, and landscape design within the Specific Plan area. The guidelines are intended to ensure a cohesive and attractive development that meets the following objectives:

1. Demonstrates high-quality development that complements and integrates into the community and adds value to the city.
2. Creates a functional and sustainable development that ensures South Ontario Logistics Center is regionally competitive and appropriate within the Ontario Ranch community.
3. Illustrates the distinctive characteristics of its two zoning districts: Business Park (BP) District (Planning Area 1 and 3) and Industrial - General (IG) District (Planning Area 2, 4 and 5).
4. Establishes criteria for building design and materials, landscape design, and site design that provide guidance to developers, builders, architects, landscape architects, and other professionals preparing plans for construction.
5. Provides guidance to City staff and the Planning Commission in the review and evaluation of future development projects in the South Ontario Logistics Center Specific Plan area.
6. Incorporates construction and landscape design standards that promote energy and water conservation strategies.
7. Implements the goals and policies of The Ontario Plan and the intent of the Ontario Development Code.

5.1 Site Design

Site design within Planning Area 1 and 3 (BP District) and Planning Area 2, 4 and 5 (IG District) shall incorporate the following design features.

Key provisions include:

1. Provide a well-organized site plan that emphasizes pedestrian connectivity and attractive landscape areas for the public through the location and arrangement of buildings, circulation, and parking areas.
2. Orient buildings towards street frontages to create an inviting public perimeter.
3. Provide visible pedestrian access to buildings from the street, parking areas, and perimeter sidewalks through signage, prominent architectural features, and landscape design.
4. Employ enhanced paving, accent trees, and other landscape features that highlight major building entries.
5. Design drive aisles to minimize impact to pedestrians, provide adequate stacking space, and prevent queuing of vehicles onto public streets.

6. Locate visitor and short-term parking areas at the front and sides of buildings near primary building entrances.
7. Create small parking clusters through the design and placement of landscape areas, drive entrances, and/or buildings to avoid large, visually dominant parking lots.
8. Locate loading and storage areas away from streets when feasible, ensure adequate space for vehicle backing and maneuvering on-site, and provide adequate parking for loading vehicles so normal traffic flow is not impeded.
9. Screen parking areas and loading docks facing the street using landscape buffers planted with screen trees and drought-tolerant vegetation.
10. Orient and screen elements such as trash enclosures, loading bay doors, and service docks to minimize their visibility.
11. Locate service entrances to avoid conflict with front entries.
12. Place electrical rooms and transformers away from front entries and street views.

5.2 Architectural Design

The building design, materials, colors, and textures establish its theme and character. Architecture shall be compatible and complementary with other buildings within the Specific Plan area; however, design diversity is encouraged to provide visual interest. Although development within Planning Area 1 and 3 (BP District) and Planning Area 2, 4 and 5 (IG District) differ in building height and scale, similar design concepts apply as follows.

Key provisions include:

1. Ensure scale, massing, fenestration, materials, and colors are consistent with the building's architectural style and compatible with the overall design in the Specific Plan area.
2. Avoid blank walls by providing articulation on building elevations visible from the public right-of-way through elements such as cornices, parapets, expression lines, and changes in materials and/or colors.
3. Provide the greatest level of articulation on the front facades that are visible from the public rights-of-way and the main entrances.
4. Design entry features as a significant aspect of a building's overall composition through massing, detailing, architectural treatments, and/or special materials and colors.
5. Employ recessed or covered building entrances to provide shade and visual relief.
6. Design office buildings, business parks, and office areas of industrial or warehouse buildings with an emphasis on the use of windows, architectural details, and building articulation.
7. Integrate the design of industrial/warehouse office areas into the overall building composition so they create powerful architectural statements and not visually disjointed "add-ons".
8. Employ a minimum of four different colors, materials, and/or textures on each building.
9. Avoid terminating a change in material or color at a building edge; instead, select a logical termination point in relation to the architectural features or massing.
10. Paint exposed downspouts, service doors, and mechanical screens the same color as the adjacent wall.
11. Elevations to the front of buildings across Eucalyptus Ave shall be additionally enhanced due to residential land use designation across the street.

Planning Area 1 Architectural Design Examples









Planning Area 2 Architectural Design Examples







5.3 Landscape Design

Conceptual landscape plans encourage durable landscape materials and designs that enhance the aesthetics of structures, create and define public and private spaces, and provide shade and environmental benefits. The following guidelines ensure that intersection sight lines and pedestrian safety are preserved. Landscaping plans within the Specific Plan area shall comply with the City of Ontario "Landscape Development Guidelines", the "Standard Drawings" and "Traffic and Transportation Guidelines" for sight-distance.

Key provisions include:

1. Landscape and irrigate all areas of the site not covered by buildings, structures, paving, or impervious surfaces.
2. Design and grade projects to direct storm runoff from building roofs and paved areas into swaled landscape areas for retention/infiltration. Landscape areas may be used for storm water basins and swales at no greater than 50 percent of the available landscape area and may not obstruct the mature root zone of required tree locations.
3. Provide shade for expanses of paving, building walls, roofs, and windows with irrigated shade trees located in appropriate areas where space permits to reduce the impacts of heat gain.
4. Design parking lot landscaping to reduce associated heat buildup, improve aesthetics, and integrate with on-site landscape and adjacent streetscape.
5. Use landscaping to aid in the screening and buffering of mechanical equipment, trash collection areas, loading docks, and outside storage areas from public view.
6. Coordinate utilities with landscape plans by showing utilities on plans to ensure placement clear of required tree locations. Utilities such as backflow devices and transformers shall be screened using landscaping that provides at least 75 percent coverage. Backflow devices and transformers shall be located at least five feet from hardscape to ensure space for landscape screening.
7. Prepare landscape plans that meet the requirements of the Landscape Development Guidelines and provide for the efficient use of water. Plants shall be selected and planted based upon their adaptability to the climate and topographical conditions of the project site.
8. Select drought-tolerant plants such as colorful shrubs and groundcovers, ornamental grasses and succulents, evergreen and deciduous trees, and species native to Southern California or naturalized to the local arid climate.
9. Incorporate water conservation features in landscape and irrigation plans.
10. Place a landscape planter island every ten parking spaces within parking lots. Planter islands shall be at least five feet in width exclusive of curbs and the same length as the abutting parking space. Planter islands shall include at least one tree, appropriate shrubs, and groundcover. Parking areas located behind screen walls shall not be subject to this provision.
11. Provide a minimum dimension of five feet exclusive of curbs for all landscape areas, except for vine pockets.

12. Space living plant materials less than or equal to the mature plant diameter. Non-living ornamental landscape materials may comprise a maximum of five percent of the landscape area requirements and shall be permeable.

5.3.1 Streetscapes

Streetscape design creates an aesthetically pleasing view for pedestrians, cyclists, and motorists, screens parking and loading areas from the public right-of-way, and integrates the development into the surrounding community. The following streetscape designs are conceptual only; final grading, plantings, and tree locations shall be determined on a project-by-project basis.

5.3.1.1 Grove Avenue Streetscape

Grove Avenue features a 28-foot wide landscaped median, 7-foot wide parkways, 5’ wide sidewalk, within a 40’ neighborhood edge and a 20-foot wide landscape setbacks. An 8’ multipurpose trail is located on the east side. (Figure 5.1). Tree species along Grove Avenue include *Platanus acerifolia* ‘Bloodgood’ in the parkway, alternating Cercis occidentalis and Platanus acerfolia ‘Bloodgood’ groups behind the sidewalk and Pinus eldarica and Cercis occientalis in the median.

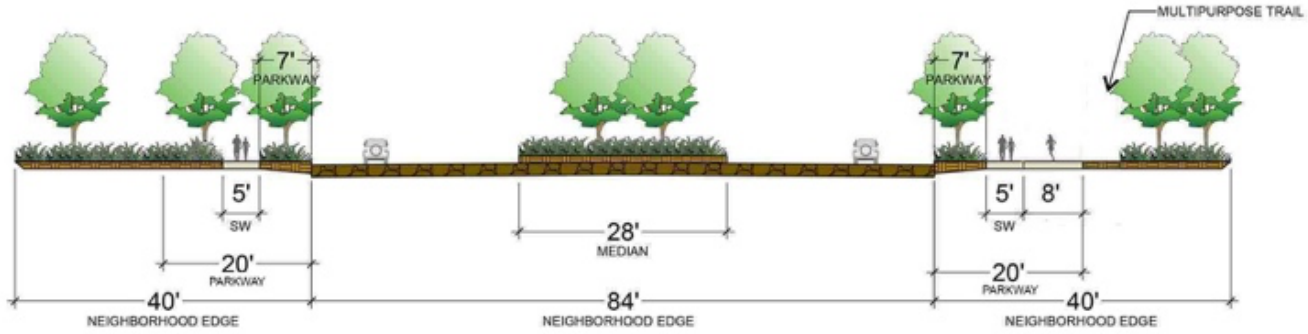


FIGURE 5.1: **GROVE AVENUE CONCEPTUAL STREETSCAPE**

5.3.1.2 Eucalyptus Avenue Streetscape

The typical Eucalyptus Avenue section will feature a 12-foot wide parkway and 23-foot wide landscape setback to create a 35-foot Neighborhood Edge. The parkway will include a 7-foot wide curb-adjacent landscape strip generally planted with trees and groundcover and a five-foot wide sidewalk. An eight-foot

wide multi-purpose trail is located on the north side. A five-foot wide on-street Class II bike lane is located on the south side. Tree species along Eucalyptus Avenue will include Pistache trees in the parkway and behind the sidewalk alternating with groups of Podocarpus gracilior trees. The Neighborhood Edge creates a buffer along the Specific Plan boundary as well as a visual statement (Figure 5.2).

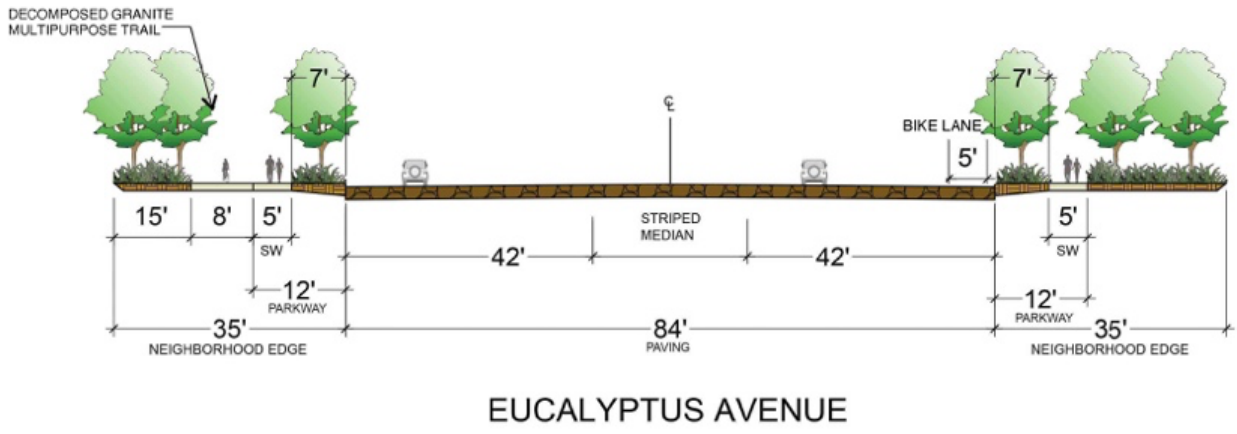


FIGURE 5.2: **EUCALYPTUS AVENUE CONCEPTUAL STREETSCAPE**

5.3.1.3 Merrill Avenue Streetscape

The typical Merrill Avenue section on the north side of the street will feature an eight-foot wide on-street Class II bike lane, 12-foot wide parkway, eight-foot wide multi-purpose trail and 23-foot wide landscape setback. The parkway will include a seven-foot wide curb-adjacent landscape strip and a five-foot wide sidewalk. Tree species along Merrill Avenue will include Quercus agrifolia in the parkway and behind the sidewalk alternating with Cercis canadensis 'Forest Pansy.' The parkway and landscape setback will combine to form the 35-foot Neighborhood Edge buffer

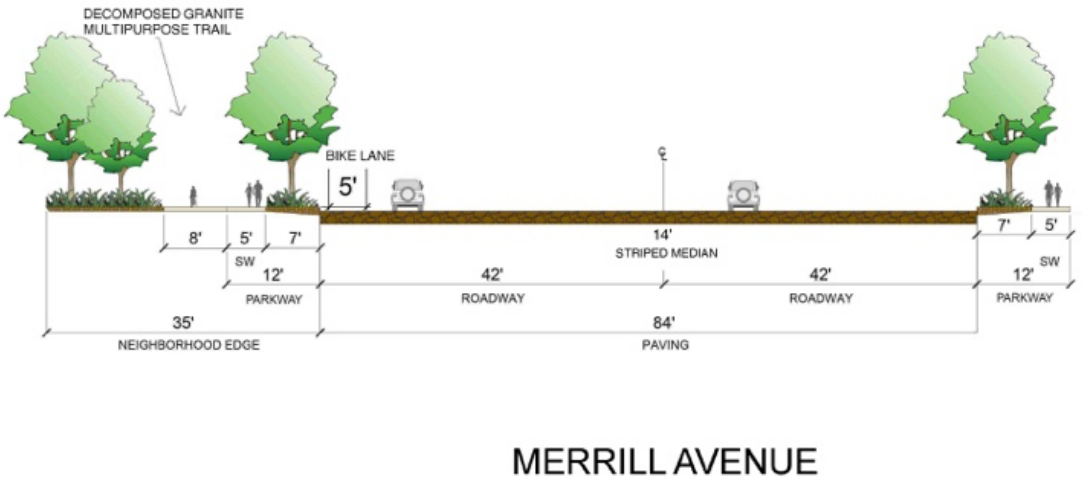


FIGURE 5.3: **MERRILL AVENUE CONCEPTUAL STREETSCAPE**

*5.3.1.4 **Bon View Avenue Streetscape***

The Bon View Avenue section features 9-foot wide parkways with an 4-foot wide curb-adjacent landscape strip planted with trees and groundcover and a five-foot wide sidewalk (Figure 5.4). Tree species along Bon View Avenue include Chinese Pistache and Coast Live Oak.

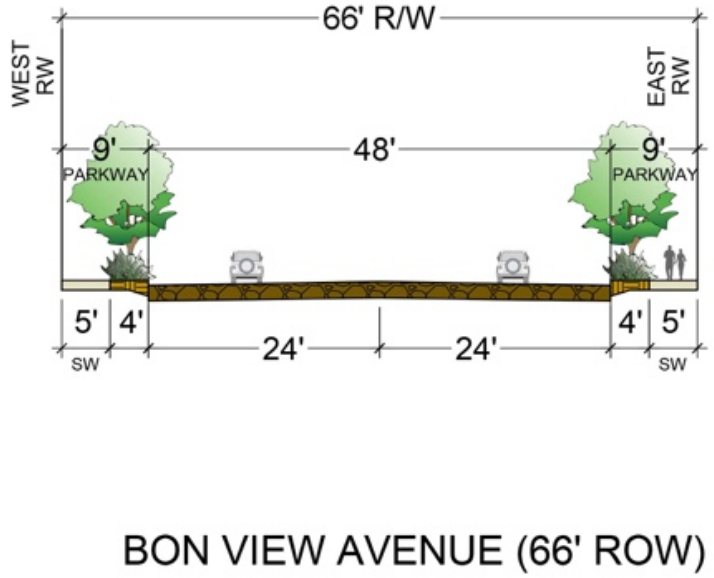


FIGURE 5.4: **BON VIEW AVENUE CONCEPTUAL STREETSCAPE**

5.3.1.5 Campus Avenue Streetscape

The Campus Avenue section features a 15-foot wide landscape setback to create a 35-foot Neighborhood Edge (Figure 5.5). The east side of Campus Avenue includes a 12-foot parkway with a 5’ sidewalk and an 8’ multipurpose trail as part of the 35-foot Neighborhood Edge, while the western side includes a five-foot wide Class II on-street bike lane at the edge of the street. The Neighborhood Edges include a 7-foot wide curb-adjacent landscape strip that will be planted with trees and groundcover. Tree species along Campus Avenue include Drake Elm, Tulip Trees, and African Sumacs.

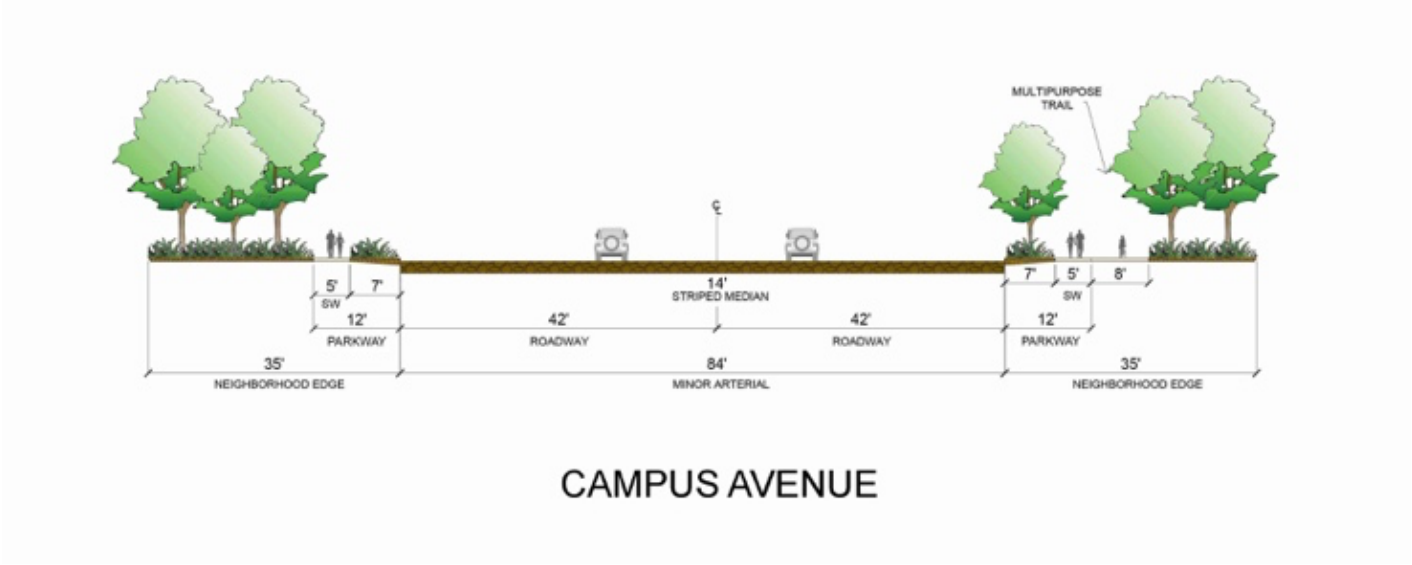


FIGURE 5.5: **CAMPUS AVENUE CONCEPTUAL STREETSCAPE**

5.3.2 Project Entries

The Specific Plan area includes multiple shared vehicular driveways accessible from Grove, Eucalyptus, Merrill, Campus and Bon View Avenues. Figure 5.6 presents a typical conceptual entry design featuring enhanced paving; a landscaped setback with flowering accent trees, canopy trees, and drought-tolerant landscaping; a multipurpose trail; sidewalk; and landscaped parkway with street trees.

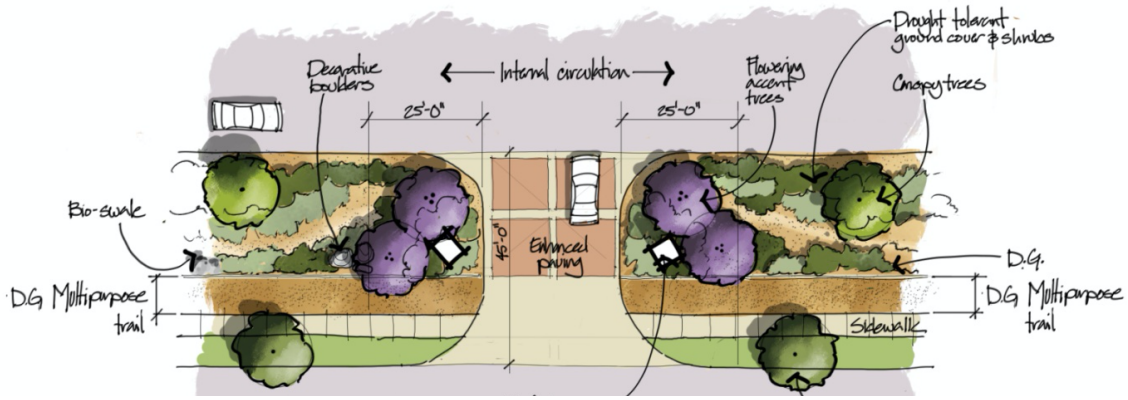


FIGURE 5.6: **CONCEPTUAL VEHICULAR ENTRY**

5.3.3 Plant Palette

The Plant Palette shown in Table 5.1 establishes a base palette for the Specific Plan area and includes a variety of groundcovers, shrubs, ornamental grasses, and evergreen and deciduous trees. The selection complements the design theme of the Specific Plan area and features water-efficient, drought-tolerant species native or adapted to the region. Similar plant materials may be substituted for the species listed in Table 5.1 if the alternative plants are appropriate to the climate and enhance the thematic setting.

Table 5.1: Plant Palette

Botanical Name	Common Name	Use
Chilopsis linearis	Desert Willow	Tree
Chitalpa tashkentensis	Chitalpa	Tree
Cinnamomum camphora	Camphor Tree	Tree
Cupressus sempervirens	Italian Cypress	Tree
Heteromeles arbutifolia	Toyon	Tree
Juniperus s. 'Skyrocket'	Skyrocket Juniper	Tree
Koelreuteria bipinnata	Chinese Flame Tree	Tree
Lagerstroemia i. 'Muskogee'	Crape Myrtle	Tree

Table 5.1: Plant Palette

Botanical Name	Common Name	Use
Magnolia g. 'Samuel Sommer'	Magnolia	Tree
Magnolia g. 'Little Gem'	Magnolia	Tree
Olea europaea	Olive	Tree
Pinus canariensis	Canary Island Pine	Tree
Pinus eldarica	Afghan Pine	Tree
Pistacia chinensis	Chinese Pistache	Tree
Platanus acerifolia	London Plane	Tree
Platanus racemosa	California Sycamore	Tree
Quercus agrifolia	Coast Live Oak	Tree
Schinus molle	California Pepper	Tree
Tristania conferta	Brisbane Box	Tree
Washingtonia filifera	California Fan Palm	Tree
Phoenix dactylifera	Date Palm	Tree
Acca sellowiana	Pineapple Guava	Shrub
Buxus j. 'Green Beauty'	Japanese Boxwood	Hedge
Callistemon 'Little John'	Dwarf Bottle Brush	Shrub
Carissa macrocarpa 'Tuttle'	Natal Plum	Shrub
Cistus 'Sunset Pink'	Sunset Pink Rockrose	Shrub
Dianella 'Little Rev'	Dwarf Dianella	Shrub
Dianella tasmanica	Dianella	Shrub
Dodonaea viscosa 'Purpurea'	Hopseed Bush	Shrub
Eleagnus pungens	Silverberry	Shrub
Leucophyllum f. 'Green Cloud'	Texas Ranger	Shrub
Ligustrum j. texanum	Texas Privet	Shrub
Pittosporum tobira 'Variegata'	Variegated Mock Orange	Hedge
Pittosporum t. 'Wheeleri'	Wheeler's Dwarf	Shrub
Rhaphiolepis i. 'Clara'	Indian Hawthorn	Hedge
Rhaphiolepis i. 'Springtime'	Indian Hawthorn	Hedge
Rhamnus californica	Coffeeberry	Shrub
Rhamnus c. 'Mound San Bruno'	Dwarf Coffeeberry	Shrub
Rosmarinus o. 'Tuscan Blue'	Rosemary	Shrub
Salvia c. 'Allen Chickering'	Allen Chickering Sage	Shrub
Salvia greggii	Autumn Sage	Shrub
Salvia leucantha	Mexican Sage	Shrub
Westringia fruticosa	Coast Rosemary	Shrub
Xylosma congestum	Shiny Xylosma	Hedge
Agave 'Blue Flame'	Blue Flame Agave	Accent
Aloe maculata	Soap Aloe	Accent
Aloe petricola	Stone Aloe	Accent
Aloe polyphylla	Spiral Aloe	Accent
Aloe striata	Coral Aloe	Accent
Echeveria 'Ruffles'	Ruffles Echeveria	Accent
Hesperaloe parviflora	Red Yucca	Accent
Acacia redolens 'Low Boy'	Dwarf Acacia	Groundcover

Table 5.1: Plant Palette

Botanical Name	Common Name	Use
Baccharis p. 'Pigeon Point'	Dwarf Coyote Bush	Groundcover
Baccharis p. 'Centennial'	Coyote Bush	Groundcover
Carex pansa	California Meadow Sedge	Grass
Carex tumulicola	Foothill Sedge	Grass
Festuca mairei	Altas Fescue	Grass
Festuca o. 'Glauca'	Blue Fescue	Grass
Lonicera j. 'Halliana'	Hall's Honeysuckle	Groundcover
Muhlenbergia capillaris	Pink Muhly	Grass
Myoporum parvifolium	Myoporum	Groundcover
Rosa 'Flower Carpet' - Red	Red Flower Carpet Rose	Groundcover
Rosmarinus o. 'Huntington Carpet'	Prostrate Rosemary	Groundcover
Salvia 'Bee's Bliss'	Bee's Bliss Sage	Groundcover
Senecio mandraliscae	Blue Fingers	Groundcover
Sesleria autumnali	Moor Grass	Grass
Trachelopspermum jasminiode	Star Jasmine	Groundcover
Distictus buccinatoria	Blood-Red Trumpet Vine	Vine

5.4 Walls and Fences

Walls and fences are important design features intended to both complement building and landscape architecture and provide functional elements. Any proposed entry gates shall be reviewed by the City of Ontario Traffic and Transportation Division prior to installation, and shall be permitted only if approved.

Key provisions include:

1. Provide attractive, durable, and complementary wall and fencing materials consistent with the building design.
2. Offset and architecturally treat long expanses of wall surfaces every 100 feet with material changes, pilasters and posts, staggered walls, or landscape treatments to prevent visual monotony.
3. Soften the appearance of fencing with plants that reach the height of the wall or fence at maturity.
4. Construct sliding gates visible from a public street with tubular steel, vertical steel pickets, or high-density perforated metal screening painted to match or complement adjacent walls. Interior gates not visible to public view may be galvanized steel or chain link.
5. Prohibit chain link fencing visible from public street rights of way.

5.5 Buffering and Screening

To alleviate the unsightly appearance of loading and service areas, buffering and screening design features shall be used to enhance the overall development. Entry gates shall be reviewed and approved by the City of Ontario Traffic and Transportation Division prior to installation.

5.5.1 Parking Lots







1. Buffer parking lots adjacent to and visible from public streets using a combination of architectural wing walls, buildings, decorative screen walls, evergreen hedges, and landscape buffers.
2. Use plants for screening that are a minimum of three feet tall at the time of installation.

5.5.2 Loading and Service Areas (Truck Courts)

1. Screen loading docks and truck parking areas visible from Grove Avenue, Eucalyptus Avenue, Merrill Avenue and Bon View Avenue and Campus Avenue. Screening may include portions of buildings, landscaping, evergreen hedges, and/or decorative walls.
2. Incorporate gated/screened entrances to loading areas into the overall architectural design of the development.
3. Design walls and fencing to be a minimum of eight feet high and a maximum of 14 feet high, as measured from finished grade, to screen truck courts and hide views of the top of loading bays or trailers.
4. Utilize buildings, architectural wing walls, and/or landscaping to screen service areas.
5. Screen ground- and roof-mounted mechanical equipment from public view. Ground-mounted equipment shall be screened with decorative walls or landscaping. Building architecture shall be designed to screen roof-mounted equipment.
6. Ensure refuse containers are easily accessible by service vehicles yet screened from public view within the building's façade or within a walled enclosure.
7. Obtain a use permit for outdoor storage, which shall be limited to predefined areas. Storage areas shall be screened from public view by decorative walls or landscaping with a minimum height of eight feet and a maximum height of 14 feet. The height of outdoor storage shall not-exceed the height of screening.



Loading and Service Area Example

5.6 Lighting

Site lighting provides illumination for operations, safety, security, and ambiance in parking lots, loading dock areas, pedestrian walkways, building entrances, signage, and architectural and landscape features.

Key provisions include:

1. Choose lighting fixtures that complement the building architecture and promote consistency throughout the Planning Areas.
2. Install ground- or low-mounted fixtures to provide safety and convenience along pedestrian walkways, entrances, activity areas, steps, ramps, and special features.
3. Allow building-mounted accent lighting for general illumination provided there is no light spill or distraction onto roadways or adjacent properties. Plain shoebox or unshielded wall packs are not permitted.
4. Direct exterior lighting fixtures downward to avoid unnecessary light spill and glare.
5. Limit pole-mounted, building-mounted, or tree-mounted lighting fixtures to no more than 30 feet high to minimize light spill and glare.
6. Shield and direct pole-mounted lights away from public streets.
7. Ensure exterior lighting is consistent with the Chino Airport Land Use Compatibility Plan.
8. Design parking lot lighting plans to avoid placing fixtures in required tree locations.

5.7 Signage

Approval of a comprehensive sign program shall be required for development within the Specific Plan area. A sign program facilitates integration of signs with the overall site and building design to create a unified visual statement and provide for flexible application of sign regulations in the design and display of multiple signs.

Key provisions include:

1. Install entry monument signage to identify the South Ontario Logistics Center. Entry monuments shall be designed in accordance with City of Ontario Traffic and Transportation Guidelines for monument placement.
2. Employ signage to identify a center and tenants within a center, direct vehicular traffic, and provide on-site way-finding for pedestrians.
3. Employ signage within industrial sites to give direction to loading and receiving, visitor parking, and other special uses.
4. Provide a unifying sign theme in developments with multiple users.
5. Coordinate signage with the building design, materials, colors, size, and placement.
6. Design signage with backlit or internally illuminated individual channel letters. Can-type box signs with translucent backlit panels are discouraged.
7. Avoid covering significant architectural elements with signage.
8. Position flush-mounted signs with respect to architectural features and align with signs on other buildings to maintain a pattern.
9. Place street address signs perpendicular to approaching vehicular traffic.
10. Ensure signage located within a landscape planter is not blocked or damaged by plant materials.
11. Conserve energy by utilizing an automatic illumination shut-off mechanism when businesses are closed.
12. Construct signs from high-quality materials and avoid exposed wiring, ballasts, conduits, fasteners, raceways, or similar hardware.









Signage Examples

5.8 Sustainable Design Strategies

South Ontario Logistics Center is committed to sustainable design strategies that integrate principles of environmental stewardship into the design and construction process. Appropriate strategies shall be determined for each project within the Specific Plan area.

5.8.1 Sustainable Construction & Technology Concepts

1. Design and construct energy-efficient buildings to reduce air, water, and land pollution and environmental impacts from energy production and consumption.
2. Employ passive design including skylights, building orientation, landscaping, and strategic colors to improve building energy performance.
3. Reduce the heat island effect by providing shade structures and trees that produce large canopies. In addition, choose roof and paving materials that possess a high level of solar reflectivity.
4. Use recycled and other environmentally-friendly building materials wherever possible.
5. Incorporate skylights into at least two percent of warehouse/distribution building roof area to provide natural light and reduce electric lighting demand.
6. Use energy-efficient LED (or similar) products.
7. Provide interior or exterior bicycle storage consistent with the California Green Building Standards Code.
8. Use drought-tolerant landscaping with drip irrigation and include plantings such as trees, shrubs, groundcovers and/or vines. Optional amenities include benches, trellises, thematic fencing, and decorative walkways.
9. Employ high-performance dual-pane window glazing in office storefronts.

5.8.2 Water Quality

1. Design landscape areas with retention/infiltration swales and basins, or employ bio-treatment when infiltration is infeasible, as required by the San Bernardino County MS4 Permit and Water Quality Management Plan.
2. Select native and drought-tolerant plants to reduce water demand.
3. Integrate permeable pavement and perforated curbs throughout the project area as feasible to allow stormwater to enter planter areas, assist with filtration, and control runoff.
4. Use captured runoff to augment irrigation systems whenever possible.
5. Employ irrigation systems that respond to changing weather conditions, irrigate by hydro zone, and use micro-irrigation techniques.

6. Use recycled water to irrigate landscape areas and for other appropriate uses. The use of recycled water for certain purposes is required by the City of Ontario Recycled Water Master Plan.



Sustainable Design Examples



6.0 IMPLEMENTATION

This chapter summarizes the development process for implementation of the South Ontario Logistics Center Specific Plan and provides for the orderly development of the Specific Plan area.

6.1 Applicability

The provisions, standards, and guidelines contained within this Specific Plan provide the regulations for land use and development within South Ontario Logistics Center. The Specific Plan supersedes the development standards and regulations of the Ontario Development Code unless stated otherwise in this document. Whenever the provisions and development standards of the Specific Plan conflict with those of the Ontario Development Code, the Specific Plan shall take precedence. Where the Specific Plan is silent, the Ontario Development Code shall apply.

Definition of Terms

The terms used within the Specific Plan shall mean the same as defined in the Ontario Development Code, unless otherwise noted.

6.2 Severability

The Specific Plan serves as the implementation tool for the City's Policy Plan (General Plan). In the event that any provision of this Specific Plan or its application to any person or circumstance is held to be invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed separate, distinct and independent, and shall not affect the validity of the remaining provisions of this Specific Plan or applications thereof, which can be implemented without the invalid provision or application.

6.3 Interpretation

If an issue, condition, or situation occurs that is not sufficiently covered or provided for in this Specific Plan, those that are applicable for the most similar issue, condition, or situation shall be used. Unless otherwise provided, any ambiguity concerning the content or application of the Specific Plan shall be resolved by the City of Ontario Planning Director in a manner consistent with the goals, policies, objectives, and intent established in the Specific Plan.

6.4 Consistency with Other Plans and Regulations

This sub-section discusses consistency of the Specific Plan with The Ontario Plan, Airport Land Use Compatibility Plans, the California Building Code, and CEQA.

6.4.1 Consistency with The Ontario Plan

No land use, activity, or facility shall be permitted that is inconsistent with the objectives, policies, general land uses, and programs of The Ontario Plan, as amended.

The South Ontario Logistics Center entitlement applications include a General Plan Amendment to change the site's land use designations from Low Medium Density Residential to Business Park and Industrial - General to be consistent with this Specific Plan.

6.4.2 Consistency with Airport Land Use Compatibility Plans

Projects located within the Specific Plan area are subject to the restrictions and provisions of the Airport Land Use Compatibility Plans prepared for Ontario International Airport and Chino Airport.

6.4.3 Consistency with California Building Code

Projects located within the Specific Plan area must comply with the State of California Building Code as adopted and implemented by the City of Ontario.

6.4.4 Consistency with CEQA

The City of Ontario is defined as the lead agency under the California Environmental Quality Act (CEQA) based upon its authority to approve this Specific Plan. Concurrent with approval of this Specific Plan, the City Council will be required to certify the associated Environmental Impact Report (EIR), including a Mitigation Monitoring and Reporting Program to ensure that all approved EIR mitigation measures are implemented. The Planning Director shall be responsible for confirming that mitigation measures have been implemented through each project's approved plans.

6.5 Specific Plan Revisions

It is recognized that modifications to the text or exhibits of this Specific Plan may be warranted in the future to accommodate unforeseen conditions or events. Revisions shall be processed in a manner prescribed by the City of Ontario Planning Department pursuant to the provisions in this section.

6.5.1 Minor Modifications to the Specific Plan

Minor modifications to the Specific Plan shall be processed administratively without the submission of a formal Specific Plan Amendment application and shall not require a public hearing or review by the Planning Commission. The Planning Director shall have the authority to review and make a determination of approval, approval with conditions, or denial of a request for minor modification to the Specific Plan. The Planning Director may, at his/her discretion, refer any such request to the Planning Commission or City Council.

Minor modifications are defined as:

1. Expansions or reductions to a Planning Area boundary or acreage, provided that the total acreage within each affected Planning Area is not modified by more than 20 percent.
2. An increase in maximum building area for single- and multi-tenant buildings of up to 20 percent, provided that the maximum square footage for the Planning Area established by this Specific Plan is not exceeded.
3. A modification of up to 20 percent of a project's required minimum lot area, minimum lot dimensions, or setbacks if compatible with the surrounding land uses and consistent with the overall design character of the South Ontario Logistics Center.
4. Additions, deletions, or modifications to Table 4.1, Allowable Uses, which lists the permitted and conditionally permitted uses in the Specific Plan area, provided the Planning Director determines the changes to be consistent with the objectives and intent of the Specific Plan.
5. Minor modification of conceptual design criteria for architectural features and materials, landscape treatments, lighting, signage, and sustainable design strategies.
6. Revisions to roadway alignment when the change results in centerline shift of less than 250 feet.
7. Revisions to infrastructure facility sizing and precise location for dry utilities, water, sewer, and storm drainage improvements subject to approval of the City Engineer.
8. Changes to the Phasing Plan, provided infrastructure is available to serve the phase as determined by the City Engineer.
9. Revisions to exhibits in the Specific Plan that do not substantially change its intent or character.
10. Modifications of a similar nature to those listed above, which are deemed minor by the Planning Director and conform to the purpose and intent of this Specific Plan and The Ontario Plan.

6.5.2 Specific Plan Amendments

Proposed changes to this Specific Plan that do not meet the criteria for a Minor Modification shall be subject to a formal Specific Plan Amendment application process pursuant to Section 4.01.035 of the Ontario Development Code and California Government Code Section 65450, et seq.

If the proposed amendment requires supplemental environmental analysis pursuant to CEQA, the applicant shall adhere to the City's adopted procedures and CEQA Guidelines.

6.6 Subdivision Maps

Development within the Specific Plan area may require the processing of tentative and final tract or parcel maps and/or lot line adjustments or mergers. Subdivision maps and lot changes shall be reviewed and approved pursuant to Section 4.02.085 of the Ontario Development Code and other applicable City codes

and regulations, California Government Code Section 66410 et seq. (Subdivision Map Act), as well as the provisions of this Specific Plan.

6.7 Development and Land Use Review Procedures

Review procedures for development and land use within the Specific Plan area shall be as provided in this Specific Plan and in accordance with the Ontario Development Code.

6.7.1 Development Plan Review

Development proposed within the Specific Plan area shall be subject to Development Plan review pursuant to Section 4.02.025 of the Ontario Development Code. The review is intended to ensure compliance with the provisions of this Specific Plan, protect the integrity and character of the physical composition of the City, and encourage high quality development.

6.7.2 Conditional Use Permit

A Conditional Use Permit shall be required for uses deemed "conditionally permitted" in Table 4.1 (Allowable Uses). Applications for a Conditional Use Permit shall be processed pursuant to Section 4.02.015 of the Ontario Development Code.

6.7.3 Administrative Use Permit

An Administrative Use Permit shall be required for uses deemed "administratively permitted" in Table 4.1 (Allowable Uses). Applications for an Administrative Use Permit shall be processed pursuant to Section 4.03.015 of the Ontario Development Code.

6.7.4 Appeals

Appeals of decisions of the Development Advisory Board, Zoning Administrator, Planning Director, or the Planning Commission regarding implementation of this Specific Plan may be made by the applicant or other aggrieved party pursuant to Division 2.04 of the Ontario Development Code.

6.8 Development Agreement

Approval of a statutory development agreement authorized pursuant to California Government Code Section 65864 et seq. shall be required by this Specific Plan. The Development Agreement shall include, but not be limited to, methods for financing, acquisition, and construction of necessary infrastructure. The Development Agreement shall be fully executed prior to recordation of the first Final Map.

6.9 Specific Plan Phasing

Implementation of this Specific Plan is anticipated to occur in two phases, as discussed in Chapter 3.10, Phasing Plan:

Phase 1: Phase 1 consists of the construction of Buildings 1 through 8 as numbered in the Conceptual Site Plan. This phase may be developed in several sub-phases in response to market demands and according to the logical and orderly completion of infrastructure improvements.

Phase 2: Phase 2 consists of the development of PAs 3, 4, & 5.

These phases may be developed as sub-phases and may occur either sequentially or concurrently with one another.

All the Specific Plan required infrastructure can be found in Section 3.3 (Figure 3.7 and 3.7a) for Potable Water, Section 3.4 (Figure 3.9) for Recycled Water, Section 3.5 (Figure 3.11) for the Sewer Plan, Section 3.7 (Figure 3.13) for the Fiber Optic Plan, and Section 3.8 (Figure 3.14) for the Storm Drain Plan. Phasing will be determined per separate Development Agreement.

6.9.1 Phasing Objectives

Development phasing shall meet the following objectives:

1. The orderly build-out of the project based upon market and economic conditions;
2. The provision of adequate parking, infrastructure, and public facilities concurrent with the development of each phase; and
3. The protection of the public health, safety, and welfare.

6.9.2 Findings for Modification of the Phasing Plan

The Planning Director shall have the authority to approve modification of the Phasing Plan, subject to the following findings:

1. The modification is consistent with the Policy Plan (General Plan);
2. The modification will not adversely affect the implementation of the Specific Plan;
3. The modification will not be detrimental to public health, safety, and general welfare; and
4. The modification will not delay the construction of infrastructure improvements necessary to serve the development.

6.10 Financing of Public Improvements

The financing of the construction, operation, and maintenance of public infrastructure improvements, facilities, and services within the Specific Plan area shall be provided through a combination of mechanisms. Final determination of the scope of improvements, maintenance responsibilities, and funding sources shall be specified in the approved Development Agreement, executed prior to recordation of the first Final Map.

Financing options may include, but are not limited to, the following:

1. Private capital investment by the project developer, the property owner(s), or a Property Owners Association.
2. Private capital investment by a consortium of property owners and/or developers of the project and/or surrounding area.
3. Community Facilities District (CFD) established pursuant to the Mello-Roos Community Facilities District Act of 1982, or other special district, to provide funding for the construction of public facilities or the provision of public services. City Council approval shall be a prerequisite for use of special district financing mechanisms.
4. Development Impact Fee (DIF) credits to be applied for infrastructure completed by the project developer.
5. Enhanced Infrastructure Financing District to fund infrastructure development through tax increment financing pursuant to Senate Bill 628.
6. Community Revitalization and Investment Authorities (CRIA) to fund infrastructure development through tax increment financing pursuant to Assembly Bill 2.

6.11 Maintenance Plan

Final determination of maintenance responsibilities for the public and private improvements constructed in association with this Specific Plan shall be specified in the approved Development Agreement, which shall be executed prior to recordation of the first Final Map. However, it is anticipated that maintenance shall be generally shared by three entities as described below and outlined in Table 6.1, Maintenance Responsibilities.

6.11.1 City of Ontario, Community Facilities District & Other Special District

The establishment of a community facilities district, landscape and lighting district, or other special district to fund the maintenance of public facilities shall be at the City's discretion. It is anticipated that public maintenance shall include the following:

1. Right-of-way for public streets within the Specific Plan area (Grove Avenue, Eucalyptus Avenue, Merrill Avenue, Campus Ave and Bon View Avenue) shall be dedicated to the City of Ontario per

the provisions of this Specific Plan (Chapter 3, Development Plan) and as approved by the City Engineer.

2. Landscape improvements and public streetlights within the public right-of-way shall be maintained through a landscape and lighting district or other special maintenance district established by the City.
3. The City shall maintain off-site infrastructure improvements, including water, sewer, and storm drainage facilities.
4. The City shall maintain NPDES facilities located within the curb-to-curb area of public streets. Operation and maintenance requirements for NPDES stormwater runoff source control and treatment control Best Management Practices shall be identified in the approved Water Quality Management Plan for the project.

6.11.2 Property Owners Association

A Property Owners Association (POA) may be established for the maintenance of common areas, including such improvements as on-site landscape areas and parking and drive aisles within South Ontario Logistics Center. It is anticipated that improvements maintained by the POA would include the following:

1. Driveways;
2. On-site open spaces, landscape areas, common areas, parking lots, and walkways;
3. Landscaping within setback/landscape buffer areas along Campus Avenue;
4. NPDES facilities within landscape setbacks and on-site common areas;
5. Property identification signage and architectural elements located within the landscape buffer;
6. Fencing and walls, including graffiti removal; and
7. Water, sewer, recycled water facilities and storm drainage facilities located on-site and constructed by the developer are considered privately owned and to be maintained by the property owners or the Property Owner Associations. The Property Owners Association(s) shall maintain permanent on-site water quality basins, trenches, swales and biotreatment filters required by the San Bernardino County MS4 Permit and Water Quality Management Plan.

Table 6.1: Maintenance Responsibilities

Area of Responsibility	City or Special District	Property Owners or POA	Utility
Master Planned Roadways: Grove Avenue, Eucalyptus Avenue, Merrill Avenue, Campus Ave and Bon View Avenue			
Curb-to-curb improvements	☐		
Bon View- landscaping within the public right-of-way (parkways)		☐	

Table 6.1: Maintenance Responsibilities

Area of Responsibility	City or Special District	Property Owners or POA	Utility
Behind the curb improvements - landscaping within the public right-of-way (parkways) and sidewalks and neighborhood edge	☐		
Other Improvements			
Traffic Signals and Traffic Control Signs on public streets	☐		
Street lights in the public right-of-way	☐		
Drive aisles		☐	
On-site parking areas		☐	
Common open space		☐	
Landscaping within setback/landscape buffer areas		☐	
Monument signage		☐	
Walls and fences		☐	
Stormwater drainage/water quality control facilities within the curb-to-curb area of public streets and Merrill and Bon View public storm drain proposed behind the curb	☐		
Stormwater drainage/water quality control facilities behind the curb		☐	
Water, recycled water, and sewer infrastructure in the public right-of-way	☐		
Dry utilities: electricity, natural gas, communication systems			☐
City of Ontario Fiber Optic Conduit (in Ontario Ranch Streets)	☐		

6.12 Additional Entitlement Requirements

Currently, there are no existing City utilities, nor any improvement plans for City utilities in the vicinity of the Specific Plan area. Several miles of new infrastructure are required to provide City utility services to the Specific Plan area. In order to ensure orderly expansion of the City Utility Systems and other City infrastructure, the following additional entitlement requirements are imposed upon all subdivision maps and developments within the Specific Plan area.

6.12.1 Conceptual Design Report

Prior to approval of any entitlement applications (subdivision maps, Development Plan Reviews, etc.), a conceptual design report shall be prepared and submitted to the Development Agency Engineering Department and the Utilities Engineering Department for review and approval of the extent of all public improvements required for the project. The study shall identify existing and future rights-of-ways (ROW) and infrastructure improvements and establish all vertical and horizontal alignments for each utility. The report shall include cross-sections, profiles, and any supporting details needed to demonstrate that utilities can be adequately accommodated in the public ROW. The study shall account for all utility conflicts, right-of-way variations, existing obstructions, and the timing of utility installation. Utilities cannot be located along an alignment that conflicts with existing conditions (e.g. electrical poles, private property, etc.) unless the applicant accepts the responsibility of modifying the existing conditions (e.g. undergrounding, relocation, ROW acquisition, etc.).

6.12.2 Preliminary Design Report

As a condition of entitlement (subdivision map, Development Plan Review, etc.) within the Specific Plan area and prior to submittal of Infrastructure Improvements Plans, a Preliminary Design Report (PDR) for all public infrastructure shall be submitted and approved by the Development Agency Engineering Department and the Utilities Engineering Department. The PDR shall include the following:

Conceptual Design Compliance: A discussion modifying or confirming the conceptual design established in the project's Conceptual Design Report shall be included. The study shall confirm all rights-of-ways (ROW), infrastructure improvements, and vertical and horizontal alignments for each utility.

Street Cross Sections and Profiles: Street cross sections and profiles shall be provided for each public street, private street and Public Utility Easement (PUE) containing a public utility and at any points along the alignments where the ROW varies. The cross sections shall show the location and size of each utility and shall annotate the property/ROW lines, the type of finished surface material, the distance of each utility from centerline, the depth from finished surface to top of pipe, and the distance between utilities (outside wall to outside wall).

Constructability Review: The report shall include a discussion of the constructability issues along the proposed alignment and identify the recommended construction methods that may be utilized. The study shall perform field investigation (field survey and potholing) in order to identify potential utility conflicts, right-of-way variations, existing obstructions, and constructability issues created by the timing of utility installation.

Supporting Details: The PDR shall include any supporting details needed to demonstrate that utilities can be adequately accommodated in the public ROW, including the placement of large appurtenances, clearance from existing obstructions, etc.

30% Design Drawings: The PDR findings shall be incorporated into a 30% design plan set and included in the PDR.

Western Trunk Sewershed Scope: In order to qualify for Development Impact Fees (DIF) and to assure that the Western Trunk Sewer (WTS) is designed to serve its entire Sewer Master Plan Tributary Area, the PDR shall include the WTS and all the Master Plan Trunk Sewers connecting to the WTS. The PDR shall include: the WTS from the Kimball Interceptor to the Whispering Lakes Pump Station at Riverside Drive and Carpenter Avenue; the Euclid Trunk Sewer from the WTS in Merrill Avenue to Chino Avenue; the Bon View Trunk Sewer from the WTS in Merrill Avenue to Chino Avenue; the Grove Trunk Sewer from the WTS in Merrill Avenue to Chino Avenue; and the Walker Trunk Sewer from the WTS in Schaeffer Avenue to Chino Avenue.

Horizontal and Vertical Alignment Studies: Horizontal and vertical alignment studies shall demonstrate the entire sewershed and subsewersheds can be sewered.

Sewer Sizing Hydraulic Calculations: Sewer sizing hydraulic calculations shall demonstrate the proposed trunk sewer designs can accommodate the Master Plan Flows to meet the Master Plan Design Criteria.

6.12.3 Utilities Systems Map (USM)

Prior to approval of any entitlement application (subdivision maps, Development Plan Reviews, etc.), as part of the entitlement application a Conceptual Utilities Systems Map (USM) shall be prepared and submitted to the Development Agency Engineering Department and the Utilities Engineering Department for review and approval. The USM is a summary plan sheet exhibit that shows all the public offsite infrastructure requirements and demands for the Development Project (and/or Subdivision), the onsite private infrastructure improvements, and the interaction between the public and private utilities systems. As a Condition of Approval for the Development Project (and/or Subdivision), the Conceptual Utilities Systems Map shall be updated into a Final Utilities Systems Map to reflect the changes that occur between entitlement and Final Plan and Permit Approval. Reference the Ontario Municipal Utilities Company Utilities Engineering Department's Utilities Systems Map (USM) Requirements for details.

6.12.4 Integrated Waste Management Report (IWMR) and Solid Waste Handling Plan (SWHP)

Prior to approval of any entitlement application (subdivision maps, Development Plan Reviews, etc.), as part of the entitlement application a Conceptual Integrated Waste Management Report (IWMR) and a Conceptual Solid Waste Handling Plan (SWHP) shall be prepared and submitted to the Development Agency Engineering Department and the Utilities Engineering Department for review and approval. The SWHP summary plan sheet exhibit that demonstrates the project site's design conformance with the Integrated Waste Department's requirements, including the requirements for Sizing of Storage, Location of Collection Areas, Accessibility for Collection Vehicles, and Collection of Sorted/Diverted Waste Types. The IWMR is a report that presents project specific information that is not able to be demonstrated within the Solid Waste Handling Plan, including discussions on: project solid waste operations; project compliance with all applicable laws, statues, policies, and requirements; and, conformance with all the Integrated Waste Department's requirements, including the requirements for Sizing of Storage, Location of Collection Areas, Accessibility for Collection Vehicles, and Collection of Sorted/Diverted Waste Types. As a Condition of Approval for the Development Project (and/or Subdivision), the Conceptual SWHP and the a Conceptual IWMR shall be updated into a Final SWHP and Final IWMR to reflect the changes that occur between entitlement and Final Plan and Permit Approval. The SWHP and IWMR may be required to be updated from whenever there are new occupants, new uses or changes to existing uses, Tenant Improvements, Business Licenses, and Certificates of Occupancy. Reference the Ontario Municipal Utilities Company Utilities Engineering Department's Integrated Waste Management Report (IWMR) and Solid Waste Handling Plan (SWHP) Requirements for details.

7.0 GENERAL PLAN CONSISTENCY

California Government Code (Title 7, Division 1, Chapter 3, Article 8, Section 65440-65457) permits the adoption and administration of Specific Plans as an implementation tool for elements contained within a jurisdiction's local General Plan. Approval of this Specific Plan is based on the finding that the regulations, guidelines, and programs contained within this Specific Plan are consistent with The Ontario Plan. The Ontario Plan establishes the direction and vision for the City of Ontario and provides a single comprehensive document to shape its future. The Ontario Plan provides for policies to accommodate change over its 30-year lifespan. The Ontario Plan consists of a six-part Component Framework: 1) Vision, 2) Governance Manual, 3) Policy Plan, 4) City Council Priorities, 5) Implementation, and 6) Tracking and Feedback. The following sections demonstrate the South Ontario Logistics Center Specific Plan implements the goals and policies of the City's Policy Plan (General Plan).

7.1 Land Use Element

GOAL LU1:	**A community that has a spectrum of housing types and price ranges that match the jobs in the City and that make it possible for people to live and work in Ontario and maintain a quality of life.**

Policy LU1-2 Sustainable Community Strategy

We integrate state, regional, and local Sustainable Community/Smart Growth principles into the development and entitlement process.

The Specific Plan encourages the efficient use of energy resources in design, product selection, and operational techniques. The Design Guidelines in Chapter 5 address lighting, bicycle parking, sustainable landscaping, and sustainable design strategies. Landscape provisions require the use of drought-resistant vegetation and shade trees to conserve water and reduce heat islands. The sustainable design strategies include design and construction of energy efficient buildings to reduce air, water, and land pollution and environmental impacts from energy production and consumption. Protecting water quality, reducing runoff, and reducing water demand for landscaping are promoted in the Development Plan in Chapter 3 through the recycled water plan and storm drainage facilities source control and treatment practices.

Policy LU1-3 Adequate Capacity

We require adequate infrastructure and services for all development.

The Specific Plan establishes a Phasing Plan that is coordinated with affected infrastructure providers and ensures that uses on the project site are adequately served. The Specific Plan requires infrastructure development to occur in a timely manner. Potable and recycled water, sewer, fiber optic communications, and storm drain infrastructure improvements that ultimately serve the Specific Plan area are addressed in Chapter 3, Development Plan. Infrastructure and services will be consistent with City of Ontario infrastructure master plans and the approved development agreement.

GOAL LU2: Compatibility between a wide-range of uses.

Policy LU2-3 Hazardous Uses

We regulate the development of industrial and similar uses that use, store, produce or transport toxic substances, air emissions, other pollutants or hazardous materials.

Uses within the Specific Plan are required to comply with federal, state, and local regulations pertaining to the use, storage, disposal, and transport of hazardous materials, toxic substances, and other pollutants.

Policy LU2-6 Infrastructure Compatibility

We require infrastructure to be aesthetically pleasing and in context with the community character.

The Specific Plan design guidelines (Chapter 5) support high-quality development that complements the desired community character. Landscaped areas separate parking areas to keep parking lots from being the dominant visual element of the site. The Specific Plan also establishes landscape setback requirements (Chapter 4, Land Use and Development Standards) and conceptual streetscape design (Chapter 5, Design Guidelines) along all roadways within the Specific Plan area to create safe and attractive streets for pedestrians, cyclists, and motorists and ensure a cohesive pattern of development.

Policy LU2-9 Methane Gas Sites

We require sensitive land uses and new uses on former dairy farms or other methane-producing sites to be designed to minimize health risks.

The Specific Plan incorporates into its Implementation Plan (Chapter 6) requirements for development to comply with the mitigation measures identified in the project environmental impact report, including those for soil remediation and proper venting to address the potential existence of methane gases within the Specific Plan area.

GOAL LU5: Integrated airport systems and facilities that minimize negative impacts to the community and maximize economic benefits.

Policy LU5-7 ALUCP Consistency with Land Use Regulations

We comply with state law that requires policy plan/general plans, specific plans, and all new development be consistent with the policies and criteria set forth within an Airport Land Use Compatibility Plan for any public use airport.

The Specific Plan area is within the Ontario International Airport Influence Area and the Chino Airport Influence Area. The Specific Plan discusses compliance with the ALUCP requirements for the Ontario Airport and the Chino Airport in Chapter 2, Section 2.2, Airport Influence Areas.

7.2 Community Design Element

GOAL CD1: A dynamic, progressive city containing distinct neighborhoods and commercial districts that foster a positive sense of identity and belonging among residents, visitors, and businesses.

Policy CD1-2 Growth Areas

We require development in growth areas to be distinctive and unique places within which there are cohesive design themes.

The Specific Plan design guidelines (Chapter 5, Design Guidelines) and development standards (Chapter 4, Land Use and Development Standards) ensure high quality, cohesive, attractive, and appropriately-scaled development that complements and integrates into the Ontario Ranch community and adds value to the City.

GOAL CD2: A high level of design quality resulting in public spaces, streetscapes, and developments that are attractive, safe, functional, and distinct.

Policy CD2-1 Quality Architecture

We encourage all developments to convey visual interest and character through:

- Building volume, massing, and height to provide appropriate scale and proportion;
- A true architectural style which is carried out in plan, section, and elevation through all aspects of the building and site design and appropriate for its setting;
- Exterior building materials that are visually interesting, high quality, durable, and appropriate for the architectural style.

The Specific Plan design guidelines (Chapter 5) ensure that: 1) scale, massing, fenestration, materials, and colors are consistent with the building's architectural style and compatible with the overall design in the Specific Plan area; 2) articulation is provided through elements such as cornices, parapets, expression lines, and changes in materials and/or colors; 3) use of a variety of colors, materials, and/or textures on each building is appropriate to the architectural features or massing.

Policy CD2-5 Streetscapes

We design new and, when necessary, retrofit existing streets to improve walkability, bicycling and transit integration, strengthen connectivity, and enhance community identify through improvements to the public right-of-way such as sidewalks, street trees, parkways, curbs, street lighting, and street furniture.

Chapter 3, Section 3.2, Street Plan, addresses connectivity, street improvements, pedestrian and bicycle plans, and transit. In Chapter 5, Section 5.3, Landscape Design, the Specific Plan identifies street improvements and streetscape including parkways, street trees, sidewalks, landscape buffers, and street lighting for Grove Avenue, Eucalyptus Avenue, Merrill Avenue, and Bon View Avenue within the Specific Plan area, which are consistent with the Circulation Element of The Ontario Plan. The Specific Plan streetscape design creates an aesthetically pleasing view for pedestrians, cyclists, and motorists, screens parking and loading areas from the public right-of-way, and visually integrates the development into the surrounding Ontario Ranch community.

Policy CD2-6 Connectivity

We promote development of local street patterns and pedestrian networks that create and unify neighborhoods, rather than divide them, and create cohesive and continuous corridors, rather than independent "islands".

The Specific Plan creates an efficient street system by providing convenient connections with adjacent land uses in compliance with the vision of The Ontario Plan Circulation Element. The design of Specific Plan street sections (Chapter 3.2: Street Plan) and streetscape (Chapter 5.3, Landscape Design) provides road improvements including sidewalks, trails and bikeways to promote connectivity and supplement vehicular transportation.

Policy CD2-7 Sustainability

We collaborate with the development community to design and build neighborhoods, streetscapes, sites, outdoor spaces, landscaping and buildings to reduce energy demand through solar orientation, maximum use of natural daylight, passive solar and natural ventilation, building form, mechanical and structural systems, building materials and construction techniques.

The Specific Plan is committed to sustainable design strategies that integrate principles of environmental stewardship into the design, construction, and operation process. The Specific Plan incorporates sustainability principles into its design guidelines (Chapter 5.8, Sustainable Design Strategies), such as drought tolerant landscaping, skylights in warehouse/distribution buildings to provide natural light and reduce lighting demand, high performance dual pane glazing in office storefronts, and LED products for energy efficient site lighting. Design strategies include the design and construction of energy efficient buildings to reduce air, water, and land pollution and environmental impacts from energy production and consumption. The use of recycled water to irrigate landscape is required by the Specific Plan's Recycled Water Plan (Chapter 3.4), consistent with the City of Ontario Recycled Water Master Plan.

Policy CD2-9 Landscape Design

We encourage durable landscaping materials and designs that enhance the aesthetics of structure, create and define public and private spaces, and provide shade and environmental benefits.

Consistent with the vision for Ontario Ranch as outlined in the Ontario Ranch Streetscape Master Plan, the Specific Plan (Chapter 5.3, Landscape Design) provides for landscaped setbacks and landscaped parkways adjacent to bike lanes and sidewalks, defining these public spaces. The landscaped setbacks and parkways include drought-tolerant plants featuring colorful shrubs and groundcovers, ornamental grasses and

succulents, evergreen and deciduous trees, and species native to Southern California or naturalized to the arid climate to promote durable plant materials. The plant selection complements the design theme of the Specific Plan area. Parking lot landscaping reduces associated heat buildup, improves aesthetics, and integrates into onsite landscape design and adjacent streetscapes. Swaled landscape areas retain/infiltrate stormwater run-off to improve water quality and promote groundwater recharge. Shade trees thoughtfully located near expanses of paving, building walls, roofs, and windows reduce the impacts of heat gain.

Policy CD2-11 Entry Statements

We encourage the inclusion of amenities, signage, and landscaping at the entry to neighborhoods, commercial centers, mixed use areas, industrial developments, and public places that reinforce them as uniquely identifiable places.

The Specific Plan establishes design guidelines to ensure high-quality development and a sense of place. As discussed in Chapter 5.3, Landscape Design, Grove, Eucalyptus, Merrill and Bon View Avenues feature landscaped setbacks that provide attractive entries into the site. Entry monument signage is predominantly placed to identify the South Ontario Logistics Center.

Policy CD2-12 Site and Building Signage

We encourage the use of sign programs that utilize complementary materials, colors, and themes. Project signage should be designed to effectively communicate and direct users to various aspects of the development and complement the character of the structure.

The Specific Plan (Chapter 5.7, Signage) requires approval of a comprehensive sign program to address parcel identification, building identification and directional signage within the Specific Plan area. A comprehensive sign program will integrate project signage with the overall design of the site and structures to create a unified visual statement. A comprehensive sign program provides flexible application of sign regulations to provide incentive and latitude in the design and display of multiple signs. Industrial uses on the site will also be appropriately signed to give direction to loading and receiving, visitor parking, and other special uses.

GOAL CD3:	**Vibrant urban environments that are organized around intense buildings, pedestrian and transit areas, public plazas, and linkages between and within developments that are conveniently located, visually appealing, and safe during all hours.**

Policy CD3-1 Design

We require that pedestrian, vehicular, bicycle, and equestrian circulation on both public and private property be coordinated and designed to maximize safety, comfort, and aesthetics.

The Specific Plan (Chapter 3.2, Street Plan) coordinates street, sidewalk, trail, and bikeway designs to serve onsite land uses and extend access to the surrounding area in compliance with The Ontario Plan Mobility Element. The Specific Plan specifies street improvements for Grove Avenue, Eucalyptus Avenue, Merrill Avenue, and Bon View Avenue. The Specific Plan streetscape design (Chapter 5.3, Landscape Design) provides an aesthetically pleasing view for pedestrians, cyclists, and motorists, screens parking and loading areas from the public right-of-way, and integrates the development into the surrounding community.

Policy CD3-5 Paving

We require sidewalks and road surfaces to be of a type and quality that contributes to the appearance and utility of streets and public places.

The Specific Plan development standards (Chapter 4, Land Use and Development Standards) require that design and materials for sidewalks and road surfaces within the Specific Plan area be approved by the City's Engineering Department. Specific Plan design guidelines (Chapter 5) encourage the use of enhanced paving to mark major building entries and paving materials that possess a high level of solar reflectivity to reduce the heat island effect.

GOAL CD5: A sustained level of maintenance and improvement of properties, buildings and infrastructure that protects the property values and encourages additional public and private investment.

Policy CD5-1 Maintenance of Buildings and Property

We require all public and privately owned buildings and property (including trails and easements) to be properly and consistency maintained.

The Specific Plan includes a Maintenance Responsibility Matrix in Chapter 6, Implementation, identifying the parties responsible for maintenance of roadways, parkways, trails, sidewalks, common areas, walls and monuments, infrastructure, and utilities within the Specific Plan area. Privately owned buildings will be maintained as specified by the Property Owners Association (Chapter 6.11.2).

Policy CD5-2 Maintenance of Infrastructure

We require the continued maintenance of infrastructure.

The Specific Plan includes a Maintenance Responsibility Matrix in Chapter 6, Implementation, identifying the parties responsible for maintenance of roadways, parkways, trails, sidewalks, common areas, walls and monuments, infrastructure, and utilities within the Specific Plan area.

7.3 Mobility Element

GOAL M1: A system of roadways that meets the mobility needs of a dynamic and prosperous Ontario.

Policy M1-1 Roadway Design and Maintenance

We require our roadways to:

- Comply with federal, state, and local design and safety standards.
- Meet the needs of multiple transportation modes and users.
- Handle the capacity envisioned in the Functional Roadway Classification Plan.
- Endeavour to maintain a peak hour Level of Service (LOS) E or better at all intersections.
- Be compatible with the streetscape and surrounding land uses.
- Be maintained in accordance with best practices and our Right-of-Way Management Plan

The Specific Plan complies with the Functional Roadway Classification Plan of the Mobility Element and, therefore, aims to comply with federal, state, and local design and safety standards; meet the needs of multiple transportation modes and users; and maintain a Level of Service of E or better at all intersections addressed in the project environmental impact report. The Specific Plan site design strives to minimize the effects of truck traffic on nearby uses.

Policy M1-2 Mitigation of Impacts

We require development to mitigate its traffic impact.

The Specific Plan requires in Chapter 1.6, California Environmental Quality Act Compliance, and in Chapter 6.4.4, Consistency with CEQA, that projects within the Specific Plan area comply with all mitigation measures, conditions, and project design features identified in the project environmental impact report. Chapter 5.1, Site Design, provides guidelines to ensure buildings, structures, and loading facilities are designed so loading and unloading activities occur on-site without extending beyond the property line.

GOAL M2: A system of trails and corridors that facilitate and encourage bicycling and walking.

Policy M2-1 Bikeway Plan

We maintain our Multipurpose Trails & Bikeway Corridor Plan to create a comprehensive system of on- and off-street bikeways that connect residential areas, businesses, schools, parks, and other key destination points.

The Specific Plan includes a Circulation Plan in Chapter 3 to provide connectivity to the trails and bikeway corridors identified in the Ontario Multipurpose Trails and Bikeway Corridor Plan, including installation of a Class II Bikeway along Merrill Avenue and multipurpose trails along Grove, Eucalyptus, and Merrill Avenues.

Policy M2-3 Pedestrian Walkways

We require walkways that promote safe and convenient travel between residential areas, businesses, schools, parks, recreation areas, and other key destination points.

The Specific Plan street sections and streetscape designs (Chapter 3.2, Street Plan and Chapter 5.3, Landscape Design) provide for construction of five-foot wide public pedestrian sidewalks for Grove Avenue, Eucalyptus Avenue, Merrill Avenue, and Bon View Avenue to connect with existing and planned pedestrian circulation systems. Pedestrian sidewalks are separated from vehicular travel lanes by a landscaped parkway. The Specific Plan area street improvements are consistent with the City's Ontario Ranch Streetscape Master Plan.

GOAL M3: A public transit system that is a viable alternative to automobile travel and meets basic transportation needs of the transit dependent.

Policy M3-2 Transit Facilities at New Development

We require new development to provide transit facilities, such as bus shelters, transit bays and turnouts, as necessary.

The Specific Plan discusses in Chapter 3.2.11, Transit, that the City is coordinating with regional transit agencies to implement Bus Rapid Transit (BRT) service to target destinations and along corridors.

GOAL M4: An efficient flow of goods through the City that maximizes economic benefits and minimizes negative impacts.

Policy M4-1 Truck Routes

We designate and maintain a network of City truck routes that provide for the effective transport of goods while minimizing negative impacts on local circulation and noise-sensitive land uses, as shown in the Truck Routes Plan.

The Specific Plan is designed to enable easy access to the truck route network and to encourage its industrial users to implement effective goods movement strategies. The Land Use and Circulation Plans for the Specific Plan area (Chapter 3, Development Plan) are designed to focus trucks on the designated Merrill Avenue truck route. The design guidelines in Chapter 5.1, Site Design, stipulate buildings, structures, and loading facilities be designed to ensure that loading and unloading activities and maneuvering of freight vehicles occurs on-site without extending beyond the property line.

7.4 Environmental Resources Element

GOAL ER1: A reliable and cost effective system that permits the City to manage its diverse water resources and needs.

Policy ER1-3 Conservation

We require conservation strategies that reduce water usage.

The Specific Plan incorporates water conservation strategies into its development plan and design guidelines. The use of recycled water to irrigate landscape areas is required consistent with the City of Ontario Recycled Water Master Plan (Chapter 3, Development Plan). Landscape and irrigation plans are encouraged to use water conservation features such as drought-tolerant plant species native or adapted to the region and drip irrigation (Chapter 5, Design Guidelines). The Specific Plan encourages the design and construction of energy efficient buildings to reduce air, water, and land pollution and environmental impacts from energy production and consumption.

Policy ER1-5 Groundwater Management

We protect groundwater quality by incorporating strategies that prevent pollution, require remediation where necessary, capture and treat urban run-off, and recharge the aquifer.

In Chapter 3.8, Storm Drainage Plans, the Specific Plan stipulates that prior to issuance of grading or construction permits, a Storm Water Pollution Prevention Plan (SWPPP) be prepared and approved by the City. The SWPPP will identify and detail appropriate Best Management Practices (BMPs) to prevent pollutant discharge into storm drain systems and natural drainages and aquifers. In addition to the preparation of a SWPPP, a WQMP will be prepared and approved that will enforce long-term BMPs to prevent pollutant discharges into storm drain systems for the life of the project. Chapter 5.8.2, Water Quality, requires the provision of on-site landscape swales to collect and treat stormwater run-off.

Policy ER1-6 Urban Run-off Quantity

We encourage the use of low impact development strategies to intercept run-off, slow the discharge rate, increase infiltration, and ultimately reduce discharge volumes to traditional storm drain systems.

The Specific Plan (Chapter 3.8, Storm Drainage Plan) incorporates low impact development strategies including landscape designs that promote water retention; permeable surface designs in parking lots and areas with low traffic; parking lots that drain to landscaped areas to provide treatment, retention, or infiltration; and limited soil compaction during grading.

Policy ER1-7 Urban Run-off Quality

We require the control and management of urban run-off, consistent with Regional Water Quality Control Board regulations.

In Chapter 3.8, Storm Drainage Plan, the Specific Plan specifies that prior to issuance of grading or construction permits, a Water Quality Management Plan (WQMP) is required to minimize stormwater runoff and provide on-site opportunities for groundwater recharge integrated into project design and amenities. The grading and drainage of the Specific Plan area will be designed to retain/infilter, harvest & re-use or biotreat surface runoff to comply with the current requirements of the San Bernardino County NPDES Stormwater Program's WQMP for significant new development projects.

Policy ER1-8 Wastewater Management

We require the management of wastewater discharge and collection consistent with waste discharge requirements adopted by the Regional Water Quality Control Board.

In Chapter 3.5, Sewer Plan, the Specific Plan provides for design of a wastewater system consistent with City and Regional Water Quality Control Board requirements. The Specific Plan includes a network of new public sewer mains consistent with the City of Ontario's Ultimate Sewer System Plan.

GOAL ER3:	**Cost-effective and reliable energy system sustained through a combination of low impact building, site and neighborhood energy conservation and diverse sources of energy generation that collectively helps to minimize the region's carbon footprint.**

Policy ER3-1 Conservation Strategy

We require conservation as the first strategy to be employed to meet applicable energy-saving standards.

The Specific Plan incorporates energy-saving conservation strategies into its design guidelines (Chapter 5) by addressing lighting, bicycle parking, sustainable landscaping, and energy efficiency. Sustainable design strategies (Chapter 5.8) include design and construction of energy efficient buildings to reduce air, water, and land pollution and environmental impacts from energy production and consumption.

Policy ER3-3 Building and Site Design

We require new construction to incorporate energy efficient building and site design strategies, which could include appropriate solar orientation, maximum use of natural daylight, passive solar and natural ventilation.

The Specific Plan's Sustainable Design Strategies (Chapter 5.8) include the use of passive design to improve building energy performance through skylights, building orientation, landscaping, and use of select colors.

GOAL ER4: Improved indoor and outdoor air quality and reduced locally generated pollutant emissions.

Policy ER4-4 Indoor Air Quality

We comply with State Green Building Codes relative to indoor air quality.

The Specific Plan requires development projects in the Specific Plan area to comply with the State of California Building Code as adopted and implemented by the City. The Specific Plan's Sustainable Design Strategies (Chapter 5.8) include the design and construction of energy efficient buildings to reduce air, water, and land pollution.

GOAL ER5: Protected high value habitat and farming and mineral resources extraction activities that are compatible with adjacent development.

Policy ER5-2 Entitlement and Permitting Process

We comply with state and federal regulations regarding protected species.

The Specific Plan acknowledges that development projects within the Specific Plan area shall comply with the mitigation measures of the project environmental impact report.

7.5 Safety Element

7.5.1

GOAL S1: Minimized risk of injury, loss of life, property damage and economic and social disruption caused by earthquake-induced and other geologic hazards.

Policy S1-1 Implementation of Regulations and Standards

We require that all new habitable structures be designed in accordance with the most recent California Building Code adopted by the City, including provisions regarding lateral forces and grading.

The Specific Plan requires development projects to comply with the State of California Building Code as adopted and implemented by the City.

Policy S1-2 Entitlement and Permitting Process

We follow state guidelines and the California Building Code to determine when development proposals must conduct geotechnical and geological investigations.

The Specific Plan acknowledges that projects within the Specific Plan area shall comply with state guidelines and the California Building Code. Research of available maps indicates that the Specific Plan site is not located within an Alquist-Priolo Earthquake Fault Zone. Furthermore, there was no visible evidence of faulting during geotechnical investigation.

GOAL S2: Minimized risk of injury, loss of life, property damage and economic and social disruption caused by flooding and inundation hazards.

Policy S2-1 Entitlement and Permitting Process

We follow State guidelines and building code to determine when development proposals require hydrological studies prepared by a State-certified engineer to assess the impact that the new development will have on the flooding potential of existing development down-gradient.

The Specific Plan acknowledges that projects within the Specific Plan area shall comply with applicable mitigation measures of the project environmental impact report, state guidelines, and the California Building Code regarding flooding and inundation hazards.

GOAL S3: Reduced risk of death, injury, property damage and economic loss due to fires, accidents and normal everyday occurrences through prompt and capable emergency response.

Policy S3-8 Fire Prevention through Environmental Design

We require new development to incorporate fire prevention consideration in the design of streetscapes, sites, open spaces and buildings.

The Specific Plan acknowledges that projects within the Specific Plan area shall comply with the City's development review process, which provides for review by the City's Fire Department and potential redesign to incorporate fire prevention design elements within streetscapes, sites, open spaces, and buildings.

GOAL S4: An environment where noise does not adversely affect the public's health, safety, and welfare.

Policy S4-1 Noise Mitigation

We utilize the City's Noise Ordinance, building codes and subdivision and development codes to mitigate noise impacts.

The Specific Plan acknowledges that projects within the Specific Plan area shall comply with mitigation measures of the project environmental impact report, the City's noise ordinance, subdivision and development codes, and the California Building Code to mitigate noise impacts.

GOAL S5: Reduced risk of injury, property damage and economic loss resulting from windstorms and wind-related hazards.

Policy S5-2 Dust Control Measures

We require the implementation of Best Management Practices for dust control at all excavation and grading projects.

The Specific Plan acknowledges that projects within the Specific Plan area shall comply with mitigation measures of the project environmental impact report, the construction management plan, and subdivision and development codes regarding dust control.

GOAL S6: Reduced potential for hazardous materials exposure and contamination.

Policy S6-9 Remediation of Methane

We require development to assess and mitigate the presence of methane, per regulatory standards and guidelines.

The Specific Plan acknowledges that projects within the Specific Plan area shall comply with mitigation measures of the project environmental impact report.

GOAL S7: Neighborhoods and commercial and industrial districts that are kept safe through a multi-faceted approach of prevention, suppression, community involvement, and a system of continuous monitoring.

Policy S7-4 Crime Prevention through Environmental Design (CPTED)

We require new development to incorporate CPTED in the design of streetscapes, sites, open spaces and buildings.

The Specific Plan acknowledges that projects within the Specific Plan area shall comply with the City's development review process, which provides for review by the City's Police Department and potential redesign to incorporate crime prevention design elements in streetscapes, sites, open spaces, and buildings. Parcel lighting (Chapter 5.6, Lighting) addresses illumination of parking lots, loading dock areas, pedestrian walkways, building entrances, signage, and architectural and landscape features. A key provision includes the installation of ground or low mounted fixtures to provide for safety and convenience along pedestrian walkways, entrances, activity areas, steps, ramps, and special features. Chapter 5.1, Site Design, also encourages delineation of pedestrian access to on-site buildings from adjacent streets and parking areas by marking building entrances with signage, prominent architectural features, and/or landscaping features.

7.6 Community Economics Element

GOAL CE1: A complete community that provides for all incomes and stages of life.

Policy CE1-1 Jobs-Housing Balance

We pursue improvement to the Inland Empire's balance between jobs and housing by promoting job growth that reduces the regional economy's reliance on out-commuting.

The Specific Plan anticipates the creation of jobs in warehousing, logistics, light manufacturing, and administration within the Specific Plan area, which helps improve the region's jobs-housing balance. Actual job creation depends on the type of land uses ultimately developed on the site as a wide-range of commercial, office, and industrial uses are permitted in the Specific Plan. The Land Use Plan (Chapter 3.1)

implements the vision of The Ontario Plan by providing opportunities for employment in manufacturing, distribution, research and development, service, and supporting retail at intensities designed to meet the demand of current and future market conditions.

Policy CE1-5 Business Attraction

We proactively attract new and expanding businesses to Ontario in order to increase the City's share of growing sectors of the regional and global economy.

In Chapter 3.1, Land Use Plan, the Specific Plan provides for the construction of over 3.1 million square feet of business park and industrial development in compliance with City and regional planning goals and strategies that facilitate goods movement throughout the SCAG region.

GOAL CE2: A City of distinctive neighborhoods, districts, and corridors, where people choose to be.

Policy CE2-1 Development Projects

We require new development and redevelopment to create unique, high-quality places that add value to the community.

The Specific Plan contains design guidelines in Chapter 5 to guide future development consistent with the vision for Ontario Ranch. The guidelines ensure high quality, cohesive and attractive development that complements and integrates into the community and adds value to the City. The Specific Plan also establishes landscape setbacks along the roadways within the Specific Plan area to create safe and attractive streets for pedestrians, cyclists, and motorists.

Policy CE2-2 Development Review

We require those proposing new development and redevelopment to demonstrate how their projects will create appropriately unique, functional and sustainable places that will compete well with their competition within the region.

The Specific Plan establishes a land use plan (Chapter 3.1) and design guidelines (Chapter 5) addressing site design, building design, and landscape design that ensure high-quality, functional and sustainable development that is regionally competitive and appropriate for the Ontario Ranch community.

Policy CE2-5 Private Maintenance

We require adequate maintenance, upkeep, and investment in private property because proper maintenance on private property protects property values.

The Specific Plan includes a Maintenance Responsibility Matrix (Chapter 6.11) identifying the public, private, or utility providers responsible for maintenance of roadways, parkways, trails, sidewalks, common areas, walls and monuments, infrastructure, and utilities within the Specific Plan area. A Property Owners Association will be established for the maintenance of on-site common areas, including such improvements as landscape areas and drive aisles.

Policy CE2-6 Public Maintenance

We require the establishment and operation of maintenance districts or other vehicles to fund the long-term operation and maintenance of the public realm whether on private land, in rights-of-way, or on publicly-owned property.

The Specific Plan includes a Maintenance Responsibility Matrix (Chapter 6.11) identifying the public, private, or utility providers responsible for maintenance of roadways, parkways, trails, sidewalks, common areas, walls and monuments, infrastructure, and utilities within the Specific Plan area. Right-of-way for public streets and infrastructure improvements within the Specific Plan area shall be dedicated to the City of Ontario for maintenance purposes. Landscape improvements and public streetlights within the public right-of-way shall be maintained through a landscape and lighting district or other special maintenance district established by the City. Dry utilities such as electricity, natural gas, and communication systems will be maintained by the appropriate utility company.